

31 July 2009
CAPL/SPEC/A3/WL/ML

AS15

ON DATA-BASE

Mr I Poole
Planning Policy
Planning & Engineering Services
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

Will Lusty BA (Hons) Dip TP MRTPI

Unex House
132-134 Hills Road
Cambridge CB2 8PA

By Post & Email
E: ian.poole@stedsbc.gov.uk

Dear Mr Poole

LAND AT BARNINGHAM

I enclose on behalf of our client, Mrs Stamper, a plan showing her land at Barningham.

Our client would be very grateful if this site could be considered by the Council alongside other sites that have been submitted to you to date, within the context of the Site Allocations Development Plan Document.

Very sadly, at the time of the Issues and Options Consultation, our client's farming partner passed away and these personal circumstances meant that the opportunity to put the site forward at the Issues and Options stage was regrettably missed.

Our client's site is a deliverable opportunity for housing development, being available, suitable and achievable. Indeed, the site lies within the single ownership of our client. The site is also suitable for development, with it being well related to the existing built up area of Barningham and with it lying adjacent the existing Barningham settlement boundary and the recently completed Millfield Road development. Development of the site should also be achievable, with there being no known or apparent constraints to development.

We notice from Agenda Item A119 from the recent meeting of your Sustainable Development Panel on 22 July 2009, that three additional sites have been put forward at Barningham. Officer comments in respect of these sites consider that they do not conform with the draft submission Core Strategy. Barningham's identification within the submission draft Core Strategy as a Service Centre underlines the suitability as Barningham as a suitable location for further housing growth of an appropriate scale.

We are therefore concerned that as matters stand, no suitable opportunities have been put forward for housing growth at Barningham and that the opportunity for this growth will be missed. Consequently, we would respectfully urge the Council to formally consider our client's site within the context of the Site Specific Allocations Document with a view to delivering sustainable housing growth at Barningham of an appropriate and scale.

The submission draft Core Strategy envisages that as a general guide, allocations to accommodate development limited to 10 dwellings will be appropriate. Although our client's site could accommodate well in excess of this guideline limit, there is absolutely no reason as to why an allocation could not be limited to an extent which reflects this guideline limit. For example, an allocation could be limited to that part of the site

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fronting on to Hopton Road. However, as this guideline limit could change upon the recommendation of an Inspector, the plan enclosed shows the full extent of our client's ownership.

We appreciate the difficulties of accepting new sites at this stage in the process. However, in view of the personal circumstances of our client at the time of the last consultation and given that Barningham would appear a missed opportunity for housing growth of a sustainable scale at this time, we would be very grateful if you could give serious consideration to inclusion of our client's site within the upcoming Additional Sites Consultation and carry out the necessary assessments of the site as part of your site selection process. If there is anything that we can do to assist you to enable consideration of the site within the context of the Site Allocations Document, please let me know.

I look forward to hearing from you.

