



GREAT BARTON NEIGHBOURHOOD PLAN 2019 - 2041

**POTENTIAL HOUSING SITES
CONSULTATION RESULTS**

JANUARY 2020

Potential Sites Consultation

In 2018 the Neighbourhood Plan Working Group decided to consult residents on those sites that had been submitted to St Edmundsbury Borough Council in response to their consultation on Strategic Housing Land Availability Assessment (SHLAA).

In April 2018 a postcard was delivered to every household in the Parish of Great Barton inviting residents to attend a Drop-in on Saturday 21 April 2018 10am to 3pm to discuss and express their views on the sites that were included in the St Edmundsbury Borough Council SHLAA Final Report dated April 2016 and to suggest any other sites that should be considered. A copy of the postcard is shown below. On one side there was the invitation and on the other a map showing the location of the sites that had been put forward to St Edmundsbury Borough Council (now West Suffolk Council).

Great Barton Neighbourhood Plan

Drop-in Session

Saturday 21 April 2018 - 10am to 3pm

Great Barton Village Hall

The Neighbourhood Plan provides the opportunity for residents to influence where further development should take place in the Parish. Some landowners have identified a number of possible housing sites, these are shown overleaf. There may be other sites which you think ought to be considered. We need your views on which (if any) sites you would support as we need to identify your preferred options in the next stage of the Neighbourhood Plan. Please do not miss out on the opportunity to influence this important decision.

For further information

See website: <http://greatbarton.suffolk.cloud/neighbourhoodplan/>

Email: gtbartonnp@gmail.com

Telephone: 01284 787777 Tea/Coffee provided



The material that was exhibited at the Drop-in is shown on the following pages, support was provided by members of the Neighbourhood Plan Working Group.



Great Barton Neighbourhood Plan

1

Thank you for coming today.

We have an exciting opportunity to guide and control development in our village and your views can influence this.

There is a chronic shortage of housing in our country despite what may seem to be the constant development of land in our local area. We need to make sure that we put ourselves in the best position to influence where this development happens in and around our village and that is the point of this event.

There is a high level of interest by landowners in developing in our village and we need to maintain some level of control over this. This can be achieved by identifying the sites that we want to see developed and how we wish them to be developed without losing sight of the special qualities of our village.

This provides us with the opportunity to secure other benefits for our village that would otherwise not be delivered. Your recent responses to our questionnaire have helped us to identify what other benefits we should be seeking in return for allowing more development in our village.

We will then review the feedback and identify the potential housing site options and you will have another chance to comment on these.

Your views will help us to prepare a neighbourhood plan that reflects the wishes of the community, so please make sure you complete your ballot paper and post it in the box before you go.



The Stages

2

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. The Plan is being prepared by a Working Party on behalf of the Parish Council and is also receiving advice from specialists.

BUT, at the end of the day, it's YOU that will decide whether the Plan should be approved

Community Involvement is a major part of the process and the final Plan must be approved in a Parish Referendum before it can be used





Plan Objectives

3

To promote a vibrant, interconnecting community which enhances the well-being of residents within the parish

•

To ensure the current and proposed developments are sustainable and harmonise within the original build and character of the village

•

Further growth of housing types to enable broader demographic populations within the parish especially the disabled, elderly and infirm residents

•

To ensure integration of the various settlements within the parish through new, enhanced and safe pedestrian and cycle links

•

To promote the services of: local shop(s), business developments to meet local employment needs, health provision, sport, leisure and amenities facilities whilst enhancing the natural (open and green) environment within the parish

•

To provide borough and county authorities and other utility services the important opinions of residents which will help shape correct decision making



Criteria to be used when choosing a site

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When reviewing whether a site is suitable for housing development we will have to consider the following:

- ✓ Proximity of the site to existing facilities within the village
- ✓ Proximity of the site to local bus services
- ✓ Ability of the site to link existing foot and cycle links or provide new links
- ✓ Impact on the character of the area or buildings of historical interest
- ✓ Potential loss of important open spaces, trees/woodland and/or landscapes
- ✓ Potential to deliver other facilities for the benefit of the village
- ✓ Potential impact on neighbouring properties
- ✓ Ability of the site to provide sufficient open spaces to meet the needs of the new residents
- ✓ Ability of the site to deliver a good quality development and a variety of house types

It would be useful if any sites that you suggest could also consider these

We recognise that it may not be possible for a site to meet all these criteria but that the preferred sites should seek to satisfy as many as possible



