

West Suffolk Local Plan

No apologies for pushing the West Suffolk Plan and the consultation. This is your opportunity to have input into the piece of work that could have an impact on what living in Stanton and West Suffolk holds up until 2040.

The plan covers housing and employment developments and where they might be but it also covers infrastructure—just about anything needed for good quality living.

It is also an opportunity to air your views on concerns with the existing state of services that you think need improving to help us through to 2040. There is talk of opening classrooms up to allow a further 105 children into the Primary School but no apparent resolution to the current chaos on Upthorpe Rd.

The document says we cannot have housing development North of the A143, to the East because of the wildlife site and South and South West due to SSSI's so on offer is the land opposite the Rose and Crown—do you agree with the document, other sites have been suggested North of the A143. Also to look at is the A143 'corridor' and how development off that road will affect your ability to travel on the A143, remember there is a 1,400 home development on the cards between Great Barton and the Orttewell Road railway bridge junction with no real road improvements.

Stanton Community Village Hall Thursday 16th June from 3pm to 7pm In the Lounge and Small Hall

Drop in session to look at the plan, ask questions about it and then submit your comments and concerns about what you are seeing, this plan is going to impact on development in Stanton to 2040.

West Suffolk New Development Plan What it says about Stanton

3.7. Stanton

3.7.1. Stanton is a large village located 14 kilometres north-east of Bury St Edmunds and has a population of approximately 2,830 (2019 mid-year estimate). Stanton is made up of several elements including a smaller housing area to the north of the A143, the Shepherds Grove mobile home park to the east and the main part of the village immediately to the south of the A143. It has a good range of services and facilities which serve the resident population and surrounding settlements, including convenience food shop public house, health centre and GP surgery, a primary and pre-school, sport and leisure facilities and post. The settlement has good transport links to Bury St Edmunds and Diss along the A143.

Constraints and opportunities

- **Development potential to the north is fundamentally constrained by the boundary of the A143.**
- **There is least an hourly bus service from 9am (at the latest) to 5pm (at the earliest).**
- The county historic environment record shows Roman sites amongst others within and around the settlement which has a medieval core.
- **The smaller housing area to the north is partially covered by flood zone 3 due to the proximity of a tributary of the River Blackbourn.**
- Development to the east of Stanton is limited by a county wildlife site. An appropriate buffer will be needed to protect the wildlife site from any development within this area.
- There are sites of special scientific interest designations to the south and south-west which form a constraint to development in these areas.
- Development potential around Stanton is limited by ancient woodland and its associated protective buffers to the east, south and southwest.
- There are areas of grade 2 agricultural land to the north, west, south and east of the settlement.
- Stanton Post Mill is a designated scheduled ancient monument (SAM) and listed building. Any potential growth in this location or its wider setting.
- The settlement of Stanton should be protected from coalescence with Upthorpe.

Preferred allocations

3.7.2. One new site is proposed as preferred site for residential development in Stanton providing an indicative capacity of 200 dwellings. The level of development proposed is influenced by the overall housing requirement and the settlement strategy. This determines the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement. Further information on how housing numbers have been derived can be seen in part one of the local plan.

3.7.3. Further information on alternative site options considered but not taken forward can be seen in the table of omission sites in appendix B.

3.7.4. An existing preferred strategic employment site, as well as existing established employment areas have been identified for Stanton. Further details can be seen in chapter 7 employment. Each site is identified on the policies map.

3.7.5. Information on infrastructure can be seen in the draft infrastructure delivery plan (2022) which sets out baseline data for each settlement.

Policy and capacity considerations

- a. The site lies between Bury Road in the west and Bury Lane in the east. It largely comprises an arable field, with a dense species rich hedgerow to the north and eastern boundaries.
- b. There is a current planning application pending consideration on the site.
- c. The site should be subject to a development brief.
- d. Vehicular access to be provided via the A143.
- e. The site lies partially adjacent to the settlement boundary.
- f. Pedestrian & cycle links & connectivity to be provided to centre of village and recreational space to the east.
- g. Retain and enhance the existing boundary hedgerows with appropriate buffers.
- h. Provide a new landscaped boundary to the south with the countryside & to the west with the A143 Bury Rd.
- i. The site is within one kilometre of one or more established public rights of way and opportunities to connect to these will be encouraged.
- j. This site is partially or wholly within a minerals consultation area. The quantity and quality of the minerals resources beneath the site and the feasibility of either: extraction prior to development of the site, or use of some of the sand and gravel in the development itself should be assessed
- k. Ongoing discussions with infrastructure providers will establish and define infrastructure requirements generated by the site.

