

SP3

# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document



*St Edmundsbury*  
BOROUGH COUNCIL

### SITE SUBMISSION FORM

This form is provided for the submission of any **alternative** sites that you think should be considered by the Council for their availability for development over the next 20 years.

Please complete and return these forms and a **map** clearly identifying the boundary of the site by:

5pm on 10th June 2010 to:

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

or email it to: LDF@stedsb.gov.uk

( RSAPO  
502/503 )

**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)

#### Site Plan

This form should be accompanied by a site plan on a recognised Ordnance Survey base. The site plan should clearly illustrate the following information:

- The exact boundary details (**coloured red**) of the site that you would like considered
- Potential access points (*vehicular and non-vehicular*)
- Those areas identified as brownfield (**shaded blue**) and/or greenfield land (**shaded green**)


**1. CONTACT DETAILS**


Your name W J PHIZACKLEA

Organisation \_\_\_\_\_

Address LOWER FARM, GREAT SAXHAM, BURY ST EDMUNDS

\_\_\_\_\_  
\_\_\_\_\_  
Postcode IP29 5JT

Telephone 

Email address 

Your agents (if applicable) \_\_\_\_\_

Organisation \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Postcode \_\_\_\_\_

Telephone \_\_\_\_\_

Email address \_\_\_\_\_

Site Owner W J PHIZACKLEA

Address LOWER FARM, GREAT SAXHAM, BURY ST EDMUNDS

\_\_\_\_\_  
\_\_\_\_\_  
Postcode IP29 5JT

**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 EAST OF BARROW HILL

**Location** BARROW

**Total Area** 4.39ha

Of which 0.34(ha) is on brownfield land

Of which 4.05(ha) is on greenfield land

**Ordnance Survey Grid Reference** 786 631

**Current use(s) (please specify last use if vacant )**  
LIGHT INDUSTRY AND AGRICULTURAL

**Suggested uses**  
MIXED USE INCLUDING RESIDENTIAL, EMPLOYMENT, PUBLIC OPEN SPACE AND COMMUNITY USES.

## 3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	NO	
Nature designation	NO	
Land contamination	NO	
Conservation Area	NO	
Special Landscape Area	NO	

How close is the nearest bus stop?	400m
How close is the nearest primary school?	1000m
How close is the nearest shop that will provide day-to-day food needs?	300m
How close is the nearest doctor's surgery?	100m

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

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**Policy constraints:** How does the proposal conform to current national, regional or local planning policies?  
SEE ATTACHED PLANNING STATEMENT BY VINCENT AND GORBING

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#### 4. OTHER INFORMATION

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

GIVEN THERE ARE NO ABNORMAL COSTS ASSOCIATED WITH DEVELOPMENT, THERE IS NO DOUBT THAT DEVELOPMENT WOULD BE VIABLE.

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Level of developer interest, if known:

Low

Medium

High

Likely time frame for development: 0-5 YEARS

**Please state why you feel this site submission is more suitable than those sites currently being proposed within the Rural Site Allocations Preferred Options document, which is currently out for consultation: (Continue on separate sheets if necessary)**

SEE ATTACHED PLANNING STATEMENT BY VINCENT AND GORBING

# 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 – POTENTIAL TO PROVIDE DENTISTS AND OPEN SPACE
2	To maintain and improve levels of education and skills in the population overall	POSITIVE – SUPPORT FOR EXISTING SCHOOL
3	To reduce crime and anti-social activity	NEUTRAL
4	To reduce poverty and social exclusion	NEUTRAL
5	To improve access to key services for all sectors of the population	POSITIVE – SUPPORT FOR EXISTING SERVICES
6	To offer everybody the opportunity for rewarding and satisfying employment	POSITIVE – POTENTIAL MIXED USE
7	To meet the housing requirements of the whole community	POSITIVE – MIXED TYPE / TENURE
8	To improve the quality of where people live and to encourage community participation	POSITIVE – PROVIDE NEW COMMUNITY FACILITIES
9	To improve water and air quality	NEUTRAL

