

20 November 2009
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Planning Policy
St Edmundsbury Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

POST ROOM
22 NOV 2009
WEST SUFFOLK HOUSE

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For the attention of I Poole Esq

By post and email: ldf@stedsbc.gov.uk

Dear Mr Poole

Site Allocations Development Plan Document Reference AS04

Please find enclosed:-

- A completed Site Submission form;
- A site plan;
- Copy of the Wickhambrook Constraints Analysis plan prepared for your council by Nathaniel Litchfield & Partners, with the site identified; and
- A table explaining how the site relates to the constraints identified on the plan's key.

We are aware that in support of the Local Development Framework, you may require us to produce additional technical information relating to the site. As and when that information is required, please let us know with sufficient time that such evidence may be produced.

Yours sincerely



Mark Russell
Associate Director

Encs



St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM



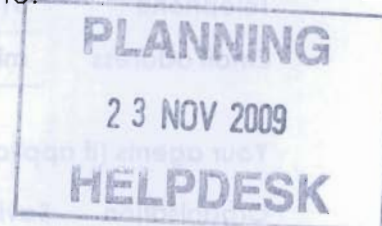
St Edmundsbury
BOROUGH COUNCIL

We are currently identifying sites with development potential as part of the Local Development Framework. This form should be completed to suggest sites that you think should be considered by the Council for their availability for development over the next 20 years.

Please complete and return this form by **Friday 20 November 2009** to:

Planning Policy
St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

Or email it to: LDF@stedsbc.gov.uk



ALL INFORMATION SUBMITTED WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION AND MAY BE THE SUBJECT OF PUBLIC CONSULTATION AS PART OF THE LDF PROCESS

Guidance

- 1 Please use a separate form for each site and complete the form to the best of your knowledge.
- 2 Do submit sites that:
 - would be available for development or redevelopment in the next 20 years; and
 - are more than 0.2 hectares (0.5 acres).
- 3 Do not submit sites that:
 - already have planning permission for development unless a new and different proposal is likely in the future; and
 - are outside of the St Edmundsbury local authority area.
- 4 Details of existing constraints can be obtained from a number of sources.
 - Information on floodplains can be found at www.environment-agency.gov.uk
 - Information on nature designations can be found at www.natureonthemap.org.uk
 - Details of special landscape areas and conservation areas can be obtained from the existing replacement Local Plan at www.stedmundsbury.gov.uk

1. CONTACT DETAILS

Your name **Michael Batt**

Organisation **Greene & Greene**

Address **80 Guildhall Street**

Bury St Edmunds

Suffolk

Postcode **IP33 1QB**

Telephone

Email address

Your agents (if applicable) **Mark Russell**

Organisation **Savills (L&P) Ltd**

Address **50 Princes Street**

Ipswich

Suffolk

Postcode **IP1 1RJ**

Telephone

Email address

Site Owner **Michael Batt**

Address **Greene & Greene**

80 Guildhall Street

Bury St Edmunds

Suffolk

Postcode **IP33 1QB**

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: **Yes**

2. SITE DETAILS

Site name Land at Bunters Road

Location South of Bunters Road, Wickhambrook - Site Plan enclosed

Total Area 1.55(ha)

Of which 0(ha) is on brownfield land

Of which 1.55(ha) is on greenfield land

Current use(s) (please specify last use if vacant)

Farming

Suggested uses

residential based development

3. DEVELOPMENT CONSTRAINTS

Is the suggested use subject to any of the following constraints?

Constraint	Yes/No	Comments
Flood Plain	No	Refer to Infrastructure and Environmental Capacity Appraisal by Nathaniel Lichfield and Partners for St Edmundsbury Borough Council & Forest Heath District Council. Final Report May 2009.
Nature designation	No	Refer to Infrastructure and Environmental Capacity Appraisal by Nathaniel Lichfield and Partners for St Edmundsbury Borough Council & Forest Heath District Council. Final Report May 2009.
Land contamination	No	Refer to Infrastructure and Environmental Capacity Appraisal by Nathaniel Lichfield and Partners for St Edmundsbury Borough Council & Forest Heath District Council. Final Report May 2009.
Conservation Area	No	Refer to Infrastructure and Environmental Capacity Appraisal by Nathaniel Lichfield and Partners for St Edmundsbury Borough Council & Forest Heath District Council. Final Report May 2009.
Special Landscape Area	No	Refer to Infrastructure and Environmental Capacity Appraisal by Nathaniel Lichfield and Partners for St Edmundsbury Borough Council & Forest Heath District Council. Final Report May 2009.

