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Bury ST Edmunds  
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**E125/C1/Let1**  
**28<sup>th</sup> April 2011**

Dear Sir

### **Site Submission Form - Almoner's Barns Cullum Road**

#### **Introduction**

Please find attached a site submission form for Almoners Barns in Cullum Road Bury St Edmunds. We wish the site to be included in the Local Development Framework as a residential allocation. The site is currently part of the residential allocation BSE1f in the Local Plan and is identified as being suitable for development in the 2006 Hardwick Masterplan. The site is now available and ready for development. Development had previously been delayed while the owner dealt with an electricity cable that ran across the site. However this was removed last year and the owner is now keen to take forward the development of the site.

Our aim with these representations is to ensure that the Council recognise that the site is available for development. We wish for the site to continue to be included in the development plan in case a planning application cannot be brought forward before the site allocations document for Bury St Edmunds is drafted.

#### **Description and Site Location**

The site is well located for residential development. Its northern boundary is Cullum Road, and the site has an existing vehicular access onto this road. To the east is Laundry Lane and a pedestrian crossing over Cullum Road. This provides a good pedestrian route around the water meadows into the town centre.

To the southern and western boundaries of the site is new housing development on what was the Hardwick Industrial Estate. The development directly adjacent to Almoner's Barns is flats and residential garage blocks. On the opposite side of Cullum Road is another new housing development, though here the houses are significantly larger than on the Hardwick site.

The site has a further vehicle and pedestrian access onto Laundry Lane. There is no vehicular and pedestrian access onto the new housing development to the south and west.

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**Registered Office:**  
Prospect House Elm Farm Park  
Thurston Bury St Edmunds  
Suffolk IP31 3SH  
**Registered in England Number:**  
OC362837

The site has a number of mature trees on its boundaries; otherwise the site is largely devoid of vegetation. There are a range of storage buildings that run across the site in an east west direction. Elsewhere the ground surface is either concrete that once was the foundations of further buildings or hardcore.

The site is well screened from Cullum Road and housing on the site would enhance the street scene compared to the existing buildings.

### **Planning Policy Analysis**

We set out below the attributes of the site and assess it against planning policy.

Planning Policy Statement 3: Housing (PPS3) states that Local Planning Authorities should identify sufficient deliverable sites to deliver housing in the first five years. To be deliverable sites should be available, suitable and achievable.

Housing development is deliverable at Almoner's Barns within five years. The land is available for development now, the owner being keen to prepare a planning application as soon as possible. The site is clearly suitable for residential development being part of an existing housing allocation in the Replacement Local Plan to 2016. The remainder of the Local Plan allocation has planning permission and is being built out. This demonstrates that there are no constraints to the development of the site. The site owner has confirmed that there are no constraints which would prevent him bringing the site forward for development. The major constraint which he encountered previously was an electricity cable which crossed the site. This was moved last year and so there are no other known constraints to bring the site forward. The site will need to be cleared of its existing buildings, but this was the case with the rest of the Hardwick Industrial Estate so should not present problems. We consider that there are no issues which would mean that development on the site is not achievable within five years. In conclusion we consider that the site is deliverable.

The site meets numerous other criteria in national and local planning policy. Paragraph 36 of PPS3 states that the government's objective is to create mixed and sustainable communities, and to ensure that housing is developed in suitable locations which offer a range of community facilities with good access to jobs, key services and infrastructure. A priority for development is the re use of previously developed land.

Paragraph 38 states that at a local level Local Development Documents should set a strategy for the planned location of new housing development so that it contributes to the achievement of sustainable development. PPS3 goes on to state that when identifying broad locations and specific sites the spatial vision for the area should be taken into account. The contribution to cutting carbon emissions from by locating development where there is good public transport accessibility is important. Physical, environmental, land ownership, and land use constraints should be taken into account. Councils should look for opportunities to re-use vacant or derelict sites and to put additional housing into established residential areas.

This development of Almoner's Barn would meet these criteria. The development of the site would meet the objectives of the Core Strategy which states that Bury St Edmunds is the most sustainable location for growth in the Borough. The development of the site is well placed to encourage sustainable forms of travel as a great many facilities are within an acceptable walking distance or a short walking distance of the site. The town centre is easily accessed to the north west via a range of

pathways. There is a range of employment opportunities close by, including the town centre itself, Green King to the north and the hospital to the south west. For shopping the Hardwick Precinct is close by to the south, along with the Hardwick Primary School. There are also a range of leisure facilities at Nowton Park, Bury Rugby and Cricket Clubs. These facilities make the site probably one of the most conveniently located in the town for access to a wide range of facilities. The sites contribution to cutting carbon emissions is therefore likely to be better than many more peripheral locations for strategic development so the site should continue to be a priority for development.