	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
<b>10</b>	To conserve soil resources and quality	NEUTRAL
<b>11</b>	To use water and mineral resources efficiently, and re-use and recycle where possible	NEUTRAL
<b>12</b>	To reduce waste	NEUTRAL
<b>13</b>	To reduce the effects of traffic on the environment	POSITIVE – SUSTAINABLE LOCATION
<b>14</b>	To reduce contributions to climate change	POSITIVE – LOCAL FACILITIES TO REDUCE NEED TO TRAVEL
<b>15</b>	To reduce vulnerability to climatic events	POSITIVE – OUTSIDE OF FLOOD RISK ZONE
<b>16</b>	To conserve and enhance biodiversity	POSITIVE – POTENTIAL NEW PLANTING
<b>17</b>	To conserve and where appropriate enhance areas of historical and archaeological importance	NEUTRAL
<b>18</b>	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	POSITIVE – SITE WILL BE WELL ENCLOSED
<b>19</b>	To achieve sustainable levels of prosperity and economic growth throughout the plan area	POSITIVE – ENHANCE VILLAGE VITALITY
<b>20</b>	To revitalise town centres	N/A
<b>21</b>	To encourage efficient patterns of movement in support of economic growth	POSITIVE – SUPPORT FOR RURAL BUSINESSES
<b>22</b>	To encourage and accommodate both indigenous and inward investment	N/A

**LAND EAST OF BARROW HILL, BARROW**

**ST. EDMUNDSBURY RURAL SITE ALLOCATIONS  
PREFERRED OPTIONS DEVELOPMENT PLAN DOCUMENT**

**REPRESENTATIONS BY W.J. PHIZACKLEA**

**1.0 CONTEXT**

- 1.1 These representations have been prepared by Vincent and Gorbings Planning Associates on behalf of Mr W J Phizacklea of Lower Farm, Great Saxham, Bury St Edmunds, in response to the St.Edmundsbury Rural Site Allocations Preferred Options Development Plan Document (“RSADPD”).
- 1.2 They advocate the allocation of land to the east of Barrow Hill as a sustainable extension to the village of Barrow, which has been identified as a Key Service Centre within Policy CS4 of the Core Strategy. They also make comments on the allocations that are presently proposed within the village.
- 1.3 The policy that Barrow should be a settlement to accommodate growth as part of the rural allocation is supported. The village has a good range of services, including a primary school, two village shops, post office, GP’s surgery, garage, hot food takeaways and recreational facilities.
- 1.4 The RSADPD sets out a number of constraints that should be considered in allocating further land for development within and on the edges of the village. These include the Scheduled Ancient Monument to the north of the village, and the need to maintain buffers to the adjoining settlements of Burthorpe and Denham End which lie to the east and the west respectively. Development in either direction risks coalescence with these settlements and the erosion of their identities.
- 1.5 In contrast, development to the south is much less constrained with the only significant constraint being Wilsummer Wood, which is a County Wildlife Site.

- 1.6 Based upon an assessment of these constraints, the Council proposes allocation of land to east of the village (south of Bury Road – 75 units) and south of the village (west of Barrow Hill – 75 units).
- 1.7 In this context, we consider that the land to the east of Barrow Hill performs better than either of the village extensions proposed, for a number of reasons that we highlight further below.
- 1.8 In addition, of the other key service centres, 85 units were to be allocated to Wickhambrook. Following the Inspector's preliminary conclusion on the Core Strategy that Wickhambrook should not be defined as a Rural Service Centre, further dwellings should be allocated to Barrow. The site that is the subject of these representations is large enough to accommodate those 85 units.

