

# 1St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document

### SITE SUBMISSION FORM



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	The Risby Trust		
Organisation	c/o Kilverstone Hall		
Address	Thetford		
	Norfolk		
		Postcode	IP24 2RL
Telephone	01842 751122		
Email address			
Your agents (if applicable)	Paul Scarlett		
Organisation	Brown & Scarlett		
Address	Old School Studios		
	140 Eastgate Street		
	Bury St Edmunds		
		Postcode	IP33 1XX
Telephone	01284 768800		
Email address	paul@brownandscarlett.co.uk		
Site Owner	The Risby Trust		
Address	c/o Kilverstone Hall		
	Thetford		
	Norfolk		
		Postcode	IP24 2RL

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Yes /

## 2. SITE DETAILS

Site name Land to the south of Risby playing fields

Location Risby

Total Area (ha)

Of which 10.0 (ha) is on brownfield land

Of which 10.0 (ha) is on greenfield land

Ordnance Survey Grid Reference 266000 581000

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

Agricultural land

Suggested uses: Residential mixed in with B1 offices to provide a sustainable village

Extension – including P.O.S. and allotment land

## 3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	NO	
Nature designation	NO	
Land contamination	NO	
Conservation Area	NO	It abuts the conservation area
Special Landscape Area	NO	

How close is the nearest bus stop?	160 metres Bus service numbers
How close is the nearest primary school?	100 metres
How close is the nearest shop that will provide day-to-day food needs?	- metres
How close is the nearest doctor's surgery?	Kilometres In Bury St Edmunds

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

None

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

The scheme confirms to Policy SS1, SS4 and E2 in the Draft Regional Spatial Strategy (East of England)

#### 4. OTHER INFORMATION

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

Not at present

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.**

See attached statement

# St Edmundsbury Local Development Framework

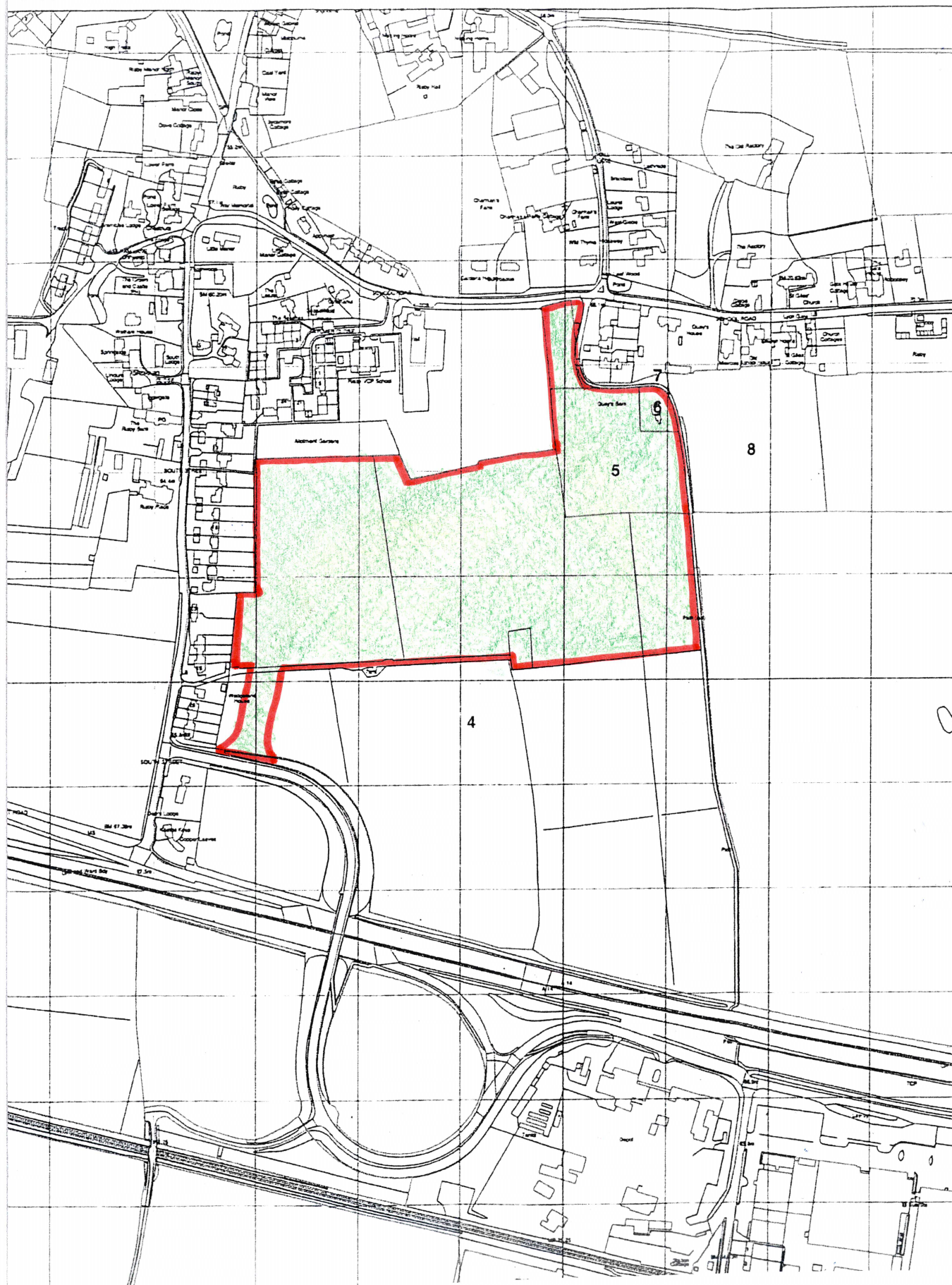
## Site Allocations Development Plan Document