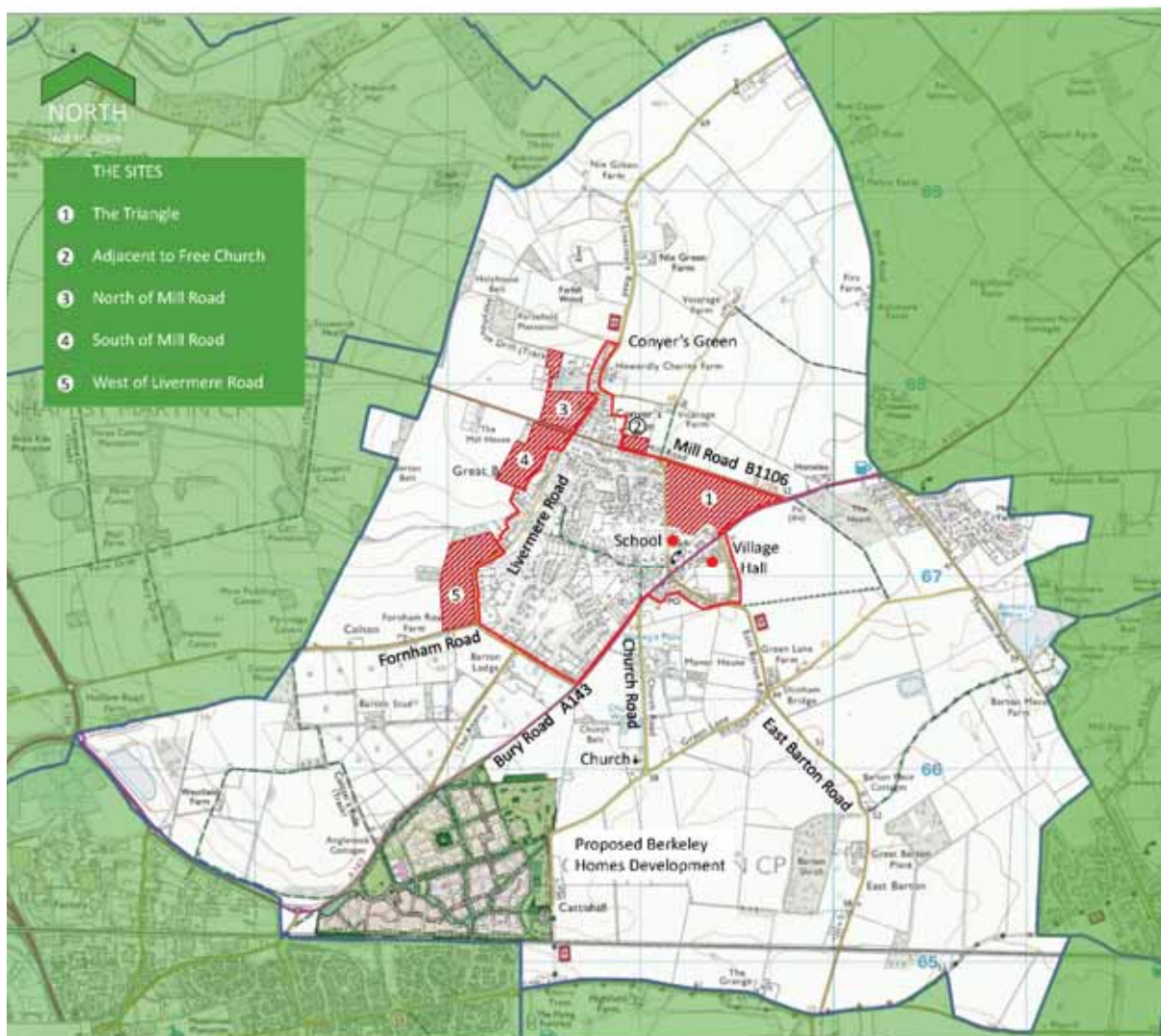
Possible Housing Sites

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St Edmundsbury Borough Council is required to make a call for sites that could potentially be developed for housing. In addition, their Local Plan also identifies sites where development will definitely take place in the future.

The map below shows the sites that are already in the Local Plan plus the land that has been proposed to St Edmundsbury by landowners for inclusion in a future Local Plan

ARE THERE ANY OTHER SITES THAT YOU THINK MIGHT MEET THE SITE SELECTION CRITERIA?





Site 1: The Triangle Site

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The site is already designated in the Local Plan for 40 houses as identified below



Local Plan extract

PERCY RIVER (GREAT BARTON)

12.4 hectares of land is allocated for residential and community uses on the north eastern edge of Great Barton. The total capacity of the site should be determined through a site Development Brief, with up to 40 dwellings permitted in the period to 2031.

The amount of land available for development, types and location of uses, access arrangements, design and landscaping will be informed by a Development Brief for the whole 12.4 ha site. The Development Brief should set out how the community uses on the site will be delivered. Applications for planning permission will only be determined once the Development Brief has been adopted by the local planning authority.

Access to the site will be from Mill Road (B1106).

