

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**)

1. CONTACT DETAILS

Your name The Dutton Trustees

Organisation

Address c/o John Popham FRICS

7 Tannery Drive

Bury St Edmunds

Suffolk

Postcode

IP33 2SD

Telephone 01284 750883

Email address jp@johnpopham.co.uk

Your agents (if applicable) John Popham FRICS

Organisation John Popham *planning and environmental consultant*

Address 7 Tannery Drive

Bury St Edmunds

Suffolk

Postcode

IP33 2SD

Telephone 01284 750883

Email address jp@johnpopham.co.uk

Site Owner The Dutton Trustees

Address c/o Michael Batt, Greene & Greene Solicitors,

80 Guildhall Street

Bury St Edmunds

Suffolk

Postcode

IP33 1QB

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 south of Bury Road, Barrow (part of Green Farm, Barrow)

Location Land east of Dale Tree Road and south of Bury Road, Barrow

Total Area (ha)

Of which None (ha) is on brownfield land

Of which (ha) is on greenfield land

Ordnance Survey Grid Reference

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

Agricultural land - arable

Suggested uses

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

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?	300 metres (services: 311, 312, 981)
How close is the nearest primary school?	900 metres
How close is the nearest shop that will provide day-to-day food needs?	550 metres
How close is the nearest doctor's surgery?	600 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

Phased

Phased

Yes

10-15 years

Beyond 15 years

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

Please see accompanying supporting statement.

St Edmundsbury Local Development Framework

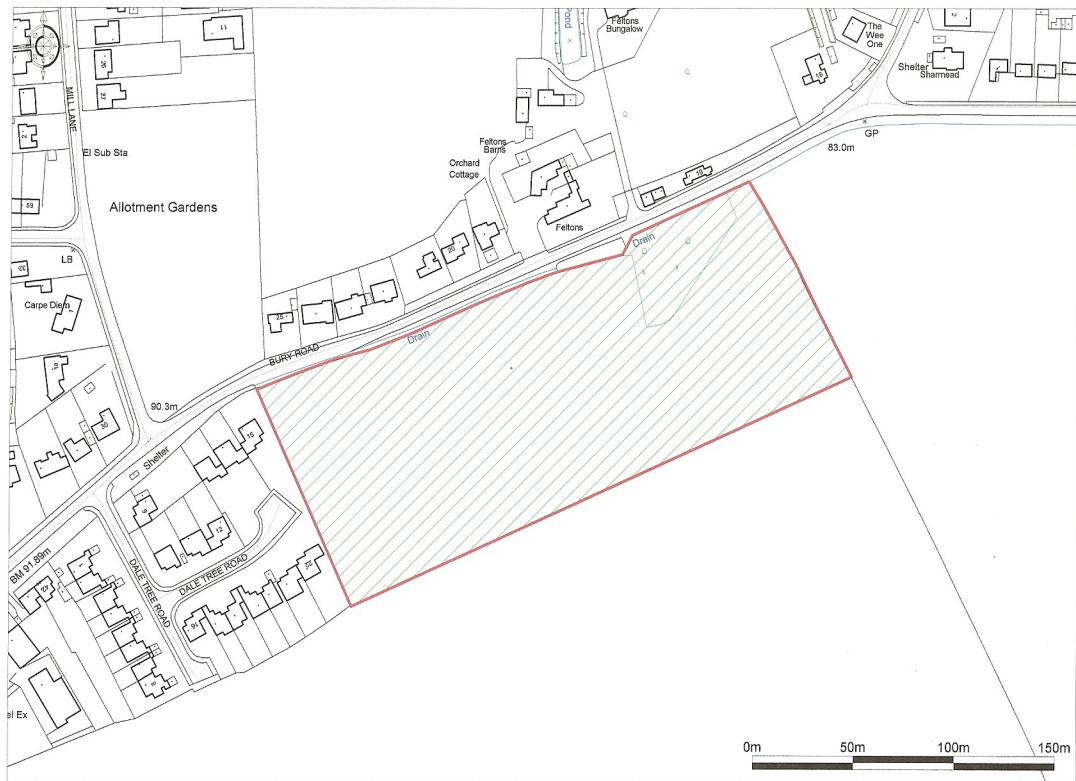
Site Allocations Development Plan Document

