

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM



St Edmundsbury
BOROUGH COUNCIL

We are currently identifying sites with development potential as part of the Local Development Framework. This form should be completed to suggest sites that you think should be considered by the Council for their availability for development over the next 20 years.

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

Planning & Engineering Services
St Edmundsbury Borough Council
PO Box 122
Bury St Edmunds
IP33 3YS Or email it to: LDF@stedsbcc.gov.uk

ALL INFORMATION SUBMITTED WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION AND MAY BE THE SUBJECT OF PUBLIC CONSULTATION AS PART OF THE LDF PROCESS

Guidance

- 1 Please use a separate form for each site and complete the form to the best of your knowledge.
- 2 Do submit sites that:
 - would be available for development or redevelopment in the next 20 years; and
 - are more than 0.2 hectares (0.5 acres).
- 3 Do not submit sites that:
 - already have planning permission for development unless a new and different proposal is likely in the future; and
 - are outside of the St Edmundsbury local authority area.
- 4 Details of existing constraints can be obtained from a number of sources.
 - Information on floodplains can be found at www.environment-agency.gov.uk
 - Information on nature designations can be found at 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

Site Plan

This form should be accompanied by a site plan on a recognised Ordnance Survey base. The site plan should clearly illustrate the following information:

- The exact boundary details (**coloured red**) of the site that you would like considered
- Potential access points (*vehicular and non-vehicular*)
- Those areas identified as brownfield (**shaded blue**) and/or greenfield land (**shaded green**)

2. SITE DETAILS

Site name Land at Nunnery Green & Cemetery Hill, Wickhambrook

Location Cemetery Road, Wickhambrook, Suffolk

Total Area (ha) 0.72 + 0.79

Of which None (ha) is on brownfield land

Of which 1.51 (ha) is on greenfield land

Ordnance Survey Grid Reference TL 746555

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

Nunnery Green - formerly grazing land – now vacant

Cemetery Hill – grazing land – now vacant

Suggested uses

The provision of phased affordable, lower cost (see supporting statement), and free market housing

and a doctor's surgery.

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	
Special Landscape Area	No	

How close is the nearest bus stop?	40 & 80 metres Bus service numbers 343, 344, 346, 347, 944, 946
How close is the nearest primary school?	300 metres
How close is the nearest shop that will provide day-to-day food needs?	200 metres Shop includes post office and petrol filling station
How close is the nearest doctor's surgery?	130 metres

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

There are no known constraints to development

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

Please see accompanying supporting statement

4. OTHER INFORMATION

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

The site has been assessed by Lacy Scott and Knight and there is high developer interest

Level of developer interest, if known:

Low

Medium

High

High

Likely time frame for development: Please see accompanying supporting statement

0-5 years

6-10 years

10-15 years

Beyond 15 years

Phased

Phased

Any further information: (Continue on separate sheets if necessary) Please supply four copies of any supportive statements or an electronic version.

Please see accompanying supporting statement.

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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 (doctor's surgery site offered)
2	To maintain and improve levels of education and skills in the population overall	Neutral
3	To reduce crime and anti-social activity	Positive (affordable housing included)
4	To reduce poverty and social exclusion	Positive (affordable housing offered)
5	To improve access to key services for all sectors of the population	Positive (doctor's surgery)
6	To offer everybody the opportunity for rewarding and satisfying employment	Neutral
7	To meet the housing requirements of the whole community	Positive (affordable and free market housing offered)
8	To improve the quality of where people live and to encourage community participation	Positive
9	To improve water and air quality	Neutral
10	To conserve soil resources and quality	Neutral

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Neutral
12	To reduce waste	Neutral
13	To reduce the effects of traffic on the environment	Neutral
14	To reduce contributions to climate change	Neutral
15	To reduce vulnerability to climatic events	Neutral
16	To conserve and enhance biodiversity	Neutral
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Neutral
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Positive – use of good design and landscaping
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Neutral
20	To revitalise town centres	Neutral
21	To encourage efficient patterns of movement in support of economic growth	Neutral
22	To encourage and accommodate both indigenous and inward investment	Neutral

Plan Wickhambrook, Bailey and Woollard (1.51 ha.)