### 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
2	To maintain and improve levels of education and skills in the population overall	POSITIVE
3	To reduce crime and anti-social activity	POSITIVE
4	To reduce poverty and social exclusion	POSITIVE
5	To improve access to key services for all sectors of the population	POSITIVE
6	To offer everybody the opportunity for rewarding and satisfying employment	POSITIVE
7	To meet the housing requirements of the whole community	POSITIVE
8	To improve the quality of where people live and to encourage community participation	POSITIVE
9	To improve water and air quality	NEGATIVE
10	To conserve soil resources and quality	NEGATIVE
11	To use water and mineral resources efficiently, and re-use and recycle where possible	NEGATIVE
12	To reduce waste	NEGATIVE

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
13	To reduce the effects of traffic on the environment	
14	To reduce contributions to climate change	
15	To reduce vulnerability to climatic events	
16	To conserve and enhance biodiversity	<b>NEGATIVE</b>
17	To conserve and where appropriate enhance areas of historical and archaeological importance	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	<b>NEGATIVE</b>
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	<b>POSITIVE</b>
20	To revitalise town centres	<b>POSITIVE</b>
21	To encourage efficient patterns of movement in support of economic growth	<b>POSITIVE</b>
22	To encourage and accommodate both indigenous and inward investment	<b>POSITIVE</b>

580000



Client	<b>THE RISBY TRUST</b>	scale: <b>1:5000</b>	<b>BROWN &amp; SCARLETT</b> <b>CHARTERED ARCHITECTS</b> Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 Fax: 01284 702880
Project	<b>LAND TO THE SOUTH OF RISBY PLAYING FIELD, RISBY</b>	Date: <b>MAY 2008</b>	
Drawing:	<b>LDF REPRESENTATION</b>	contract: <b>3358/02</b> rev:	

# **ST EDMUNDSBURY BOROUGH COUNCIL – LOCAL DEVELOPMENT FRAMEWORK SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT**

## **PROPOSED MIXED DEVELOPMENT CONSISTING OF HOUSING, OPEN SPACE, ALLOTMENTS AND B1 OFFICES. LAND TO THE SOUTH OF RISBY PLAYING FIELDS ON BEHALF OF THE RISBY TRUST.**

### **1. The East of England Regional Spatial Strategy (Draft)**

- 1.1 The RSS places emphasis on the need to provide sustainable communities will be an appropriate balance of work and housing.
- 1.2 Policy SS4 makes it clear there is an important role to play in delivering sustainable developments.
- 1.3 The role of the villages is made clear where it states “other rural settlements including small villages may have local housing needs that can best be met at those settlements rather than concentrating all housing at towns key service centres but care should be taken to ensure new development is directed to locations where it will have the greatest benefit for rural sustainability”.
- 1.4 The issue of sustainability is also picked up in Policy E2 which has a stated aim to achieve a closer relationship between jobs and homes. The proposal here is for a balanced development which is sustainable within itself and also within what must be regarded as a largely sustainable community at Risby.