How close is the nearest bus stop?	75 metres Bus service number 344
How close is the nearest primary school?	65 metres
How close is the nearest shop that will provide day-to-day food needs?	40 metres
How close is the nearest doctor's surgery?	0.5 kilometres

If there are constraints to development, what interventions could be made to overcome them?

No apparent constraints to development of the site as confirmed in Infrastructure and Environmental Capacity Appraisal by Nathaniel Lichfield and Partners for St Edmundsbury Borough Council & Forest Heath District Council. Final Report May 2009.

The site is relatively flat, there are no third party ownership issues in accessing the land, there are no identified contamination issues and the owner has confirmed that the land would be available for development.

Policy constraints: How does the proposal conform with current national, regional or local planning policies?

National

Policy for Development in the Countryside is provided for in PPS 7 which at Paragraph 3 confirms that development away from Urban Centres should be focused on Local Service Centres – Wickhambrook is designated as one such Centre therefore development at AS04 would be consistent with this policy

Regional

Policy for Development is set out under the Regional Spatial Strategy which confirms at Paragraph 3.16 that Larger villages will be developed in such a way as to help meet housing needs. - Wickhambrook is designated as one such village therefore development at AS04 would be consistent with this policy

Local

The Proposals map under the current Local Plan defines the boundary of Wickhambrook so as to exclude AS04, however the LDF Core Strategy designates Wickhambrook as a Key Service Centre. In addition the Core Strategy confirms that development proposals adjacent to current boundaries of Key Service Centres and with a strong relationship to services would be appropriate. – Therefore development of AS04 would be in accordance with these policies.

The Infrastructure and Environmental Capacity report prepared as part of the LDF process comments on Wickhambrook and particularly defines site AS04 as being partially within the zone identified for “infill/minor extension opportunity” and wholly within the “Settlement Buffer” identified. (Copy of plan with AS04 identified is attached).

4. OTHER INFORMATION

Has the viability of the site been tested? If so, please include details.

No specific viability appraisal has been undertaken, however, as no constraints to development have been identified and the landowner has confirmed that this site would be available for development we consider that the current market if this site was made available that developers would be interested in taking the site forward.

Level of developer interest, if known: **Untested, but expected to be high**
Low Medium High

Likely time frame for development:

0-5 years 6-10 years 10-15 years Beyond 15 years

Any further information: (Continue on separate sheets if necessary) Please supply

four copies of any supportive statements or an electronic version.

Given the nature of Wickhambrook as a settlement based around a number of separate "Greens" the site's design would be capable of taking into account retention of a separation between the site and Willow End/Mole Hill as part of the open space provision on the site.