There are no know physical or environmental constraints and given the successful development of the land to the south and east there is a good likelihood that any such issues can be overcome. The site has one landowner who is keen to develop the site.

The 2006 Hardwick Masterplan did not identify any constraints in bringing forward the development of the site.

Being a derelict brownfield site the land is a priority for development in PPS3, its development and the removal of the existing building on the site will also enhance the street scene in Cullum Road and the views from the new development to the south and west.

The Strategic Housing Land Availability Assessment does not include the site. We consider that it should be assessed as part of the Assessment and this further reinforces our view that the site should be considered through these representations.

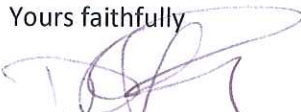
## **Conclusion**

In conclusion we consider that the site should continue to be allocated for development. It is a brownfield site in a very sustainable location which meets many of the criteria for housing sets set out in PPS3. Its attributes have been recognised in the 2016 Replacement Local Plan and in the Hardwick Masterplan.

The site has a willing landowner who is keen to develop the site. The redevelopment of the land to the south and west of the site has demonstrated that development can come forward in the locality and that any constraints can be overcome. Recently an electricity cable that ran across the site and which would have impeded development has been removed. We therefore consider that the site is deliverable for housing within five years.

Please do not hesitate to contact us should you have any queries. If you would like to meet to discuss how the site can come forward for development please let us know.

Yours faithfully



David Barker MRICS MRTPI  
Partner

## St Edmundsbury Local Development Framework



*St Edmundsbury*  
**BOROUGH COUNCIL**

### **SITE SUBMISSION FORM**

We are continuing to identify 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. If you have previously submitted a site there is no need to resubmit that site as it will be reviewed as part of this process.

Please complete and return this form by **Friday 29 April 2011** 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 \_\_\_\_\_

Organisation \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Postcode \_\_\_\_\_

Telephone \_\_\_\_\_

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

Your agent (if applicable)

DAVID BARKER

Organisation

EVOLUTION TOWN PLANNING LLP

Address

PROSPECT HOUSE ELM FARM PARK

THURSTON BURY ST EDMUNDS

SUFFOLK

Postcode

IP31 3SH

Telephone

07500 917567 / 01359 234099

Email address

david@evolution-planning.co.uk

Site Owner

Mr LOU JENKINS

Address

C/O AGENT

ADDRESS FOR REFERENCE 7 GREYFRIARS

ROAD BURY ST EDMUNDS SUFFOLK

Postcode

IP32 7DX

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

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**)

## 2. SITE DETAILS

Site name ALMONER'S BARN

Location \_\_\_\_\_

Total Area 0.24 (ha)

Of which 0.24 (ha) is on brownfield land

Of which \_\_\_\_\_ (ha) is on greenfield land

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

REDUNDANT COMMERCIAL BUILDINGS  
AND STORAGE YARD

Suggested uses HOUSING DEVELOPMENT TO  
COMPLEMENT THE ADJACENT HOUSING  
DEVELOPMENT ON THE HARDWICK  
INDUSTRIAL ESTATE

## 3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	NO	SEE 3.2.3 HARDWICK MASTERPLAN
Nature designation	NO	
Land contamination	TBC	
Conservation Area	NO	
Special Landscape Area	NO	

How close is the nearest bus stop? Bus service numbers	200 metres
How close is the nearest primary school?	200 metres
How close is the nearest shop that will provide day-to-day food needs?	300 metres
How close is the nearest doctor's surgery?	1 kilometres

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

THE SITE MUST BE CLEARED BUT THIS IS NOT SEEN AS A SIGNIFICANT CONSTRAINT. RECENTLY AN ELECTRICITY CABLE WHICH WAS A CONSTRAINT TO DEVELOPMENT WAS REMOVED FROM SITE.

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

THE DEVELOPMENT ACCORDS WITH POLICY AT ALL LEVELS. THE SITE IS ALLOCATED FOR HOUSING DEVELOPMENT IN THE LOCAL PLAN. RECENTLY CONSTRAINTS TO DEVELOPMENT HAVE BEEN OVERCOME

#### 4. OTHER INFORMATION

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

THE SITE IS VIABLE TO DEVELOP AND HAS BEEN ASSESSED BY OUR CLIENTS SURVEYOR.

