

# LAND ADJACENT TO PIPPIN POST CLOSE, STANSFIELD SUDBURY, SUFFOLK, CO10 8LN



Site Area : 0.211 ha (0.52 acres)  
 Easting : 578132m, Northing : 251669m

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H E DENNIS & SON  
 SUBMISSION SITE - INDICATIVE LAYOUT PLAN **ECONOMY & ENVIRONMENT**  
 23 FEB 2009



WS 37

Our Ref: SJG/rah/TW32-23361

Your Ref: WS37

20<sup>th</sup> February 2009

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

D Brown Esq  
Environment Directorate  
St Edmundsbury Borough Council  
PO Box 122  
St Edmundsbury House  
Western Way  
Bury St Edmunds  
Suffolk  
IP33 3YS

Dear Mr Brown

**ST EDMUNDSBURY LOCAL DEVELOPMENT FRAMEWORK REVIEW: SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENTS – LAND ADJACENT TO PIPPIN CLOSE, STANSFIELD**

I refer to your letter dated 18<sup>th</sup> February and to our subsequent e-mail correspondence regarding the submission made in January 2009, on behalf of H E Dennis & Son, in relation to the Site adjacent to Pippin Close, Stansfield (Site Reference: WS37).

I would be grateful if you would please take this letter as formal confirmation that the original Site and Indicative Layout Plans submitted are to be replaced by the enclosed Plans and that the revised Site Area now extends to 0.211 hectares.

I confirm that in all other respects the application submitted remains unaltered and trust that these amendments will now enable the Site to be included with the Local Development Framework process.

Should you have any queries however, please do not hesitate to contact me.

