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8th May 2008

Planning and Engineering Services  
St Edmundsbury Borough Council  
PO Box 122  
Bury St Edmunds  
Suffolk  
IP33 3YS

Angel Corner 8 Angel Hill  
Bury St Edmunds Suffolk IP33 1UZ  
T 01284 725715 F 01284 725915  
E bury@brown-co.com

5563  
mapped

Dear Sir

**ST EDMUNDSBURY LOCAL DEVELOPMENT FRAMEWORK REVIEW  
SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT – LAND AT STRADISHALL**

Please find enclosed our Site Submission Form duly completed on behalf of our client, Mr J C Hollingsworth. We also attach the appropriate plans and policy documents.

Should you require anything further please let me know.

Yours faithfully

**Simon J Gilbey MRICS  
Associate Partner**

For and on behalf of Brown & Co - Property and Business Consultants LLP  
**Direct Dial: 01284 731452**      **Email: [simon.gilbey@brown-co.com](mailto:simon.gilbey@brown-co.com)**

Enc.

**ECONOMY &  
- 9 MAY 2008  
ENVIRONMENT**

# 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 return this form and a **map** clearly identifying the boundary of the site by **Friday 9 May 2008** to:

Planning & Engineering Services  
St Edmundsbury Borough Council  
PO Box 122  
Bury St Edmunds  
IP33 3YS

Or email it to: [LDF@stedsbc.gov.uk](mailto: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](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 Mr J C Hollingsworth

Organisation Clopton Hall Farms Limited

Address Clopton Hall, Wickhambrook, Suffolk

\_\_\_\_\_

\_\_\_\_\_ Postcode CB8 8PQ

Telephone 01440 820200

Email address chris@clopton.keme.co.uk

Your agents (if applicable) Mr S J Gilbey MRICS

Organisation Brown & Co

Address Angel Corner, 8 Angel Hill, Bury St Edmunds, Suffolk

\_\_\_\_\_

\_\_\_\_\_ Postcode IP33 1UZ

Telephone 01284 731452

Email address simon.gilbey@brown-co.com

Site Owner Clopton Hall Farms Limited

Address Clopton Hall, Wickhambrook, Suffolk

\_\_\_\_\_

\_\_\_\_\_ Postcode CB8 8PQ

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** The Former Fruit Packing Station and Surrounding Land

**Location** Edmunds Hill, Stradishall, Newmarket, Suffolk

**Total Area** 6.78 (ha)

Of which 1.46 (ha) is on brownfield land

Of which 5.32 (ha) is on greenfield land

**Ordnance Survey Grid Reference** E574625, N252337

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

The site comprises, in part, the site of the former fruit packing station, cold stores and associated outbuildings occupied by Clopton Hall Farms Limited. The remainder of the site comprises arable land and pasture.

**Suggested uses**

It is proposed that the land be developed to provide a mixed range of uses including; mainstream and low cost housing, amenity areas and commercial.

## 3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	No	None.
Nature Designation	No	None.
Land Contamination	Yes	The former fruit packing station contains asbestos material within its construction and the associated buildings have asbestos cladding.
Conservation Area	Yes	Part of the land falls within the Conservation Area identified on the St Edmundsbury Borough Local Plan 2016 Inset Map 56, a copy of which is attached to this Report. By far the majority of the land falls outside of this designation.
Special Landscape Area	No	None.

How close is the nearest bus stop?	800 metres Bus service numbers: 344 & 345
How close is the nearest primary school?	1.70 kilometres
How close is the nearest shop that will provide day-to-day food needs?	1.75 kilometres
How close is the nearest doctor's surgery?	1.80 kilometres

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

The existing buildings containing asbestos would need to be taken down by a specialist demolition company.

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

Please refer to the separate Supportive Statement.

#### 4. OTHER INFORMATION

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

It is proposed that in addition to mainstream and low cost housing, the development of the Site will include provision of both amenity and commercial areas providing local facilities (a village shop, village hall and pub), which would benefit; (a) the new development, (b) the village of Stradishall and (c) the surrounding villages (Wickhambrook, Hundon, Depden, Denston, Barnadiston and Cowlinge).