St Edmundsbury Local Development Framework

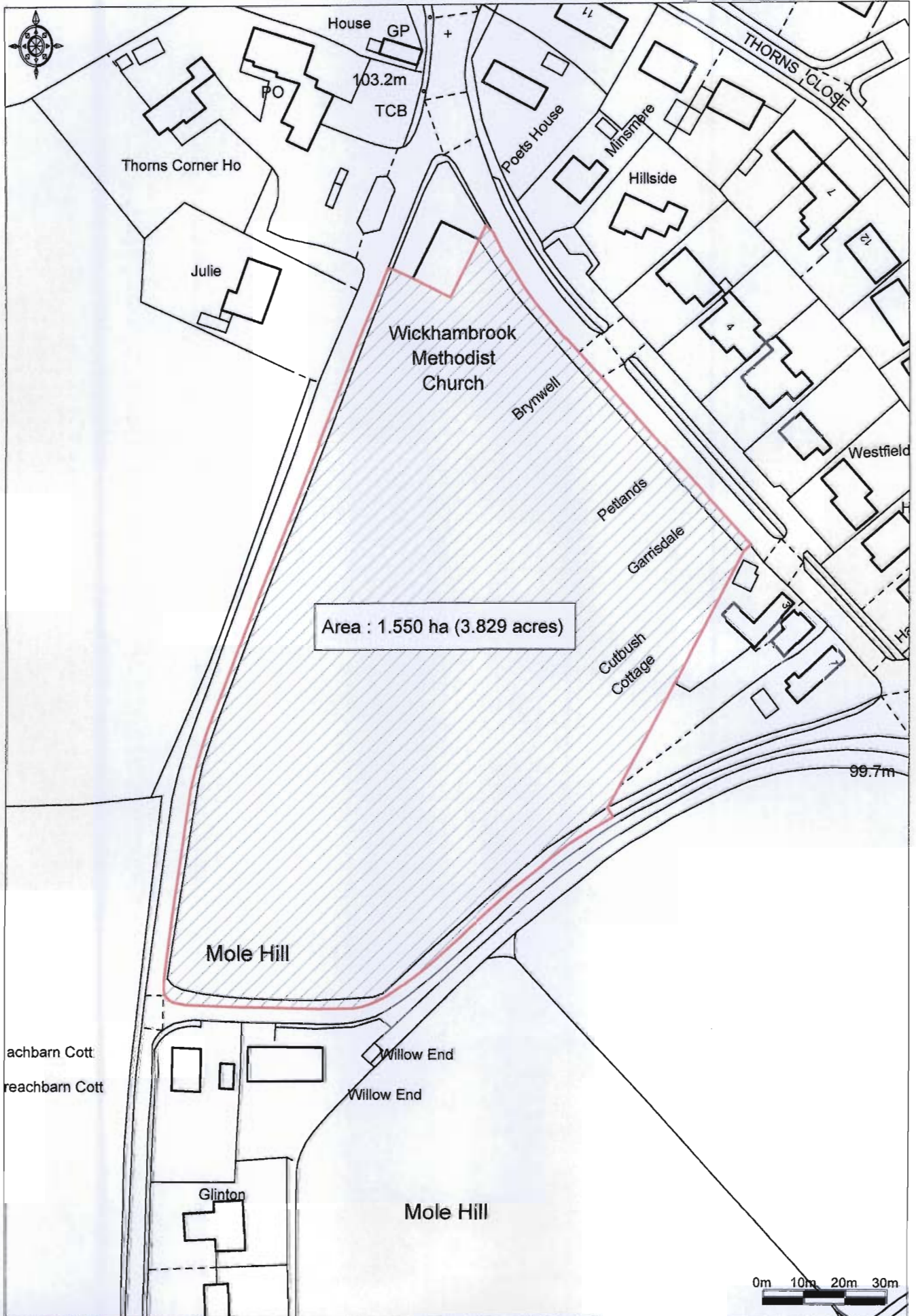
Site Allocations Development Plan Document

SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	Positive
2	To maintain and improve levels of education and skills in the population overall	Positive
3	To reduce crime and anti-social activity	Neutral
4	To reduce poverty and social exclusion	Positive
5	To improve access to key services for all sectors of the population	Positive
6	To offer everybody the opportunity for rewarding and satisfying employment	Neutral
7	To meet the housing requirements of the whole community	Positive
8	To improve the quality of where people live and to encourage community participation	Positive
9	To improve water and air quality	Neutral
10	To conserve soil resources and quality	Negative
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive
12	To reduce waste	Positive

