



*St Edmundsbury*  
BOROUGH COUNCIL

# Replacement St Edmundsbury Borough Local Plan 2016

## Planning Guidance Note: Former Fireworks Factory, Chedburgh Masterplan

Adopted January 2007



A Framework for Development



**REPLACEMENT ST EDMUNDSBURY  
BOROUGH LOCAL PLAN 2016**

**CHEDBURGH FORMER FIREWORKS FACTORY,  
CHEDBURGH**

**Proposed Housing Development  
& Recreational Open Space**

**MASTERPLAN PLANNING GUIDANCE**

**ADOPTED JANUARY 2007**

Planning and Engineering Services  
St Edmundsbury Borough Council  
PO Box 122  
Bury St Edmunds  
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## PREFACE

National Planning Policy Statement (PPS)12, "Local development Frameworks", states that Supplementary Planning Documents (SPD) may be taken into account as a material consideration when determining planning applications, provided that it:-

- Conforms to the relevant development plan document (or saved policies);
- Is consistent with national planning policy and generally conforms with the regional spatial strategy;
- Is accompanied by a sustainability appraisal; and
- Is subject to appropriate public consultation;

This Planning Guidance note has been prepared during the transition from Local Plans and Supplementary Planning Guidance to Local Development Frameworks and Supplementary Planning Documents. However, despite work having commenced on this masterplan prior to the above regulations and the Planning and Compulsory Purchase Act 2004 coming into effect, it cannot be adopted as such due to its failure to be tested under European Directive 2001/42/EC and the Strategic Environmental Assessment Regulations 2004.

This masterplan has been prepared by the developers and their agents and provides more detailed guidance on how land at the former Fireworks factory site at Chedburgh, allocated in Policy RA1 (b) of the Replacement St Edmundsbury Borough Local Plan 2016, will be developed. The Masterplan has been prepared by the developers in accordance with Policy DS4 of the Plan and was approved by the Borough Council on 16 January 2007.

The Masterplan has been the subject of consultation undertaken by the developers. Comments received as a result of the consultation have been considered and, where appropriate, the masterplan has been amended to resolve these issues. The masterplan will, along with the Replacement St Edmundsbury Borough Local Plan 2016, provide a basis by which any planning application for development on the area covered by it will be determined.

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

**January 2007**



**R Maskell Limited  
Havebury Housing Partnership**

**Former Fireworks Factory  
Chedburgh  
Proposed Housing Development  
& Recreational Open Space**

**Masterplan  
&  
Sustainability Appraisal**

January 2007

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**R Maskell Limited**  
**Havebury Housing Partnership**  
**Former Fireworks Factory**  
**Chedburgh**

**Masterplan**

## **1 INTRODUCTION & POLICY BACKGROUND**

- 1.1 **Land included in masterplan.** This masterplan describes proposed residential development on the Former Fireworks Factory site at Chedburgh and the proposed conversion of an associated area of disused land to public recreational open space.
- 1.2 **Local Plan allocations.** The adopted Replacement St Edmundsbury Borough Local Plan Policy RA1 allocates the Former Fireworks Factory site at Chedburgh as a brownfield site for residential development. In addition Local Plan policy RA4 designates an area to the north of the proposed housing site as Public Recreational Open Space.
- 1.3 **Local Plan Policy DS4 – masterplans.** Policy DS4 requires the preparation of a masterplan for the allocated residential area, and because of the link between the two sites the public recreational open space has also been included. Normally a ‘concept statement’ (which defines the scope of the plan) would be required before a masterplan is prepared. In this case, however, a statement has not been required due to the extensive and ongoing negotiations which took place between the principal landowner and the Borough over a period of some two years, and the fact that the great majority of the work had already been completed prior to the adoption of the local plan in June 2006.
- 1.4 **Status of masterplan.** The masterplan has the status of “planning guidance” and will inform detailed planning applications for development within the masterplan area.
- 1.5 **Sustainability Appraisal.** A Sustainability Appraisal of the masterplan site is included as Appendix 1. A summary description of the methodology used and the conclusion reached is at paragraph 4.1.2 below.
- 1.6 **Public Consultation.** The masterplan has been the subject of public consultation. A public exhibition was held in Chedburgh on 5 September 2006 at which local residents were invited to comment on the proposed development. Consultation letters, with copies of the draft masterplan,

were also sent to statutory and other consultees nominated by St Edmundsbury Borough Council. 51 public response forms were received and these, together with the formal consultation responses, were analysed in a *Response to Consultation*, October 2006, which is available for inspection at the Borough's offices. The response resulted in a number of changes being made to the draft masterplan.