Level of developer interest, if known:  
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.**

Please refer to;

- A Supportive Statement covering National, Regional and Local Planning Policy, relevant to the Site.
- A 1:2,500 Scale Plan of the Site showing existing and possible routes of access.
- A Google Earth aerial photograph of the Site.
- An extract from the Environment Agency 'Flood Map'.
- An insert map of Stradishall reproduced from the Replacement St Edmundsbury Borough Local Plan – 2016

## 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
<b>1</b>	To improve the health of the population overall	Positive
<b>2</b>	To maintain and improve levels of education and skills in the population overall	Neutral
<b>3</b>	To reduce crime and anti-social activity	Positive
<b>4</b>	To reduce poverty and social exclusion	Positive
<b>5</b>	To improve access to key services for all sectors of the population	Positive
<b>6</b>	To offer everybody the opportunity for rewarding and satisfying employment	Positive
<b>7</b>	To meet the housing requirements of the whole community	Positive
<b>8</b>	To improve the quality of where people live and to encourage community participation	Positive
<b>9</b>	To improve water and air quality	Neutral
<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>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	Positive
<b>14</b>	To reduce contributions to climate change	Neutral
<b>15</b>	To reduce vulnerability to climatic events	Neutral
<b>16</b>	To conserve and enhance biodiversity	Positive
<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	Neutral
<b>19</b>	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive
<b>20</b>	To revitalise town centres	Neutral
<b>21</b>	To encourage efficient patterns of movement in support of economic growth	Positive
<b>22</b>	To encourage and accommodate both indigenous and inward investment	Positive



**FORMER FRUIT PACKING STATION AND SURROUNDING LAND AT EDMUNDS HILL, STRADISHALL**  
**SUPPORTIVE STATEMENT - RELEVANT POLICY CONSIDERATIONS**  
**NATIONAL POLICIES**

**Planning Policy Statement 1 – Delivering Sustainable Development**

**Extract from 'The Government's Objective for the Planning System'**

Paragraph 5

Planning should facilitate and promote sustainable and inclusive patterns of urban and **rural development** by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
- contributing to sustainable economic development;
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
- ensuring high quality development through good and inclusive design, and the efficient use of resources; and,
- **ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.**

**Extract from National Planning Policies – Key Principles**

Paragraph 23

The Government is committed to promoting a strong, stable, and productive economy that aims to bring jobs and prosperity for all. Planning authorities should:

- (i) Recognise that economic development can deliver environmental and social benefits;
- (ii) Recognise the wider sub-regional, regional or national benefits of economic development and consider these alongside any adverse local impacts;
- (iii) Ensure that suitable locations are available for industrial, commercial, retail, public sector (e.g. health and education) tourism and leisure developments, so that the economy can prosper;**
- (iv) Provide for improved productivity, choice and competition, particularly when technological and other requirements of modern business are changing rapidly;
- (v) Recognise that all local economies are subject to change; planning authorities should be sensitive to these changes and the implications for development and growth;
- (vi) Actively promote and facilitate good quality development, which is sustainable and consistent with their plans;

**(vii) Ensure the provision of sufficient, good quality, new homes (including an appropriate mix of housing and adequate levels of affordable housing) in suitable locations, whether through new development or the conversion of existing buildings. The aim should be to ensure that everyone has the opportunity of a decent home, in locations that reduce the need to travel;**

**(viii) Ensure that infrastructure and services are provided to support new and existing economic development and housing;**

(ix) Ensure that development plans take account of the regional economic strategies of Regional Development Agencies, regional housing strategies, local authority community strategies and local economic strategies; and,

(x) Identify opportunities for future investment to deliver economic objectives.

### **Extract from Delivering Sustainable Development**

Paragraph 27 (viii)

Promote the more efficient use of land through higher density, mixed use development and **the use of suitably located previously developed land and buildings. Planning should seek actively to bring vacant and underused previously developed land and buildings back into beneficial use to achieve the targets the Government has set for development on previously developed land.**

Paragraph 35

High quality and inclusive design should be the aim of all those involved in the development process. **High quality and inclusive design should create well-mixed and integrated developments which avoid segregation and have well-planned public spaces that bring people together and provide opportunities for physical activity and recreation.** It means ensuring a place will function well and add to the overall character and quality of the area, not just for the short term but over the lifetime of the development. This requires carefully planned, high quality buildings and spaces that support the efficient use of resources. Although visual appearance and the architecture of individual buildings are clearly factors in achieving these objectives, securing high quality and inclusive design goes far beyond aesthetic considerations.

Paragraph 36

Planning authorities should prepare robust policies on design and access. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its present defining characteristics. Key objectives should include ensuring that developments:

- are sustainable, durable and adaptable (including taking account of natural hazards such as flooding) and make efficient and prudent use of resources;

- **optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; -respond to their local context and create or reinforce local distinctiveness;**
- create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;
- address the needs of all in society and are accessible, usable and easy to understand by them; and
- are visually attractive as a result of good architecture and appropriate landscaping.

