**RESPONSE TO PLANNING APPLICATION DC/19/2481/OUT | Outline Planning Application (Means of Access and Landscaping to be considered) - up to 244 no. dwellings, open space and associated infrastructure. As amended by details received on 31st July 2020. | Land East Of Bury Road Stanton SuffolkDC/**

Stanton Parish Council acknowledge the willingness of Bloor homes to consult with the Parish Council on a number of occasions during 2019 and 2020 in respect of this application and will continue to work with the developer in the future should this application proceed.

At the Parish Council Meeting on 13 August 2020, Councillors listened to the presentation made by Bloor in respect of alterations made to the original planning application and have also considered significant feedback from residents received by word of mouth to Councillors, Social Media and through comments sent individually to the planning officers at West Suffolk Council

The changes to Bury Lane are to be welcomed. However, there is no detail as to how the cycleway will safely access the village centre as it passes through a narrow lane with no pedestrian pavement between the new development and Sturgeons Way.

Parish Councillors felt that the majority of traffic leaving the main development would join the A143 to turn left towards the main employment area and A14 corridor at Bury St Edmunds but also that a significant number of vehicles would need to turn right into oncoming traffic and towards the employment areas of the Shepherds Grove Ind Estate and A140/B1111 corridor to Norfolk. That ‘turn right’ manoeuvre would also be needed for traffic accessing the village such as parents driving children to school or visiting the village shops and facilities.

There are concerns that the extra traffic generated at this new junction would make it unsafe as the sheer volume of traffic at peak times on the A143 would lead to frustration from drivers as they try to exit. It is felt that this would be a hazard and cause accidents and would therefore be a risk to Highway safety.

Old Bury Road/Junction with the A143 is already a pinch point for Stanton traffic at peak times. Traffic exiting the village at Old Bury Road can often wait a long time to exit the junction (especially if turning right towards Bardwell or Barningham) causing a build-up of traffic towards the village. This could be replicated at the development junction.

The Parish Council has had a request for a reduction in the speed limit along the A143 approved in this area which would assist in slowing down traffic on the main road but would not affect the volume of vehicles which currently stands at an average daily flow of vehicles at 12,315 - <https://roadtraffic.dft.gov.uk/manualcountpoints/16671>

Many of these are large goods vehicles coming from and to the Industrial Areas of Stanton and also Eye Airfield which is also under development – <http://www.eyesuffolk.org/wp-content/uploads/2017/10/Eye-Airfield-Development-Framework-Feb-2013.pdf>

More importantly is the infrastructure of the Village. Councillors have heard from the GP surgery in the village that they are at capacity, especially so after an application to extend the surgery was not successful. There are parking issues at its current location which leads to complaints from residents and ideally an alternative site needs to be identified for the surgery to be moved before the village expands any more.

The consideration of the provision of a Doctors Surgery within the development could be a solution to this issue.

Councillors are aware of plans for a health hub in the village at a site in Upthorpe Road but they are not party to the negotiations and do not know what this proposal will provide in the way of GP capacity and healthcare.

Nor is there currently a time frame for the works to take place.

There are believed to be no primary school places available with village children having to be educated outside of the village although it is understood that the school has capacity for growth and this needs to be addressed before any further development is planned.

It is therefore absolutely essential that the village infrastructure is addressed before any development is allowed. Failing to plan ahead for the proposed increase in of an estimated 1000 residents will cause significant difficulties in the future. It is imperative that the Village considers the next ten years and beyond and the legacy of what might be left for others to attend to.

The County Council, District Council and Parish Council all have a duty of care to always act in the best interests of others and do not believe at this moment in time that a development of this size can be accommodated without risk of harm to the Village and its residents.