## **2 MASTERPLAN SITE**

- 2.1 The site and its current uses. The masterplan site divides naturally into two parts. The southern part (the residential site) extends to 1.70 hectares. It includes the sites of three pairs of semi-detached dwellings (two pairs have recently been demolished) which front the A143 Bury St Edmunds to Haverhill road, the existing access to the industrial estate, and the southern tongue of the former fireworks factory site. The northern area (recreational open space) comprises an open area of currently unused land, extending to 2.60 hectares, to the north of the employment site, part of which was formerly a fireworks factory.
- 2.2 Site area. The two parts of the site together total 4.30 hectares and are outlined in red on the location plan on Brown & Scarlett, architects, drawing 2444.20D (Plan 1 at the rear of this masterplan).

## **3 SUMMARY DESCRIPTION OF PROPOSED USES**

- 3.1 Masterplan proposal. The masterplan proposal is for a total of 50 dwellings. A new access road is to be provided. This runs northwards through the site, and also accommodates traffic entering the adjoining employment area. Once past the entrance to the employment area the access road follows the western boundary of the site helping to provide, together with tree planting and a bund, a noise buffer and visual screen between the employment and residential areas. At its northern end the site projects into the current open area of brownfield land where it adjoins the proposed recreational open space to the north and west. The eastern boundary of the residential site abuts agricultural land. The existing trees on this boundary, which are subject to a Tree Preservation Order, are retained.
- 3.2 Recreational open space. The northern area is to be recreational open space, managed in a manner sympathetic to wildlife but with public access. Access to the site will be obtained from the proposed residential area.

## 4 THE RESIDENTIAL SITE IN DETAIL

### 4.1 Summary of local plan policy and sustainability appraisal

- 4.1.1 In the recently adopted Replacement St Edmundsbury Borough Local Plan 2016 the settlement of Chedburgh is defined as a rural service centre in policy DS1 (Settlement Hierarchy). Within Chedburgh the principal part of the proposed residential site is brownfield and is allocated for residential development under policy RA1 – the allocated area totalling 1.2 hectares with an indicative capacity of 35 dwellings. The remainder of the proposed residential area comprises land in the ownership of Havebury Housing Partnership which is being partially redeveloped to provide additional affordable accommodation.
- 4.1.2 A full Sustainability Appraisal of the masterplan site is included as Appendix 1 of this statement. The assessment compares the masterplan site with the 2005 Sustainability Appraisal undertaken by the Borough Council of policy RA1 sites allocated in the Replacement Local Plan. The masterplan site out-performs the RA1 sites and the conclusion reached is that it may be defined as acceptably 'beneficial'.

### 4.2 Number and type of affordable and free market dwellings

- 4.2.1 **Phase 1 housing.** The masterplan scheme is for 50 dwellings (see Plan 1, layout drawing, at rear of plan). However, following consultation with the Health & Safety Executive (HSE) the development will need to be phased. The first phase comprises 36 dwellings in total (see Plan 2 – Phase 1 housing layout drawing, at rear of masterplan). Of the 36 dwellings proposed in phase 1, 32 are additional, and 4 replace dwellings lost to permit the construction of the new access road to the site. However, due to the HSE consultation, both the R Maskell Limited and the Havebury Housing Partnership dwellings will be built on R Maskell Land. The total number of affordable dwellings in the phase 1 development will be calculated in accordance with the formula defined in paragraph 4.2.3 below.
- 4.2.2 Although the number and detailed design of the phase 1 free market dwellings has yet to be finalised they are likely to include a mix of 2, 3 and 4/5 bedroomed designs. The housing will take the form of terrace row, semi-detached, and detached units all appropriate for a rural area. This mix has been designed to accord with Local Plan Policy H5 – Mix of Housing.
- 4.2.3 **Affordable housing formula for phase 1 development.** Policy H3 of the adopted Replacement Local Plan expects that 40% of the dwellings ought ordinarily be affordable and therefore 14 affordable dwellings shall be provided in the phase 1 development. However, account will need to be taken of the development's viability as referred to in Policy H3.