The Havebury Housing Partnership, Havebury House, Western Way, Bury St. Edmunds, Suffolk IP33 3SP

Mr J Popham
Planning & Environmental Consultants
7 Tannery Drive
Bury St Edmunds
Suffolk IP33 2SD

Your ref:
Our Ref: DJH/moc
Please ask for: Dennis Heath
Direct Line: 01284 722045
Fax Number: 01284 722156
Email: dennis.heath@havebury.com

1st May 2008

F.A.O. Mr J Popham

Dear Mr Popham

Land at Nunnery Green & Cemetery Hill, Wickhambrook.

I write to confirm Havebury Housing Partnership's interest and support in the provision of housing on the above land. We would like to be involved in providing the affordable housing element of any development, but consider that all development in such a rural settlement would be of assistance in supporting local services and facilities for the benefit of the new and existing community.

It may be appropriate to consider a housing needs survey, perhaps with the support of the Parish Council in order to establish precise needs for the area, but I can say in general terms that over the past 5 years Havebury's waiting list has doubled to almost 5,000 applicants awaiting affordable housing accommodation. There is a particular need in rural areas in relation to smaller properties suitable for single persons in a range of age groups but also for larger family housing. It is true of course that many of the former council houses in the village have been sold reducing our ability to cope with current demand.

Havebury is pleased to support the possibility of additional housing in this village.

Yours sincerely

D J Heath
Head of Development
On Behalf of Havebury Housing Partnership

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business for neighbourhoods



Telephone: 08456 123851 (low call rate) Fax: 01284 722155/6 email: office@havebury.com website: www.havebury.com

Chief Executive: Stephen C Cook Registered office: Havebury House, Western Way, Bury St. Edmunds, Suffolk, IP33 3SP
A company limited by guarantee Registered in England and Wales Registered number: 4147468 Registered charity number: 1052077 Housing Corporation registered number 044859

WICKHAMBROOK SURGERY
Nunnery Green, Wickhambrook, Newmarket, Suffolk CB8 8XU

Dr P M Lloyd-Jones, Dr A F Clifton-Brown, Dr P H Cooper, Dr P Finn

Telephone: 01440 820140
Fax: 01440 823809

17 April 2008

Mr W R Savin
Julie
Thorns Corner
Wickhambrook
Suffolk CB8 8XW

Dear Mr Savin

Thank you very much for your telephone conversation regarding the land adjacent to Cemetery Road and whether the practice would be interested, in principle, in purchasing some of the land in question if, in due course, approval for the use of some of the site for this purpose was granted by the local authorities.

As discussed on the phone, the surgery's current premises are cramped and, externally, adequate parking is a problem. The partners would therefore certainly be interested, in principle, in a new build on a part of the site with sufficient parking for patients and staff. This would, of course, be dependent on adequate funding for the project being available.

With kind regards.

Yours sincerely



On behalf of Drs Lloyd-Jones, Clifton-Brown and Cooper

St Edmundsbury Local Development Framework

SITE SUBMISSION

Land at Nunnery Green & Cemetery Hill Wickhambrook

SUPPORTING STATEMENT

May 2008

The Bailey Family Trust The Woollard Family

**St Edmundsbury
Local Development Framework**

SITE SUBMISSION

**Land at Nunnery Green & Cemetery Hill
Wickhambrook**

SUPPORTING STATEMENT

**The Bailey Family Trust
The Woollard Family**

1 INTRODUCTION

1.1 Purpose of statement

- 1.1.1 This statement amplifies the Site Submission form submitted on behalf of The Bailey Family Trust and the Woollard Family relating to land at Nunnery Green (Bailey Family) and Cemetery Hill (Woollard Family), Wickhambrook.

2 DESCRIPTION OF SITE AND SURROUNDING AREA

2.1 The site

- 2.1.1 The site comprises two small grass enclosures approximately 1.51 ha (3.73 acres) in extent. The enclosures are no longer in agricultural use being too small for current equipment. The eastern paddock is maintained for occasional parking use, but the westerly enclosure has not been used for some years. Both are well hedged on all sides.