## **2.0 LAND EAST OF BARROW HILL**

- 2.1 The land that is the subject of this representation is shown in drawing 001. It lies to the south of the village and to the east of Barrow Hill. The land which is suggested for allocation adjoins existing residential properties and Barrow Hill to the west, and further agricultural land to the east.
- 2.2 The land is owned freehold by Mr Phizacklea, who presently farms the land.
- 2.3 As shown in drawing 001, the land that is proposed for allocation is part of a wider land interest. This land could be safeguarded for future development or future community uses could be provided should this be necessary, such as additional public open space, community woodland, allotments or other community facility as deemed appropriate. The land also acts as a buffer to Wilsummer Wood, ensuring that the ecological interest in this area can be protected.
- 2.4 The site that is proposed for allocation is 4.39ha. in total. Its location in relation to the facilities within the village is shown in Drawing 002. The land represents the closest land to the centre of the village which is presently undeveloped and a



footpath crossing the site provides immediate access to Barrow Hill. The site therefore represents the most sustainable location for expansion of the village.

- 2.5 The land includes an area of agricultural land and a collection of former farm buildings at its southern end which are presently used for light industrial purposes as a forge. Whilst the majority of the site is greenfield land, part is therefore already previously developed land as defined in Annex B of PPS3 *Housing*. Drawing 003 defines these areas as required by the Council on the Site Submission Form.
- 2.6 It would be possible to accommodate the forge within existing farm buildings in the locality and therefore maintain the existing rural employment.
- 2.7 There are no known environmental constraints that would impact on the delivery of the development. The site lies outside any of the development constraints around Barrow identified in the RSADPD.

### 3.0 DEVELOPMENT PRINCIPLES

- 3.1 Drawing 004 provides an initial indicative masterplan for the site.
- 3.2 **Vehicular access** can easily be provided from the site frontage on to Barrow Hill, and there are no constraints in respect of visibility or safety.
- 3.3 In order to encourage non-car modes of transport, it is important that **pedestrian permeability** is encouraged. The site is already well placed in this regard, benefitting from the public footpath that traverses the site, providing a direct link to Barrow Hill close to the centre of the village.
- 3.4 Land use principles are illustrated in the masterplan as follows.
- 3.5 The need to provide **additional public open space** for the village is explicitly recognised in the masterplan. It is suggested that this use would be best located in close proximity to the village and accessible by the public footpath, which

naturally divides the northern area from the remainder of the site. This would allow for an area in excess of the 1ha. identified in RSADPD to be provided in a central location as part of a comprehensive scheme.

- 3.6 It is also suggested that this area could accommodate a multi-purpose community building. This could specifically meet the need for a dentist's surgery (also highlighted as a community need in the RSADPD) but could also accommodate an improved and relocated GP's surgery, which is presently located in very close proximity on Barrow Hill itself. The existing direct footpath link would encourage the local community to access the site on foot, although access by car could be provided through the development area in order to ensure that those of limited mobility could drive and park at the facility. The concept of a multi-purpose building could also embrace changing facilities for the adjoining public open space.
- 3.7 The main area of **residential development** lies to the south of this open space with its main access from Barrow Hill as noted above. This area amounts to approximately 2.81ha. and would allow for approximately 84 dwellings on the basis of a development density of 30 dwellings/ha.
- 3.8 The land to the south of this area, presently in use for light industrial purposes, is shown as either retained and potentially redeveloped for **employment use**, or redeveloped for **mixed use purposes**. This land amounts to some 0.34ha.
- 3.9 Finally, the masterplan shows that the site could be enclosed to the east by a landscape buffer in order to create a new edge to the village and ensure that the development is integrated into the landscape.
- 3.10 On the basis of these development principles, it is considered that the land has the potential to create a highly sustainable mixed use addition to the village that specifically seeks to address the needs of the community.

#### 4.0 COMPLIANCE WITH PPS3 HOUSING

- 4.1 The allocation of the site would accord with the criteria set out in para. 54 of PPS3, *Housing*.
- 4.2 The site is **available**. The site is owned in its entirety by Mr Phizacklea, on behalf of whom these representations are made. There are no third party interests that would prevent access to the site or development otherwise not progressing.
- 4.3 The site is clearly **suitable** for development. Barrow as a village has already been identified as an appropriate location to accommodate expansion at a scale which is proportionate to the existing settlement. The development proposed in these representations, however, will do more than simply add residential development to the village; it will specifically address community needs in an accessible and highly sustainable location and can therefore positively contribute to a plan for the settlement as a whole.
- 4.4 Moreover, there are no environmental constraints that would prevent development taking place.
- 4.5 Finally, the development is **achievable**, and there are no reasons why development cannot progress in the short term (i.e. within 5 years). Whilst the greenfield sites identified at Barrow in the RSADPD are at present phased to be developed in the period 2021 – 2031, it is considered that the early delivery of the community benefits highlighted in this submission justify its allocation earlier in the plan period.

