



Planning Policy Statement

1. Introduction

Brandon Town Council is committed to guiding development in a way that enhances the town's unique character, protects its sensitive environment, and supports the wellbeing of its residents. This policy aligns with the West Suffolk Local Plan 2024–2041 (Draft) and Suffolk County Council policy as well as incorporating insights from the Brandon Commission, a body of experts shaping the town's future.

Town Councils are statutory consultees, meaning they must be informed of planning applications within their parish. However, their comments are advisory and considered alongside other factors and they must base their comments on material planning considerations.

2. Vision for Brandon

Brandon will be a thriving, inclusive, and sustainable market town that:

1. Respects its ecological surroundings, including the Breckland Special Protection Area.
2. Supports local businesses and employment.
3. Provides high-quality housing and infrastructure.
4. Enhances community wellbeing and access to nature.

3. Strategic Objectives

1. Environmental Protection: Environmental protection requires proactive measures to safeguard habitats from degradation. By conserving forests, waterways, and wildlife corridors, we ensure that ecosystems remain resilient and able to sustain life for generations to come.
2. Sustainable Growth: Support development of homes within ecological constraints.
3. Community Engagement: Ensure residents have a voice in shaping their town on large developments.
4. Economic Vitality: Encourage local enterprise and tourism.
5. Infrastructure Improvement: Advocate for transport, education, and healthcare upgrades.

4. Planning Policies

Policy BT1: Housing Development

1. Support small-scale residential developments that respect ecological buffers.
2. Prioritise brownfield sites (e.g., former library or bingo hall locations).
3. Require affordable housing in line with West Suffolk standards.

Policy BT2: Design and Heritage

1. New developments must reflect Brandon's market town character.
2. Protect heritage assets and enhance public spaces.
3. Encourage use of local materials and sustainable construction.

Policy BT3: Environment and Biodiversity

- 1.No development within the Breckland SPA buffer zones unless justified by overriding public interest.
2. Support tree planting, green corridors, and biodiversity net gain.
3. Promote low-carbon and energy-efficient buildings.
- 4.Standalone tree works and TPOs will not be reviewed as determined by Senior Arboricultural Officer at West Suffolk Council. However, tree works and TPOs relating to projects will be considered by Brandon Town Council.

Policy BT4: Economic Development

1. Encourage reuse of vacant commercial sites.
2. Support local manufacturing, retail, and tourism. within planning regulations.

Policy BT5: Infrastructure and Transport

1. Advocate for improvements to Brandon railway station and bus services.
2. Support walking and cycling infrastructure.
3. Ensure new developments contribute to local infrastructure needs.
4. The Council will seek to minimise the impact of heavy goods vehicle movements through our town, whilst supporting appropriate employment and industrial development that provides economic benefit to our community.

Policy BT6: Community Wellbeing

- 1.Promote access to green spaces
2. Support community facilities including schools, healthcare, and leisure.
3. Encourage inclusive design for all.

Policy BT7: Alignment with County Planning Standards

- 1.All developments must comply with Suffolk County Council’s design, transport, and environmental standards.
2. Applications should include travel plans and demonstrate sustainable transport options.

Policy BT8: Climate and Biodiversity

- 1.Support Suffolk’s goal to become the Greenest County.
2. Require biodiversity net gain and carbon reduction measures in all major developments.
3. Encourage use of renewable energy and water-efficient technologies, however not supportive of solar parks or wind turbines on a commercial scale.

Implementation and Monitoring

Planning decisions will be guided by this policy and reviewed annually. The Town Council will work with West Suffolk Council and the Suffolk County Council to monitor progress and adapt to changing needs.



Commenting on Planning Applications

Members and residents are encouraged to comment on planning applications to ensure local views are considered. When submitting comments, it is important to focus on 'material considerations'—issues that planning authorities can legally take into account.

Material considerations include:

- Intentional Unauthorised Development
- Traffic and highway safety
- Noise and disturbance
- Design, appearance, and layout
- Impact on heritage assets and conservation areas
- Overlooking and loss of privacy
- Environmental effects (e.g., pollution, biodiversity)
- Flood risk and drainage
- Compliance with local and national planning policies
- Infrastructure capacity (e.g., schools, healthcare)
- Economic impact and employment opportunities

Comments should be submitted through the West Suffolk Council planning portal or sent directly to the Town Council during consultation periods.