- 4.2.4 **Phase 2 housing.** The development of phase 2 of the masterplan site will take place when the HSE's current safety standards are relaxed, or the circumstances which give rise to the current restriction change. Affordable housing for phase 2 will be provided at the percentage in force when the relevant planning application is submitted.
- 4.2.5 **Timing of phases.** It is anticipated that a full application for phase 1 will be made shortly after the approval of this masterplan. An application for phase 2 will follow when the current restrictions no longer apply.

#### 4.3 **Housing densities – masterplan and phase 1 development**

- 4.3.1 The area of the residential site calculated using the formula in Annex C of PPG3 (page 28) is 1.64 hectares. The 50 dwelling development proposed in the masterplan therefore has a 'net site density' of 30.5 units per hectare which exceeds the PPG3 minimum density of 30 dwellings per hectare. The phase 1, 36 dwelling development has an area of 1.146 hectares, and a 'net site density' of 29.66 dwellings per hectare. This is just under the 30 dwellings per hectare minimum requirement, but, because the lower density results from restrictions imposed by HSE, phase 1 is not in conflict with Local Plan policy H4 which recognises that there are circumstances where, due to site constraints, the specified density may not be achievable.

#### 4.4 **Contaminated land**

- 4.4.1 An Environmental Site Investigation Report of the site (including the recreational open space) was prepared by Resource & Environmental Consultants Ltd in July 2005. There are no major concerns, but a number of matters such as elevated Total Petroleum Hydrocarbons (TPH's) in the vicinity of an above ground storage tank need to be attended to. Also further investigation is required in locations where elevated Polyaromatic Hydrocarbons (PAH's) were located. A further Type 3 asbestos survey is also recommended prior to the demolition of existing buildings on the site. The remediation work required will be agreed with the Borough and the Environment Agency before a planning application is submitted and carried out as required both before and during the course of the development.

#### 4.5 **Highways and car parking**

- 4.5.1 Access to the proposed development from the A143 has been agreed with Suffolk County Council as highway authority. The existing entrance is to be replaced with a new central access. The existing road will be retained while the new access is being constructed in order to provide access to the employment area, but will be stopped up when the new access is brought into use. The new road will be a minimum of 5.5 metres wide with 1.8 metre footways. In preparing the final design for the

scheme account will be taken of the need to ensure easy access to the adjoining employment site at all times.

- 4.5.2 The masterplan provides for car parking in accordance with Borough standards. Following comments made during consultation the extent of provision will be reviewed in discussion with the Borough at the time the detailed scheme for phase 1 is prepared.

#### 4.6 **Mains drainage and services**

- 4.6.1 Two mains foul water sewers run northwards up through the site – one on either side of the existing access road – until a point where they converge a little south of the entrance to the employment area. At this location the converged sewer runs westwards off the application site. It is intended that the existing site sewers will be adapted as required to receive drainage from the proposed development. Further work will be undertaken on the foul and surface water arrangements (the latter to pay regard to the Sustainable Drainage Systems guidelines) and, as requested by the Environment Agency, detailed proposals and plans for the systems will be submitted with the planning application.
- 4.6.2 While not a planning matter investigatory work on the provision of mains services, including gas, will be undertaken as part of the detailed planning stage.