### **Planning Policy Statement 3 – Housing**

#### **Extract from the Government's Objectives**

(ii) To promote more sustainable patterns of development:

- **focusing most development in, or next to, existing towns and villages;**
- preventing urban sprawl;
- discouraging the development of 'greenfield' land, and, where such land must be used, ensuring it is not used wastefully;
- promoting a range of uses to maximise the potential benefits of the countryside fringing urban areas; and
- **providing appropriate leisure opportunities to enable urban and rural dwellers to enjoy the wider countryside.**

#### **Extract from National Planning Policies – Key Principles**

**(iii)** Accessibility should be a key consideration in all development decisions. Most developments which are likely to generate large numbers of trips should be located in or next to towns or other service centres that are accessible by public transport, walking and cycling, in line with the policies set out in PPG13, Transport. **Decisions on the location of other developments in rural areas should, where possible, give people the greatest opportunity to access them by public transport, walking and cycling, consistent with achieving the primary purpose of the development.**

**(v)** Priority should be given to the re-use of previously-developed ('brownfield') sites in preference to the development of greenfield sites, except in cases where there are no brownfield sites available, or these brownfield sites perform so poorly in terms of sustainability considerations (for example, in their remoteness from settlements and services) in comparison with greenfield sites.

### **Extract from Location of Development**

3. Away from larger urban areas, planning authorities should focus most new development in or near to local service centres **where employment, housing (including affordable housing), services and other facilities** can be provided close together. This should help to ensure these facilities are served by public transport and provide improved opportunities for access by walking and cycling. These centres (which might be a country town, a single large village or **a group of villages**) should be identified in the development plan as the preferred location for such development.

4. **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.** In particular, authorities should be **supportive of small-scale development** of this nature where it provides the **most sustainable option in villages that are remote from, and have poor public transport links with, service centres.**

### **Extract from Community Services and Facilities**

6. People who live or work in rural areas should have reasonable access to a range of services and facilities. Local planning authorities should:

**(i)** through their LDDs, **facilitate and plan for accessible new services and facilities**, particularly where;

- planning permission is granted for new developments in country towns or other local service centres; or

- settlements, or the population of their rural catchments, are expanding; or

- there is an identified need for new or expanded services to strengthen the role of a particular local service centre.

**(ii)** where possible, ensure that new development in identified service centres is supported through improvements to public transport, and to walking and cycling facilities, provided in partnership with the developer where appropriate;

**(iii)** identify suitable buildings and development sites for community services and facilities to meet the needs of the whole community, including disabled users;

**(iv)** support mixed and multi-purpose uses that maintain community vitality; and

**(v) support the provision of small-scale, local facilities (eg childcare facilities) to meet community needs outside identified local service centres, particularly where they would benefit those rural residents who would find it difficult to use more distant service centres. These local facilities should be located within or adjacent to existing villages and settlements where access can be gained by walking, cycling and (where available) public transport.**

### **Extract from Housing**

9. In planning for housing in their rural areas, local planning authorities should apply the policies in PPG3. They should:

(i) have particular regard to PPG3 guidance on the provision of housing in villages and should make sufficient land available, either **within or adjoining existing villages**, to meet the needs of local people;

### **Planning Policy Guidance 4 – Industrial, Commercial Development and Small Firms**

#### **Extract from Mixed Uses**

14. The characteristics of industry and commerce are evolving continuously, and many businesses can be carried on in rural and residential areas without causing unacceptable disturbance through increased traffic, noise, pollution or other adverse effects. Individual planning decisions will of course depend on such factors as the scale of the development, the nature of the use of the site and its location.

15. It is now generally recognised that it may not be appropriate to separate industry and commerce—especially small-scale developments—from the residential communities for whom they are a source of employment and services. In areas which are primarily residential, development plan policies should not seek unreasonably to restrict commercial and industrial activities of an appropriate scale - particularly in existing buildings - which would not adversely affect residential amenity. Planning permission should normally be granted unless there are specific and significant objections, such as a relevant development plan policy, unacceptable noise, smell, safety, and health impacts or excessive traffic generation. The fact that an activity differs from the predominant land use in any locality is not a sufficient reason, in itself, for refusing planning permission.

16. In rural areas, applications for development necessary to sustain the rural economy should be weighed with the need to protect the countryside in terms of, for example, its landscape, wildlife, agriculture, natural resources and recreational value. Detailed advice on industrial and commercial development in the countryside, including National Parks and Areas of Outstanding Natural Beauty, is given in PPG7, "The Countryside and the Rural Economy". Advice on Green Belts, where industrial and commercial development will not normally be appropriate, is provided in PPG2. Changes from agricultural use to other use require full planning permission.

17. Where they are disposed to permit industrial or commercial developments in residential and rural areas, planning authorities should bear in mind that subsequent intensification of the use may become unacceptably intrusive. Unless it amounts to a material change in the character of the use, intensification cannot be controlled if unconditional planning permission has been granted. Planning authorities should, therefore, consider the use of planning conditions or planning obligations to safeguard local amenity, where they would be an appropriate means of preventing foreseeable harm.

