

20 November 2009  
M/BATT/edmund.ltrAS05.1911.doc



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

Mark Russell  
E: [mrussell@savills.com](mailto:mrussell@savills.com)  
DL: +44 (0) 1473 234823  
F: +44 (0) 1473 234808

50 Princes Street  
Ipswich IP1 1RJ  
T: +44 (0) 1473 234 800  
[savills.com](http://savills.com)

**For the attention of I Poole Esq**

By post and email: [ldf@stedsbc.gov.uk](mailto:ldf@stedsbc.gov.uk)

Dear Mr Poole

**Site Allocations Development Plan Document Reference AS05**

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

A black rectangular box redacting the signature of Mark Russell.

Mark Russell  
Associate Director

Encs



# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document



*St Edmundsbury*  
BOROUGH COUNCIL

### SITE SUBMISSION FORM

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@stedsbcc.gov.uk](mailto:LDF@stedsbcc.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](http://www.environment-agency.gov.uk)
  - Information on nature designations can be found at [www.natureonthemap.org.uk](http://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](http://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 **[REDACTED]**

Email address **[REDACTED]m**

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

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

Address **50 Princes Street**

**Ipswich**

**Suffolk**

**Postcode IP1 1RJ**

Telephone **[REDACTED]**

Email address **[REDACTED]**

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 Cemetery Road

**Location** Land to the east of Cemetery Road, Wickhambrook – Site Plan enclosed

**Total Area** 1.08(ha)

Of which 0(ha) is on brownfield land

Of which 1.08(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?                                     | 100 metres<br>Bus service number 344 |
| How close is the nearest primary school?                               | 380 metres                           |
| How close is the nearest shop that will provide day-to-day food needs? | 310 metres                           |
| How close is the nearest doctor's surgery?                             | 0.25 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 AS05 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 AS05 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 AS05 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 AS05 as being partially within the zone identified for “infill/minor extension opportunity” and wholly within the “Settlement Buffer” identified. (Copy of plan with AS05 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.**