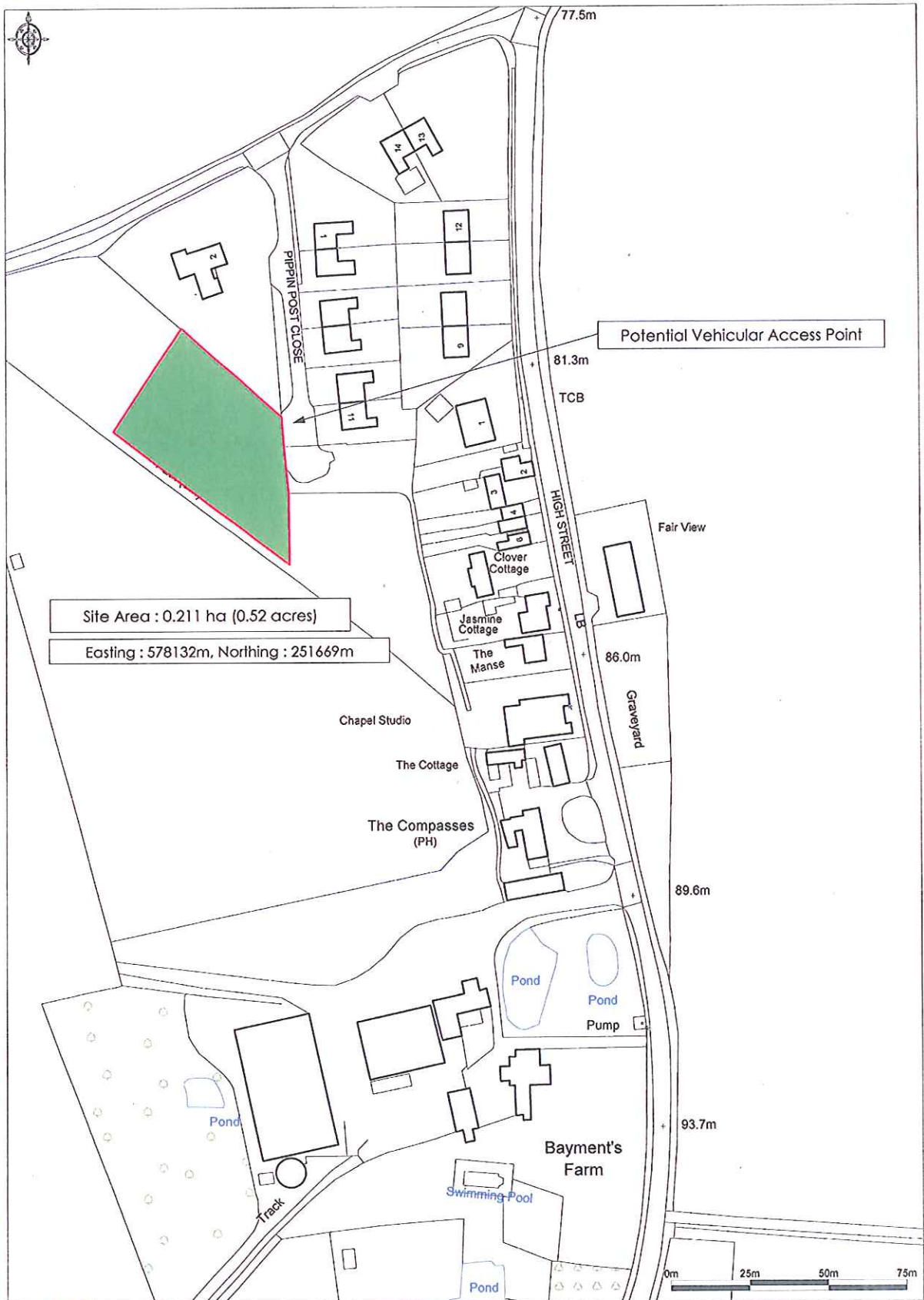
Yours sincerely

**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.

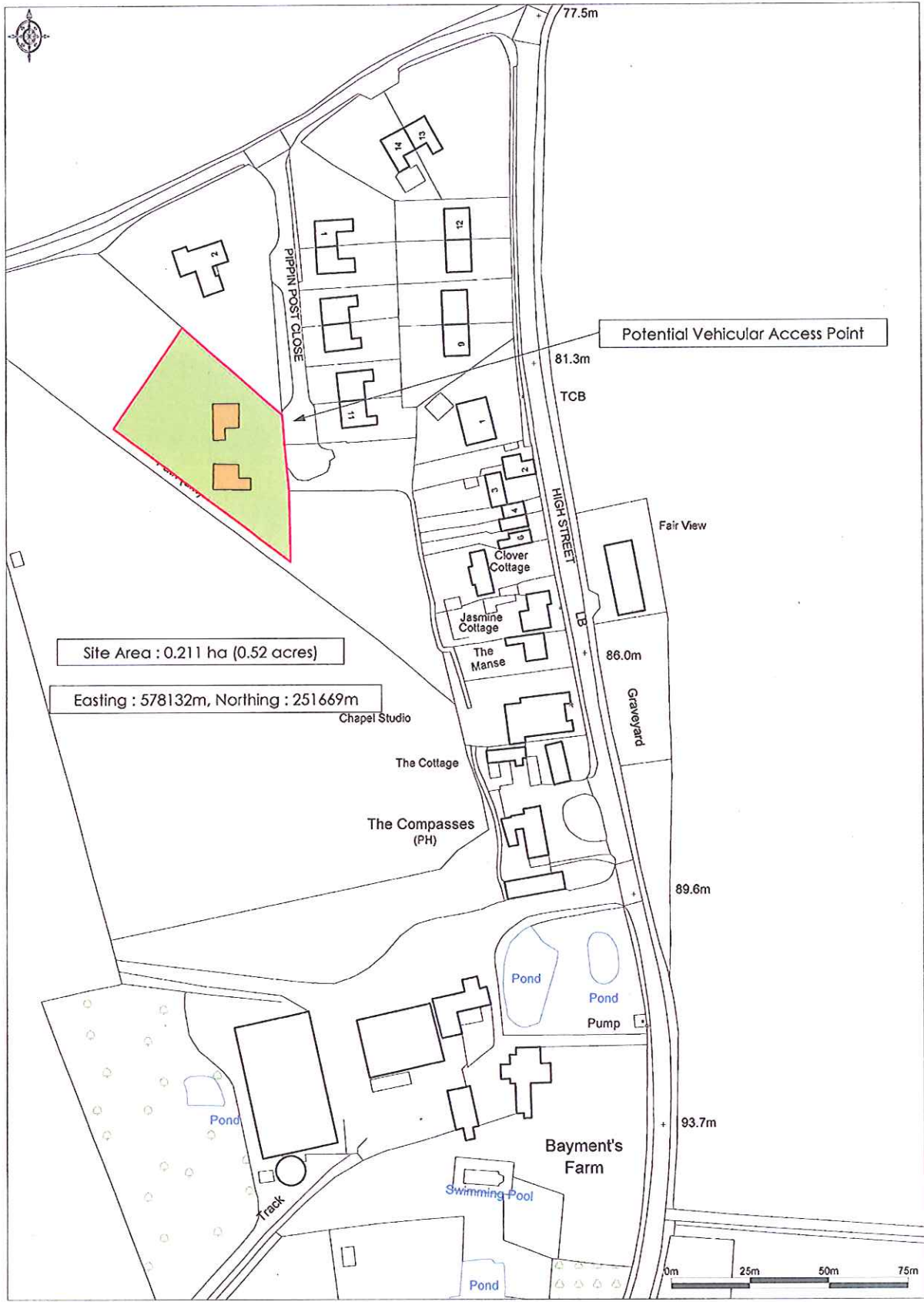
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H E DENNIS & SON  
 SUBMISSION SITE - INDICATIVE LAYOUT PLAN

WS37

Brown & Co  
Simon Gilbey MRICS  
Angel Corner  
8 Angel Hill  
Bury St Edmunds  
Suffolk  
IP33 1UZ

**Contact** David Brown  
**Direct Dial** 01284 757368  
**E-mail** [david.brown@stedsbc.gov.uk](mailto:david.brown@stedsbc.gov.uk)  
**My Ref:** WS37  
**Your Ref:** SJG/rah/TW32-23361

18 February 2009

Dear Mr Gilbey

### Site Submissions

I refer to your Site Submission made under the terms of the St Edmundsbury Local Development Framework process on behalf of Mr P Dennis on land adjacent to Pippin Close, Stansfield.

