

## The story so far

In 2016 the Parish Council agreed to prepare a Neighbourhood Plan. Since that time a Working Group has, with the aid of professional support, undertaken background research and consultation on what the Plan should cover and the proposals that it should include.

We have now reached an important stage in its preparation and are consulting on the Draft Plan.

### What is a Neighbourhood Plan?

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village. It can, for example, also identify proposals for:

- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality.

When complete, it will form part of the **statutory** development plan for the area, meaning West Suffolk Council and Planning Inspectors will have to take note of what it says when considering development proposals.

Community involvement is a major part of the process of developing a Neighbourhood Plan and it must be approved in a local referendum before it can be used.

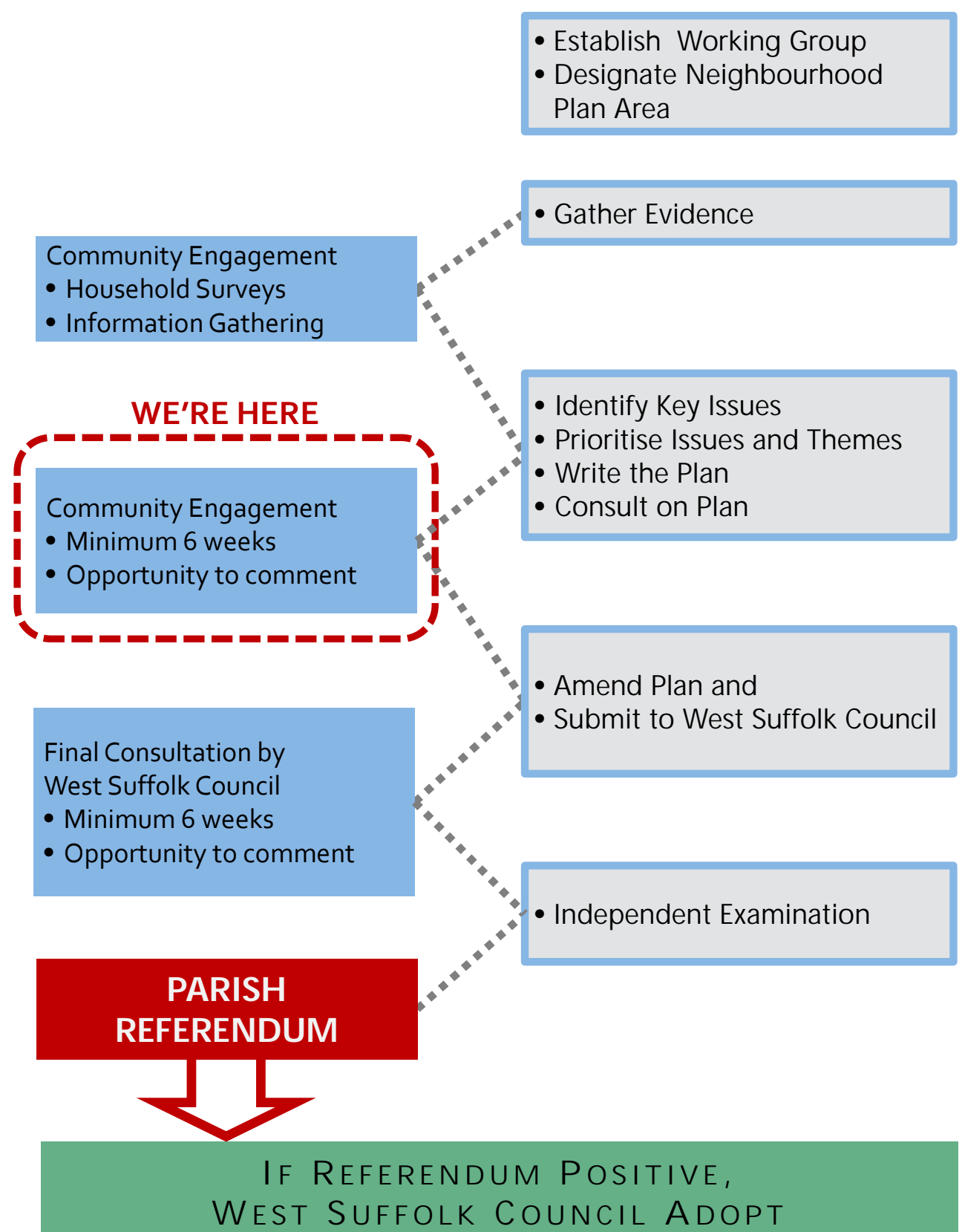
Over the next 6 weeks you have an opportunity to read the Plan and submit your comments.

The boards that follow provide information about all the Planning Policies in the Plan.

**WE NEED YOUR VIEWS  
BY 2 MARCH 2020**

### How it is prepared

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.





### Plan Contents

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### Supporting Documents

- Housing Needs Assessment
- Design Guidance
- Local Green Space Assessment
- Buildings of Local Significance Assessment
- Appraisal of Important Views
- Household Questionnaire Results
- Potential Housing Sites Consultation Report

The Plan contains:

#### Planning Policies

These will be used to supplement the Local Plan when decisions on planning applications are made.

#### Policies Maps

These illustrate areas of land or buildings where policies in the Plan apply.



**WE ESPECIALLY WANT YOUR COMMENTS ON THE  
PLANNING POLICIES**

**PLEASE ALSO TELL US IF YOU SUPPORT THE PLAN**

Arising from the outcomes of the research and surveys, the Plan's over-arching Vision is:

**By 2041 Great Barton will be a thriving and safe rural community that provides for the needs of existing and future residents whilst respecting, enhancing and sustaining the special character and environment of the village.**

The Vision is supported by five topic areas, each with objectives that will contribute to the delivery of the Vision.

### Housing Objectives

- To enable local people to stay in or return to the village throughout their lifetime and as their needs change
- To ensure an adequate supply of affordable housing to meet the needs of the parish
- To maintain a strong community by ensuring a mix of housing types and integration between different types and tenures of housing within the village

### Transport and Travel Objectives

- To promote measures to improve the safety of the roads and footways through the parish and beyond
- To provide improvements to footpath connections through the parish including measures to enhance pedestrian safety and safe crossing points
- To maintain, develop and enhance cycle routes through the parish and beyond
- To ensure that new development provides sufficient parking
- To minimise the impact of future development on the existing highway network
- To encourage non-car modes, including public transport

### Built Character and Environment Objectives

- To preserve and enhance the character of the area
- To protect important open green spaces and wooded areas within the parish
- To ensure development is well designed and complements the diverse character of the parish
- To maintain the distinctive views and visual connectivity with the surrounding countryside from within the built-up area and protect the agricultural landscape
- To protect the identity of the present village and prevent coalescence with the future Severals, Bury St Edmunds and surrounding villages
- To protect and enhance biodiversity
- To minimise the impact of development on the best and most versatile agricultural land
- To reduce the environmental impact of new buildings through the use of energy saving technologies

### Business and Employment Objectives

- Support small-scale business creation and retention.
- Encourage the provision of services and infrastructure that enables business development

### Community Facilities Objectives

- To protect existing community, retail, education and leisure facilities and support further growth where appropriate
- To ensure that sufficient community and leisure facilities are maintained to serve the parish including new complementary provision in association with new development
- To encourage multi-generational community and leisure facilities