#### 5.0 COMPARATIVE ANALYSIS

- 5.1 The RSADPD presently identifies two village extension sites, namely land to the west of Barrow Hill and land to the south of Bury Road. In our submission, the land east of Barrow Hill should be allocated as an additional site, or in replacement of one or other of the two allocated greenfield sites.

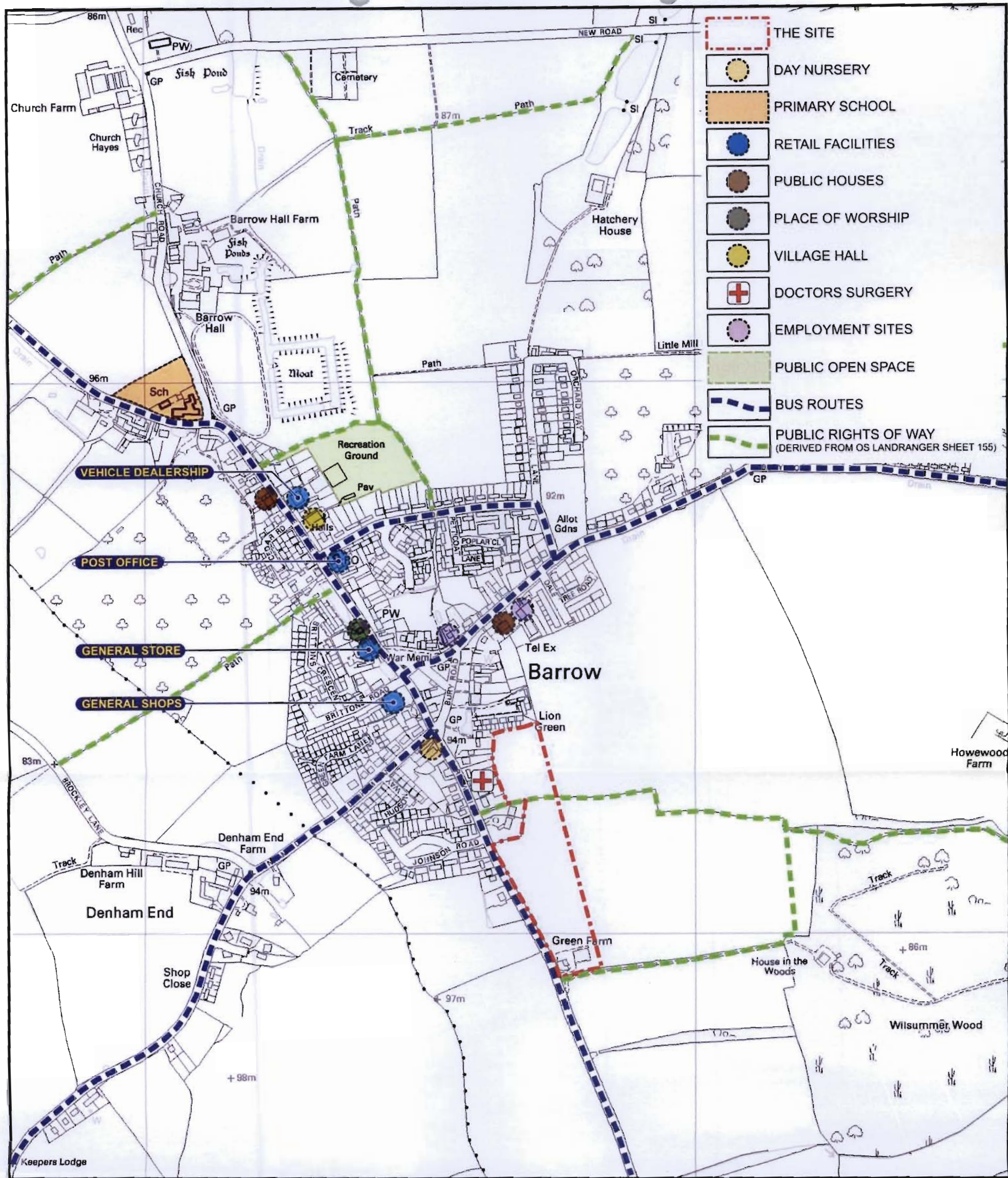
- 5.2 Given the Inspector's preliminary conclusion that Wickhambrook should not be defined as a Key Service Centre, the housing allocated to that settlement should be re-allocated to Barrow. The site that is the subject of these representations could accommodate the 85 units previously allocated to Wickhambrook.
- 5.3 However, if the Council decide to maintain the level of additional housing at Barrow as currently proposed, in our submission the land to the east of Barrow Hill performs better than either of the two presently allocated sites for a number of reasons.
- 5.4 Overall, access to the land (particularly for pedestrians) is superior and the site is in closer proximity to the facilities within the village. Secondly, there is no evidence that the other sites can positively address the needs of the village in a comprehensive manner, as proposed in the masterplan for this site. Any public open space provided at the alternative sites, for example, would be further away from the remainder of the village and may well need to extend the village envelope.
- 5.5 Thirdly, the land at Bury Road, if developed, would clearly lead to coalescence with Burthorpe. This issue is specifically identified as a constraint within the RSADPD and yet has been ignored in the allocation of this land.
- 5.6 Whilst the land to the west of Barrow Hill is similar in its environmental credentials to the land that is the subject of these representations, it has no direct pedestrian links to the village and its main access would need to be further south. It too is in a less sustainable location than the land on the eastern side of Barrow Hill. Furthermore, it extends the edge of Barrow in the direction of the closest neighbouring settlement, Denham End, increasing the risk of coalescence.
- 5.7 That said, if the number of units were such that two sites were required to be allocated, the land to the east *and* to the west of Barrow Hill could be so identified, allowing for a comprehensive masterplan across the two sites, and the creation of a new southern gateway into the village.