2.2 Surrounding area

- 2.2.1 Wickhambrook lies at the centre of the southern half of the Borough straddling the A143 and B1063 roads giving it easy access to Haverhill (7.5 miles), Bury St Edmunds (8.6 miles), Newmarket (8.2 miles) and Clare (6.4 miles). The main part of the settlement (the area defined by the local plan settlement boundary) adjoins the B1063 which forms its southern boundary. It is one of the largest parishes in Suffolk.
- 2.2.2 The part of the parish which lies within the local plan settlement boundary, and which forms the core of the village, is comparatively elevated, but the surrounding landscape, being one of relatively small enclosures with good cover, absorbs it well. The Site Submission site immediately adjoins the current settlement boundary, is closely related to the remainder of the built area and possesses good independent access off Cemetery Road. To the east the site is bounded by the same road (Cemetery Road) as is the remainder of the built area at this point. The site comprises the last gap in an otherwise completely developed area of mostly post second world war housing which is contained by highways to the north, south and east.

3 PROPOSED DEVELOPMENT

- 3.1 **It is proposed that the site be developed for a mix of affordable, lower cost, and free market housing and a doctors' surgery. Havebury Housing has expressed an interest in providing further affordable housing on part of the site (see letter dated 1 May 2008 appended). This would be provided at 40% of the overall housing provision. Also, subject to funding, the Wickhambrook Surgery (Drs Lloyd-Jones, Clifton Brown, Cooper and Finn) are interested in the provision of a new surgery, including sufficient parking for patients and staff, on part of the land (see letter dated 17 April 2008). Their present premises are cramped and parking is a problem. The matter has been brought to a head because there is a need to provide additional parking, but the practice has been informed that planning permission would not be granted for the location which it had in mind. The remainder of the proposed site would be used for phased free market housing which would include an element of lower cost housing. Lower cost housing would fill the gap between affordable provision and the free market whereby the developer would make a greater return from the schemes than from affordable dwellings, but less than in the open market. The price and resale of such properties would then be controlled, and there would need to be a selection process for purchasers.**

4 VILLAGE FACILITIES, EMPLOYMENT etc

- 4.1 **Village facilities.** Table 2 at the end of this statement lists the facilities in the settlement and compares them with those at the adjoining Rural Service Centre of Chedburgh. From this it is clear that the services at Wickhambrook are very much the better of the two. Wickhambrook possesses 8 of the 9 listed services/facilities (included in the Borough's 2007 Assessment), in contrast to Chedburgh which possesses only 3 and does not even have its own primary school. The remainder of this section gives fuller details of Wickhambrook's facilities.
- 4.2 **Primary School.** The parish has a primary school which has its own swimming pool and also serves surrounding villages.
- 4.3 **Journey to work.** There are good regular bus services which operate on a five day a week basis: Haverhill – Bury St Edmunds (numbers 343, 344, 346, 347, 944, 946, in all approximately 10 buses a day each way), and Haverhill – Newmarket, plus further services to Haverhill and Clare that operate as school buses. The bus stop in Wickhambrook is at Thorns Corner by the Post Office at the southern end of the local plan settlement area.
- 4.4 **Convenience goods shop.** Wickhambrook possesses a convenience goods shop, Post Office, and a petrol filling station.
- 4.5 **Community, leisure and social facilities.** The parish has the following facilities:
- Community centre (substantial)
 - Playing field (extensive, including skate board park)
 - Health centre (serves surrounding villages)
 - Fire station (also serves surrounding villages)
 - Public houses (two)
 - Churches (three)
- In terms of proximity, the community centre and the playing field, a church, a public house, and the shop, post office and petrol filling station all immediately adjoin the main built area of the settlement and the proposed development site. The school is also a very short distance away. From within the settlement boundary and the development site all of these facilities can easily be accessed by walking.
- 4.6 **Employment opportunities.** At Wickhambrook, in addition to employment within the parish, the following employment opportunities exist:
- HM Prisons Highpoint and Edmunds Hill, Stradishall (2.4 miles);
 - Wychem, Stradishall (2.4miles); and
 - Chedburgh general employment area (3.2 miles)
- (See Table 1, page 9, for a full schedule of employers).
The above distances can, for example, be compared favourably in sustainability terms with travelling across Bury St Edmunds to work (within the town boundary) which may involve a distance of up to 3 miles in what may be congested traffic conditions – congestion that does not exist around Wickhambrook. It should also be noted that the bus service from Bury St Edmunds to Haverhill (approx. 10 buses a day each way), which stops at Wickhambrook (see para. 4.3 above) also stops at

Stradishall – the two prisons being one of the largest employers in the area with over 660 employees and a wide variety of jobs.

