

STANTON PARISH COUNCIL AND BLOOR'S DEVELOPMENT

Considerations on the Bloor Homes development as planned, will it be detrimental to Stanton Village?

The access from the site to the A143

On examination of the attached map, provided by Bloor, of the site's access to the A143 it could easily be assumed that at times of maximum traffic, i.e. mornings and evenings, exiting the site could be problematic in the case of a right turn in the direction of Old Bury Road, The Chase, or to proceed towards the B1111 to Barningham or to continue onwards towards Diss or the intervening villages. The difficulty being the negotiation of two lanes, one of which is the constantly busy lane westward towards Ixworth and Bury St Edmunds.

There can be no doubt that this fact alone could add to the already heavy traffic usage recorded on the particular section of the A143 where this access is planned to be situated.

In the summer of 2022 the 30mph speed limit was imposed on the A143 through most of Stanton. As a result of this, Norfolk and Suffolk Constabularies Road Safety Camera Team carried out a survey on the stretch of road between the Rose and Crown and the Shell Garage. The results of this survey were submitted to Stanton Parish Council Clerk on the 8th of August 22, and the total number of vehicles recorded travelling either in the direction of Bury St Edmunds, or towards Diss, in a 7 day period amounted to 98,885.

This could easily encourage a tendency to turn left exiting the site to reach the centre of the village by use of Wyken Road to gain access to the Street, which could cause massive disruption in the heart of the village particularly during rush hours and school run times. Further eastward progress towards Diss could be achieved by use of Hepworth Road which currently has its own inherent problems.

Village Infrastructure

The local infrastructure in relation to Medical and Educational services is already at maximum capacity. Indeed, there are insufficient school places for children currently living in the Village. There is a real concern around whether Stanton Medical Centre can cope with an influx of in excess of 200 families or if this would cause overstretch and a degradation of these services.

Notwithstanding the Co-op shop development, Stanton has limited services which are situated mainly in the centre of the Village, (Village Shop, Hairdressers, Post Office, Bakery, Chip Shop, Pub and Church), where there are limited parking spaces. Given the likelihood of increased use of Wyken

Road and limited space on the Street, there is a very strong probability of severe congestion in the village centre on a daily basis.

Explanation, Section 106.

Section 106 of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally binding agreement or planning obligation with a landowner as a part of the granting of planning permission. The developer, as part of the agreement, will provide funds to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing. The funds are paid to the planning Authority.

SI06 payments are required to meet legal tests; are directly related to the development, and are deemed to make the development acceptable in planning terms. They should be fairly and reasonably related in kind and scale to the development. SI06 payments are paid directly to the Planning Authority who have the power to pay out funds according to their perceived priorities. There is no guarantee Stanton will benefit from all of the money paid by the developer, the allocation for secondary education will go elsewhere but will be for the benefit of Stanton children. Notwithstanding the developer's undertaking to complete specific building works related to the development which will benefit a small proportion of the Village's inhabitants, Stanton Village is not guaranteed to be the sole beneficiaries of the total SI06 payments made by Bloor. The SI06 is a legally binding agreement and it is imperative that all requirements are considered before it is signed off.

Environmental Issues

Currently, the Government Housing Minister has expressed concerns about the amount of green field sites which are being developed for housing and has indicated that the preferred option would be for brown field sites to be developed first. The proposed Bloor development is situated on agricultural land and given the current international situation regarding food supply, as a country, we should be protecting agricultural land for food production.

Final Comment

It is a given that Stanton Community is not against housing development per se, provided it is situated in a more suitable area than that proposed by Bloor Homes. Newcomers will be welcomed with open arms provided there is the infrastructure to support them. Sadly, it is a fact that the Bloor development meets none of the criteria required for a successful estate in its currently proposed location.

To: West Suffolk Council Planning Department,
West Suffolk House,
Western Way,
Bury St Edmunds,
Suffolk IP33 3YU

REFERENCE: OUTLINE PLANNING APPLICATION
DC/19/2481/OUT BLOOR HOMES DEVELOPMENT.
LAND EAST OF BURY ROAD STANTON.

Web link: <https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2Z471PDJKP00>

In accordance with the attached document please tick the appropriate box and add any comments based on planning grounds

I, the undersigned, wish to register my objection to the above mentioned Development in the Village of Stanton, Suffolk.

I support the Development

Comments.

Name.....

Address.....

.....
.....

.....