## 6.0 CONCLUSIONS

- 6.1 Given the above, it is submitted that the land to the east of Barrow Hill should be allocated as a sustainable mixed use extension to the village, to provide residential development, public open space, and potential employment floorspace. This would allow for the allocation to Wickhambrook to be provided at Barrow. In the alternate, the land to the east of Barrow Hill performs better than either of the two greenfield allocations presently proposed in the RSADPD.
- 6.2 For the foregoing reasons, it is considered that the land represents the best option for accommodating future development in Barrow in a manner that will specifically address community needs and will result in a sustainable plan for the village as a whole.

Vincent & Gorbing

07 June 2010



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0 500 metres

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PROJECT TITLE

Land east of Barrow Hill  
BARROW  
Suffolk

SCALE

1:10000

DATE

JUNE 2010

CHECKED

DRAWN

HNA

DATE

PROJECT No.

4818



002

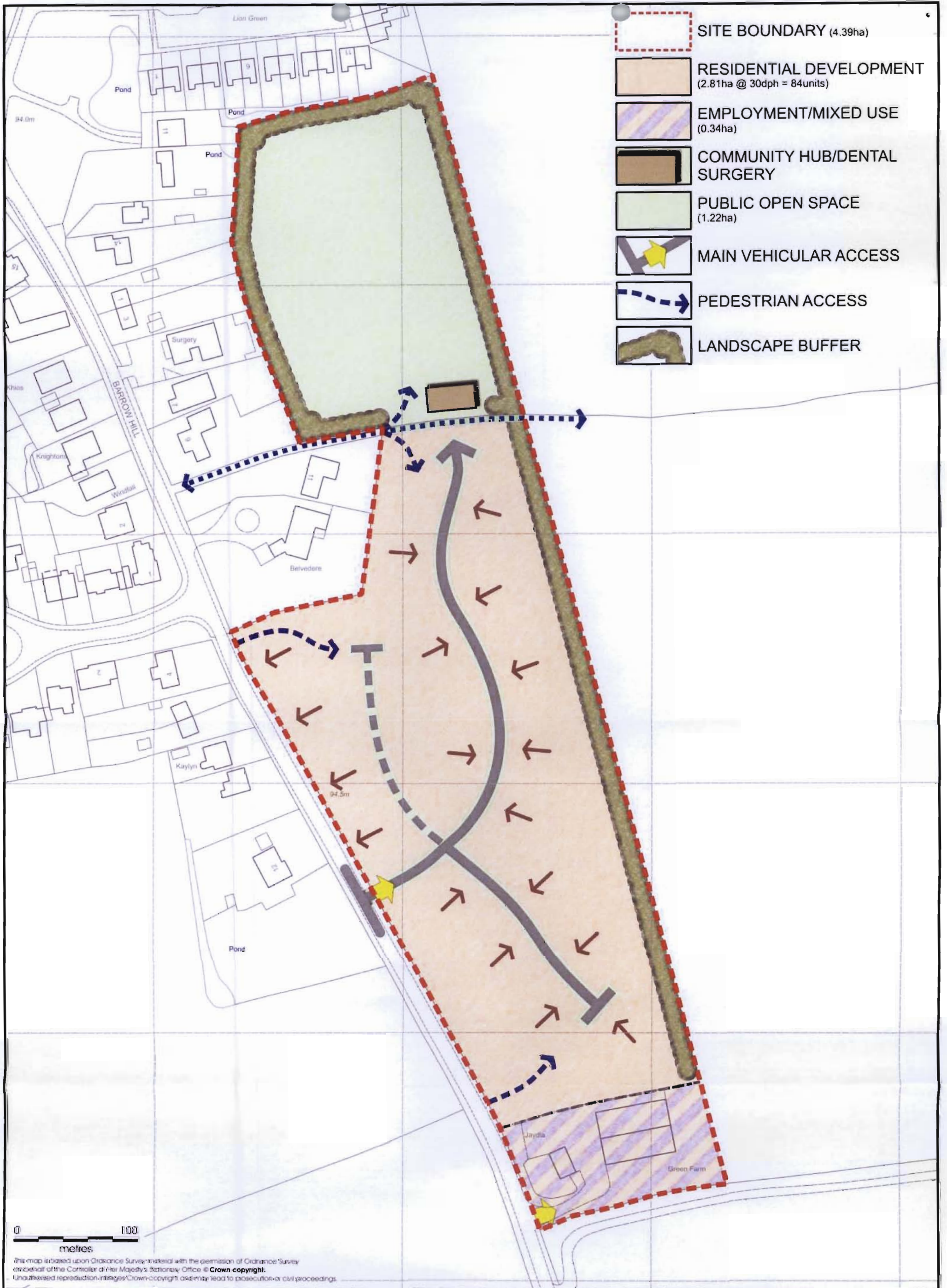
DRAWING TITLE

Site location plan

**VINCENT AND GORBING**

CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS  
TELEPHONE: 01438 316331 FAX: 01438 722035