#### 4.7 **Landscape appraisal and Tree Preservation Order (TPO)**

- 4.7.1 A landscape appraisal of the residential site (and recreational open space) has been prepared by the Land & Sculpture Design Partnership (LSDP). Within the residential area this highlights the importance of the existing eastern boundary hedge and protected trees which are a prominent feature from a wider area. They will partially screen any development when viewed from the south-east, and provide a natural boundary to the settlement at this location. The more significant trees in this hedgerow line are protected by a TPO. Full landscape proposals will be prepared at the detailed planning stage. These will include the provision of a bund with screen planting along the western boundary of the housing area between the employment site and the proposed access road, screen planting on the recreational area adjoining the northern end of the employment site, and reinforcement screen planting along the eastern boundary of the application site. In addition an assessment will be made of the need to provide further tree screening adjoining the north-east corner of the employment site, and tree and shrub screening in cases where boundaries of adjoining residential properties abut parts of the proposed development where there could be a direct impact on existing residential amenity.

#### 4.8 **Wildlife**

4.8.1 A Reptile and Botanical Survey of both the residential and recreational sites, prepared by Howard W Hillier, was conducted during August and September 2005. There were no reptiles recorded during the survey, and only one plant species of note – cowslip (*Primulus veris*). The report recommends that the cowslips are moved to the recreational open space prior to commencing the development. During public consultation a more extensive list of flora and fauna on the recreational site was helpfully made available which will help to inform its future management.

## **5 THE RECREATIONAL SITE IN DETAIL**

### **5.1 Summary of Local Plan policy**

- 5.1.1 In the Redeposit Replacement St Edmundsbury Borough Local Plan 2016 the proposal map for Chedburgh (Inset 13) zones the open part of the masterplan site as “recreational open space”.

### **5.2 Proposed use and management of the area**

- 5.2.1 The proposal is to change the use of the area to recreational open space, which is to be managed as a wildlife site but with public access over its whole area. At the south-western corner of the recreational area there will be a tree screen and car parking for open space users. Apart from removing any items that are a health or safety hazard all foundations of World War II structures will be retained.
- 5.2.2 An assessment will be made of the number of car parking spaces required on the open space prior to the submission of the detailed planning application
- 5.2.3 In addition to gaining access to the recreational area from the proposed car park and the northern end of the residential area, the opportunity will be provided to link the recreational area with a possible off-site access route to the west, subject to its provision by a third party. However, beyond the application site the availability of the route is not within the control of the developers who have no legal interest in the relevant land.
- 5.2.4 A detailed management plan is to be prepared for the recreational open space. This will have the objective of managing the existing habitats to promote wildlife conservation at the same time as permitting public access. A property management company will fund and carry out the necessary maintenance work. The management arrangements will be the subject of a legally binding agreement between the developers and St Edmundsbury Borough Council (see section 8 below). An outline of the management plan’s contents, including a list of consultees, will be available at the time the section 106 agreement is finalised.

### **5.3 Contaminated land**

- 5.3.1 Details of the contaminated land survey are given in paragraph 4.4.1 above. Any necessary remediation work will be completed prior to permitting public use of the land.

### **5.4 Wildlife**

- 5.4.1 The Reptile and Botanical Survey is summarised in paragraph 4.8.1 above. Any cowslips on the residential site will be moved to the recreational open space prior to commencing the development. The management plan for the recreational space will contain objectives that seek to maximise the potential of the existing wildlife habitats, subject to permitting public access to the area.

## **6 SUSTAINABILITY APPRAISAL**

- 6.1 A full Sustainability Appraisal of the area is included as Appendix 1 of this statement. The masterplan site out-performs the policy RA1 sites in the Replacement Local Plan and the conclusion reached is that it may be defined as acceptability 'beneficial'. The brownfield status of the allocated residential site and the recreational and wildlife benefits of the proposed open space are material factors in the assessment.

## **7 ACCESS TO BUILDINGS**

- 7.1 In the immediate environment of the buildings there will be level access to accommodate wheelchair movement. Wherever feasible car parking will be located so that it provides easy access to buildings. All development will have ground floor wheel chair access. Internally buildings will comply with part M of the Building Regulations (2004). Havebury Housing Partnership has a separate budget to provide for particular needs.