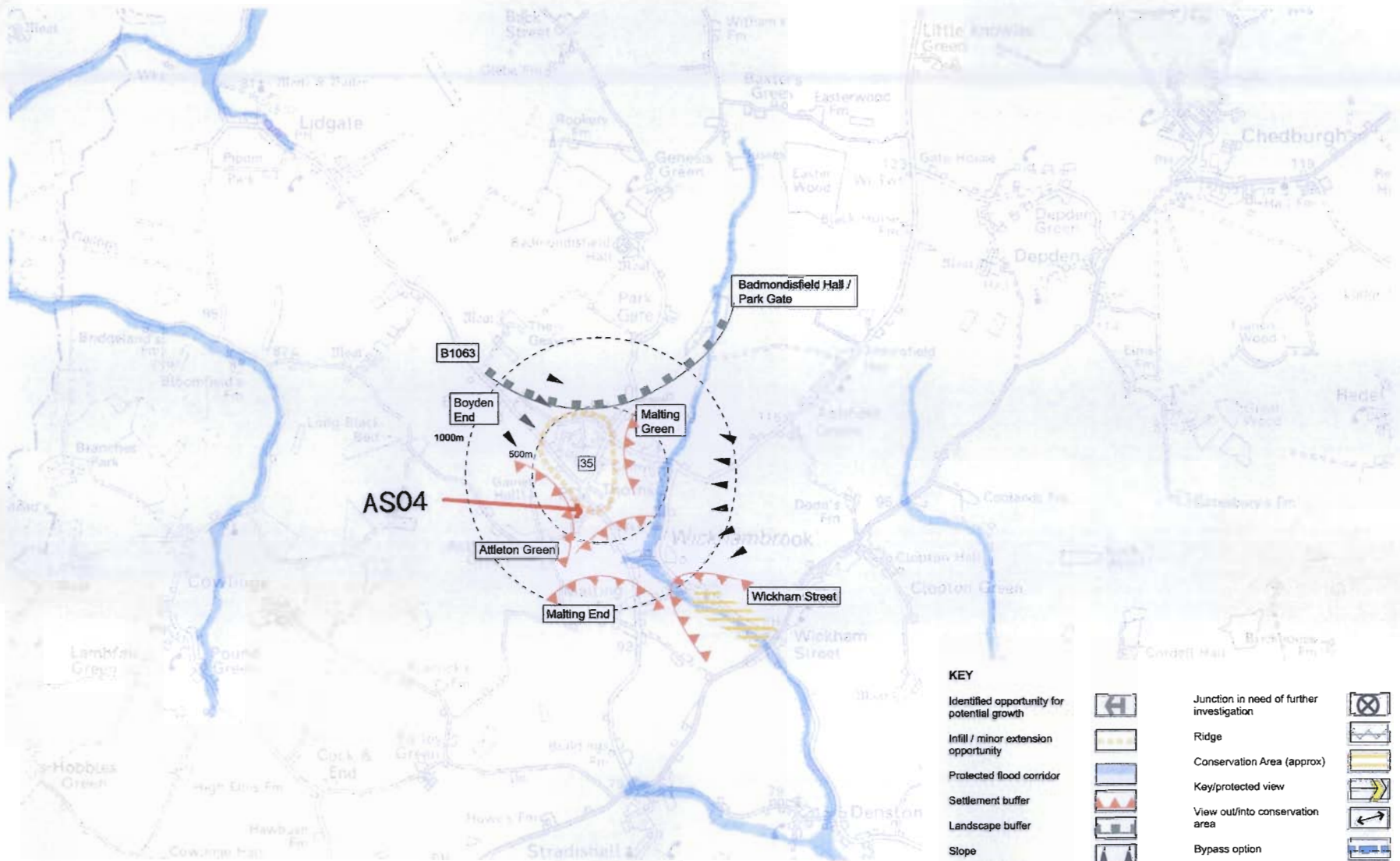
	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
13	To reduce the effects of traffic on the environment	Neutral
14	To reduce contributions to climate change	Neutral
15	To reduce vulnerability to climatic events	Positive
16	To conserve and enhance biodiversity	Positive
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Neutral
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Positive
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive
20	To revitalise town centres	Neutral
21	To encourage efficient patterns of movement in support of economic growth	Positive
22	To encourage and accommodate both indigenous and inward investment	Positive

Land at Wickhambrook



Area : 1.550 ha (3.829 acres)

achbarn Cott
reachbarn Cott



KEY

Identified opportunity for potential growth		Junction in need of further investigation	
Infill / minor extension opportunity		Ridge	
Protected flood corridor		Conservation Area (approx)	
Settlement buffer		Key/protected view	
Landscape buffer		View out/into conservation area	
Slope		Bypass option	
Green corridor		Key infrastructure relevant to growth (see inset map)	
Need for new boundary to settlement		Open Access Land	
Existing defensible boundary to settlement		Walking catchments	

**Tabular comparison of Nathaniel Lichfield and Partners
Opportunities & Constraints plan for Wickhambrook
Site AS04**

Table	Comment relating to AS04
Identified opportunity for potential growth	N/A
Infill/minor extension opportunity	AS04 is partially inside area
Protected Flood Corridor	AS04 is significantly outside corridor
Settlement Buffer	AS04 is within Buffer
Landscape Buffer	Does not effect AS04
Slope	Does not effect AS04
Green corridor	N/A
Need for new boundary to settlement	Not referred to on plan, but would be required
Existing defensible boundary to settlement	N/A
Junction in need of further investigation	N/A
Ridge	N/A
Conservation Area	Does not effect AS04
Key Protected View	N/A
View out into countryside	N/A
Bypass Option	N/A
Key Infrastructure relevant to growth	N/A
Open Access Land	N/A
Walking Catchments	Whole of AS04 is within 500m zone