**DO YOU SUPPORT THE VISION AND POLICIES?**

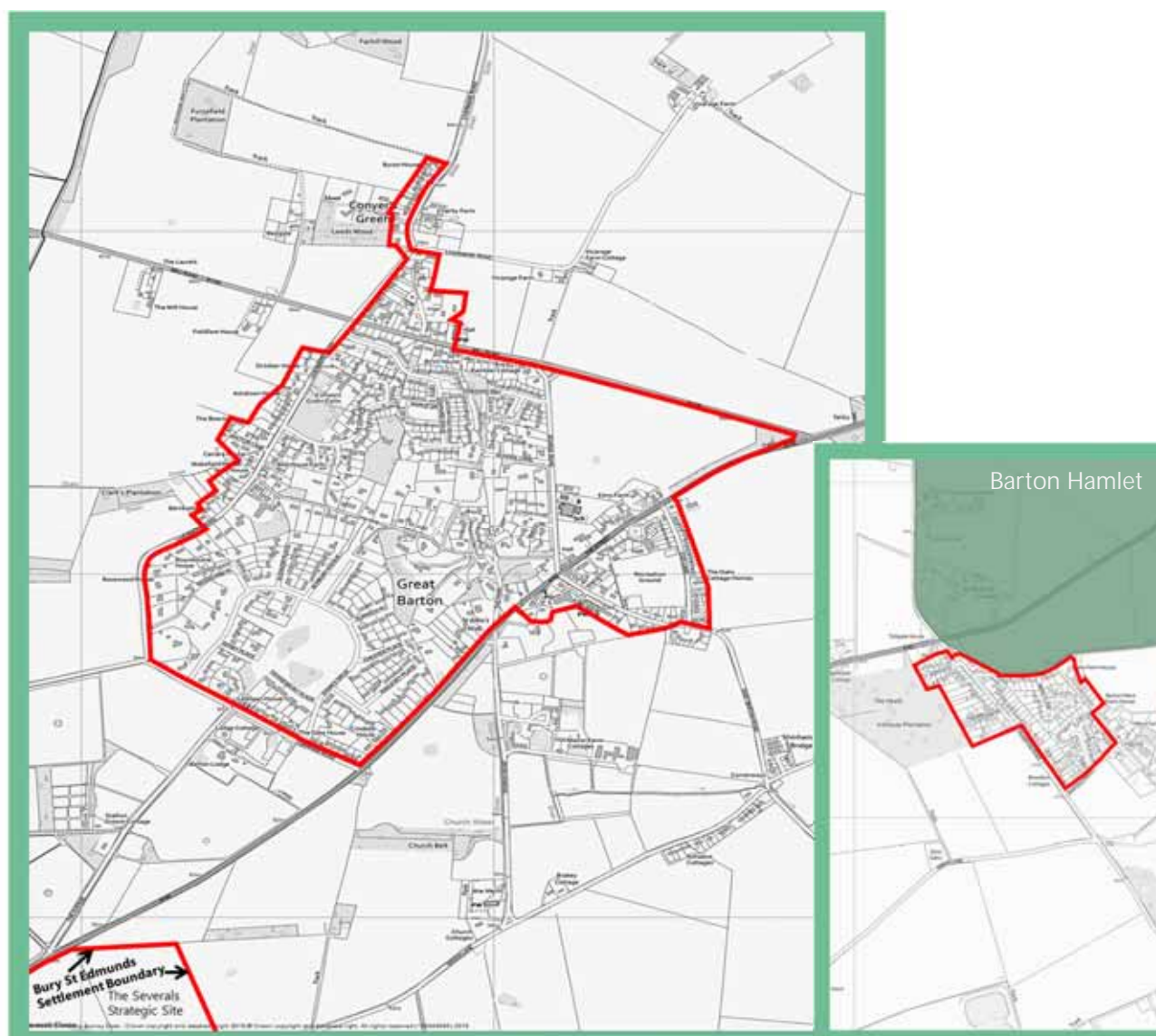


### THE PLAN

- Identifies the amount of housing growth in the parish up to 2041
- Acknowledges that we can't stop the development of The Severals Strategic Site from happening
- Focuses development to within defined Settlement Boundaries drawn around the main built-up areas of the village
- Enables the building of low-cost affordable housing to meet local needs
- Protects important open spaces as Local Green Space
- Protects and maintains features of Landscape and Biodiversity Value
- Identifies important views that should be protected from the impact of development
- Protects the landscape outside the built-up areas
- Seeks to maintain the building characteristics and distinct character areas
- Identifies buildings that aren't Listed but that are important to the character of the village

### Location of development

- The Neighbourhood Plan takes account of both the National Planning Policy Framework and the relevant adopted Local Plan documents for West Suffolk.
- The current local plan defines a Settlement Boundary for the village centre as well as including the proposed Severals development as part of the extended Bury St Edmunds Settlement Boundary.
- The Neighbourhood Plan retains the Settlement Boundaries and also proposes the reinstatement of the Settlement Boundary at Barton Hamlet that was removed from the Local Plan in 2010.
- Proposals for development outside these Boundaries will have to demonstrate that there are exceptional circumstances in order for it to be allowed.



### Policy GB 1 – Spatial Strategy

In the period 2019 to 2041 the Neighbourhood Plan area will accommodate development commensurate with the village's designation as a Local Service Centre in the Local Plan settlement hierarchy. With the exception of the development of the strategic site at The Severals, new development will be focused within the defined Settlement Boundaries.

Outside of the Settlement Boundaries, priority will be given to protecting and enhancing the countryside from inappropriate development. Proposals for development will only be permitted where:

- a) it is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located in the countryside; or
- b) it is in conformity with Policy DM27 of the St Edmundsbury Joint Development Management Policies Local Plan Document 2015; and
  - i) it would not have significant adverse impact on the landscape setting of Great Barton village and/or Barton Hamlet; and
  - ii) it would not result in the loss or erosion of an important settlement gaps as identified on the Policies Map; and
  - iii) it would maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built-up area, as defined on the Policies Map.

**DO YOU SUPPORT THIS POLICY?**

### How much new housing?

The Neighbourhood Plan has an important role in meeting local housing need for the period to 2041.

It cannot stop already planned development in the Local Plan, but it can address where additional development goes.

The Local Plan currently identifies the Triangle site, the site bounded by School Road, Mill Road and the A143, for up to 40 dwellings in the period to 2031 while recognising that “this entire area of land will provide for the long term growth of Great Barton”.

The Neighbourhood Plan work has assessed the capacity of the triangle site and concludes that it is reasonable to plan for the construction around 150 new homes in the Neighbourhood Plan Area by 2041, including the 40 already identified.

Although the majority of the additional planning housing will take place on The Triangle, the Plan also allows for a continuation of the current policy to allow infill development within the Settlement Boundary and, where criteria can be met, for the conversion of barns.

### Policy GB 2 - Housing Delivery

In addition to the Strategic Site of around 1250 dwellings at The Severals identified in the adopted Local Plan, this Plan provides for around 150 dwellings to be developed in the Neighbourhood Plan area between 2019 and 2041. This growth will be met through:

- i the allocation identified in Policy GB3;
- ii small brownfield “windfall” sites, infill plots of one or two dwellings within the Main Village Settlement Boundary; and
- iii infill plots of one or two dwellings within the Barton Hamlet Settlement Boundary.

In addition, proposals for the conversion of redundant or disused agricultural barns into dwellings outside the Settlement Boundaries will be permitted where:

- a) the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and
- b) the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and
- c) the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.



### Affordable Housing

A Housing Needs Assessment (2019) for the Plan assessed affordability levels. It concluded that:

- Newly forming households are unlikely to be able to afford to buy their own home in Great Barton.
- The estimated average net annual household income before housing costs in Great Barton in 2015/16 was £37,100, (there is a high level of residents in retirement) whilst the income needed to afford an entry level property is £90,000 (1<sup>st</sup> time buyers).
- The gap between income levels and required income is likely to push young residents without equity into the Private Rented Sector, opportunities for which are limited in Great Barton.
- The Severals Strategic site would produce a theoretical total of 375 affordable dwellings.
- There does not appear to be a requirement for the Neighbourhood Plan to set its own affordable housing target on the basis of the current data.

The Parish Council commissioned a Housing Needs Survey in 2017 undertaken by Community Action Suffolk.

**The Local Plan already contains policies for the delivery of affordable homes and it's not considered necessary to have additional policies in the Neighbourhood Plan.**

**DO YOU SUPPORT POLICY GB2?**



## Background

St Edmundsbury's Rural Vision 2031 Local Plan document allocates land east of School Road for residential and community uses with up to 40 homes being built by 2031. The Local Plan states that the site has a capacity for more than 40 homes but that *"the amount of land available for development, types and location of uses, access arrangements, design and landscaping will be informed by a Development Brief"*. This Brief has yet to be prepared.

Consultation during the preparation of the Neighbourhood Plan revealed community support for the delivery of additional homes at this site only if it delivered further community facilities.

The Neighbourhood Plan has had regard to this and the criteria set out in Policy RV18, as reproduced below, in reviewing the development potential for the site

The Neighbourhood Plan provides a high level "concept statement" for the site. This has been prepared by AECOM Planning Consultants and funded as part of the Government's Neighbourhood Plans support package.

What has been produced does not constitute the Development Brief required by the Rural Vision 2031 policy, but it does provide guidance on how the site could be developed in order that a more detailed Development Brief can be prepared, should West Suffolk Council deem it necessary.

## What you told us

A questionnaire on the Triangle available at the Drop-in in January 2017 identified the following aspirations:

- A wide variety of trees and green spaces to replicate the nature of the village;
- Cycle paths and footpaths should be provided;
- Allocating new post office with car parking facilities;
- Adequate shops should be provided;
- New housing should be in-keeping with the existing village; and
- Historical character needs to be preserved.

## Site Analysis

- KEY**
- Site boundary
  - Petrol Station
  - Post Office
  - School
  - Freedom Church
  - Village Hall
  - Public Right of Way
  - Grade I listed Building
  - Grade II listed Building
  - Grade II\* listed building
  - Existing trees
  - Hedgerows
  - Road networks
  - Vista
  - Water features
  - Former Barton Hall
  - Woodland



**DO YOU SUPPORT THIS POLICY?**

## Site Concept



### Policy GB 3 - Land at School Road (The Triangle)

12.4 hectares of land at School Road, known as The Triangle and identified on the Policies Map, is allocated for the following development:

- i) up to 150 dwellings including 15% bungalows and 30% affordable housing;
- ii) community facilities that could include the uses identified in Policy GB7;
- iii) the expansion of the primary school; and
- iv) recreational open space and children's play.

Development of the site should be undertaken in accordance with the Concept Diagram (Figure 12) and the Development Principles set out in this Plan.

Proposals should also enable the reduction of traffic speeds on Mill Road and the provision of safe crossing points on School Road, Mill Road and the A143 (The Street) to enable safe and sustainable travel to the wider public rights of way network and village facilities.

Housing proposals should provide a mix of sizes and types in accordance with the need identified in the Neighbourhood Plan unless clear and demonstrable evidence is provided to justify an alternative response that is supported by the local community.

The affordable housing provision should be designed so that it is 'tenure blind' (so that it is indistinguishable from open market housing), be distributed around the site and not concentrated in any one area.