Yours sincerely

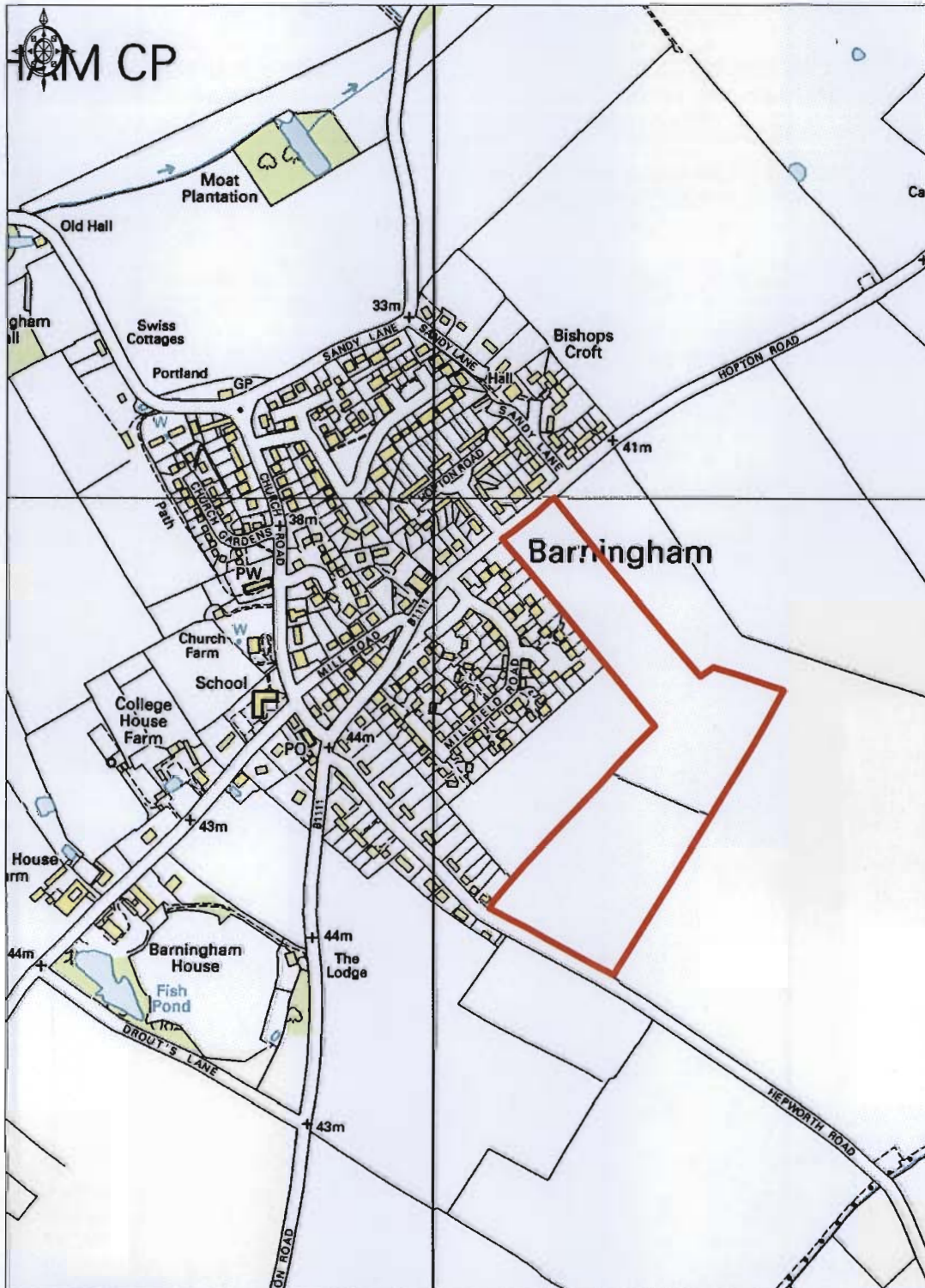
**Will Lusty BA (Hons) Dip TP MRTPI
Associate**

cc. Mr W Stanton, Pigeon Holdings Ltd



RTPI Planning Consultancy of the Year 2008

Land at Barningham



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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

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 Mrs Stamper
Organisation c/o The Agent
Address _____

Postcode _____
Telephone _____
Email address _____

Your agents (if applicable) Mr William Lusty
Organisation Savills (L&P) Limited
Address Unex House, 132-134 Hills Road, Cambridge

Postcode CB2 8PA
Telephone [REDACTED]
Email address [REDACTED]

Site Owner Mrs Stamper
Address c/o Agent

Postcode _____

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Yes / No

2. SITE DETAILS

Site name Land to the south-east of Barningham (south of Hopton Road, east of Hopworth Road)

Location Barningham, Suffolk

Total Area 7.82(ha)

Of which -(ha) is on brownfield land

Of which 7.82(ha) is on greenfield land

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

- Agricultural

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	
Nature designation	No	1500 m away from SSSI/SPA
Land contamination	No	
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	10 metres Bus service numbers 64 & 479
How close is the nearest primary school?	400 metres
How close is the nearest shop that will provide day-to-day food needs?	400 metres
How close is the nearest doctor's surgery?	4 kilometres (Stanton)

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

There are no apparent constraints to development of the site.

The site comprises agricultural land on the edge of Barningham.

It is therefore anticipated that the site is unlikely to present any significant ecological interest.

It is also anticipated that the site could be satisfactorily accessed from either Hopton Road or Hepworth Road.

The site lies within Flood Zone 1 and consequently there are anticipated to be no flood risk issues.

The site is the subject of no statutory or local designations, as shown on the Barningham Inset Plan of the Proposals Map of the Local Plan.

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

National Planning Policies

PPS7: Sustainable Development in Rural Areas confirms at Paragraph 4 that Planning authorities should set out in LDDs their policies for allowing some limited development in, or next to, rural settlements that are not designated as local service centres, in order to meet local business and community needs and to maintain the vitality of these communities.

