

Proposed Exception Site Frequently Asked Questions

August 2025

What is an exception site?

An exception site is a group of new build house which would be for affordable rental /shared owned etc who have a connection to the village. This would allow parishioners to have family members return to the village, those that have moved away due to cost or those living with parent/relatives to have a house of their own, to return.

Who drives an exception site

The local Parish Council are the drivers of a scheme. They appoint a housing association to run the scheme for them. Barton Mills have appointed Haverbury Housing Partnership (HHP).

Is there a need for exception housing?

Yes. The parish council has undertaken 2 surveys with some considerable time in between, and on both occasions, the data was similar on both occasions for 15 to 20 houses. Some of the people who were interested have since left the village, but the project would allow them to return to the village if they so desired and we have had new enquiries since the survey.

Why not use land within the village settlement boundary?

Exception site rules say that the land must be outside the settlement boundary. The site however must be adjacent/close to the settlement boundary, acceptable to the planners and the landowner must be prepared to sell (at nominal value) or give it to the scheme.

Why not look at other sites in the village?

The parish council has made a call for possible site and some landowners did come forward. Unfortunately, these had a variety of issues of accessibility, size, planning restrictions etc. Some offers of land were later withdrawn. The current proposed location is therefore the only site that meets all the requirements. It is this site or nothing.

Will this be part of the development of the whole site?

This is a stand-alone project and has no bearing or connection on any future change of use, the owner may wish to apply for on the rest of the field.

It is also separate from the Neighbourhood plan.

Why not use the land owned by west Suffolk behind the previous exemption housing off Church Lane?

We did have a commitment from West Suffolk to give us this plot of land, and this was our preferred option, until WSCC withdrew the promise. This has caused some confusion by advising it is available for housing. They are exploring standard avenues of development which would only have 30% affordable, no Barton Mills connections and unknown/long term timescales. This site is therefore not available for an exception site scheme.

The old Newmarket Rd is a 60 mile per hour limit for cars. Wouldn't this be dangerous?

Part of the plan is to ask Highways England to make this a 30 mile per hour limit from the top of Bell Lane. We will be asking for this to be extended to the top of Church Lane.

There is no pathway for pedestrians.

The plan includes a pathway from the entry point towards the top of Bell Lane.

The site will be noisy from the A11 traffic.

The plan includes a number of new trees on both sides of the site to absorb much of the noise pollution which will benefit everyone in the village. The scheme will by its nature will reduce sound to other areas close by. The properties will be constructed to meet sound requirements and there may be other mitigating measures.

Will the development be detrimental to the environment?

New building will have heat pumps and other environmentally friendly technologies to reduce the costs and emissions and the planting of trees and shrubs in the landscape in and around the site will help offset any potential impact.

What is the status of the Scheme?

At the planners request, additional landscaping designs were required. These drawing are currently under consultation (Aug 25). It is hoped a favourable decision will be achieved Nov/Dec 2025. Construction would then commence in the spring of 2026. Houses will then be complete late 2026/early 2027.

Who is building the houses?

Havebury are working in Partnership with a local developer “Cocksedges” who will build the home.

How do you get one of these houses

You will need to register with Havebury. You must then have a “connection” to the village. For the affordable rental and shared ownership there will be other qualifying factors. At the point they are closer to becoming available the Parish Council will provide more details.