Proposals that include an element of self-build housing will be supported.

### DEVELOPMENT PRINCIPLES

#### Non-residential uses

- Provision of an area of approximately 2 hectares for community uses that might include a post office, a convenience shop and a coffee shop with parking and including at least 0.63 ha of outdoor sport including Multi Use Games Area (MUGA) with the standard dimension of 35 metres x 20 metres;
- Additional children's play area;
- Enabling the future expansion of the Primary School including a new drop-off / pick-up facility for visitors, accessed from Mill Road;

#### Housing

- A variety of building typologies that create new character areas across the site, rather than the same typologies across the whole site;
- At least 60% of dwellings to have two or three bedrooms;
- Floor areas to achieve the minimum Government National Space Standards for New Housing, as set out in Appendix 3 of the Plan;
- Maximum building height to be the equivalent of two storey dwellings;
- Densities to reflect local character and to be informed by desire to create new development within a high-quality landscape;
- The mix of housing types which reflect the current housing types in the village including detached, semi-detached, and bungalow;
- Dwelling frontages overlooking existing and proposed roads, paths and public spaces;
- Design of homes and streets to be tenure-blind, so that it is not easy to differentiate between homes that are private and those that are shared ownership or rented;
- Affordable housing to meet the Local Plan requirements and to be distributed in small clusters, across the site.

#### Landscaping

- Development structured around its landscape, using green corridors to provide walking and cycling links;
- Retention of the existing pond within the site;
- Providing for biodiversity net-gains across the whole site;
- Protection of community woodland areas adjoining A143;
- Retention and enhancement of existing hedgerow along School Road;
- Provision of new screen planting along Mill Road;
- Additional planting within the site to reflect the significant tree canopy found elsewhere across the village and to soften the transition to the open countryside;
- Retention of long-range view through site from School Road to beyond Mill Road.

#### Access and Movement

- A high level of connectivity between existing and new residential areas, external public rights of way and open spaces;
- A single vehicular access from Mill Road;
- No vehicular accesses from School Road or The Street / A143;
- Ensure that highway safety for all users is given primary consideration;
- Footpath and cycleway connections through the site to provide links between School Road, Mill Road and the A143;
- The provision of a footpath along the Mill Road frontage;
- Appropriate pedestrian crossing facilities to connect the site to the wider area;
- A convenient area for the use as a school pick up/ drop off purposes.

#### Sustainable Design

- Having full regard to the Neighbourhood Plan Development Design Checklist contained in Appendix 4 of the Plan;
- The need to manage surface water drainage in a suitable manner including, where possible, Sustainable Urban Drainage Systems (SUDS);
- Making provision for charging of electric cars;
- Designs that incorporate the latest standards for reducing energy consumption and waste reduction.

**DO YOU SUPPORT THIS POLICY?**



### Housing Mix

In 2011 65% of all homes in the village were occupied by two or less people while 80% of the homes had three or more bedrooms.

There is a higher proportion of four or more bedroomed homes (46%) when compared with nearby large villages.

The Primary School is forecast to have 25 surplus places by 2022, which suggests that there is a future need in the village for families with primary school aged children to maintain the School's viability.

The Household Survey identified a demand for bungalows.

The AECOM Housing Needs Assessment (2019) concluded that:

- Homes in Great Barton are larger than the average for St Edmundsbury;
- There is a need for smaller homes with two to three bedrooms;
- One person households are expected to increase by 18% in the whole Borough
- Households with a head over age 65 are expected to rise by no less than 87%, while younger households will all decline.
- By 2031 28% of households with a head over 65 will typically occupy a two bedroom home, while 43% will choose a three bedroom.

The AECOM Assessment recommended that the following housing mix should be sought:

- 1 bedroom 8%
- 2 bedrooms 21%
- 3 bedrooms 44%
- 4 bedrooms 17%
- 5 or more bedrooms 17%

### Policy GB 4 – Housing Mix

With the exception of the North-East Bury St Edmunds Strategic Site, proposals for housing developments of 10 dwellings or more in the Neighbourhood Area should include provision of a mix at least 60% of two and three bedroomed dwellings of which at least 15% shall be single storey bungalows.

### Housing Design

The Government's 2015 national space standards set optional minimum acceptable space standards that should be applied to build both open market and affordable housing. They encourage provision of enough space in homes to ensure that they can be used flexibly by a range of residents. The standards also aim to ensure that sufficient storage can be integrated into dwelling units. It is emphasised that these standards are expressed as minimum space standards.

### Policy GB 5 – Housing Design

Proposals for new dwellings should achieve appropriate internal space through compliance with the latest Nationally Described Space Standards. Dwellings should also make adequate provision for the covered storage of all wheelie bins and cycles, in accordance with the adopted cycle parking standards.

In addition, proposals should:

- have regard to the character of the immediate area within which the site is located and not have a detrimental impact on that character;
- except within The Severals Strategic Site, not be in excess of two storeys;
- where appropriate, have a minimum back-to-back separation distance of 40 metres with garden sizes that reflect the average of properties around it and the character area within which the site is located and as identified by the data illustrated in Paragraph 9.21 of the Plan.

The layout of new housing developments must reflect the rural characteristics of the village which is characterised by road layouts that do not dominate the development, high levels of pedestrian permeability, off road parking, garden sizes proportionate to the character of the area and natural boundary treatments.

In addition, all new homes shall provide:

- suitable ducting capable of accepting fibre to enable superfast broadband; and
- electric vehicle charging points as required to meet the current adopted parking standards.

Proposals that deliver new residential development to Lifetime Homes standards will be strongly supported.

Proposals that include affordable housing will be required to ensure that:

- it designed so that it is 'tenure blind' (so that it is indistinguishable from open market housing) either on site or, where schemes do not include on-site open market housing, the wider area; and
- where appropriate, small clusters of affordable housing are distributed around the larger site.

**DO YOU SUPPORT THESE POLICIES?**



According to the 2011 Census, 272 people worked in the Neighbourhood Plan Area, of which 200 worked mainly from home.

There are also businesses and services that attract people to travel into Great Barton for work.

There are examples of long-established business premises and more recent farm diversification projects such as those found at Manor Park and Barton Hamlet, that provide opportunities for employment and economic benefits to the area.

The employment areas at Manor Park, Manor Barns, Barton Hamlet and East Barton Barns should be retained where viable.



### Policy GB 6 – Retention of existing Employment Premises

The retention and intensification of employment premises at:

- i) Manor Park,
- ii) Manor Barns,
- iii) Barton Hamlet; and
- iv) East Barton Barns,

as identified on the Policies Map, will be supported provided that proposals do not have a detrimental impact on the local landscape character, the amenity of residents and would not generate unacceptable levels of vehicular traffic on local roads.

Proposals for the loss of employment floorspace at these locations will be considered against the policies in the adopted Local Plan.

## Community Facilities

Public consultation revealed that the existing facilities are clearly important to residents and need to be supported and allowed to develop where appropriate.

There were strong feelings that pre and primary schools were key to family life within the community and strong support for the places of worship. The petrol station and its convenience store are by far the most used facilities in the village, followed by the Village Hall and then there was support of the current playing fields.

Opportunities for participating in exercise are important to the health of residents and reducing pressures on the health service. The Neighbourhood Plan can play an important role in making sure that there are sufficient and adequate services in the villages to meet the needs of current and future residents.



### Policy GB 7 – Community Facilities

Proposals that would result in the loss of existing community facilities identified on the Policies Map will not be supported unless the requirements of policy DM41 of the Joint Development Management Policies Document can be met.

Proposals for new and/or improved community facilities will be supported. Consideration will be given to how such facilities will complement and enhance the existing provision. Such facilities should be located in such a way that they maximise accessibility by foot or cycle. Co-location of facilities and adaptable buildings will be particularly supported.

The provision of the following community facilities will be strongly supported:

- Improved IT provision
- Improved post office facilities, local shops and farm shops
- A coffee shop or similar meeting place
- Expansion of the existing primary school and pre-school facilities, especially where expanded facilities are available to the wider community
- The provision of school drop-off/pick-up facilities
- New and improved leisure facilities
- Healthcare provision

### Policy GB 8 – Sport and Recreation Facilities

The existing sport and recreation facilities are identified on the Policies Map. Proposals for development at these locations will be determined in accordance with Policy DM42 of the Joint Development Management Policies Local Plan document (2015) or subsequent replacement policy.

The provision of further facilities would be supported subject to mitigating any adverse impacts on neighbouring occupiers, the natural environment and on local roads.



**DO YOU SUPPORT THESE POLICIES?**

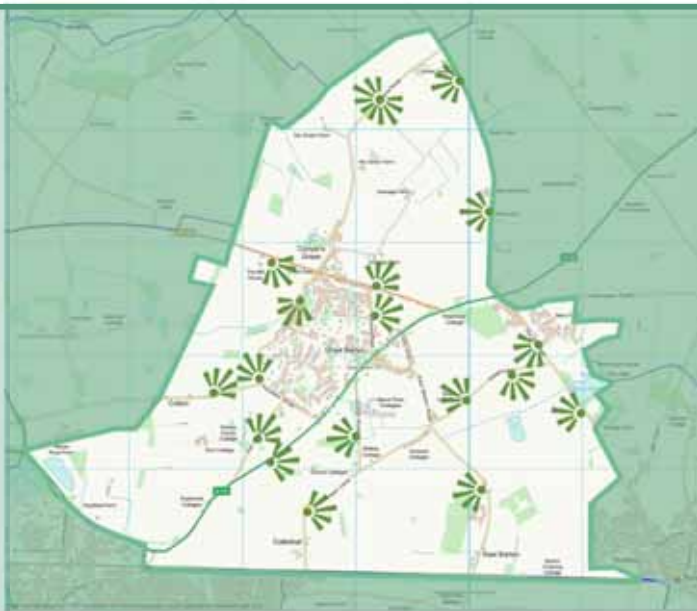


## Important Views

There are a number of important views into and out of the built-up area that could, without careful consideration of development proposals easily be harmed by unsympathetic development proposals.