## **8 DESIGN & ACCESS STATEMENT**

- 8.1 Any planning application submitted for land covered by this masterplan will be accompanied by a Design and Access statement prepared to accord with the guidance in DCLG Circular 01/2006, and the Commission for Architecture and the Built Environment booklet *Design and Access Statements – how to write, read and use them*.

## **9 SECTION 106 AGREEMENT**

When planning permission is applied for a section 106 agreement, under the Town & Country Planning Act 1990, will be offered by the applicant company. This would cover matters that cannot be dealt with by planning conditions and follow the general guidelines laid down in ODPM Circular 05/2005. The topics to be covered in the agreement will include:



- education contribution;
- affordable housing provision;
- management of the recreational open space; and
- any appropriate contribution to improving local retail facilities.

The developers will endeavour to reach agreement with the Borough Council on the detailed terms of the agreement between lodging the planning application and its being considered by the Development Control Committee.

Note: For the **Sustainability Appraisal** see **Appendix 1**

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CHEDBURGH CP



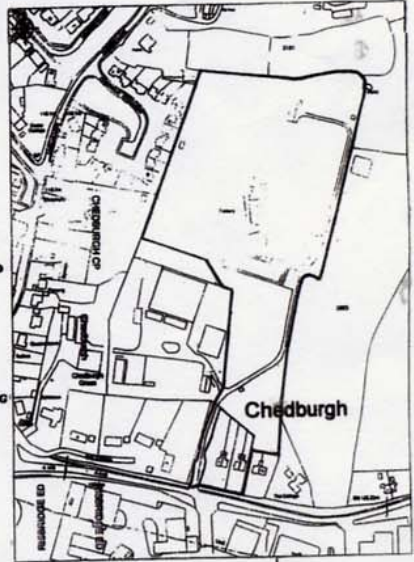
revision: **MR R MASKELL**  
 client: **FORMER FIREWORKS FACTORY CHEDBURGH**  
 job: **FORMER FIREWORKS FACTORY CHEDBURGH**  
 drawing: **OUTLINE PLANNING LAYOUT**  
 scale: **1:500**  
 date: **MARCH 2006**  
 contract: **2444** dep. No 20 rev. D  
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GREEN  
A 143

The Cottage

IMPROVED ACCESS  
VISIBILITY 90 X 4.5





client **MR R MASKELL**

job **FORMER FIREWORKS FACTORY  
CHEDBURGH**

drawing: **OUTLINE PLANNING LAYOUT  
PHASE 1 HOUSING**

date **OCTOBER 2006**

contract **2444** dwg. 20/ rev. D/1

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## Former Fireworks Factory Chedburgh Proposed Housing Development & Recreational Open Space

### Sustainability Appraisal

#### 1 INTRODUCTION

##### 1.1 POLICY CONTEXT

The following documents have been used as a guide in the preparation of this sustainability appraisal (SA):

St Edmundsbury Borough Council *Redeposit Replacement Local Plan Sustainability Appraisal* (January 2005) (RRLPSA)

Planning Policy Statement 12 *Local Development Frameworks* (2004) (PPS12)

##### 1.2 NEED FOR SUSTAINABILITY ASSESSMENT

St Edmundsbury Borough Council has requested that the masterplan for the development of the Former Fireworks Factory site at Chedburgh is accompanied by a SA.

##### 1.3 QUESTION TO BE ANSWERED BY ASSESSMENT PROCESS

The question to be answered by this assessment is whether, having regard to the relevant policies in the Redeposit Replacement St Edmundsbury Local Plan, the proposed development can be declared to be acceptably 'beneficial'.

#### 2 ASSESSING THE PROPOSALS

## 2.1 ASSESSMENT PROCESS

- 2.1.1 In this section the proposed development is assessed against the policy table in Chapter 15, Site Specific Policies, section 15.3 Rural Allocations – Policy RA1 Brownfield Allocations. For the purposes of the assessment the proposed residential development and the recreational open space have been taken together.
- 2.1.2 The site is assessed against a set of criteria for each of which it is placed in 1 of 4 categories – beneficial, neutral, adverse, uncertain.