We are presently working through the submissions and checking the details prior to going out to consultation and it would appear that the site you have submitted has an area smaller than the 0.2 hectares that we set as a minimum on the Site Submission form.

I am therefore writing to inform you that we will not be progressing your submission.

Yours sincerely

David Brown  
Planning policy section

**Patsy Dell BA (Hons) BSc MBA MRTPI Head of Planning and Engineering Services .**  
PO Box 122 • St Edmundsbury House • Western Way  
Bury St Edmunds • Suffolk • IP33 3YS  
**T** 01284 763233 • **F** 01284 757378 • **Typetalk** 18001 (01284) 757371  
**Departmental E-mail** [plantran@stedsbc.gov.uk](mailto:plantran@stedsbc.gov.uk)  
**Website** [www.stedmundsbury.gov.uk](http://www.stedmundsbury.gov.uk)

Our Ref: SJG/rah/TW32-23361

23<sup>rd</sup> December 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

too small



WS37

Dear Sir

**ST EDMUNDSBURY LOCAL DEVELOPMENT FRAMEWORK REVIEW: SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT – LAND ADJACENT TO PIPPIN POST CLOSE, STANSFIELD**

Please find enclosed a Site Submission Form duly completed on behalf of our client, Mr P Dennis of H E Dennis & Son, together with a plan of the site and additional supportive information.

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 &**  
**- 2 JAN 2009**  
**ENVIRONMENT**

# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document

### SITE SUBMISSION FORM



*St Edmundsbury*  
BOROUGH COUNCIL

Earlier in the year we invited developer/landowners to submit proposals for sites with development potential as part of the Local Development Framework. Sites submitted during that time are now the subject of public consultation.

This form is provided for the submission of any **additional** 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 and a **map** clearly identifying the boundary of the site by:

**Monday 5 January 2009** 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 P Dennis  
 Organisation H E Dennis & Son  
 Address Bayments Farm  
 Stansfield  
 Sudbury  
 Suffolk Postcode CO10 8LN

Telephone   
 Email address 

Your agents (if applicable) Mr S J Gilbey  
 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 H E Dennis & Son  
 Address As above.  
 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 off Pippin Post Close

**Location** High Street, Stansfield, Sudbury, Suffolk

**Total Area** 0.115 (ha)

Of which 0 (ha) is on brownfield land

Of which 0.115 (ha) is on greenfield land

**Ordnance Survey Grid Reference** Easting 578132m Northing 251669m

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

The site forms part of a small grass field adjoining Pippin Post Close, an existing cul de sac.

**Suggested uses**

It is proposed that the site be developed to provide two detached single storey dwellings, as shown for illustrative purposes on the plan attached.

The dwellings would be 'individual' in character and would reflect the latest advances in sustainable building design.

## 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	No	None.
Conservation Area	No	None.
Special Landscape Area	No	None.

How close is the nearest bus stop?	500 metres (The Compasses Public House) Bus service numbers: 372 & 373
How close is the nearest primary school?	4.3 miles / 6.9 kilometres
How close is the nearest shop that will provide day-to-day food needs?	4.4 miles / 7.1 kilometres
How close is the nearest doctor's surgery?	4.75 miles / 7.6 kilometres

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

Not applicable.

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

Please refer to the separate Supportive Statement.

It is considered that the proposal conforms with the relevant National, Regional and Local planning policies identified.

#### 4. OTHER INFORMATION

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

No.

Level of developer interest, if known: - Not tested.

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.**

- A Supportive Statement covering National, Regional and Local Planning Policy, relevant to the Site.
- A 1:1250 Scale Plan of the Site and the existing route of access.
- A Google Earth aerial photograph of the Site.
- Photographs of the Site and Access.
- An extract from the Environment Agency 'Flood Map'.
- An Insert Map of Stansfield reproduced from the Replacement St Edmundsbury Borough Local Plan – 2016.
- A 1:1250 Scale Plan of the Site showing a possible illustrative layout.

It is considered that small scale development, such as that proposed, will provide much needed local housing within the rural community which, in itself, will underpin and support local rural businesses and amenities.

Without growth, even at a limited level, it is considered that smaller rural communities, such as Stansfield, will become uncommunicative dormitory collections with no heart or soul.

In recent years there has been no development within the village of Stansfield to encourage any growth and the principal local amenity, the pub, is at risk of closing down permanently.