A separate appraisal of views has been undertaken and the most important are identified on the map.

Development proposals that would result in a detrimental impact on these important views will not be supported.

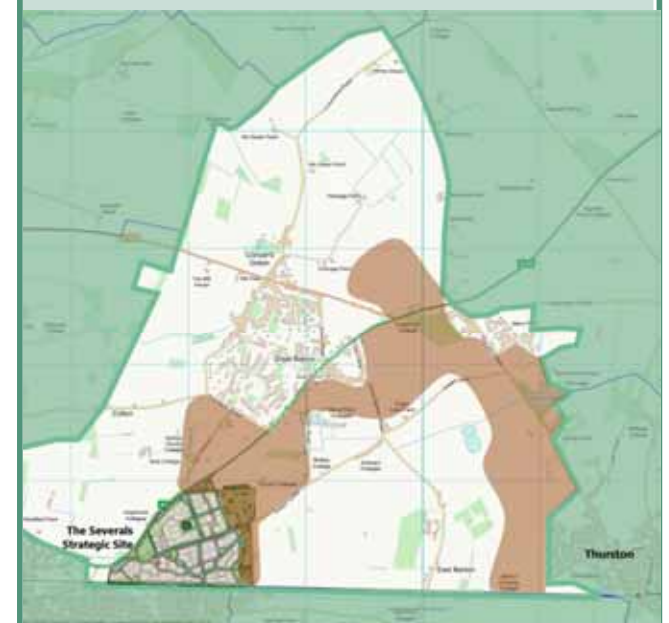


## Settlement Gaps

The St Edmundsbury Core Strategy emphasises the need to prevent coalition of village with Bury St Edmunds and Bury St Edmunds Vision 2031, which sets out the detail of the boundary of the North-East Bury St Edmunds strategic site, makes provision for a green buffer between the growth area and the main built-up area of the village.

The distinct gaps between the main built-up area of the village and Barton Hamlet and Shinham Bridge are also important to protect.

Development in the important gaps will not be supported unless it is related to the operational requirements of agriculture, in order that the distinct and separate characteristics of Great Barton's settlement pattern are protected

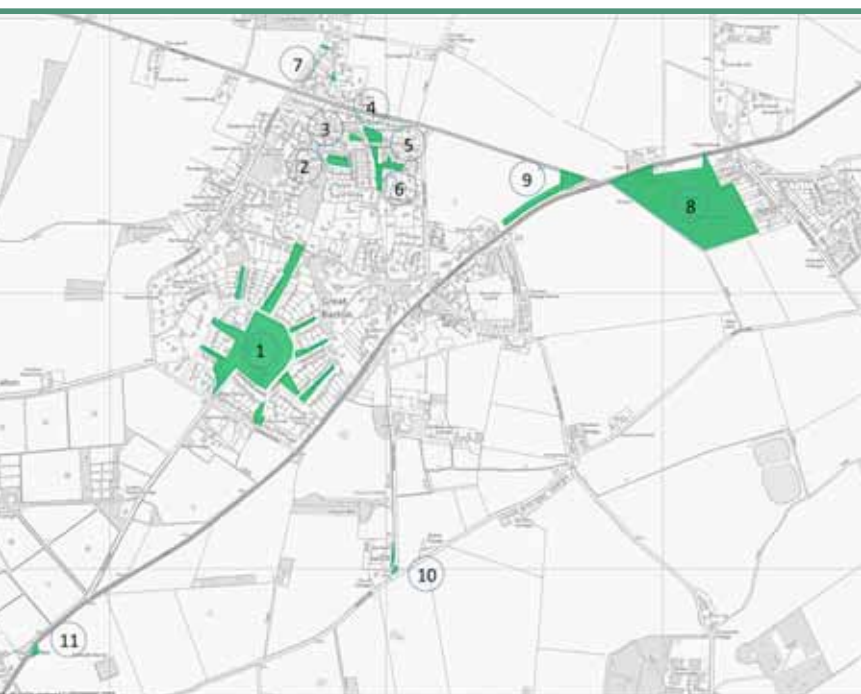


## Trees and Woodland

A distinct characteristic that is common across most of the built-up area of the village centre is the significant presence of trees and woodland, as illustrated below.

96% of residents responding to the Neighbourhood Plan questionnaire said that the existing green places, open and woodland spaces in the parish should be protected.

The loss of trees and woodland would have a significant detrimental impact on the character of the settlement and the natural habitats that it provides.



## Local Green Spaces

There are a number of important open areas within the village that not only make important contributions to the character and setting of the built environment, but also play important roles in providing space for recreation.

Background work undertaken during the preparation of this Neighbourhood Plan has identified a number of sites that qualify for designation as Local Green Spaces, a Government designation that provides protection from all but essential development.

## Policy GB 9 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Policies Map.

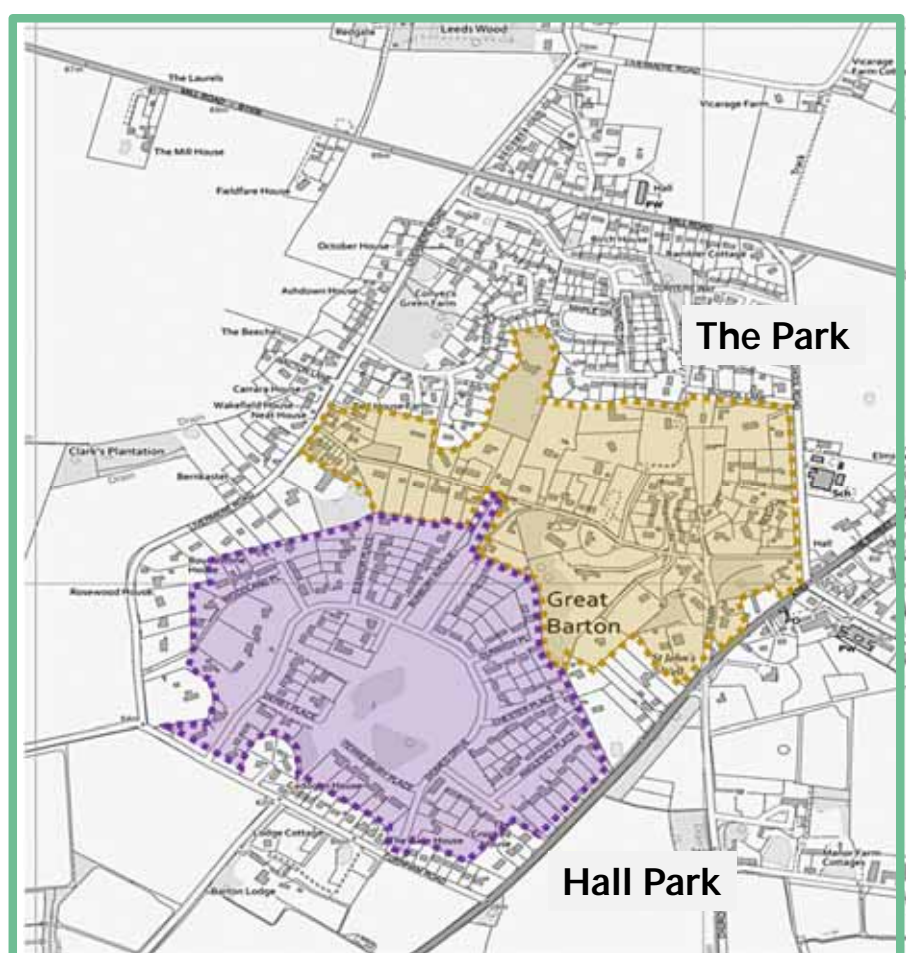
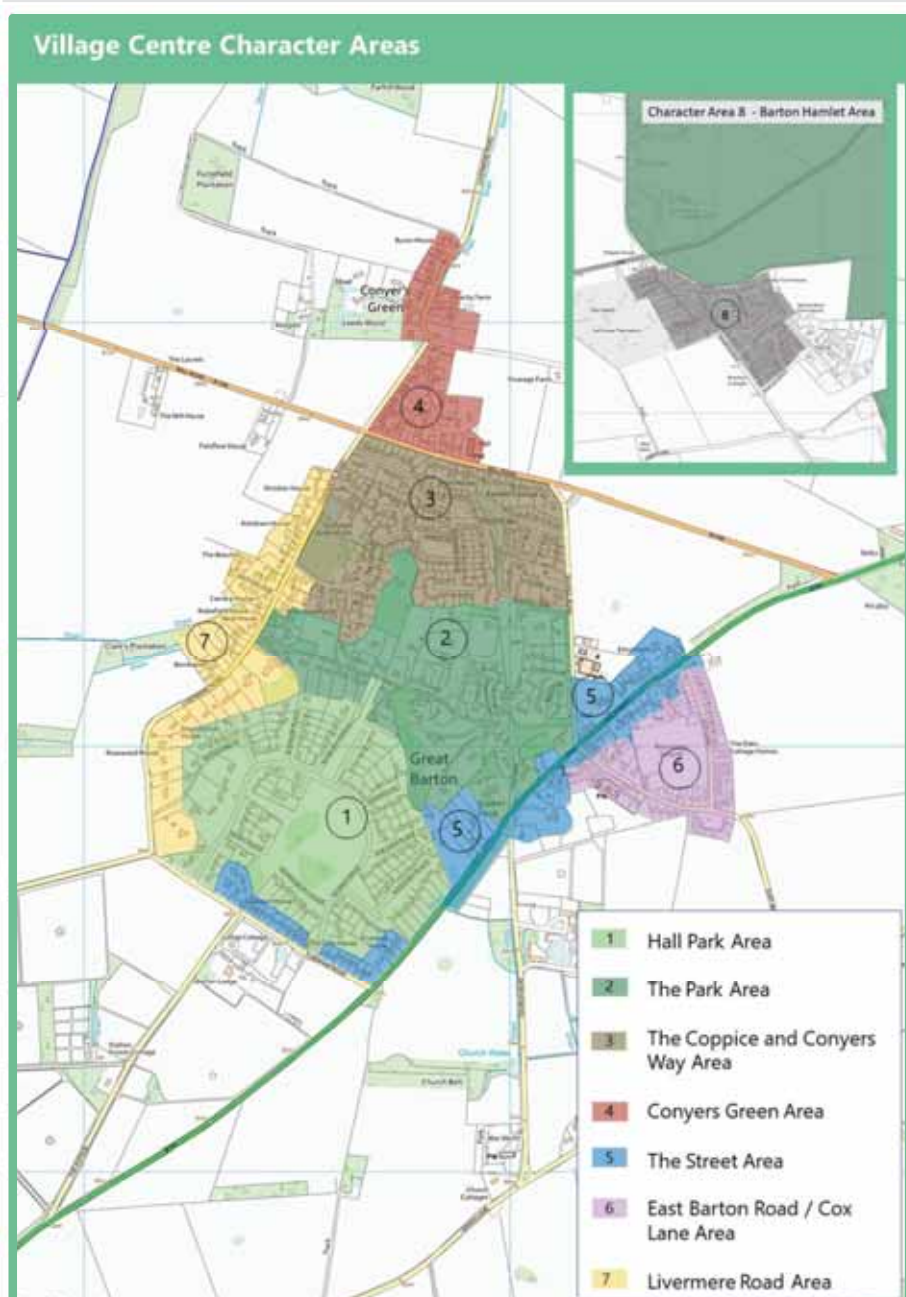
- 1 Hall Park
- 2 Maple Green
- 3 Conyers Way
- 4 Conyers Way (north)
- 5 Conyers Way (south 1)
- 6 Conyers Way (south 2)
- 7 Conyers Green
- 8 Icepits Wood
- 9 Elms Wood
- 10 Church Road
- 11 Travellers Rest