Development on the site must make provision for the potential expansion needs of Great Barton Primary School.

Development on the site will need to respect and respond appropriately to issues of congestion, air quality and noise management.

The development must provide without footpath and cycleway access to the village centre and areas of public open space.

Strategic landscaping and open space must be provided to address the site requirements and location.

Reproduced by St Edmundsbury Borough Council

"This area would be appropriate for a long-term mixed use development which would take into account the needs of the primary school and address the current issues around car parking and congestion on School Road.

The entire area of land will provide for the long term growth of Great Barton, however, in the short / medium term only a small part of this site is required for development in the period to 2031."



SITE DETAILS *

Area	12.4 hectares
Capacity	Up to 372 homes at 30 dwellings per hectare

* Reproduced from the St Edmundsbury Strategic Housing Land Availability Assessment

Great Barton Parish Council's Aspirations for the Triangle – 2015/16

The following list came out of consultations with parishioners and Great Barton Primary School

- Development between Gt Barton Parish Council and Suffolk County Council
- Suffolk County Council want best value for the community and not just maximising capital receipts
- Access off Mill Road
- A public car park to serve as a drop-off and collection of pupils at the school
- Pedestrian links off School Road only
- An area to allow for school expansion (playing / sports) especially for Years 5 & 6
- The school should have a Multi-Use Games Area (dual use with the community); school needs extra facilities including indoor sports facilities and a library / music room
- Relocate Post Office and provide village shop
- Land should be set aside for Health Facilities to be delivered in the future. The building could be flexible use
- Provision for Allotments and a Community Woodland should be considered
- Some sheltered housing for elderly people is desirable such as 1 bed maisonettes (ground floor only) which could be a mix of private and affordable
- The two distinct areas exist in the village, Hall Park and The Park. These styles should be reflected in the Development Brief.
- No 3 storey housing on the site, but some 2 1/2 storey may be acceptable
- Further business units are not needed in the village
- There is no desire for a cricket pavilion
- A joint use building to accommodate sport / school / community use / youth club / health facility.

The consultation for the Development Brief would be followed by a Neighbourhood Plan

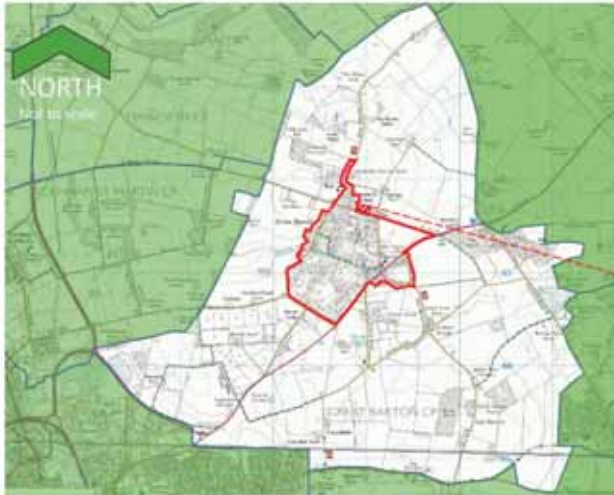
Landowner's draft option for site





Site 2: Adjacent to Freedom Church

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SITE DETAILS *

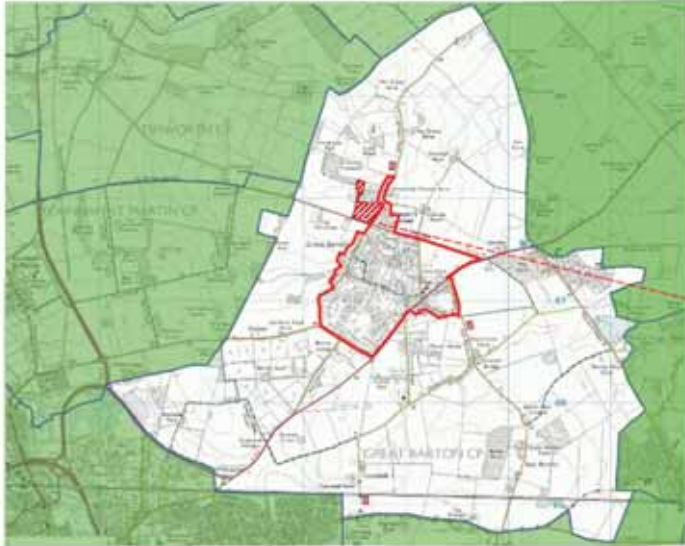
Area	0.8 hectares
Capacity	Up to 24 homes at 30 dwellings per hectare

* Reproduced from the St Edmundsbury Strategic Housing Land Availability Assessment.