# St Edmundsbury Local Development Framework

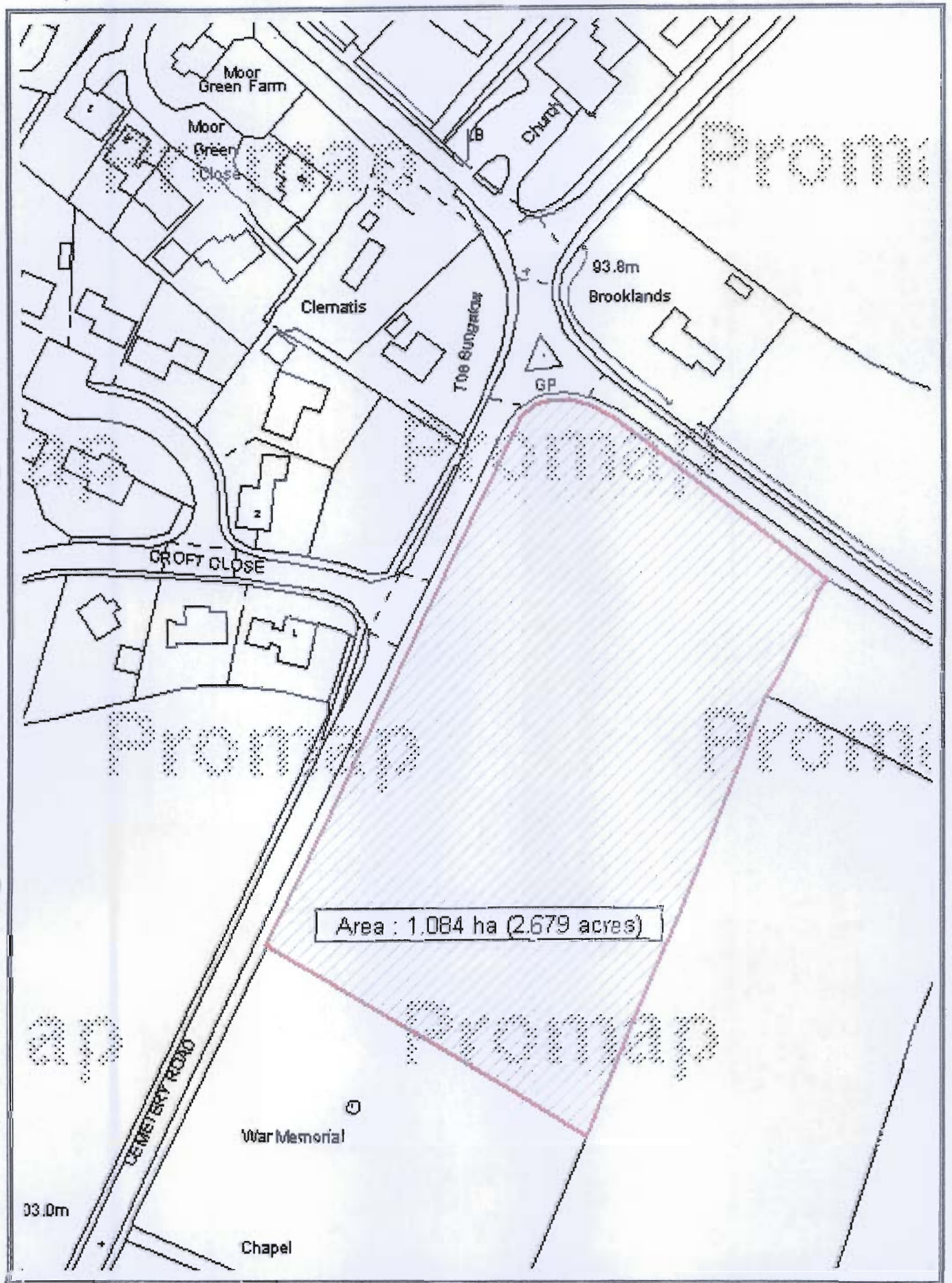
## Site Allocations Development Plan Document

### 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                                       | <b>Positive</b>  |
| 2  | To maintain and improve levels of education and skills in the population overall      | <b>Positive</b>  |
| 3  | To reduce crime and anti-social activity  | <b>Neutral</b>   |
| 4  | To reduce poverty and social exclusion  | <b>Positive</b>  |
| 5  | To improve access to key services for all sectors of the population                   | <b>Positive</b>  |
| 6  | To offer everybody the opportunity for rewarding and satisfying employment            | <b>Neutral</b>   |
| 7  | To meet the housing requirements of the whole community                               | <b>Positive</b>  |
| 8  | To improve the quality of where people live and to encourage community participation  | <b>Positive</b>  |
| 9  | To improve water and air quality  | <b>Neutral</b>   |
| 10 | To conserve soil resources and quality  | <b>Negative</b>  |
| 11 | To use water and mineral resources efficiently, and re-use and recycle where possible | <b>Positive</b>  |
| 12 | To reduce waste   | <b>Positive</b>  |