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	Neutral
2	To maintain and improve levels of education and skills in the population overall	Neutral
3	To reduce crime and anti-social activity	Neutral
4	To reduce poverty and social exclusion	Positive (affordable and lower cost housing offered)
5	To improve access to key services for all sectors of the population	Neutral
6	To offer everybody the opportunity for rewarding and satisfying employment	Neutral
7	To meet the housing requirements of the whole community	Positive (affordable, lower cost, 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	Negative
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
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 Barrow, Dutton Trustees (2.942 ha)



Ordnance
Survey

© Crown Copyright 2008. All rights reserved. Licence number 100020449. Plotted Scale - 1:2500

St Edmundsbury Local Development Framework

SITE SUBMISSION

Land south of Bury Road Barrow

SUPPORTING STATEMENT

The Dutton Trustees

**St Edmundsbury
Local Development Framework**

SITE SUBMISSION

**Land south of Bury Road
Barrow**

SUPPORTING STATEMENT

The Dutton Trustees

1 INTRODUCTION

1.1 Purpose of statement

- 1.1.1 This statement amplifies the Site Submission form submitted on behalf of The Dutton Trustees relating to land south of Bury Road, Barrow.

2 DESCRIPTION OF SITE AND SURROUNDING AREA

2.1 The site

- 2.1.1 The site comprises the northern part of an arable field (part of Green Farm, Barrow) which lies on the southern side of Bury Road, Barrow, and immediately to the east of the development off Dale Tree Road. It relates to the northern side of Bury Road which at this point has a built-up housing frontage. The site rises up to the south such that any development would be largely obscured from this direction due to the topography of the area.

2.2 Surrounding area

- 2.2.1 Barrow lies some 6 miles to the west of Bury St Edmunds. Although connected by development along the northern side of Bury Road the settlement falls into two parts

– the smaller to the east, immediately to the north of Bury Road, and the main village to the west. The Site Submission site lies to the south of Bury Road between the two parts of the village.

3 PROPOSED DEVELOPMENT

- 3.1 It is proposed that the site be developed for a mix of affordable, lower cost, and free market housing. Affordable housing would be provided at the rate in force when development took place (currently 40%) and in addition a percentage of lower cost housing would be provided. This would fill the gap between affordable provision and the free market whereby developers would make a greater return from their 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. It is suggested that this development might form part of the 6-10 year phase of the proposed plan.

4 PLANNING POLICY CONTEXT

- 4.1 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.
- 4.2 In terms of the draft **Regional Spatial 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 which could 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.
- 4.3 In the **Replacement St Edmundsbury Borough Local Plan 2016**, Barrow is classified as a Rural Service Centre. This is because of the good range of services within the settlement which includes:
- Food shop
 - Post Office
 - Public house

- Meeting place
- Recreation ground
- Primary school, and
- GP surgery

It is clear from the above that, combined with the range of employment within the settlement, it qualifies for Key Service Centre status under the Regional Strategy. Such settlements are judged to be sustainable and thus to receive “appropriate development to sustain that role” (draft Regional Strategy, para. 4.42). This includes the allocation of land for housing to meet both “the needs of the settlement and the surrounding area” [Local Plan 2016, Policy DS1: Settlement Hierarchy item (ii)].

- 4.4 In terms of national and local plan policies relating to sustainability while the site is greenfield there are no unallocated brownfield or greenfield sites of any significance remaining within the settlement boundary of Barrow. 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. Finally, it is worth noting that the current Replacement St Edmundsbury Local Plan 2016 contains rural greenfield housing allocations in Rural Service Centres. The Site Submission site immediately adjoins the current settlement boundary and is close to village facilities. For the detailed reasons explained above it is contended that an allocation is well justified in this case.

5 CONCLUSION

- 5.1 In summary:

- The proposed site is well located immediately adjoining the settlement boundary, is close to village services and facilities, and possesses independent access from Bury Road.
- Barrow is already a Rural Service Centre and meets the criteria for a Key Service Centre in the draft Regional Spatial Strategy.
- The site performs well in sustainability terms.
- There would be an additional significant community benefit of lower cost housing from the development.
- **The proposed development would provide a mix of phased affordable, lower cost and free market housing.**

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

6 May 2008

oo0oo