We consider that development of this site, would be consistent with the above National planning policy guidance.

Regional Planning Policies

Policy SS4 of the Regional Spatial Strategy confirms that for other rural settlements, provision of housing should be made for local housing needs and the sustainability of local services.

We consider that development of this site, would be consistent with the above Regional Planning Policy.

Local Planning Policies

The settlement is classified as a Local Service Centre under Policy CS4 'Settlement Hierarchy' of the Core Strategy Submission Version. Paragraph 4.52 of the Core Strategy Submission Version considers that a limit of ten homes per development site would be appropriate at Local Service Centres.

We consider that development of this site, in part, would be consistent with local planning policy as contained within the emerging Core Strategy.

We consider that development of this site would be consistent with the above policies at the National, Regional and Local levels, through the provision of additional housing and therefore households in the rural area which would support existing services and facilities and potentially provide the critical mass that is necessary to support additional services and facilities and therefore the economy

of the rural area.

4. OTHER INFORMATION

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

No specific assessment or test of the viability of the site for residential development has been carried out. There has been considered no need to carry out such an assessment owing to the strength of the local housing market, notwithstanding recent economic conditions. Of course, if any significant constraints or infrastructure requirements exist then this position could change but this is not anticipated or considered likely.

Level of developer interest, if known: **The landowner benefits from good connections to the development industry and it is anticipated that a developer could be promptly identified in bringing the site forward for development.**

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.

The settlement is recognised by Policy CS2 of the the Preferred Options Core Strategy Submission Version as a Local Service Centre. Such settlements (depending on environmental and infrastructure capacity) can accommodate housing and employment growth to a maximum limit of 10 houses. This emerging policy dictates that comprehensive development of the site for residential purposes would be likely to result in a scale of development that exceeds the restrictions set out in Policy CS2. However, Policy SC2 is an emerging policy and the restrictions set out within it could change. Consequently, we have submitted the full extent of the land owned by our client. If however, Policy CS2 were to be adopted as currently worded, then there is absolutely no reason as to why the site could not be reduced in size as appropriate, to reflect the restrictions set out in Policy CS2. That being the case, we anticipate that the site might be reduced to comprise only a part fronting onto Hopton Road.

Development of the Hopton Road end of the site would especially represent a natural addition to the built form of the village, without inappropriately extending the existing footprint of the village.

The village has a primary school, areas of recreational open space, as well as some retail services.

Public transport is available in the form of bus services to other settlements in St

Edmundsbury, including nearby Stanton where there is a local General Practitioner.

In terms of the site's deliverability for housing allocations, land is available, suitable and achievable.

Available

The land is owned outright by the freeholder, and although the site is being used for an agricultural use, this is subject to an agricultural lease which can be released.

Suitable

The site's relationship to the village, especially the north eastern section which abuts Hopton Road, presents an opportunity to provide additional housing to the village without significant incursion into the open countryside.

The village's available infrastructure is suitable to accommodate further housing development of an appropriate scale. Existing services and facilities would benefit from additional households created by residential development of the site and could potentially provide the necessary critical mass for new services and facilities.

No significant constraints to development are anticipated and certainly none that could not be satisfactorily mitigated as part of any development of the site.

Achievability

We anticipate that the site can be suitably accessed with two frontages on to existing roads.

Our client is willing to bring the site forward within the next five years.

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	+
2	To maintain and improve levels of education and skills in the population overall	+
3	To reduce crime and anti-social activity	+
4	To reduce poverty and social exclusion	+
5	To improve access to key services for all sectors of the population	+
6	To offer everybody the opportunity for rewarding and satisfying employment	n/a
7	To meet the housing requirements of the whole community	+
8	To improve the quality of where people live and to encourage community participation	+
9	To improve water and air quality	+
10	To conserve soil resources and quality	0
11	To use water and mineral resources efficiently, and re-use and recycle where possible	+
12	To reduce waste	+

	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	0
14	To reduce contributions to climate change	+
15	To reduce vulnerability to climatic events	+
16	To conserve and enhance biodiversity	+
17	To conserve and where appropriate enhance areas of historical and archaeological importance	+
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	+
20	To revitalise town centres	n/a
21	To encourage efficient patterns of movement in support of economic growth	+
22	To encourage and accommodate both indigenous and inward investment	+

*Thurston
Harden*