## 2.2 ASSESSMENT

### 2.2.1 Transport: Trips

The criterion is concerned with the number and length of trips and accessibility between land uses. Questions include: does the proposal reduce the need to travel, minimise trip generation and facilitate combined trips?

Chedburgh has a range of facilities including a community centre, recreation facilities and a public house. There will be an opportunity to reduce travel for those employed on the employment areas within the settlement.

<u>Conclusion on Transport: Trips</u>	<u>Impact</u>
Borough Policy RA1 :	Beneficial
Former Fireworks Factory Site:	Neutral

### 2.2.2 Transport: Modes

Transport modes concern the modal split of travel such as that made by car, foot, bicycle and 'bus. Questions include whether implementation will reduce or increase car reliance or whether it improves personal choice for alternative means of travel by public transport, cycling or walking. Does the proposal increase opportunities for using alternatives to car transport?

For those not employed within the parish, Chedburgh is served by an hourly bus service (routes: 343, 344, 345, 346) during normal working hours, on week days. Most of these 'buses run between Bury St Edmunds and Haverhill. Given the number of dwellings (50), however, it is likely that there will be an increase in car use which would lead to a net disbenefit.

<u>Conclusion on Transport: Modes</u>	<u>Impact</u>
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Borough Policy RA1:	Beneficial
FFFS:	Adverse

### 2.2.3 **Biodiversity**

Biodiversity is concerned with habitats and species richness. Will the proposal damage or protect existing habitats, enhance wildlife potential, or create new habitats and general wildlife corridors?

There are no adverse wildlife impacts to the site the only species of significance being moved within it to ensure its preservation. The creation of the recreational open space, which is to have its wildlife potential enhanced and be permanently managed, will lead to significant benefit.

<u>Conclusion on Biodiversity</u>	<u>Impact</u>
Borough Policy RA1:	Uncertain
FFFS:	Beneficial

### 2.2.4 **Landscape**

The criterion is concerned with the appearance of the countryside. Designated areas are given particular significance. Will the proposal protect, enhance, create or damage landscape?

The proposed development will conserve and enhance by active management a currently unmanaged area within the countryside. Important hedgerow trees on the periphery of the developed area will be retained, belts of planting will help to screen existing employment buildings, and the landscape of the recreational open space will be enhanced by limited carefully located planting.

<u>Conclusion on Landscape</u>	<u>Impact</u>
Borough Policy RA1:	Beneficial
FFFS:	Beneficial

### 2.2.5 **Townscape**

Townscape is concerned with the character and visual appearance of settlements. Will the proposal improve the character of the visual environment for residents and visitors; does it provide for the enhancement of the existing townscape, or does it detract from it?

The proposal will improve both the character and visual environment for residents and visitors alike. The addition of a well designed development with carefully landscaped boundaries, the provision of the managed

recreational area, and the partial screening of an existing employment area, will lead to a significant enhancement of the visual environment.

<u>Conclusion on Townscape</u>	<u>Impact</u>
Borough Policy RA1:	Uncertain
FFFS:	Beneficial

#### 2.2.6 **Cultural heritage**

This topic covers the built heritage principally listed buildings, conservation areas and archaeological sites. Will the proposal protect or enhance these both qualitatively and quantitatively?

There are no listed buildings affected by the proposal. The World War II remains on the recreational open space will be conserved.

<u>Conclusion on Cultural heritage</u>	<u>Impact</u>
Borough Policy RA1:	Neutral
FFFS:	Neutral

#### 2.2.7 **Minerals conservation**

The topic is concerned with the consumption of minerals, safeguarding district resources and the reuse/recycling of materials. Does the scheme result in the sterilisation of mineral resources, or does it generate demand for mineral, and other renewable resources?

While some minerals will be used in the construction of the development, no resources are sterilised and the impact of the proposal is therefore considered to be neutral.