Development on these sites will only be permitted in exceptional circumstances. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.

**DO YOU SUPPORT POLICY GB9?**



A detailed study of the design characteristics of the village was also prepared by AECOM as part of the Government support programme. The AECOM Design Guidance has identified seven distinct character areas across the built-up areas of the village. These are illustrated on the map below.



Two of the identified character areas are of particular merit, as previously acknowledged in local plan documents.

The Park and Hall Park have very different but very distinct characteristics.

The Park is located around an unmade private road (formerly the service road for Barton Hall) that is characterised by large detached properties within large plots. It includes the remains of the former Barton Hall, much of which has been incorporated into the subsequent residential development that followed the destruction of the Hall in the early twentieth century.

Hall Park is a large residential area that was developed in the former parkland of Barton Hall. Hall Park was laid out in the 1960's in accordance with a design guide and is characterised by large areas of open space and a mix of detached houses and bungalows, set in large plots.

The Neighbourhood Plan recognises the importance of these areas by designating them as Special Character Areas. Policies provide guidance on how planning applications in the areas will be considered.

### Policy GB 10 – The Park Special Character Area

Proposals for development within The Park Special Character Area, as defined on the Policies Map, should be accompanied by a Design Statement that demonstrates how the development recognises the distinct built and natural characteristics of the area and how the buildings will be subservient to the woodland setting of the Park. Proposals for the replacement of low-level boundary treatment or natural boundary treatment with solid boundary treatment will be resisted. Natural boundary treatments will be encouraged for new development proposals.

Proposals that will have a detrimental impact on the character of the area and would result in the loss of healthy trees will not be supported.

### Policy GB 11 – Hall Park Special Character Area

Proposals for development within Hall Park, as defined on the Policies Map, should be accompanied by a Design Statement that demonstrates how the development recognises the distinct built and natural characteristics of the area.

Alterations to existing properties will be expected to respect the scale and height of neighbouring developments and the existing property that is to be altered. Proposals that fail to maintain clear separation between plots will be resisted as will developments that seek to increase the height of properties beyond the maximum in the immediate locality.

Development forward of the forwardmost building line of the existing property will only be permitted where it can be demonstrated that there will be no adverse impact on the character of the area, the amenities of neighbouring residents or the safety of the local highway.

Parking provision to serve the development proposed should be sensitively located so as to avoid the proliferation of parked cars from interrupting the street-scene.

Residential extensions and garages should ensure that adequate front and rear garden space is retained such that it is commensurate with the provision at adjoining properties.

**DO YOU SUPPORT THESE POLICIES?**



# Development Design & Construction

## GREAT BARTON NEIGHBOURHOOD PLAN

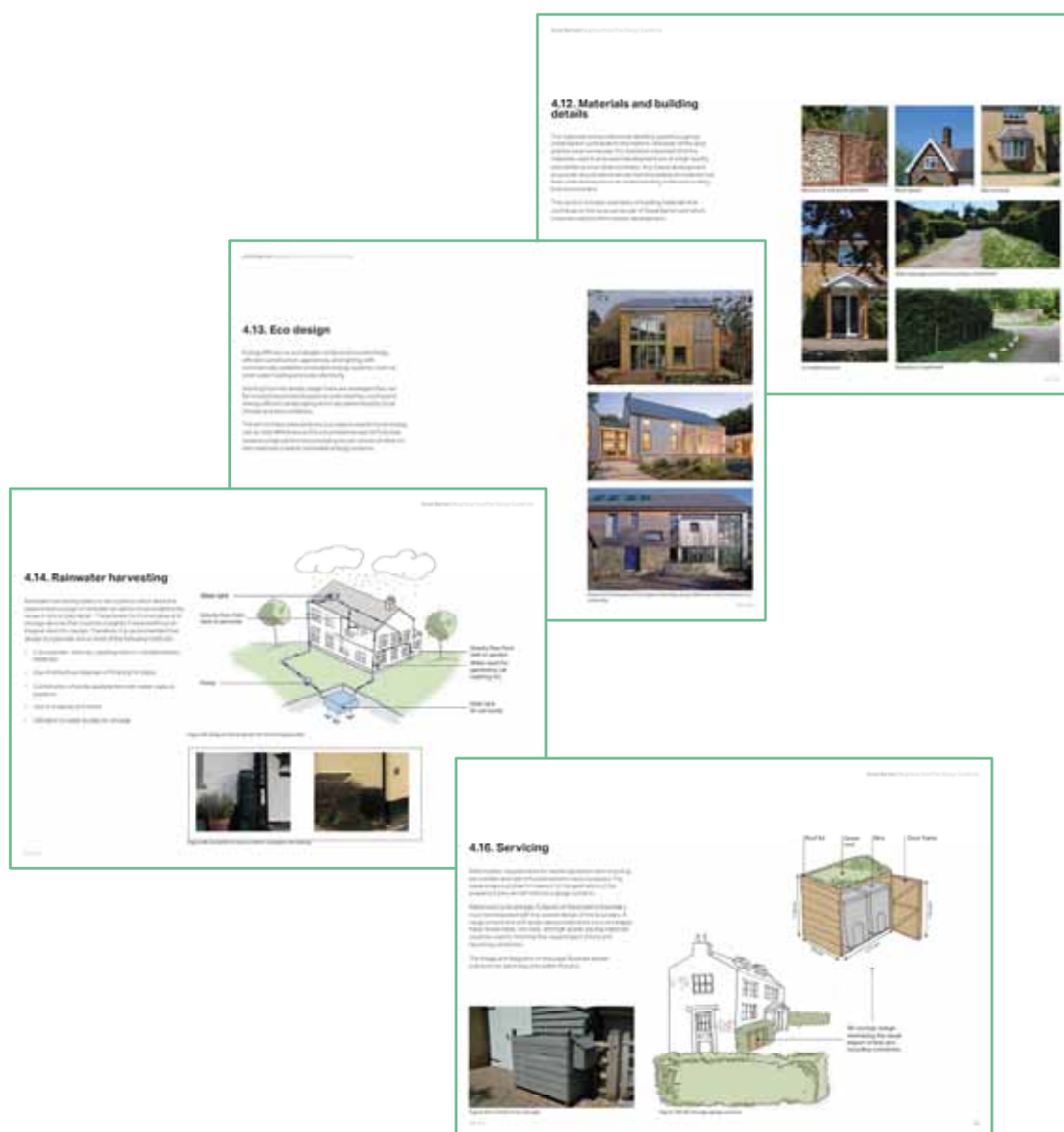
The Design Guide prepared for us by AECOM has identified a number of local and distinct characteristics that all proposals for development will need to have regard to.