0 100 metres

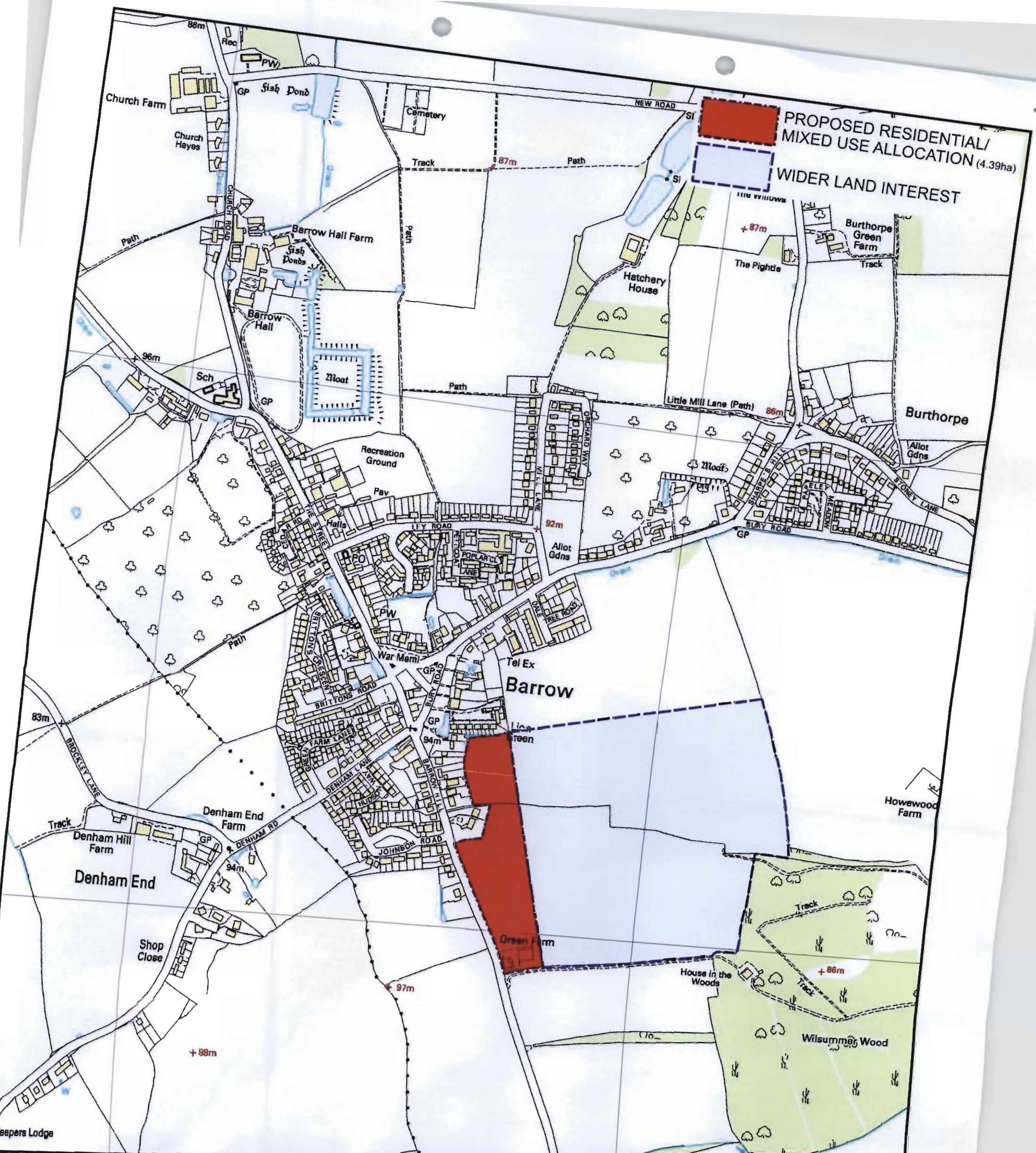
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PROJECT TITLE  
 Land east of Barrow Hill  
 BARROW  
 Suffolk

DRAWING TITLE  
 Masterplan

SCALE	DATE	CHECKED
1:2000	JUNE 2011	
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4818	N	004

