

Resident Guide: Summary of Key Objection Grounds (Bulbery Field Development)

This guide summarises the key planning objections to the proposed development of approximately 62 homes at Bulbery Field, Duck Street, Abbots Ann. It is designed to help residents prepare their own individual objections by highlighting the strongest and most relevant planning issues.

1. Conflict with Local Planning Policy and Countryside Protection

The site lies outside the village settlement boundary, where new housing is normally restricted. Development in this location is considered countryside encroachment and conflicts with the adopted Local Plan. Residents can object on the basis that the proposal would expand the village into open rural land and undermine the existing planning strategy designed to protect countryside areas.

2. Harm to Village Character and Landscape

The field forms part of the open rural setting that gives Abbots Ann its character. The proposed housing would change the appearance of the area, introducing a more urban form into a rural setting. Residents may wish to highlight how the development would affect views, the village's linear layout, and its historic rural identity.

3. Impact on Heritage (Bury Hill Camp Scheduled Monument)

The site is close to Bury Hill Camp, an important designated heritage asset. Its significance depends partly on its quiet, open setting. Increased housing, lighting, and activity could harm this setting. Objections can emphasise that national policy requires strong protection of such heritage assets.

4. Traffic, Road Safety and Access Concerns

Local roads, especially Duck Street, are narrow and already busy, particularly at school times. Residents can raise concerns about:

- Increased traffic and congestion
- Safety risks for pedestrians and cyclists
- Limited visibility and road capacity
- Lack of realistic public transport alternatives

The development is likely to increase reliance on private cars, worsening existing problems.

5. Drainage, Flooding and Sewer Capacity

There is insufficient evidence that drainage can be managed safely. Local concerns include:

- Existing flooding issues in the area
- Limited sewer capacity and reliance on intervention to prevent overflow
- Risk of increased surface water runoff

Residents may object on the basis that the proposal could worsen flooding and strain infrastructure, with unclear mitigation.

6. Ecology, Wildlife and Light Pollution

The site supports important habitats such as hedgerows and bat corridors. The proposal may harm biodiversity and introduce street lighting into a currently dark rural environment. Residents can highlight:

- Loss or fragmentation of habitats
- Risks to protected species such as bats

- Insufficient evidence of biodiversity net gain
- Negative impact of artificial lighting on wildlife and rural character

7. Lack of Secured Infrastructure and Community Benefits

Many of the claimed benefits—such as affordable housing, infrastructure, and long-term management of the site—are not yet guaranteed. Residents can question whether:

- Affordable housing will actually be delivered
- Local infrastructure (schools, roads, drainage) can cope
- Legal agreements are in place to secure promised benefits

8. Premature Application (Emerging Local Plan)

The applicant relies heavily on a future Local Plan that is not yet approved. Residents can argue that:

- The emerging plan carries limited weight
- It may still change or be rejected
- Decisions should be based on the current adopted plan, which does not support this development

9. Overall Concern

When taken together, the proposal raises multiple serious issues across planning policy, environment, infrastructure, and community impact. Residents can argue that the cumulative harm outweighs any potential benefits.

How to Use This Summary

Residents are encouraged to write in their own words and focus on the issues that matter most to them. Personal experiences (e.g. traffic, flooding, local wildlife) can strengthen objections when linked to planning concerns. Avoid copying text exactly and ensure your submission reflects your individual perspective.