<u>Conclusion on Minerals conservation</u>	<u>Impact</u>
Borough Policy RA1:	Neutral
FFFS:	Neutral

#### 2.2.8 **Water conservation and quality**

Water conservation and quality covers river and groundwater levels and the purity of water supply. Will the proposal have an adverse effect on water conservation and quality; does it generate additional pressure on available resources?





The proposal will add an important area of public recreational open space to Chedburgh. It is to be managed permanently in accordance with a management plan agreed with the local planning authority. It will therefore have significant recreational and aesthetic benefit which should be enhanced over time as the benefits of planned management come to fruition.

<u>Conclusion on Open space</u>	<u>Impact</u>
Borough Policy RA1:	Neutral
FFFS:	Beneficial

#### 2.2.12 **Brownfield land**

Brownfield land is defined as 'land dereliction and the opportunities for land reclamation and the re-use of redundant sites'. The proposal is evaluated to determine whether it encourages the use of brownfield land. Does it encourage or inhibit the reclamation and re-use of derelict land and a redundant/underused site?

The proposal is assessed as providing an opportunity to reclaim and re-use for a new purpose a site (formally categorised as previously developed, or brownfield) which was once a firework factory but is no longer in use for employment purposes. The scheme will therefore have a beneficial effect.

<u>Conclusion on Brownfield land</u>	<u>Impact</u>
Borough Policy RA1:	Beneficial
FFFS:	Beneficial

#### 2.2.13 **Land pollution**

Concerned with the effects of contamination, erosion and pollution of land. Will the proposal cause or reduce the pollution, contamination or erosion of land?

The proposed scheme will lead to the decontamination of the former fireworks factory site. This area will be stabilised and be used for a combination of residential development and public open space.

<u>Conclusion on Land pollution</u>	<u>Impact</u>
Borough Policy RA1:	Beneficial
FFFS:	Beneficial

#### 2.2.14 **Agriculture and forestry**

Will the proposal lead to the loss of good quality land? Does it help to safeguard the best and most versatile agricultural land?

By redeveloping the brownfield former factory site for housing the scheme will avoid the need to use an equivalent area of greenfield land.

<u>Conclusion on Agriculture and forestry</u>	<u>Impact</u>
Borough Policy RA1:	Beneficial
FFFS:	Beneficial

#### 2.2.15 **Energy conservation**

Energy conservation is concerned with energy use in buildings, design and layouts and the potential for exploitation of renewable sources of power. Proposals should be evaluated for possible benefits of energy efficient siting and design, and whether they restrict opportunities for the development of renewable sources of power.

The proposal is assessed as not restricting renewable sources of power, and providing the opportunity for energy efficient design.

<u>Conclusion on Energy conservation</u>	<u>Impact</u>
Borough Policy RA1:	Neutral
FFFS:	Neutral

#### 2.2.16 **Thriving communities**

The maintenance of existing community vitality, urban, suburban or rural. Proposals should be evaluated as to whether they maintain, enhance or restrict the key elements of particular communities in the area. The key elements of a thriving community are defined as access to a primary school, community facilities (community/village hall, recreation ground) and shopping facilities (convenience goods shop, post office).

The proposed development is in close proximity to community facilities, has reasonable access to a primary school via public transport, but currently lacks shopping facilities although a community shop is under consideration.

<u>Conclusion on Thriving communities</u>	<u>Impact</u>
Borough Policy RA1:	Beneficial
FFFS:	Neutral

### 2.2.17 Well-being

Concerned with the quality of life, as perceived through sight, sound smell and touch. It includes perception of security and impact on health. The topic includes facets of the local environment including noise, smell and light pollution. Will the proposal retain, improve or exacerbate local environmental conditions? Will it lead to an increase in noise, light, or odour problems which would affect environmental quality?

The proposal will give rise to a significantly improved local environment, with the opportunity to use recreational open space at all times of the year. No adverse environmental problems are foreseen, and it is anticipated that the proposed development will give a better perception of health.