In doing so, the Design Guide identified a number of points that development should address, as appropriate. These are identified in Policy GB11 and will be taken into account when considering development proposals.

The design of new housing, in particular, can have a detrimental impact on the amenity of residents and the character of the area within which the site is situated.

Background work in the preparation of the Neighbourhood Plan included an assessment of typical garden sizes of dwellings in the village centre. There are significant variations across the various character areas.

Proposals for development that involves the extension to existing properties, the subdivision of plots or the construction of new dwellings will be expected to have regard to this information and reflect the local garden size characteristics.



Extracts from Design Guide

### Climate Change

Proposals that make provision for reducing energy consumption will be particularly welcomed. In line with national government policy, the long-term aim should be to reduce the overall use of all fossil fuels – gas, oil and coal.

### Policy GB 12 – Development Design Considerations

Proposals for all new development must reflect the local characteristics and circumstances of the site by creating and contributing to a high quality, safe and sustainable environment. Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4 of this Plan and, as appropriate to the proposal:

1. Integrate with existing paths, streets, circulation networks and patterns of activity;
2. Reinforce or enhance the established village character of streets, greens, and other spaces;
3. Reflect the local garden size characteristics;
4. Include boundary treatments that reflect the character and materials of the local vicinity;
5. Respect the rural character of views and gaps, as identified on the Policies Map;
6. Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
7. Relate well to local topography and landscape features, including long-distance views, as identified on the Policies Map;
8. Reflect, respect, and reinforce local architecture and historic distinctiveness;
9. Retain and incorporate important existing features into the development;
10. Respect surrounding buildings in terms of scale, height, form and massing;
11. Adopt contextually appropriate materials and details;
12. Provide adequate open space for the development in terms of both quantity and quality, in accordance with the adopted standards of West Suffolk Council;
13. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
14. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
15. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours; and
16. Positively integrate energy efficient technologies.
17. Produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot.

### Policy GB 13 – Sustainable Construction Practices

For all appropriate development, proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings. Development proposals should demonstrate how they:

- a. maximise the benefits of solar gain in site layouts and orientation of buildings;
- b. incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- c. avoid fossil fuel-based heating systems;
- d. incorporate current sustainable design and construction measures and energy efficiency measures, such as, where feasible, ground/air source heat pumps, solar panels, thermal and pV systems and
- e. make provision for grey/rainwater harvesting and recycling.

**DO YOU SUPPORT THESE POLICIES?**



# Buildings of Local Significance

### Historic Buildings

There are currently 22 buildings in the parish that are "Listed" on the National Heritage List for England (ie – Listed Buildings), including the Grade I The Church of the Holy Innocents and the Grade II\* barn at Manor Farm.

In addition to those buildings on the statutory list, there are other buildings in the village that make a positive contribution to the character of the area and sense of place because of their heritage value.

Although such heritage assets may not be nationally designated or even located within the boundaries of a conservation area, they may be offered some level of protection through identifying them as a 'local heritage asset'.

During the course of the preparation of the Neighbourhood Plan, an assessment was made and has identified 22 buildings and structures that would potentially meet Historic England's criteria for designation as a local heritage asset.

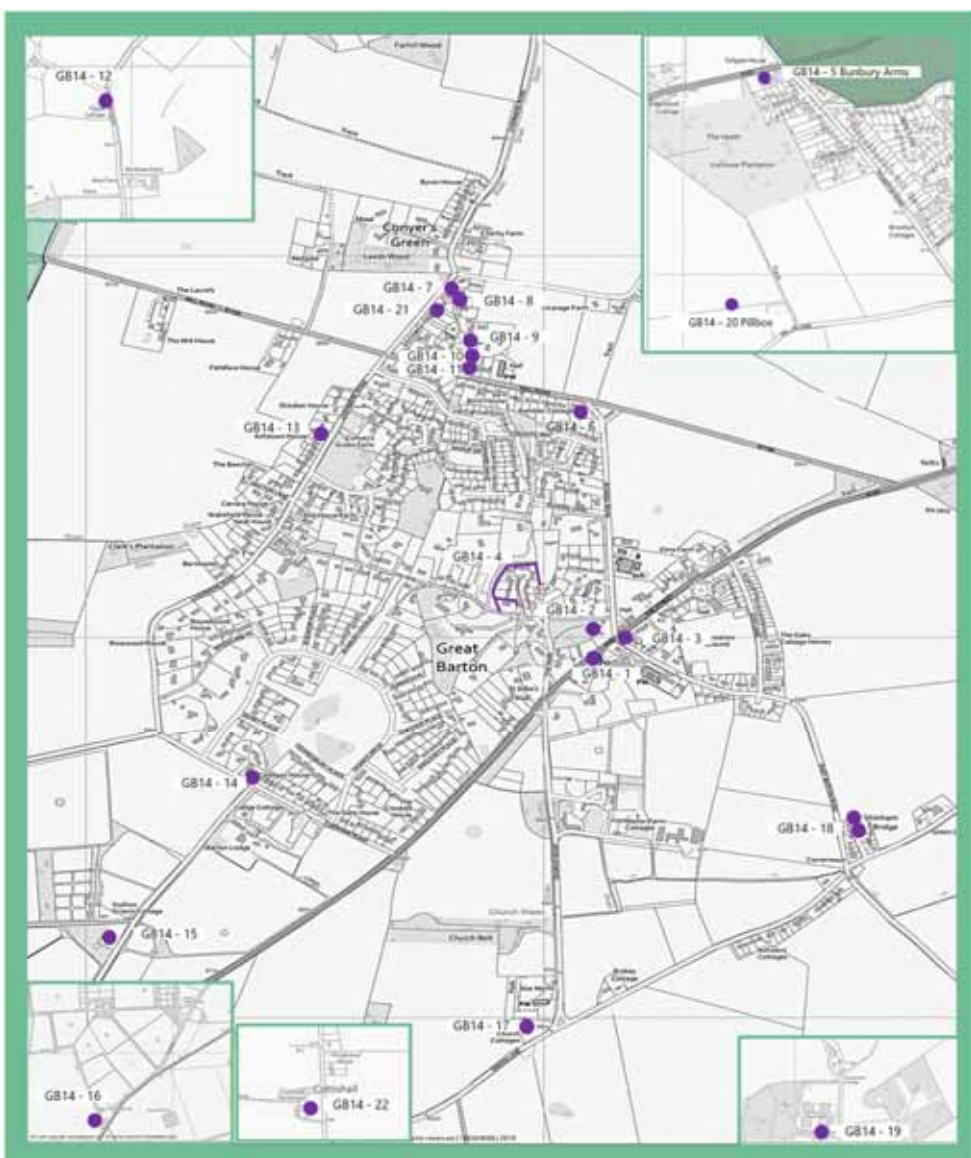
A separate assessment report has been prepared and is available on the Neighbourhood Plan pages of the Parish Council website. Separately from the Neighbourhood Plan, the designation of these buildings as Local Heritage Assets by West Suffolk Council will be pursued.

### Policy GB 14 - Buildings of Local Significance

Buildings of local significance, including buildings, structures, features and gardens of local interest must be protected. Proposals for any works that would lead to the loss of or substantial harm to a local heritage asset or a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.

The following Buildings of Local Significance are identified on the Policies Map.

1. Nos. 4-8, The Street
2. The Dower House, The Street
3. Walnut Tree Cottage, East Barton Road
4. Red brick wall, The Park
5. Bunbury Arms, A143
6. Chimneys, School Road
7. West View, Conyers Green
8. Terrace of cottages, Conyers Green
9. Grey Flints, Conyers Green
10. The Woodmans Cottage, Conyers Green
11. Olcote, Conyers Green
12. Trelaw Cottage, Livermere Road
13. North Lodge, Livermere Road
14. West Lodge, Fornham Road
15. Mony Musk, The Avenue
16. Anglenook Cottages, A143
17. Church Cottages, Green Lane
18. Shinham Bridge Terraces, Green Lane
19. Great Barton Place, East Barton Road
20. Pillbox, nr. Icepits Wood
21. Barton Cottage, Conyers Green
22. Cattishall Farmhouse



GB14 - 1 Nos. 4-8, The Street  
 GB14 - 2 The Dower House, The Street  
 GB14 - 3 Walnut Tree Cottage, East Barton Road  
 GB14 - 4 Red brick wall, The Park  
 GB14 - 5 Bunbury Arms, A143  
 GB14 - 6 Chimneys, School Road  
 GB14 - 7 West View, Conyers Green  
 GB14 - 8 Terrace of cottages, Conyers Green  
 GB14 - 9 Grey Flints, Conyers Green  
 GB14 - 10 The Woodmans Cottage, Conyers Green  
 GB14 - 11 Olcote, Conyers Green