# 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 – By providing modern, cost efficient housing stock within the rural area.
2	To maintain and improve levels of education and skills in the population overall	Neutral – Small scale development, such as that proposed, will have little impact.
3	To reduce crime and anti-social activity	Positive – By underpinning and expanding the 'community' within the village.
4	To reduce poverty and social exclusion	Positive - By providing modern, cost efficient housing stock within the rural area.
5	To improve access to key services for all sectors of the population	Neutral – Small scale development, such as that proposed, will have little impact.
6	To offer everybody the opportunity for rewarding and satisfying employment	Neutral – Small scale development, such as that proposed, will have little impact.
7	To meet the housing requirements of the whole community	Positive - By providing modern, cost efficient housing stock within the rural area
8	To improve the quality of where people live and to encourage community participation	Positive - By providing modern, cost efficient housing stock within the rural area
9	To improve water and air quality	Neutral – Small scale development, such as that proposed, will have little impact

	<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 – Small scale development, such as that proposed, will have little impact
<b>11</b>	To use water and mineral resources efficiently, and re-use and recycle where possible	Neutral – Small scale development, such as that proposed, will have little impact
<b>12</b>	To reduce waste	Neutral – Small scale development, such as that proposed, will have little impact
<b>13</b>	To reduce the effects of traffic on the environment	Neutral – Small scale development, such as that proposed, will have little impact
<b>14</b>	To reduce contributions to climate change	Neutral – Small scale development, such as that proposed, will have little impact.
<b>15</b>	To reduce vulnerability to climatic events	Neutral – Small scale development, such as that proposed, will have little impact.
<b>16</b>	To conserve and enhance biodiversity	Neutral – Small scale development, such as that proposed, will have little impact.
<b>17</b>	To conserve and where appropriate enhance areas of historical and archaeological importance	Neutral – Small scale development, such as that proposed, will have little impact.
<b>18</b>	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Neutral – Small scale development, such as that proposed, will have little impact.
<b>19</b>	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive – By providing an opportunity for the small scale development of the village, thereby underpinning its' position within the wider rural community in the long term.
<b>20</b>	To revitalise town centres	Neutral – Small scale development, such as that proposed, will have little impact.
<b>21</b>	To encourage efficient patterns of movement in support of economic growth	Positive – By providing an opportunity for the small scale development of the village, thereby underpinning its' position within the wider rural community in the long term.

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
22	To encourage and accommodate both indigenous and inward investment	Neutral – Small scale development, such as that proposed, will have little impact

**LAND OFF PIPPIN POST CLOSE, STANSFIELD, SUDBURY, SUFFOLK**  
**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:

(1) 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 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 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.

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

No relevant 'saved' Policies

## 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.

## 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.

## **The Rural Area**

- **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.

## **Transport**

- **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.

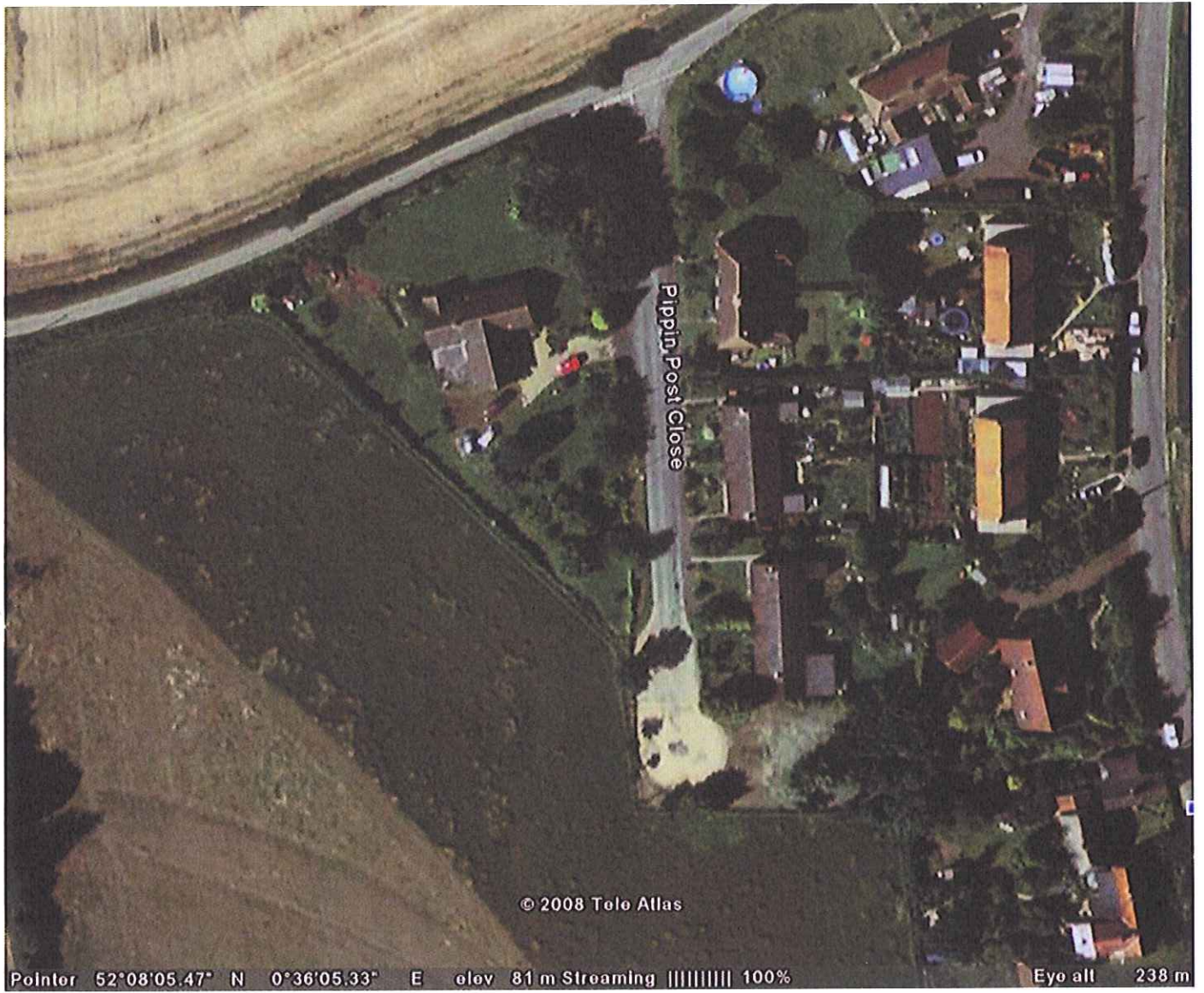
Noise sensitive development will not be permitted if its users would be affected by noise from existing or proposed noise-generating uses unless adequate mitigation works can be implemented.