18. Notwithstanding paragraph 15, planning authorities should consider carefully whether particular proposals for new development may be incompatible with existing industrial and commercial activities. The juxtaposition of incompatible uses can cause problems for the occupiers both of the new and of the existing development. For example, where residential development is proposed in the vicinity of existing industrial uses, the expectations of the residents may exceed the standards applied by the planning authority, and may give rise to pressure to curtail the industrial use. This may be a particularly acute problem where other legislation, such as that relating to environmental pollution or public health, might subsequently result in costly new conditions or restrictions being imposed on the industry as a consequence of the new neighbouring development. Further advice on this issue will be given in the forthcoming PPG on Planning and Pollution Control.

19. It is preferable for buildings to be used appropriately than to stand wholly or partially empty. In older buildings, particularly those containing retail uses at ground level, the demand for the former mix of uses may have declined as a result of changing circumstances. A flexible attitude with respect to use may therefore be required to enable suitable re-use or new uses to be instituted in under-used space where this might contribute to the preservation of the building or enhancement of the townscape.

## **Planning Policy Guidance 13 – Transport**

### **Extract from Linking Planning and Transport**

20. Local authorities should seek to ensure that strategies in the development plan and the local transport plan are complementary: consideration of development plan allocations and local transport priorities and investment should be closely linked. Local authorities should also ensure that their strategies on parking, traffic and demand management are consistent with their overall strategy on planning and transport. In developing the overall strategy, local authorities should:

**4. locate day to day facilities which need to be near their clients in local and rural service centres, and adopt measures to ensure safe and easy access, particularly by walking and cycling. Such facilities include primary schools, health centres, convenience shops, branch libraries and local offices of the local authority and other local service providers.**

Local planning authorities should also encourage the provision of leisure and entertainment facilities serving local catchments and make provision for attractive local play areas, public open space and other recreational facilities in locations likely to be accessible without use of a car.

#### **Extract from Design, Safety and Mix of Uses**

**30. Mixed use development can provide very significant benefits, in terms of promoting vitality and diversity and in promoting walking as a primary mode of travel. However, it should not be assumed that the juxtaposition of different uses will automatically lead to less car dependency. Planning policies should therefore aim to:**

- 1. produce a broad balance at the strategic level between employment and housing, both within urban areas and in rural communities, to minimise the need for long distance commuting;**
2. focus mixed use development involving large amounts of employment, shopping, leisure and services in city, town and district centres, and near to major public transport interchanges (see paragraph 20); and
- 3. encourage a mix of land uses, including housing, in town, suburban and local centres**

#### **Extract from Rural Areas**

40. In rural areas, the potential for using public transport and for non-recreational walking and cycling is more limited than in urban areas. However, the need for the same overall policy approach outlined in paragraphs 18 to 31 is as great in rural areas as it is in towns in order to help promote social inclusion, and reduce isolation for those without use of a car. The objective should be to ensure, subject to paragraph 43, **that jobs, shopping, leisure facilities and services are primarily sited at the most accessible locations in the local area, or where accessibility will be improved as a result of the local transport plan provision or other measures that the local authority intends to take.** This will require an integrated approach to plan location decisions, service delivery and transport provision together. Local circumstances will need to be taken into account and what is appropriate in a remote rural area may be very different from rural areas near to larger towns.

41. In remote locations well away from large urban areas, local authorities should focus most development comprising jobs, shopping, leisure and services in or near to local service centres, subject to paragraph 43, to help ensure it is served by public transport and provides some potential for access by walking and cycling. These centres (which might be a market town, a single large village or **a group of villages**) should be identified in the development plan as the preferred locations for such development. They should also be the main focus for significant additional housing, to enable it to be accessible to a range of services and to help support the use and quality of local services (see paragraph 15). Where previously-developed land is available for housing in rural areas it should be subject to evaluation as in paragraphs 30 and 31 of PPG3 which includes an access consideration. The availability of previously developed land is not, in itself, a sufficient reason for developing in such locations.

**43. In order to reduce the need for long-distance out-commuting to jobs in urban areas, it is important to promote adequate employment opportunities in rural areas.** Diversification of agricultural businesses is increasingly likely to lead to proposals for conversion or re-use of existing farm buildings for other business purposes, possibly in remote locations. PPG7 indicates that for development related to agriculture and for farm diversification, appropriate new buildings may also be acceptable. In plan policies and development control decisions, local authorities should encourage farm diversification proposals particularly, but not exclusively, where this enables access by public transport, walking and cycling. They should be realistic about the availability, or likely availability, of alternatives to access by car. **Similarly, they should not reject proposals where small-scale business development or its expansion would give rise to only modest additional daily vehicle movements, in comparison to other uses that are permitted on the site, and the impact on minor roads would not be significant.**

## **Planning Policy Guidance 17 – Planning for Open Space, Sport and Recreation**

### **Extract from Planning For New Open Space And Sports And Recreational Facilities**

#### General principles

**20.** In identifying where to locate new areas of open space, sports and recreational facilities, local authorities should:

