

# **West Suffolk Issues and Options Local Plan Consultation Land to the West of Duke Street, Stanton**

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## West Suffolk Issues and Options Local Plan Consultation Land to the West of Duke Street, Stanton

**Client: The Webber Family**

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## **1.0 Introduction and Summary Land to the West of Duke Street**

- 1.1 This representation proposes a residential allocation on an area of agricultural land to the West of Duke Street in Stanton. The site is an included site in the SHELAA with the reference WS170. The site is in Stanton which is a Key Service Centre providing local services and large scale employment areas. This site is in the same ownership as the nearby SHELAA included site reference WS169. The land between the two sites is in our client's ownership, however, it has not been put forward as an allocation as it is a flood risk area as set out by Environment Agency mapping.
- 1.2 The Duke Street site is approximately 0.5 hectares and is adjacent to the settlement boundary. There are homes to the north of the site, agricultural land to the east and west and the main settlement of Stanton to the south. The site has road frontage with Duke Street.
- 1.3 The site is not in a Conservation Area. There is one listed building approximately 60 metres away, however, this is well screened by neighbouring buildings so is not a constraint to a housing allocation. There are no trees on the site and it is in flood zone 1 making it suitable for housing development.
- 1.4 The site would provide a suitable opportunity for an allocation of 10- 15 homes in the new Local Plan. We would expect that the Local Plan will require a range of house types to be delivered on the site to meet local needs. The proposed development could follow the road frontage pattern of the adjacent houses which are within the Stanton settlement boundary. A suitable access could be achieved off Duke Street, which has a speed limit of 30mph and has no recorded accidents over the last 19 years, according to Crash Map data.
- 1.5 Key service centres offer some of the most sustainable locations for new housing in rural areas and Stanton has received large housing allocations in the past. This site provides an opportunity develop small sites within a sustainable, thriving village with good transport links and services. The design of the homes can be in keeping with the character of the area and the type of homes will respond to local need.
- 1.6 The site can provide:
  - A housing allocation that is within the existing developed area of Stanton

where new homes can be built without harming the character of the countryside.

- A range of house types to address local needs on a site with no constraints.
- Homes well related to the services and facilities in Stanton.

## 2.0 Description of the Site and Surroundings

- 2.1 Stanton is a Key Service Centre located just off the A143, near Bury St Edmunds and Ixworth. There are a range of services in Stanton including shops, a post office, school, pubs, garages, doctors and a garden centre. The village straddles the A143, with housing to the south and to the north located off the B1111 to the north. There is also a linear pattern of homes following the B1111 road towards Barningham. The services are spread out across the village, with garages to the south, shops and facilities in the centre and Hillcrest Garden Centre to the north.
- 2.2 The site is adjacent to the settlement boundary of the development immediately to the north of the main settlement of Stanton, see image below and attached maps:



- 2.3 The site is well located for the services and facilities of Stanton which are less than 10 minutes' walk away (0.3 miles) and is a few minutes' walk to the nearest bus stop with bus services to Bury St Edmunds and Diss (0.2 miles away).
- 2.4 The neighbouring homes on Duke Street and Old Barningham Road consist of older cottage-style properties and bungalows dating from the late 1960s to the 1980s. A modest development is proposed, in keeping with the character and density of the area. The site provides a good opportunity for a housing allocation that is well related to the existing built up area and facilities in Stanton.

### **3.0 Planning Policy Analysis**

- 3.1 National Planning Policy and Guidance supports the principle of the allocation of houses to Stanton and the allocation of the Duke Street site. Current Local Planning Policy will be replaced in a Local Plan review however the current Local Planning Policy is a good guide to the suitability of Stanton for housing allocations. The Rural Vision allocates 90 homes to Stanton. The Vision also recognizes the sustainability of Stanton with the large Shepherds Grove Industrial Estate a short distance away providing significant employment opportunities.

#### **National Planning Policy Framework (The Framework)**

- 3.2 Paragraph 77 of The Framework states that in rural areas Planning Authorities should be responsive to local circumstances and support housing development that meets local needs. There is a need for housing across the country and across Suffolk including in the rural areas. The allocation of these sites can help to meet this need. Paragraph 78 of The Framework states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. In allocating this site the Council can require that they provide housing of a type required in the local area so that they will sustain local communities. For example, this could include a requirement for homes for older people from the community who want to downsize, smaller homes for younger people who have grown up in the area.
- 3.3 Paragraph 79 of The Framework states: *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this would support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”* This paragraph recognizes that new housing provides a social and economic benefit to rural areas.
- 3.4 The Framework states that Councils should apply flexibility when considering sustainable transport requirements in different communities. This is based on the understanding that opportunities to maximize sustainable transport solutions will vary between urban and rural areas due to the differing levels of services and infrastructure available. For a rural area, Stanton has good access to the town of Bury St Edmunds and the villages of Ixworth and Barningham which have further

services. Stanton can also provide homes to support the nearby villages with fewer services.