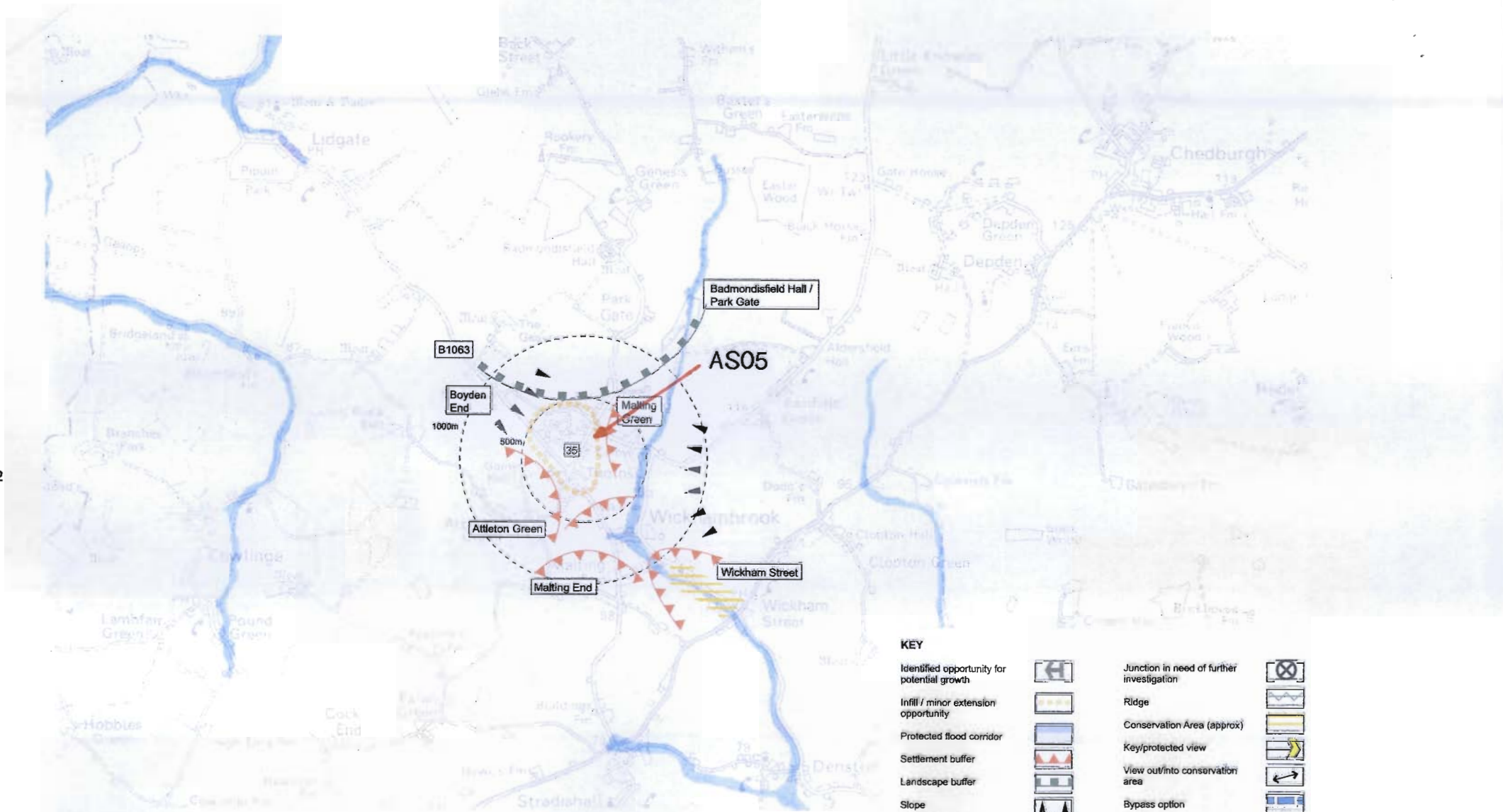
|           | <b>SA Objective</b>   | <b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b> |
|-----------|---|---|
| <b>13</b> | To reduce the effects of traffic on the environment   | <b>Neutral</b>  |
| <b>14</b> | To reduce contributions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





Note: Reproduced from the Ordnance Survey Map with the permission of the controller of H.M. Stationery Office.  
 ©Crown copyright: licence number 100024244 Savills (L&P) Ltd.  
 NOTE- Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed.





**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 AS05**

| <b>Table</b>                                | <b>Comment relating to AS05</b>                |
|---|--|
| Identified opportunity for potential growth | N/A  |
| Infill/minor extension opportunity          | AS05 is partially inside area                  |
| Protected Flood Corridor                    | AS05 is significantly outside corridor         |
| Settlement Buffer                           | AS05 is within Buffer                          |
| Landscape Buffer                            | Does not effect AS05                           |
| Slope                                       | Does not effect AS05                           |
| 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 AS05                           |
| 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 AS05 is within 500m zone              |

PLANNING

23 NOV 2009

HELP