Level of developer interest, if known:  
Low Medium High

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.**

SEE ATTACHED LETTER

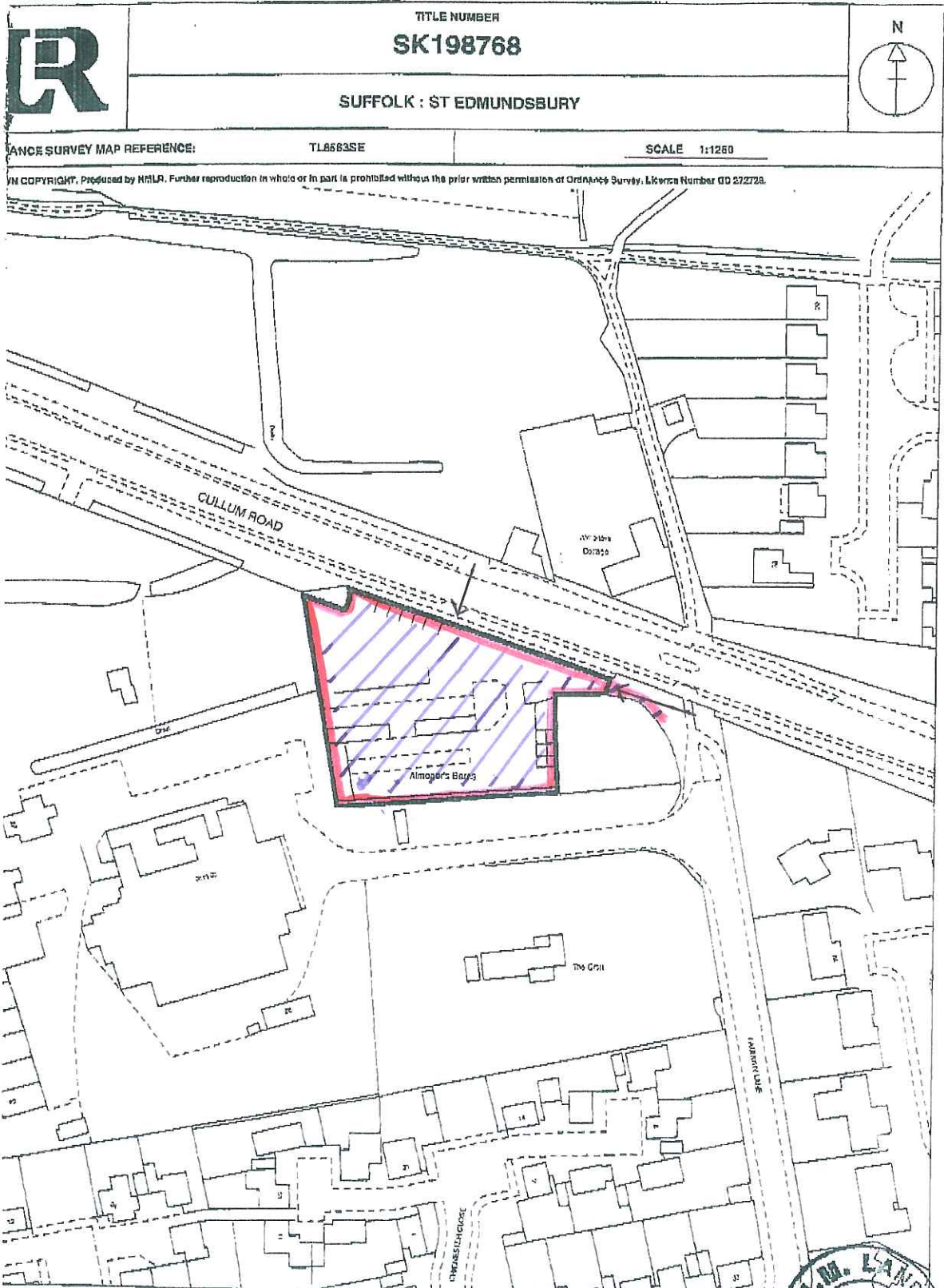
## St Edmundsbury Local Development Framework

### SITE SUBMISSION SUSTAINABILITY APPRAISAL

	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
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	+
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	N/A
11	To use water and mineral resources efficiently, and re-use and recycle where possible	N/A
12	To reduce waste	+
13	To reduce the effects of traffic on the environment	+



	<b>SA Objective</b>		<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
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		N/A
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		+
21	To encourage efficient patterns of movement in support of economic growth		+
22	To encourage and accommodate both indigenous and inward investment		+



Arrows indicate vehicular and pedestrian access points.  
The site is all Crownfield