#### Conclusion on Well-being   Impact

Borough Policy RA1:                      Neutral

FFFS:    Beneficial

### 2.2.18 Economic development

Economic development contrasts with economic growth. The latter is dependent on increased consumption of finite resources and is unsustainable. Economic development can lead to increases in employment and activity without increasing consumption of finite resources. The relevant questions are: will the proposal encourage diversification in the economy; will it adversely affect sites for industry/commerce; will it provide opportunities for investment; will it support the relevant existing centres?

There is no adverse affect on industry caused by the redevelopment of the site for a new use since the existing employment site will remain. Furthermore the development will help to support the existing rural service centre at Chedburgh.

#### Conclusion on Economic Development   Impact

Borough Policy RA1:    Beneficial

FFFS:    Beneficial

### 2.2.19 Equity

Concerned with ensuring that development does not discriminate against individuals or groups in society. Does the proposal cater for identified local requirements; does the range in size and tenure of housing proposed reflect what local housing requirements are, or does it discriminate against sections of the local community?

The development provides a good mix of affordable accommodation, which comprises approaching 40% of the scheme, as well as a range of free market housing. This mix, which has been defined by the Havebury Housing Partnership, provides satisfactorily for, and is of benefit to, identified local requirements. The detailed design of the dwellings will be socially inclusive.

<u>Conclusion on Equity</u>	<u>Impact</u>
Borough Policy RA1:	Neutral
FFFS:	Beneficial

### 2.2.20 Conclusion

Table 1 on the final page of this assessment summarises the overall position. St Edmundsbury Borough Council assesses its policy RA1 being 'sustainable' with a conclusion of 'beneficial'. The proposed development performs better than the RA1 policy sites which are assessed as having 8 'beneficial' criteria in comparison to the 11 beneficial 'criteria' assigned to FFFS (for details see Table 1 at end of this Appendix).

## 3 OVERALL CONCLUDING ASSESSMENT

### 3.1 Assessment required

**Whether, having regard to the relevant policies in the Redeposit Replacement St Edmundsbury Local Plan, the proposed development can be declared to be acceptably beneficial.**

When assessed, the proposed Former Fireworks Factory site development at Chedburgh (with 11 'beneficial', 8 'neutral', and 1 adverse criteria) performed better than the Borough's 'beneficial' assessment of its RA1 policy sites (8 beneficial, 9 neutral, and 2 uncertain). **It is therefore concluded that the FFFS proposal can be defined as acceptably 'beneficial' in that it outperforms the Borough's assessment of its RA1 sites.**

October 2006

## TABLE 1

### SUMMARY SUSTAINABILITY ASSESSMENT

Comparison between assessment of Redeposit Replacement St Edmundsbury Borough Council Local Plan policy RA1 and proposed Former Fireworks Factory, Chedburgh residential and recreational open space development.

The potential impacts listed under the heading of 'criteria' below have been assessed as being in one of four categories: Beneficial – Neutral – Adverse – Uncertain

<u>Criteria</u>	<u>St Edmundsbury Policy RA1</u>	<u>FFFS development</u>
Transport: Trips	Beneficial	Neutral
Transport: Modes	Beneficial	Adverse
Biodiversity	Uncertain	Beneficial
Landscape	Beneficial	Beneficial
Townscape	Uncertain	Beneficial
Cultural heritage	Neutral	Neutral
Minerals conserv.	Neutral	Neutral
Water conservation	Neutral	Neutral
Flood risk	Neutral	Neutral
Air quality	Neutral	Beneficial
Open space	Neutral	Beneficial
Brownfield land	Beneficial	Beneficial
Land pollution	Beneficial	Beneficial
Agriculture/Forestry	Beneficial	Beneficial
Energy Conservation	Neutral	Neutral
Thriving Communities	Beneficial	Neutral
Well-being	Neutral	Beneficial
Economic Development	Beneficial	Beneficial
Equity	Neutral	Beneficial
<b>Conclusion</b>	<b>2 Uncertain</b>	<b>1 Adverse</b>
	<b>9 Neutral</b>	<b>7 Neutral</b>
	<b>8 Beneficial</b>	<b>11 Beneficial</b>