**VINCENT AND GORBING**  
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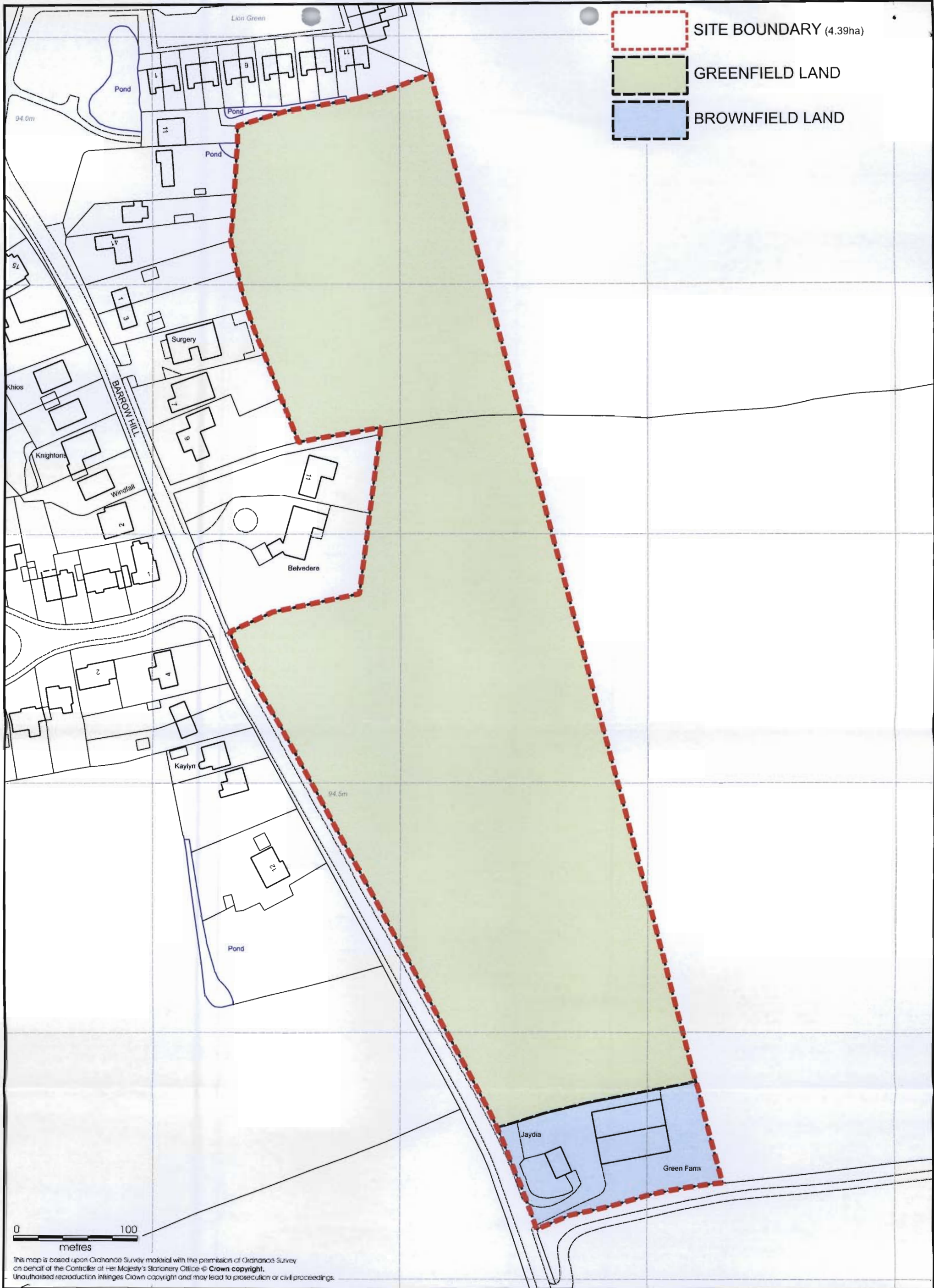
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4818	HNA	
		001

TITLE  
 location plan

**VINCENT AND GORBING**  
 CHARTERED ARCHITECTS AND TOWN PLANNERS

STERLING COURT NORTON ROAD STEVENAGE HERTS  
 TELEPHONE: 01438 316331 FAX: 01438 722035





- SITE BOUNDARY (4.39ha)
- GREENFIELD LAND
- BROWNFIELD LAND

0 100 metres

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PROJECT TITLE  
 Land east of Barrow Hill  
 BARROW  
 Suffolk

DRAWING TITLE  
 Existing character

SCALE 1:2000	DATE JUNE 2010	CHECKED
PROJECT No. 4818	DRAWN HNA	DATE
		003

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