

West Suffolk Local Plan (Regulation 18) Preferred Options – Parts 1, 2 & 3

The Parish Council was pleased to note that the consultation response received has largely taken into account our views and concerns and was generally well received in terms of its emphasis and policy direction. We strongly agree with the sections on active travel, associated infrastructure creation and environmental protection.

Our comments across the three parts are as follows:-

The Parish Council emphasise that all housing approved should be of the highest environmental standards available at the time, regardless of the increased cost. Housing must also be diverse in terms of social, affordable, retirement and rented.

There should be a systematic and automatic requirement for funding of Hard Infrastructure, Green Infrastructure and Social Infrastructure as contemplated by SP4 -4.3.2. Transport infrastructure should prioritise cycling and walking. S106 and CIL payments should be ringfenced to meet the cost of road widening and engineering works to work towards a co-ordinated set of separated cycle routes that can be used by areas surrounding Bury St Edmunds to access the centre and cycle around it. This requires the provision of separate infrastructure. The community is disappointed with the infrastructure provision at Marham Park

We strongly support SP13 on the basis of protecting and enhancing the River Lark corridor.

NSP01 - With reclassification from infill village to type A, there is a possibility of further development being allowed outside the village settlement boundaries. As the village's settlement boundary has already been breached and a serious precedent set at Moseley's Farm last year more protection is urgently needed. Protection by way of a policy or some other means. Rigid policies of not building outside settlement boundaries need to be in place. Maintaining the conservation areas and sites of special interest/scheduled ancient monuments are equally important.

Part 3 Appendix A

5.05 b Development offers an opportunity to enhance connectivity between villages via walking and cycling routes. The Parish Council is keen to achieve a cycling / walking path between Fornham All Saints and Hengrave as a condition of any consent for development of land at the back of Moseley's Farm.

Also, if 5.05 b is designated for genuinely low density employment use the Parish Council would like to see some explicit provision for the benefit of the village as part of the planning process.

4.05 a Great Barton – A substantial mixed use plan is proposed and we request mitigation measures to be put in place to curtail vehicle use and speed on Mill Road / B1106.

The Parish Council strongly objects to the proposed development of Hall Farm which we understand is proposed by Peterhouse College. The development would completely dominate the area and create a continuous settlement from Fornham St Martin to Great Barton. It would have a detrimental impact on infrastructure (see above) and traffic. Any proposals would be opposed resolutely.