- i. promote accessibility by walking, cycling and public transport, and ensure that facilities are accessible for people with disabilities;
- ii. locate more intensive recreational uses in sites where they can contribute to town centre vitality and viability;
- iii. avoid any significant loss of amenity to residents, neighbouring uses or biodiversity;
- iv. improve the quality of the public realm through good design;



- v. look to provide areas of open space in commercial and industrial areas;
- vi. add to and enhance the range and quality of existing facilities;
- vii. carefully consider security and personal safety, especially for children;
- viii. meet the regeneration needs of areas, using brownfield in preference to greenfield sites;
- ix. consider the scope for using any surplus land for open space, sport or recreational use, weighing this against alternative uses;
- x. assess the impact of new facilities on social inclusion; and
- xi. consider the recreational needs of visitors and tourists.

In addition to these general principles, paragraphs 21-32 below apply in respect of specific types of facilities or areas.

#### Mixed-use Sport, Recreation and Leisure Facilities

**21.** Many sporting and recreational facilities will be similar in their land use characteristics to some forms of leisure - by making intensive use of land and attracting a large number of visits. Indeed, some will be mixed with significant elements of entertainment, retail or leisure uses and will function for many hours of the day. Planning permission for such developments should only be granted where they are to be located in highly accessible locations in or adjacent to town centres, or in district or neighbourhood centres. Planning permission should not be granted for a location outside such a town centre if the resulting development would undermine the centre. Sites in central locations should be allocated where there is a high level of demand for such mixed use facilities. The guidance in PPG6 explains the principles that should be applied to the location of town centre uses.

**23.** Local authorities should ensure that provision is made for local sports and recreational facilities (either through an increase in the number of facilities or through improvements to existing facilities) where planning permission is granted for new developments (especially housing). Planning obligations (see paragraph 33 below) should be used where appropriate to seek increased provision of open spaces and local sports and recreational facilities, and the enhancement of existing facilities. Where local facilities will attract people from a wider catchment, especially in urban areas, planning permission should not be granted unless they are located where they will be well served by public transport.

#### Open Spaces

**24.** In planning for new open spaces and in assessing planning applications for development, local authorities should seek opportunities to improve the local open space network, to create public open space from vacant land, and to incorporate open space within new development on previously-used land. They should also consider whether use can be made of land which is otherwise unsuitable for development, or procure public use of privately owned areas of land or sports facilities.

## Urban Fringe Areas

**25.** The countryside around towns provides a valuable resource for the provision of sport and recreation, particularly in situations where there is an absence of land in urban areas to meet provision. Subject to paragraphs 27-30 below, local authorities should encourage the creation of sports and recreational facilities in such areas and the development of areas of managed countryside, such as country parks, community forests, and agricultural showgrounds. Where planning permission is to be granted for such land uses, local planning authorities should ensure that facilities are accessible by walking, cycling and public transport as alternatives to the use of the car.

## Rural Areas

**26.** In rural areas those sports and recreational facilities which are likely to attract significant numbers of participants or spectators should be located in, or on the edge of, country towns. Smaller scale facilities will be acceptable where they are located in, or adjacent to villages to meet the needs of the local community. Developments will require special justification if they are to be located in open countryside, although proposals for farm diversification involving sports and recreational activities should be given favourable consideration. All development in rural areas should be designed and sited with great care and sensitivity to its rural location.

## **REGIONAL POLICIES – SUFFOLK STRUCTURE PLAN (SAVED POLICIES)**

### **Economy**

**ECON 11** – Proposals for new community facilities in keeping with the character and scale of villages will be encouraged where there is no material conflict with residential amenity or with policies for transport or protection of the environment.

## **LOCAL POLICIES – ST EDMUNDSBURY BOROUGH COUCIL REPLACEMENT LOCAL PLAN 2016**

### **Development Strategy**

- **Policy DS1: Settlement Hierarchy**

In considering proposals for new development County Structure Plan Review settlement hierarchy will be applied as follows:

- i) Major development will take place in Bury Edmunds;
- ii) Significant development will take place;
- iii) Development which primarily meets the settlement and the surrounding area will take place in the rural service centres of Barrow, Clare, Chedburgh, Ixworth, Kedington and Stanton;

iv) Minor development will be permitted within all Housing Settlement Boundaries

- **Policy DS2: The Sequential Approach To Development**

The following sequential approach will be applied to the consideration of sites for development and subject to an assessment of the sustainability of individual sites:

- i) the re-use of previously-developed land and buildings inside Housing Settlement Boundaries;
- ii) previously undeveloped sites inside Housing Settlement Boundaries subject to the need to protect and conserve areas of recognised environmental or amenity importance;
- iii) urban extensions and developments on the edge of urban areas which are well suited to achieving sustainable development and reducing the need to travel, particularly by private car.