- **Policy NE6: Safeguarding From Hazards**

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

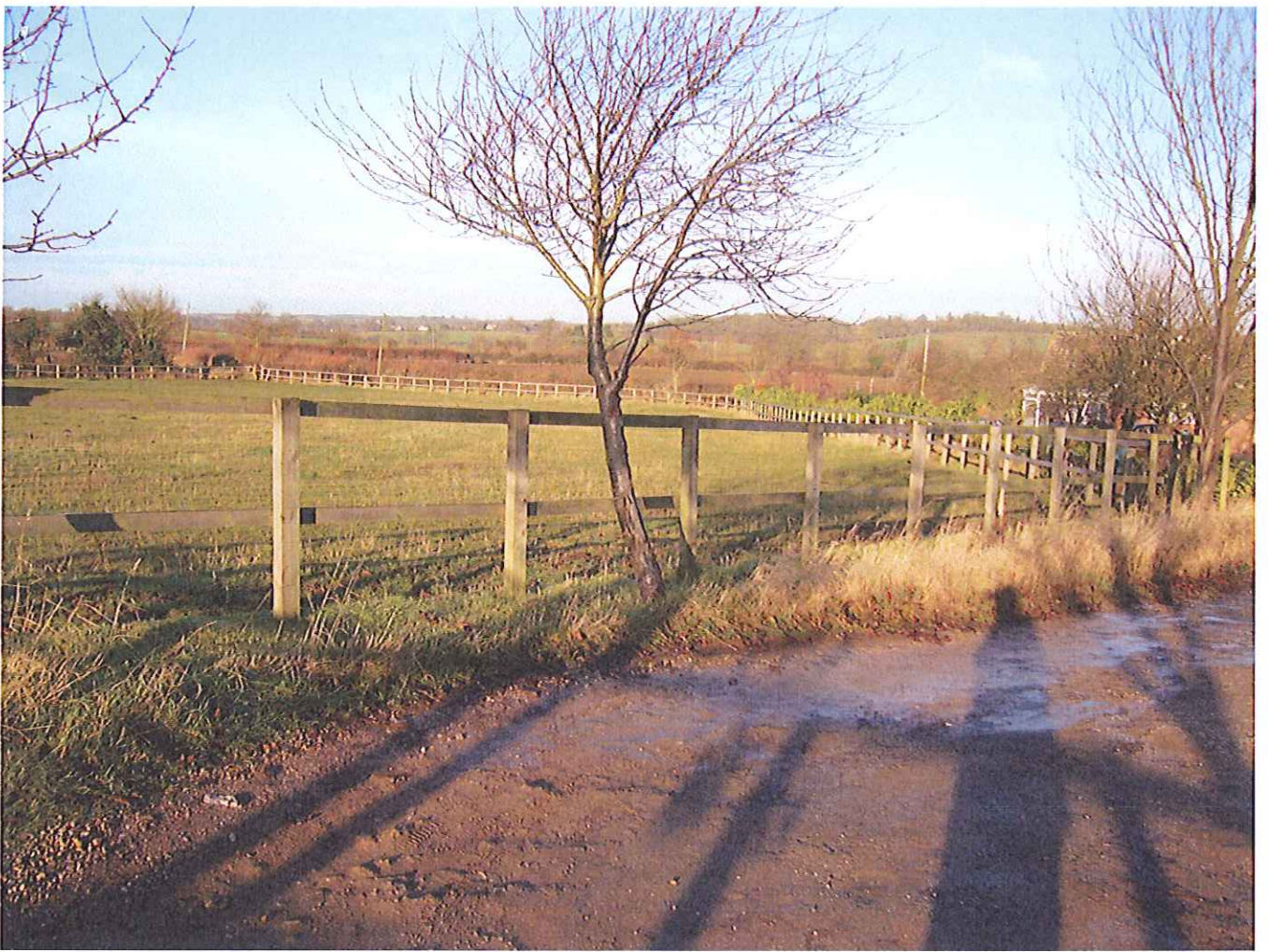
- a) Due to siting on known or suspected unstable land;
- b) Due to siting on contaminated land which is unsuitable for the use proposed; or
- c) Due to the storage or use of hazardous substances.