GB14 - 12 Trelaw Cottage, Livermere Road  
 GB14 - 13 North Lodge, Livermere Road  
 GB14 - 14 West Lodge, Fornham Road  
 GB14 - 15 Moneymusk, The Avenue  
 GB14 - 16 Anglenook cottages, A143  
 GB14 - 17 Church Cottages, Green Lane  
 GB14 - 18 Shinham Bridge Terraces, Green Lane  
 GB14 - 19 Great Barton Place, East Barton Road  
 GB14 - 20 Pillbox, nr. Icepits Wood  
 GB14 - 21 Barton Cottage, Conyers Green  
 GB14 - 22 Cattishall Farmhouse



**DO YOU SUPPORT THIS POLICY?**

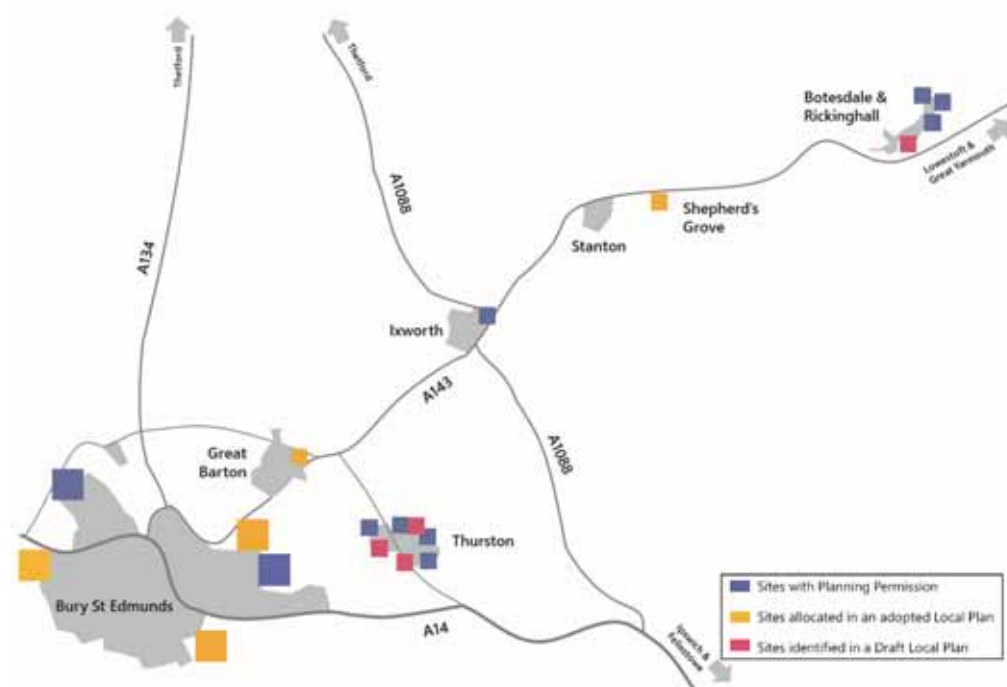
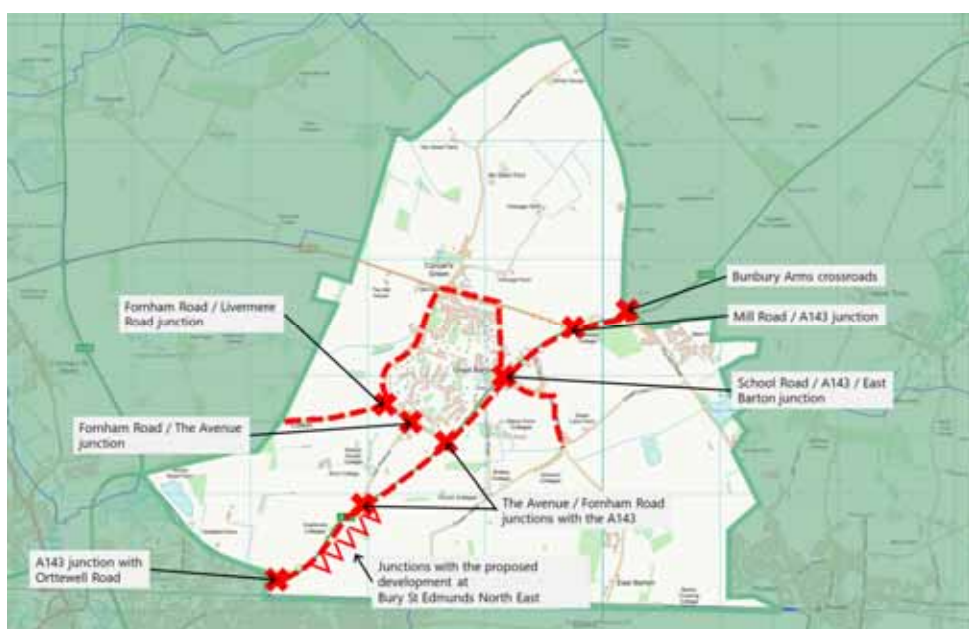


Neighbourhood planning regulations do not allow the consideration of strategic highway matters, such as the provision of a bypass, as policies in a Plan and therefore this Plan can only support future consideration of improvements to the transport network around the village.

### Our Road Network

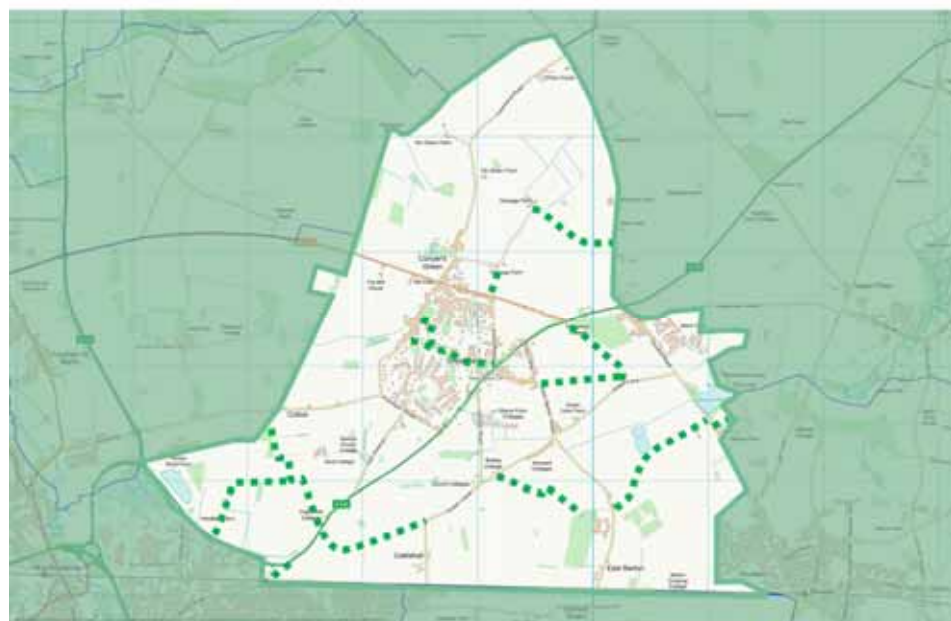
Community engagement during the preparation of the Neighbourhood Plan identified a number of safety concerns with the existing roads and junctions through the parish, including concerns arising from future new development.

These are illustrated below



### Policy GB 15 – Public Rights of Way

Measures to improve and extend the existing network of public rights of way and bridleways are supported so long as their value as biodiversity corridors is recognised, protected and efforts are made to enhance biodiversity as part of the 'development' work.



### Highways Aspirations

The following links are identified as desirable improvements to the existing footpath network, albeit that land purchases may be required by the County Council to deliver them:

- Widening of the pavement on the Northern side of the A143 and keeping cleared of overhanging vegetation.
- Provision of a footpath in Livermere Road between Fornham Road and Mill Road.
- Surfacing of path between School Road and Downing Drive.
- A link from the Fornham Road/Livermere Road junction westwards to The Stud bridleway.
- A surfaced link from Bunbury Avenue to The Park.
- An improved surface to The Park and Muddy Lane.
- A fieldside southerly link parallel to the A143 from Cox Lane to The Heath (known as Iceptis Wood).
- A link on Mill Road from Livermere Road to Northern end of Elm Wood/A143.
- A link from School Road to the Garage avoiding the A143.
- Extended link on Thurston Road.
- New link within proposed Berkeley Homes Development on Southern side of A143 to Compiegne Way.

In addition, improvements by the County Council to the signage confirming the existing and future Public Rights of Way through the parish will be encouraged.

The development of The Severals Strategic Site provides the opportunity to seek to secure improved links between the site and the main built-up area of the village. Subject to agreement with the developer and West Suffolk Council, options might include:

- A footpath and cycleway link along The Avenue.
- New and safe crossing points over the A143.
- A new footpath and cycle connection through to Cattishall crossing.