5 PLANNING POLICY CONTEXT

5.1 Question 3 of the Site Submission form, under the heading of ‘Policy Constraints’ asks how the proposal conforms with current national regional and local planning policies. In terms of the **Regional Strategy** as the supporting text to RSS Policy SS9 makes clear, villages which are capable of becoming Key Service Centres will be selected from those which have a good level of services. These could (according to the RSS) include:

- a primary school within the settlement and a secondary school within the settlement or accessible by public transport;
- a doctor’s surgery;
- a good range of retail and service provision capable of meeting day-to-day needs, in particular for convenience shopping;
- local employment opportunities;
- frequent public transport links for work and leisure to higher order settlements.

It can fairly be said that Wickhambrook meets all the criteria – in the great majority of cases to 100% of the requirement. It is submitted that this justifies the upgrading of Wickhambrook to Key Service Centre status. Further, whether or not the settlement is upgraded to Key Service Centre status as part of the LDF process, it clearly meets the defined criteria for such a settlement and the allocation of land for development would therefore be justified. In this case the site offered includes land for affordable housing, a site for a much needed extended doctors’ surgery, plus lower cost as well as free market housing. Such a development would carry with it significant community benefit.

5.2 In the **Replacement St Edmundsbury Borough Local Plan 2016**, Wickhambrook is classified as a “village” in which housing development is permitted, in accordance with certain policies, and within defined settlement boundaries. The proposed site immediately adjoins the current settlement boundary. It is considered, for the reasons explained in detail in section 4 and paragraph 5.1 above, that an allocation is well justified in this instance particularly when the community benefit is taken into account.

5.3 In terms of national and local plan policies relating to sustainability while the site is greenfield there are no brownfield or greenfield sites of any significance remaining within the settlement boundary of Wickhambrook and therefore a greenfield allocation is justified given the general sustainability of the settlement and the community benefit that can be obtained from developing the site. It is also worth noting that the current Replacement St Edmundsbury Local Plan 2016 contains rural greenfield housing allocations in Rural Service Centres.

6 CONCLUSION

6.1 In summary:

- The proposed site is well located immediately adjoining the settlement boundary, is close to village services and facilities, and possesses good independent access.
- Wickhambrook has an exceptional range of services and facilities which meet the criteria for a Key Service Centre in the draft Regional Spatial Strategy and are very much better than those at Chedburgh which is a Rural Service Centre in the local plan.
- The site performs well in sustainability terms.
- There would be significant community benefit from the development.
- **The proposed development would provide a mix of phased affordable, lower cost and free market housing and a doctors' surgery.**

For the above reasons the Borough is requested to allocate the site for a phased development of affordable, lower cost and free market housing and a doctors' surgery.

29 April 2008

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SEBC LDF – Site Submission – Supporting Statement – Wickhambrook – 29.04.08

Table 1

Wickhambrook - employment

Full and part time posts including proprietors:

<u>Employer</u>	<u>no of operatives</u>
<u>Wickhambrook parish</u>	
Doctor's surgery	20+
Thorn's Corner Stores and petrol sales	7
Claydon Yieldometer Limited	9
Primary School	18
Grove Farm Stud	5+
D R King & Son	5+
<u>Stradishall (on A143 nearby)</u>	
Highpoint Prison (2.4 miles)	423 of a varied nature (shortly to be increased by 60 jobs)
Edmunds Hill Prison (2.4 miles)	240
Wychem Limited (2.4 miles)	25+
<u>Chedburgh</u>	
General Employment Area (3.2 miles)	Not known
<u>Little Wratting (on A143)</u>	
Grampian Foods (5.6 miles)	1,000 approx.

Table 2

Wickhambrook comparison with Chedburgh Rural Service Centre

Based on St Edmundsbury Borough Council Assessment of Village Services/Facilities
Spring 2007.

FACILITY	CHEDBURGH	WICKHAMBROOK
Food Shop/General Store	-	Yes
Post Office	-	Yes
Public House	Yes	Yes
Meeting Place	Yes	Yes
Leisure/Rec. Ground	Yes	Yes
Primary School	-	Yes
Middle School	-	-
Petrol Station/Garage	-	Yes
GP Surgery/Health Centre	-	Yes
TOTAL No. FACILITIES	3	8