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



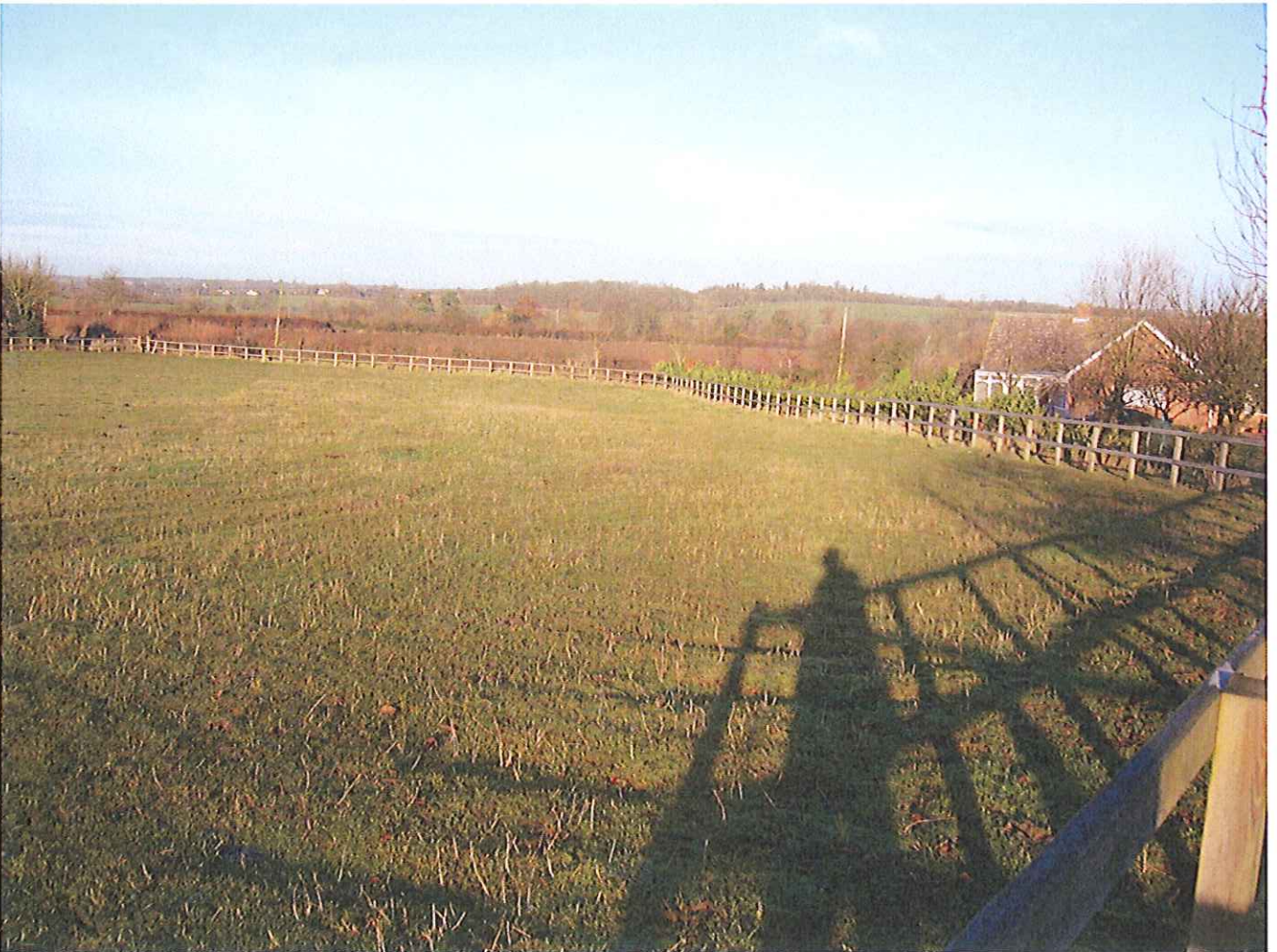


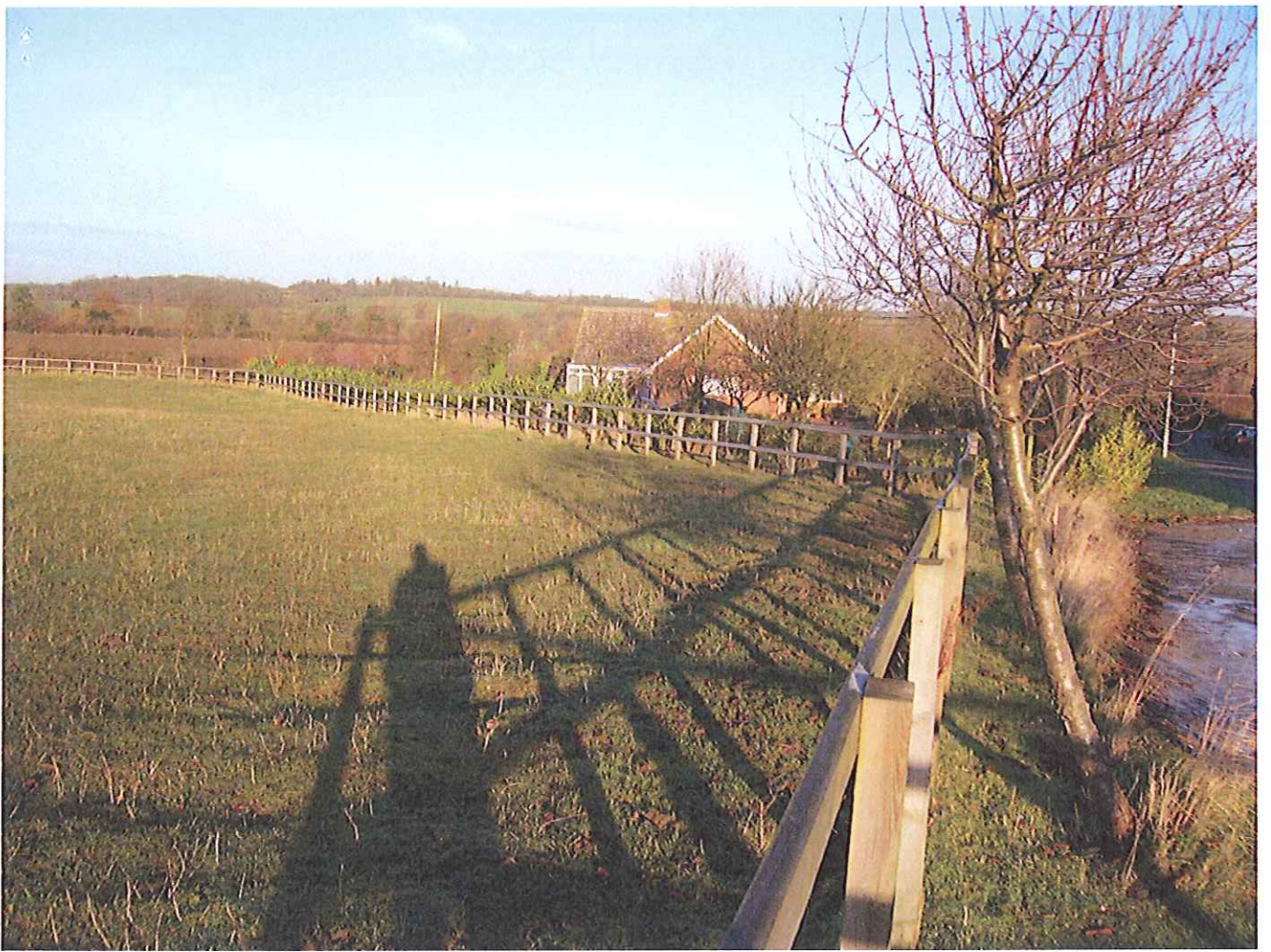








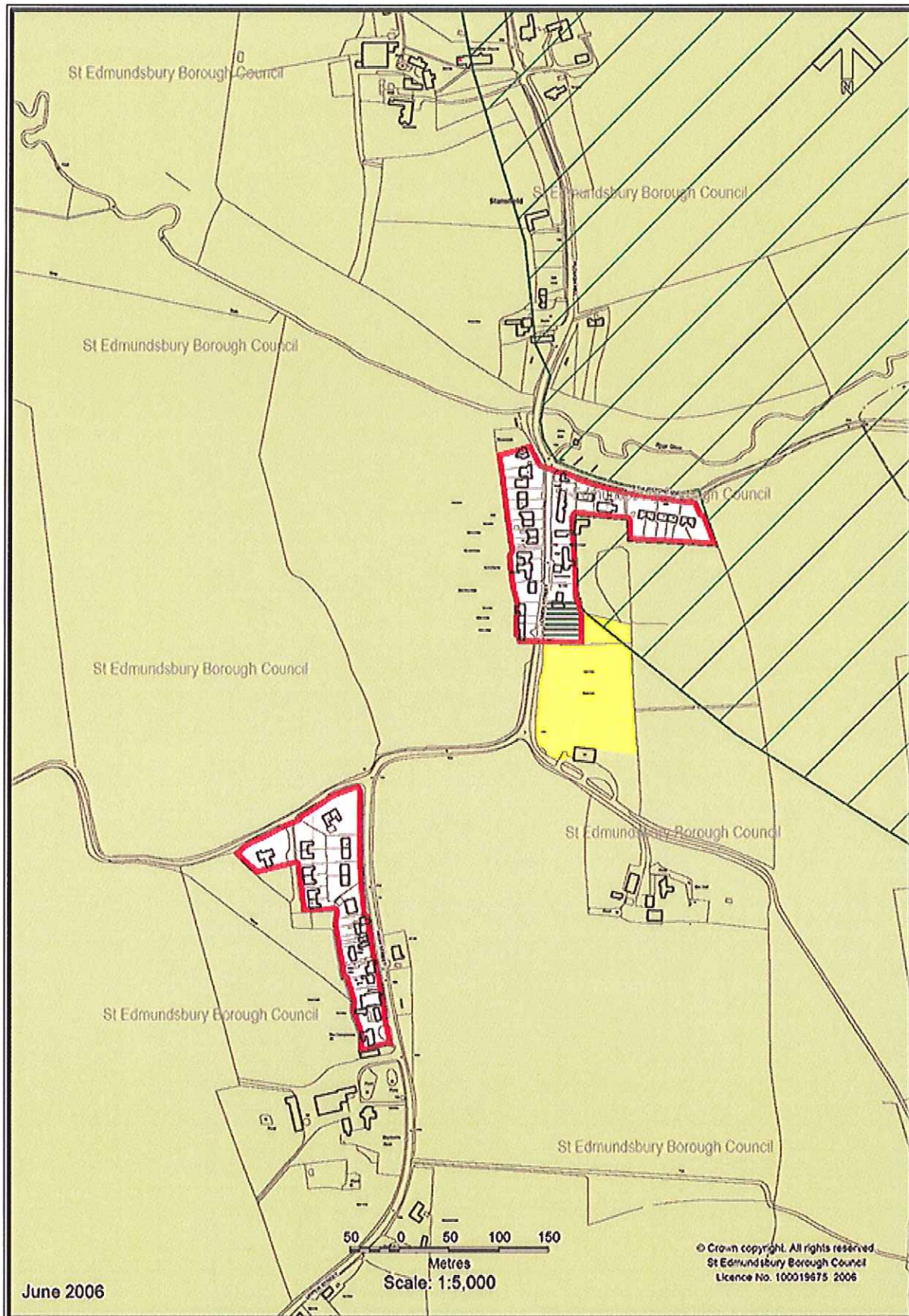




EXTRACT FROM  
ENVIRONMENT AGENCY FLOOD MAP



# Stansfield



WS 37



Our Ref: SJG/rah/TW32-23361

Your Ref: WS37

20<sup>th</sup> February 2009

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

D Brown Esq  
Environment Directorate  
St Edmundsbury Borough Council  
PO Box 122  
St Edmundsbury House  
Western Way  
Bury St Edmunds  
Suffolk  
IP33 3YS

Dear Mr Brown

**ST EDMUNDSBURY LOCAL DEVELOPMENT FRAMEWORK REVIEW: SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENTS – LAND ADJACENT TO PIPPIN CLOSE, STANSFIELD**

I refer to your letter dated 18<sup>th</sup> February and to our subsequent e-mail correspondence regarding the submission made in January 2009, on behalf of H E Dennis & Son, in relation to the Site adjacent to Pippin Close, Stansfield (Site Reference: WS37).

I would be grateful if you would please take this letter as formal confirmation that the original Site and Indicative Layout Plans submitted are to be replaced by the enclosed Plans and that the revised Site Area now extends to 0.211 hectares.

I confirm that in all other respects the application submitted remains unaltered and trust that these amendments will now enable the Site to be included with the Local Development Framework process.

Should you have any queries however, please do not hesitate to contact me.

Yours sincerely

**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.



# LAND ADJACENT TO PIPPIN POST CLOSE, STANSFIELD SUDBURY, SUFFOLK, CO10 8LN



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**H E DENNIS & SON**  
**SUBMISSION SITE**

**ECONOMY &**  
23 FEB 2009  
**ENVIRONMENT**