In addition to measures to be delivered as part of The Severals site, the following road crossing improvements are desired:

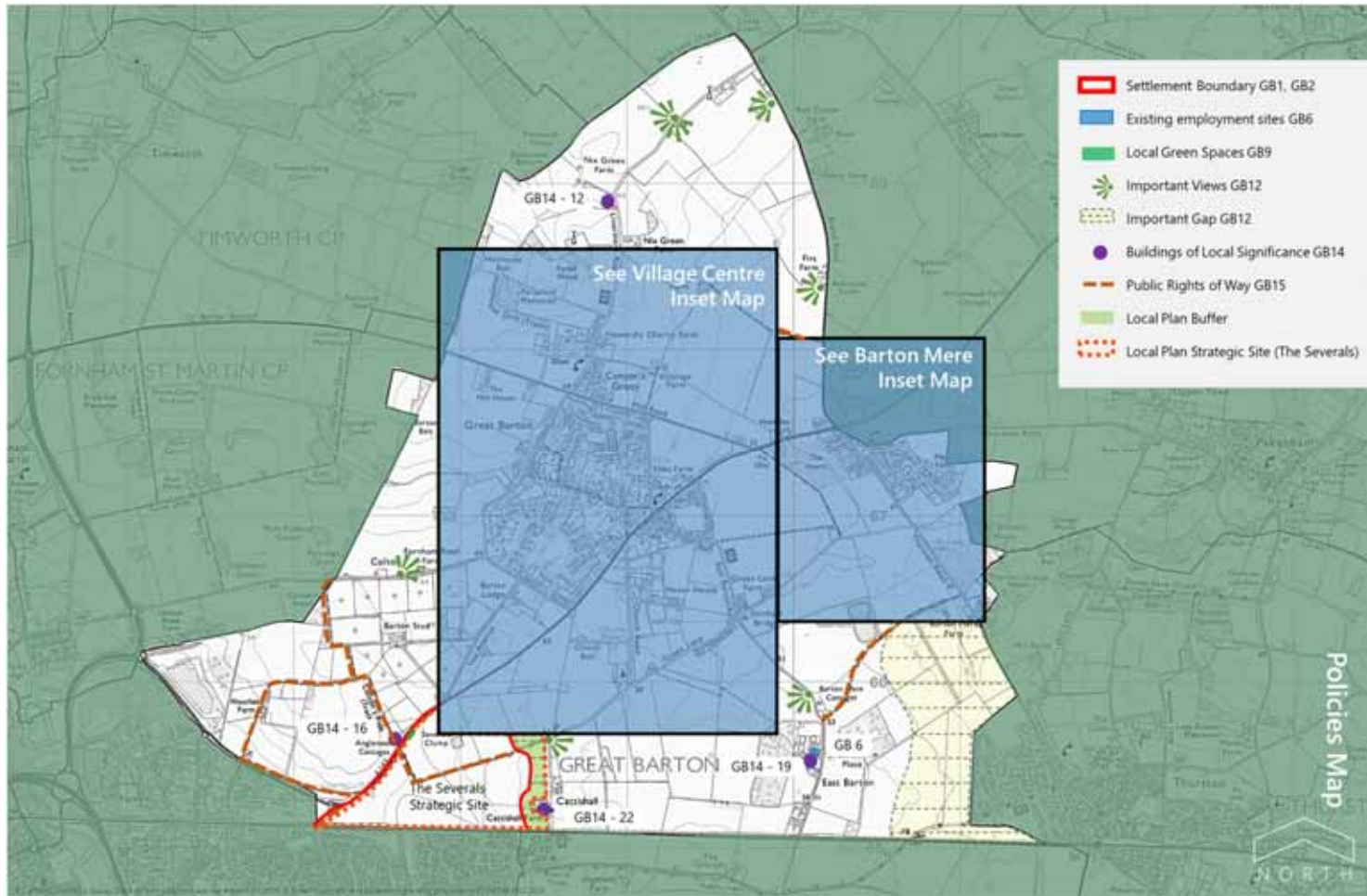
- An additional light-controlled crossing for the A143 near the Village Hall to serve the proposed development at The Triangle.
- Additional crossings over the A143 as appropriate.
- Across the A143 from the Stud to the Bridleway linking with Church Road and Green Lane.
- Mill Road/Elm Wood across A143 to Iceptis Wood.
- Brand Road across A143 to Thurston Road (Bunbury Junction).

**DO YOU SUPPORT THIS POLICY?**

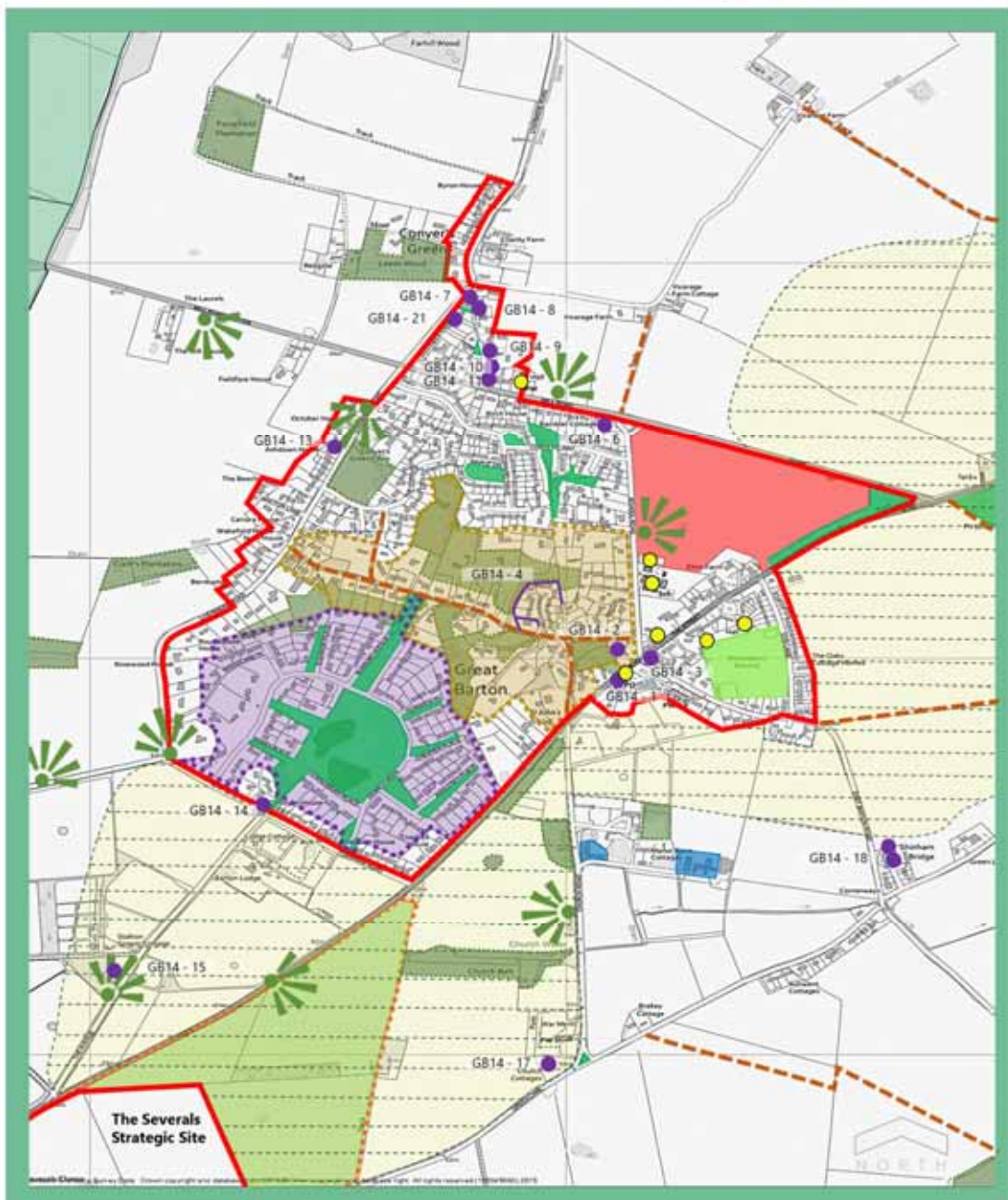


# Policies Maps

# GREAT BARTON NEIGHBOURHOOD PLAN



Village Centre Inset Map



Barton Hamlet Inset Map



**DO YOU SUPPORT THESE DESIGNATIONS ON THE POLICIES MAPS?**

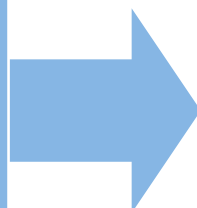


# What next?

### Consultation on the Neighbourhood Plan ends on Monday 2 March 2020

At the end of the consultation the Working Group will review all your submitted comments, as well as those from organisations such as Suffolk County Council, Natural England, Historic England and the Environment Agency, before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to West Suffolk Council.



### Further Consultation

West Suffolk Council will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

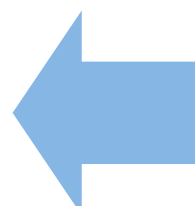


### Examination

The Independent Examiner will review the Plan and consider any objections to it. The Examiner must consider:

- whether having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to approve the neighbourhood plan;
- the approval of the neighbourhood plan contributes to the achievement of sustainable development;
- the approval of the neighbourhood plan is in general conformity with the strategic policies contained in the St Edmundsbury Local Plan;
- the approval of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the parish.



### Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised and paid for by West Suffolk Council in the same way as a local election. Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

You can submit your comments on the Draft Neighbourhood Plan online at the Parish Council website or, if you don't have the internet, by completing a comments form and sending it to the address on the form.

**Why not complete a form today over a tea or coffee?**

Thank you for visiting the Neighbourhood Plan consultation event today