The re-use of previously-developed land in rural locations where development would be intrusive in the countryside or unsustainable will not be permitted.

- **Policy DS5: Design Guidance And Development Briefs**

Major development will be permitted only where proposals accord with any relevant design guidance and development briefs approved by the Local Planning Authority or other adopted Supplementary Planning Documents.

## **Housing**

- **Policy H1: Scale Of Housing Provision**

The Local Plan proposes the development of 4,590 for the period 2004 - 2016 by the following means:

- a) Existing commitments (minus a 5% allowance for non take-up): 1,725 dwellings
- b) The re-use of existing buildings and previously developed land and the use of underused land, within the Housing Settlement Boundaries of Bury St Edmunds, Haverhill, Chedburgh and Ixworth (1,570 dwellings).
- c) Greenfield allocations in Bury St Edmunds, Haverhill, Barrow, Clare, Ixworth and Stanton (1,025 dwellings).
- d) Development on sites within existing village Housing Settlement Boundaries (rural windfall allowance) (270 dwellings)

In the Rural Service Centres there is limited opportunity for brownfield site development but a desire to provide planned sustainable growth to meet local needs and support local services. Therefore greenfield sites are allocated in the Rural Service Centres in order to achieve this.

- **Policy H3: Affordable Housing**

Developers will be expected to allocate land within sites to ensure that 40% of the proposed number of dwellings constitutes affordable housing in respect of proposals which in themselves, or as part of a wider but contiguous site, relate to:

Sites of 0.5 hectares and above or 15 dwellings or more, in settlements of 3,000 population and above.

Sites of 0.17 hectares and above or 5 dwellings or more, in settlements, of less than 3000 population.

Conditions or legal obligations will be used to ensure that affordable housing is secured and retained for those in housing need.

The Local Planning Authority will consider issues of development viability and mix, including additional costs associated with the development of brownfield sites and the provision of significant community benefits, and may be willing to negotiate a lower percentage of affordable housing.

- **Policy H4: Housing Density**

Proposals for residential development at a net density of less than 30 dwellings per hectare will not be permitted, unless the local planning authority is satisfied that there are constraints to development, or that development at that density would have an adverse impact on the character or appearance of the locality.

In locations with good public transport accessibility, including town centres, the local planning authority will encourage high density development, including the sub-division of existing properties.

Residential developments should have regard to the content of the Suffolk Design Guide and any subsequent replacement Supplementary Planning Document.

- **Policy H5: Mix Of Housing**

All housing developments of 15 dwellings or 0.5 hectares or more in urban areas and five dwellings or 0.17 hectares or more in settlements with a population of 3,000 or less will be permitted only where:

- a) They include a mix of house types and sizes, including smaller properties; and
- b) They contribute towards a balanced community structure, including meeting the needs of specific groups such as the elderly, the disabled and young single people.

## **Employment**

- **Policy E1: Existing Employment Land And Premises**

The re-development of existing employment land and premises for existing employment and alternative employment uses will be supported, subject to satisfying other policies in the Plan.

The loss of industrial, warehousing, office and business land or premises for any purpose other than those uses will not be permitted unless:

- a) It is evident that the existing use has created overriding environmental problems; or
- b) It can be demonstrated that the proposal would not diminish unacceptably the existing local supply of land or units available.

Criterion (a) does not apply to residential development or mixed use development incorporating an element of housing.

Proposals involving car showrooms with workshops, as well as bulky building materials and trade warehouses will be considered favourably on existing employment land or premises.

## **The Rural Area**

- **Policy RU1: Employment Development In The Rural Areas**

In addition to the policies elsewhere in this plan employment development will be permitted in or adjacent to villages (as defined in Appendix A) where all the following criteria are met:

- a) The proposal is small in scale, defined as being normally no more than 300 sq. metres of floor space (gross);
- b) No industrial activities or storage of materials takes place outside of the buildings; and
- c) The layout and design reflect the countryside location.

- **Policy RU4: Re-Use Of Rural Buildings In The Countryside**

The re-use, conversion and subsequent alteration or extension of rural buildings for the following uses will be considered favourably:

- **Employment (defined as light industrial and office uses and, where appropriate, limited small scale storage)**
- **Tourist accommodation**
- **Recreational uses including riding stables, livery, and sports pavilions**
- **Community facilities**

If it can be demonstrated that none of the above preferred uses can reasonably be accommodated, then the re-use of a rural building for market housing may be appropriate.

