



Land off Newmarket Road, Barton Mills, Bury St Edmunds, IP28 6AQ FAQ's and comments

We know you will have questions so have put together the below list of frequently asked questions with response from the experts who undertook the relevant survey. If there's something we have not covered that you would like to know more about, please get in touch either via our website, by email or attend our public consultation event on Monday 5 July between 5 - 7 pm.

What types of housing are proposed?

The current proposal provides a small number one-bedroom bungalows and a mix of two- and three-bedroom houses to meet the local housing need as identified by the Housing Specialist Strategy & Enabling Officer at West Suffolk Council.

Will local people be able to live there?

It is intended that these properties help to meet local housing need and as such priority will be given to those who have an existing connection with Barton Mills.

Will you reduce the speed limit on Newmarket Road and improve street lighting for the increased traffic/ pedestrian access?

This site in question is in a conservation area and beyond the building line of the village. It is extremely concerning that this is ignored and indeed sets a precedent for a high-density housing project within a conservation area. The access road in question opens directly onto a 60mph road. It has no street lighting and will be dangerous for pedestrians to cross to the existing pathway. I do not believe any consideration has been given for screening and enhancing the area, rather it is "shoehorning" a significant number of properties into a small area. Newmarket road is already a fast road with significant Friday traffic and with a significant number of vehicles (including heavy goods vehicles) using the road as a cut through to avoid A11 congestion. I believe it to be a matter of time before an accident occurs should this development go ahead.

This proposed site sits just outside the conservation area and our architects have taken this into consideration when preparing the proposals. The landscaping has been designed to provide screening of trees between the proposed site and the closest properties to the site.

As part of the planning application process Highways will be consulted and this will be for them to assess and determine.

This proposal appears to be outside of the agreed settlement boundary for Barton Mills and not even adjacent to the boundary. Why would the Council agree to this? If permission is obtained, will this be the first phase of development of all the land in this location?

This site is outside of the natural envelope of the village of Barton Mills and is introducing urban-style development into the open buffer between the village and the A.11 Trunk Road. There is no over-riding need for this land to be brought forward at this time for the expansion of the village, especially when there is already land in public ownership (owned by the Suffolk County Council - i.e. the members of the public who pay Council Tax to the County Council) that is better related to the built area of the village between Church Land and Bell Lane. The start of development on the site that you are proposing has been fostered by the original land owner by donating it to the Parish Council with the probable intention of seeing this as a key to opening the remainder of that landowner's land for development - a substantial area of land that has been opposed for development in the past. The case for the release of the land that you are now proposing to develop as an "Exception Site" in the Local, District and County Plans has not been proven and any "Exception Site" should be on the village side of Newmarket Road - between Church Land and Bell Lane. In addition as the proposal relates to land that is in public ownership (i.e. the Barton Mills Parish Council) that Council must prove that it has exercised proper procedures in seeking to dispose of it in terms of advertising for tenders for its purchase and development and procuring Best Value in terms of either financial benefit to the community that the Parish Council purports to represent or in the type, numbers and quality of development that must benefit the local community. The Parish Council's advertisement in the Barton Miller seeking responses from readers as to people needing affordable accommodation in the village was a farce in that not only did it seek information on people with family connections looking to stay in or return to the village, but also did they know of any friends who would like to live here. As a former Town Planner I have had to deal with such applications in the past where likes as opposed to needs were not valid reasons to break from the established development boundaries and policies. This exercise has not been conducted in a manner that inspires confidence in the Parish Council and the proposed development.

This planning permission is being submitted on the basis of it being a rural exception site. The National Planning Policy Framework defines rural exception sites as: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

We have had discussions with both the Parish Council and Strategic Housing at the Local Authority who have both identified and confirmed a need for affordable housing within Barton Mills.

Why do we need more housing here? Please give us the facts. There is lots of house building all over the area and it's changing the character of the district. Why do we need it please?

This site is proposed as a rural exception site to provide much needed affordable housing. We have consulted with both the Parish Council and Strategic Housing at the Local

Authority who are supportive of the proposition as there is an identified need for affordable housing within Barton Mills.

I think these affordable houses are a great opportunity for some of the local young people & local residents to be able to get on the housing ladder, in a area where rent & house prices are both extremely high due to the American base's & pay is generally low, affordable housing is a requirement, but I do think there should be a clause that these houses can never be rented out for financial gain.

It is great to hear you are supportive of the proposals. The proposed site is for a wholly affordable site containing properties for both rent and shared ownership.

I have a few concerns.

1. The entrance/exit to the site is on Newmarket Road, near a bend. This is a 60mph road, so MUST be reduced to (preferably) 30mph if the proposed dwellings are built.

2. There is a LOT of noise (and pollution) which comes from the A11. It is not clear whether the land immediately behind the proposed development has been donated or is being retained by Mr. Warin. If it is available, could:

(A) A tall fence be built by the A11 (as has been done at Red Lodge) - preferably on a mound, and

(B) A copse or wood be planted on that parcel of land behind any such fence [I am aware that a villager, Mr. Kerridge, is prepared to pay for the planting of a wood right along the A11 perimeter of Mr. Warin's land].

3. The site will obviously impact on the resident at St.Piran's and her neighbour(s). The proposed site plan does show some trees between those residents and the new houses. I feel that these should be planted as mature specimens and that there should be a fence along that stretch too.

As above Highways will be consulted as part of the planning process and any reduction in the speed limit would be for them to determine.

Our architects have taken the surrounding properties into consideration when designing the scheme and open space along with landscaping has been proposed between the site and the nearest properties. It is also proposed that plots 7-9 are bungalows which further reduces the impact on neighbouring properties.

Here are some of the positive comments you had in support of the proposals.

I think it is a great addition to the village and I am side on to the development.

What a great idea! We'd certainly be interested in one of the 1-bedroom properties, as my 86-year-old father lives in Barton Mills. We were impressed with the early details, especially as the rooms will have good proportions. Thank you!

I currently live in Barton Mills renting in a small 2 bed bungalow. I would love new houses to be built and I would be very interested in the Shared Ownership of a 3 bedroom.

I do not have any issues with the new builds going on.

I live in Barton Mills, and I am very much in favour of this project giving local families the chance to buy an affordable home. It is exactly what our village community needs. There

are bound to be malcontents who try to block such a scheme for entirely selfish reasons. I hope the council planning department will give weight to the greater good.