Site 3: North of Mill Road

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SITE DETAILS *

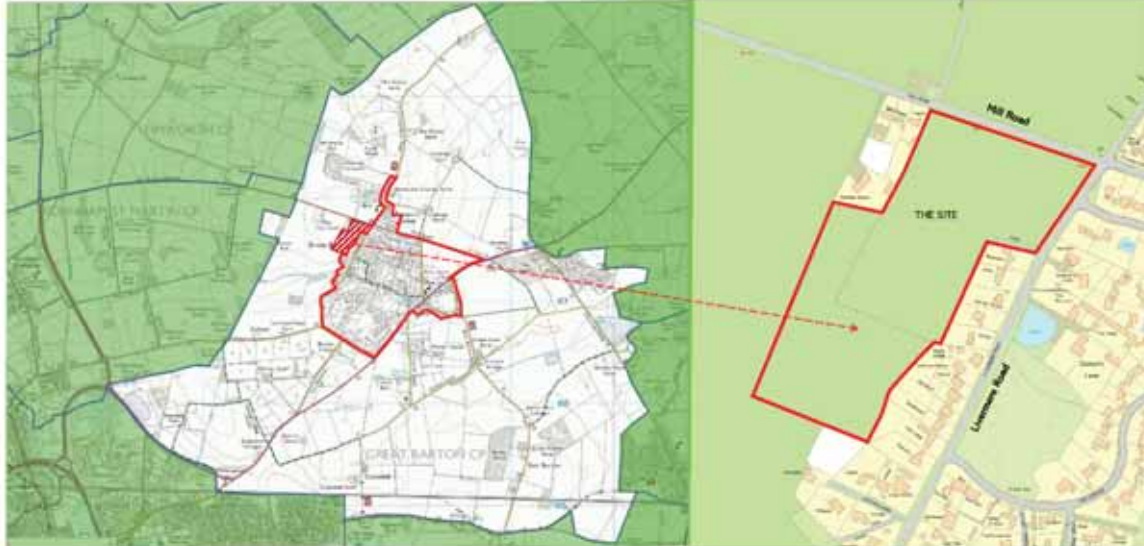
Area	5.29 hectares
Capacity	Up to 159 homes at 30 dwellings per hectare

* Reproduced from the St Edmundsbury Strategic Housing Land Availability Assessment



Site 4: South of Mill Road

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SITE DETAILS *

Area	5.55 hectares
Capacity	Up to 167 homes at 30 dwellings per hectare

* Reproduced from the St Edmundsbury Strategic Housing Land Availability Assessment





Site 5: West of Livermere Road 10



SITE DETAILS *

Area	8.5 hectares
Capacity	Up to 255 homes at 30 dwellings per hectare

* Reproduced from the St Edmundsbury Strategic Housing Land Availability Assessment



What next

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Complete your Ballot paper and put into the Ballot Box



Suggestions for other sites discussed with landowners



Favoured Potential Site(s) subjected to independent assessment



Masterplan and design guidelines prepared for Chosen site(s) - if any



Any Chosen sites included in draft Neighbourhood Plan for consultation

To keep up-to-date visit our website at:
<http://greatbarton.suffolk.cloud/neighbourhoodplan/>



Any Questions?

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If you have any questions about the content of the display, or the Neighbourhood Plan and its process please ask one of the Working Group volunteers present today

Thank you for participating

To keep up-to-date visit our website at:
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Those attending the Drop-in were invited to complete a ballot paper and place it in the ballot box. A copy of the Ballot paper is at Appendix 1. The exhibition material and the ballot paper were also made available on the Neighbourhood Plan website.

Results

134 people attended Drop-in and 129 ballot papers were completed and 5 were returned blank. Residents could vote for more than one site. The results are given below.

Site identified in SHLAA Report - April 2016	No. of Votes
Triangle (Site 1)	117
Adj to Freedom Church (Site 2)	56
North of Mill Rd (Site 3)	18
South of Mill Rd (Site 4)	14
West of Livermere Rd (Site 5)	8

Other suggested sites:	No. of Votes
Cox Lane to Icepits/Barton Hamlet	39
High Trees/White Lodge	1
Woodland adj. to entrance to The Coppice	1
Barton Mere Farm opp. Vicarage Farm	1
East Barton Road/Green Lane	1
Land North of Mill Rd opp. The Triangle	3

The majority of residents felt that if there was to be any further development in the Parish beyond that already included in the Local Plans Vision 2031 it should be on the Triangle site.



Great Barton Neighbourhood Plan

WE NEED YOUR VOTE

Please vote only for your PREFERRED site.

You only have ONE vote

*If your preferred site is not one already identified,
please write the site description in the empty box
and place your vote*

X

1 – The Triangle	
2 – Adjacent to Free Church	
3 – North of Mill Road	
4 – South of Mill Road	
5 – West of Livermere Road	

Please place your vote in the box provided



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