### **2. Risby**

- 2.1 The village is approximately 5 miles to the west of Bury St Edmunds and immediately to the north of the A14 dual carriageway. Risby has an impressive list of facilities:
  - There is a recent planning approval for the redevelopment of the former Business Park which will create approximately 90,000sq. ft. of B1 and B8 units, bringing a considerable number of new jobs.
  - There are two Garden Centres, one in the centre of the Village and one on the outskirts.
  - Two Public Houses, one again in the Centre of the Village and one on the outskirts.



- An antiques collectors' barn.
  - Two schools; a primary school in the centre of the Village and a private school on the outskirts.
  - A series of workshops and retail units adjacent to the Garden Centre.
  - A second Business Park forming the Saxham General Employment Area on the opposite side of the A14.
  - A residential nursing home.
  - A Church.
  - A thriving Village Hall with sports facilities and play group.
  - Two cafes.
  - There is a regular bus service with 8 collections during the working day and 10 drop-offs and this is, of course, very well connected to the A14 and close to a key centre for growth and the adjoining town of Bury St Edmunds.
  - Until recently there was a Post Office which closed due to the ill health of the Post Mistress following the armed robbery on the premises.
- 2.2 Under the previous County Structure Plan (2001) we believe that Risby met the criteria as a rural service centre and this point was acknowledged by the Local Authority at a presentation to the Planning Policy Panel, as part of the previous Local Plan process.

### **3. Submission Site Details**

- 3.1 The site is a parcel of agricultural land which sits to the south of the present playing fields, the Village Hall and the Church. It sits central to the village of Risby.
- 3.2 The area included within the red line consists of approximately 10 hectares and is currently greenfield land.
- 3.3 The site is currently accessed from three locations - South Street, the A14 slip road and Church Road in the centre of the Village.
- 3.4 The site abuts the current Housing Settlement Boundary on two sides.
- 3.5 The site is within 100metres of the Primary School and 160m of the bus stop. It is within 450m of the Church and 600m of the nearest Public House.

#### **4. Proposed Uses**

- 4.1 The proposal is for a mixed use on the site to provide a balance of community of housing with an element of small scale B1 offices mixed within the scheme.
- 4.2 We are also proposing an additional area of allotments as an extension to the existing facility which will act as a buffer between the proposed development and the existing houses in South Street.
- 4.3 There will be a further open space allocation to provide a stepping stone from the main playing field area to the countryside edge of the village.
- 4.4 We enclose an indicative concept plan showing these elements of the scheme with pedestrian and cycle links with several potential phases of development.
- 4.5 Outside the red line area but part of the deliverable package is an acoustic and landscape planting bund along the edge of the A14.
- 4.6 The scheme will deliver 40% affordable housing.

#### **5.0 Concept Plan**

- 5.1 The enclosed plan indicates a site capacity which could run over several plan periods.
- 5.2 Each parcel could bring forward an appropriate level of development to meet the housing need at any given time.
- 5.3 The plan shows a layout of footpath/cycle ways linking into the existing network which will link the various parts of the Village, both housing and employment.
- 5.4 The retention of the playing field as a “focus” of the early phases of the scheme will secure the visual separation of the two parts of the Village along Church Road.
- 5.5 We show a further area of open space as a “stepping stone” to the open countryside and an expanded area for allotments which are an important part of this sustainable village extension.
- 5.6 Our Highway Engineer has made a preliminary assessment of the access requirements and is confident that these are deliverable as indicated.
- 5.7 The bund and screen planting against the A14 will make an important contribution to the amenity of the village as a whole.

## **6.0 Summary**

- 6.1 Risby by any reasonable assessment is a sustainable village with a vibrant social life, good schools and a rapidly expanding range of employment opportunities.
- 6.2 We contend it is an appropriate site for further phased expansion in line with Policy SS4 and broadly in line with your authorities OPTION 4 in the Core Strategy Consultation Draft.
- 6.3 We believe that Key Service and Rural Service Centres have an important role to play in the vitality and growth of the Borough. Continued growth in Bury St Edmunds and Haverhill alone will not best serve the **whole** community.
- 6.4 This proposed site can provide much needed sustainable growth to match the already approved expansion in employment. The whole of the site offers a framework for expansion over several plan periods and can deliver many community benefits on site.