3.07a east of Bury Road, Stanton

New reference number: 3.07a

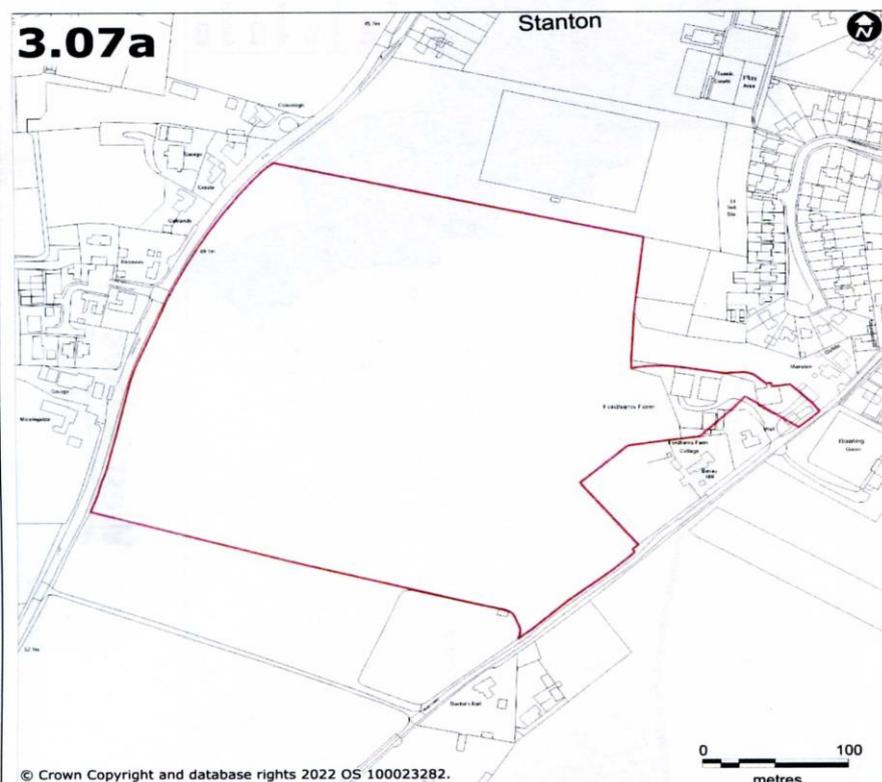
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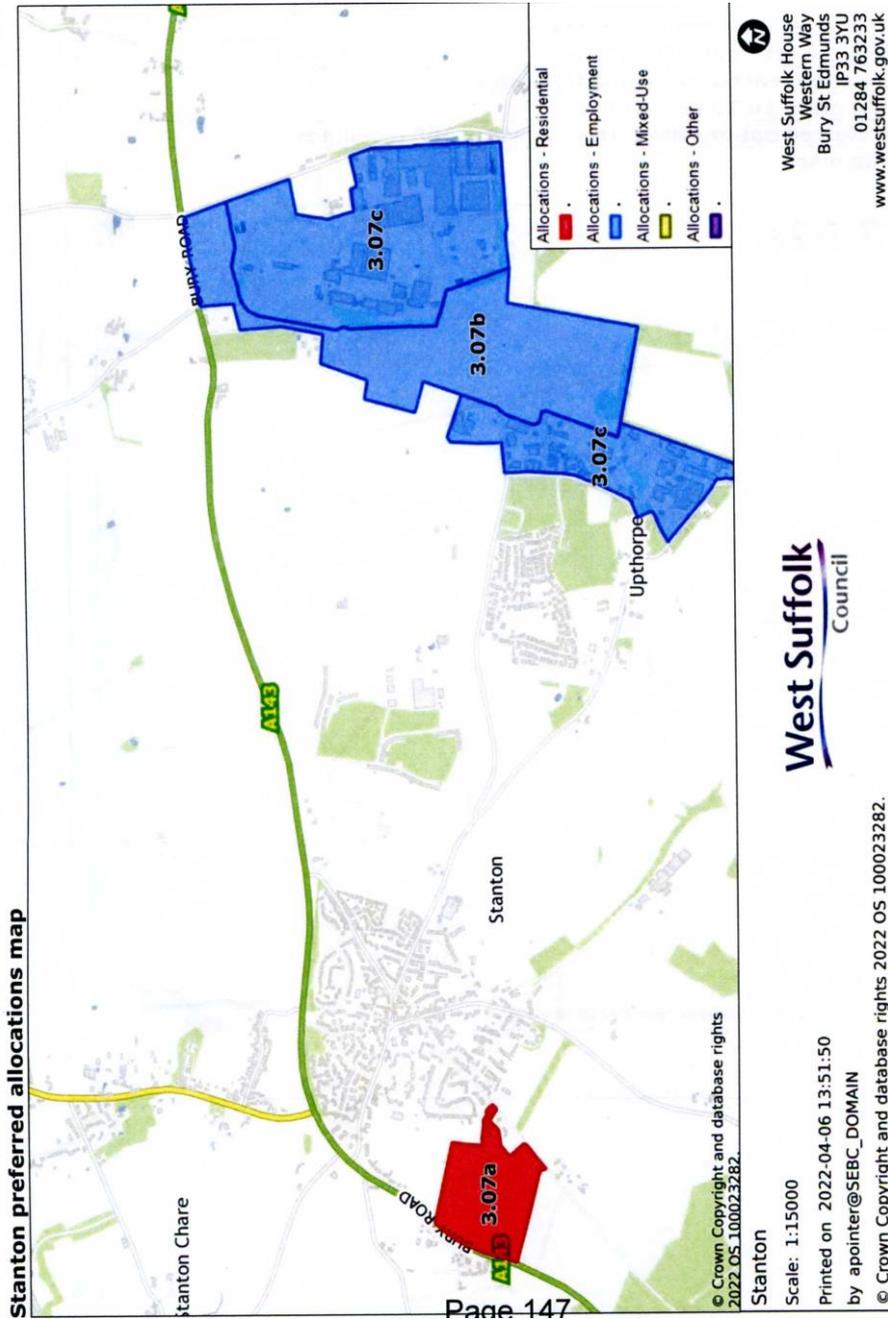
Location: east of Bury Road, Stanton

Site area: 10.39 hectares

Preferred options indicative capacity: 200 dwellings

Site map





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