In addition to other policies in the Plan, proposals for the re-use of rural buildings must satisfy the following criteria:

- i) the building is structurally sound and capable of conversion without the need for extension or significant alteration or reconstruction
- ii) Any proposed alterations to the building, its associated operational area, provision of services, amenity space and outbuildings would not harm its appearance as a rural building or adversely affect the rural setting of the building in the locality
- iii) The nature and intensity of the proposed use would be compatible with its rural location
- iv) Proposals which would be likely to create a significant number of jobs should be well located in relation to towns and villages or be readily accessible by public transport.
- v) In case of residential use, the creation of a residential curtilage and associated domestic paraphernalia would not have a harmful effect on the character of the site or the surrounding area

- **Policy RU5: Replacement Of Buildings In The Rural Areas**

The replacement of existing buildings in the rural areas for economic development purposes will be supported subject to satisfying all of the following criteria:

- i) the replacement building will result in a more acceptable and sustainable development than might be achieved through conversion;
- ii) the nature and intensity of the proposed use would be compatible with its rural location;

- iii) proposals which would be likely to create a significant number of jobs should be well located in relation to towns and villages and/or be readily accessible by public transport;
- iv) the volume of the replacement building would not be greater than that of the building to be replaced with the addition of any remaining permitted development rights and the curtilage of the development is not greater than the existing curtilage.

Buildings which have become so derelict, have been abandoned or are otherwise incapable of adaptation or re-use will not be considered favourably for replacement.

- **Policy RU6: Housing Development In The Rural Areas**

Housing Settlement Boundaries for the villages listed in Appendix A are defined on the Proposals Map. Planning permission for new residential development, residential conversion schemes, residential redevelopment and replacement of existing dwellings with a new dwelling will be permitted within Housing Settlement Boundaries where it is not contrary to other policies in the Plan. In addition proposals for residential annexes will be permitted only where:

- i) the design and siting of the annexe is such that it is capable of being reasonably integrated into the use of the original dwelling once its need has ceased;
- ii) the size of annexe is the minimum necessary to meet the purpose;
- iii) the annexe is not capable of being used as a separate dwelling.

Outside the Housing Settlement Boundaries defined on the proposals maps, new housing development will not be permitted in the rural areas, except where the proposal involves:

- iv) A dwelling for a key worker essential to the operation of agriculture or forestry where it can be demonstrated that there is essential need for someone to live permanently on site to provide essential care to animals or processes; or
- v) The replacement of an existing dwelling on a one for one basis where the volume would not be greater than that of the dwelling to be replaced with the addition of any remaining permitted development rights and the curtilage of the development is no greater than the curtilage of the existing dwelling.

- **Policy RU8: Rural Housing Exception Sites**

As an exception to the provision made in the Plan for general housing demand, the local planning authority will permit rural affordable housing schemes adjoining but outside a Housing Settlement Boundary or built up area of a village provided that:

- i) The development will meet or assist in meeting a proven and specific need for affordable housing in the locality which could not otherwise be met;
- ii) The development is on the edge of a village (as listed in Appendix A), well related to existing community services and facilities and is sympathetic to the form and character of the settlement;
- iii) The site is the most suitable to meet the identified need and, in particular, the need could not be met on any site which would better meet criterion (ii); and
- iv) Secure arrangements are made to ensure that initial and subsequent occupation of the dwellings can be restricted to those having an identified local need for affordable housing through the use of appropriate safeguards, including conditions or legal obligations.

- **Policy RU9: Retail Proposals Within Rural Housing Settlement Boundaries**

In addition to the policies elsewhere in this Plan, proposals for new retail development, including the change of use of buildings, within the Housing Settlement Boundaries and other rural settlements (but excluding defined shopping centres in the Rural Service Centres) will be approved where:

- i) the proposal meets a local need;
- ii) the proposal is small in scale (not exceeding 150 sq. metres in net floor area); and
- iii) the proposal falls within Use Classes A1, A2, A3, A4 or A5.

## **Leisure**

### Aims and Objectives

6.1 To maintain and develop leisure, cultural and community facilities to meet the needs of residents and visitors to the borough.

6.2 To achieve this aim, the key objectives are to:

- a) Encourage the sustainable provision of sports, leisure, and cultural facilities and public art;
- b) Protect important open areas for their amenity and recreation value;
- c) Encourage improvements in open space provision and provide good quality, accessible facilities;
- d) Ensure that new housing development makes appropriate provision for new and improved facilities; and
- e) Allow recreation and tourist facilities to be accommodated in the countryside, where they can be provided without harm to the local environment.



## **Transport**

- **Policy T2: Hierarchical Approach To Site Access**

Proposals for development, other than residential, should make provision for site access adopting the following priorities:

- i) walking and cycling, and public transport (including where appropriate community buses and rail freight);
- ii) taxis and private hire vehicles
- iii) essential motor vehicles (to support economic activity and where there is no reasonable alternative), heavy goods vehicles and powered two-wheelers; and
- iv) other motor vehicles

- **Policy T8: Cycling And Pedestrian Strategies**

Proposals for development will be required to make provision for cycling and walking in accordance with the adopted Planning Guidance and the subsequent Supplementary Planning Document or Local Action Plan on Cycling and for Pedestrians.