- 3.5 Paragraph 59 of The Framework seeks to significantly boost the supply of housing. The Framework recognizes in paragraph 68 that small sites *“can make an important contribution to meeting the housing supply of an area and are often built-out relatively quickly”*. Developing small sites can support local builders and the local economy in a way that large sites cannot. Paragraph 68 continues that Local Planning Authorities should: *“identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare.”* The allocation of the Duke Street site would meet this important new requirement of The Framework that was published in July 2018.
- 3.6 Paragraph 8 of The Framework sets out the three dimensions of sustainable development to be considered in determining the sustainability of a housing development and emphasizes the need for the decision maker to balance the economic, social and environmental role of the proposals towards weighing up its overall sustainability.
- 3.7 The economic role seeks to ensure *‘that sufficient land of the right type is available in the right places at the right time to support growth’*. The social role seeks to ensure proposals contribute *‘to support strong, vibrant and healthy communities by ensuring a sufficient number of and range of homes can be provided to meet the needs of present and future generations’*. The environmental role seeks to ensure development contributes to *‘protecting and enhancing our natural, built and historic environment’*.
- 3.8 The allocation of this site can meet the three roles of sustainability in the following ways:
- 3.9 **Environmental:** As set out above, the site is sustainably located within a short distance of bus stops and facilities in the village. The allocation will not affect any heritage assets and the proposed dwellings can be designed to be in-keeping with nearby dwellings making use of brownfield land.
- 3.10 **Social:** The proposed dwellings would be well related to the existing community. As such, the allocation presents a good opportunity to support the vitality of Stanton by providing new homes to meet local housing need. The need to support rural communities through the provision of new homes is also set out in The Framework,

which makes clear that new housing should be located *‘where it will enhance or maintain the vitality of rural communities’*. The development will support local services and facilities.

- 3.11 **Economic:** Occupants of the homes would support the services and facilities of Stanton. There would also be additional economic benefits to the local economy brought about from the dwellings’ construction. The proposal, therefore, meets the terms of the economic role and this approach is again reflected in paragraphs 77 and 78 of The Framework which recognizes that, where there are groups of smaller settlements, development in one village may support services in a village nearby. Furthermore, paragraph 78 requires Local Authorities to identify opportunities for villages to grow and thrive especially where this will support local services.

### **Local Planning Policy**

- 3.12 The Local Planning Policies relevant to the consideration of this proposal include the St Edmundsbury Core Strategy December 2010 and the Rural Vision 2031.
- 3.13 The Core Strategy and Rural Vision Policies seek to ensure that new dwellings are located in sustainable locations and Stanton, as a Key Service Centre, is a sustainable settlement that both documents recognize with this designation.
- 3.14 The site is well related to the village and in close proximity to village services and facilities.
- 3.15 The allocation of 90 homes to Stanton in the Rural Vision demonstrates the sustainability of the village. The construction of these homes is well underway so new housing allocations are needed and deliverable in the village.

## **4.0 The Proposed Allocation**

- 4.1 This proposal for housing allocation at Duke Street meets the requirements of The Framework to increase the allocation of small sites. The site is adjacent to the built-up area of the village of Stanton which is a Key Service Centre. The site is within reasonable walking distance of many of the services and facilities in this sustainable settlement.
- 4.2 We suggest that the allocation is for between 10 and 15 homes on the Duke Street site. A mix of houses should be required in order to address local housing needs.
- 4.3 The development of 10-15 homes on the Duke Street site would not create traffic issues on the vehicular access. The use of the site for residential development will sit comfortably in the residential surroundings and will contribute to the mix of housing types in the village. The design and scale of the new homes can be designed to complement the neighbouring properties.
- 4.4 Our clients are committed to developing the site if it is allocated for housing. Our clients have had advice from Merrifield's Chartered Surveyors who have confirmed that the site is viable to be developed for housing. The SHELAA notes that the site is owned by two owners. The owners are related and committed to developing the site and so this should not be a constraint to development.
- 4.5 The allocation can provide the following benefits:
- Housing to meet the Borough's housing requirement in a sustainable location;
  - House types such as bungalows and small homes to meet local needs. This could be specified in the allocation Policy for the site;
  - The development of a site that is well related to the built-up area of Stanton with little impact on the character of the countryside.
- 4.6 If any further information is required please contact Evolution Town Planning.

## **Appendix 1 – Site Plan**



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Birmingham-Rd

Old-Birmingham-Rd

Duke St

Duke St

A143