## **Natural Environment**

- **Policy NE1: Impact Of Development On Sites Of Biodiversity And Geological Importance**

When considering development proposals which may have an adverse impact on nature conservation sites or interests, the local planning authority will have regard to the expert nature conservation advice provided by English Nature, Suffolk Wildlife Trust and other specialist sources and the following criteria:

- i) The ecological value and objectives for which the site was classified or designated;
- ii) The integrity of the site in terms of its wildlife value, its diversity and relationship with other ecological resources;
- iii) The cumulative impact of the proposal and other developments on the wildlife value of the site;
- iv) The presence of protected species, habitat areas and wildlife corridors and proposed measures to safeguard and enhance them;
- v) The opportunity to create new habitat areas and to improve the conservation status of locally vulnerable species;

- vi) Guidance set down within biodiversity action plans, St Edmundsbury Borough Biodiversity Strategy, St Edmundsbury Nature Conservation Strategy, habitat management plans and other relevant sources; and
- vii) The extent to which the imposition of conditions or planning obligation:
  - would mitigate the effects of the development and/or protect the nature conservation value of the locality;
  - ensure replacement habitat or features; and/or
  - ensure that resources are made available for the future enhancement and management of the replacement habitat or feature to enable it to attain the quality and attributes that have been lost.

Development which would have an adverse impact on areas of international and national nature conservation importance, as indicated on the Proposals Map, will not be permitted unless there are imperative reasons of overriding national public interest and that there is no alternative solution.

Development which would have an adverse impact on regionally and locally designated sites will not be permitted unless the need for the development outweighs the importance of the nature conservation value of the site.

- **Policy NE2: Protected Species**

Development which would have an adverse impact on species protected by schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981, the Protection of Badgers Act 1992, The Conservation Regulations 1994 and listed in the Suffolk Biodiversity Action Plan, or subsequent legislation, will not be permitted unless there is no alternative and the local planning authority is satisfied that suitable measures have been taken to:

- a) facilitate the survival of the protected species;
- b) reduce disturbance to a minimum;
- c) provide adequate alternative habitats to sustain at least the current levels of population.

- **Policy NE3: Protection Of The Landscape**

Development will be permitted only where:

- a) It does not have an adverse impact on features of wildlife, semi-natural habitat, historic features, landscape and amenity value, including Special Landscape Areas (as defined on the Proposal map), and protects them during construction;

- b) It includes the retention and new planting of trees, hedgerows and woodland through the submission of a landscape scheme giving full details of planting species, species mix and plant specifications; and
- c) Suitable compensatory provision is made in the event of unavoidable loss.

For the purposes of this policy, features of wildlife, landscape and amenity value are defined as: trees, hedgerows, hedgebanks, watercourses, open water, heathland, wetland, grassland, woodland, green lanes and parkland.

- **Policy NE4: Natural Resources**

Development will be permitted only where:

- a) The proposal will not have negative impact on:
  - i) ground and surface water;
  - ii) the flood storage capacity of the floodplain; and
  - iii) the flow of floodwater, including the alignment and stability of existing watercourses;
  - iv) and/or
  
- b) The proposal will not:
  - i) increase the risk to life and property arising from flooding;
  - ii) prevent the maintenance of a watercourse channel; or
  - iii) result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a), except where development is the subject of a specific proposal in the Local Plan or it can be demonstrated that there are no suitable alternative sites on lower grade land.

- **Policy NE5: Environmental Quality**

Development will not be permitted where it would have an adverse affect on the natural environment, the landscape or amenity due to the contamination of land, air, water or light;

Development which would result in the emission of non-pollutant glare or light spillage above the horizontal will not be permitted.

Noise generating development will not be permitted if it would adversely affect the users of existing or proposed noise-sensitive development.

Noise sensitive development will not be permitted if its users would be affected by noise from existing or proposed noise-generating uses unless adequate mitigation works can be implemented.

- **Policy NE6: Safeguarding From Hazards**

Development will not be permitted where there is an unacceptable risk:

- a) Due to siting on known or suspected unstable land;
- b) Due to siting on contaminated land which is unsuitable for the use proposed; or
- c) Due to the storage or use of hazardous substances.

In appropriate cases, the local planning authority may impose planning conditions or through a legal obligation secure remedial works and or monitoring processes.

# THE SITE OF THE FORMER FRUIT PACKING STATION EDMUNDS HILL, STRADISHALL, NEWMARKET, SUFFOLK.





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Pointer 52°08'29.30" N 0°33'02.43" E elev 89 m Streaming ||||| 100%

Eye alt 622 m

EXTRACT FROM  
ENVIRONMENT AGENCY FLOOD MAP





