

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@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
 - 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 R A Kean
Organisation J & R Builders (Norwich) Limited
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 J & R Builders (Norwich) Limited
Unit 4, Wensum Nurseries,
Taverham Lane,
Costessey
Norwich Postcode NR8 7BE

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 south of Risby Business Park, Risby

Location Old Newmarket Road, Risby, IP28 6RD

Total Area 4.53 (ha)

Of which None (ha) is on brownfield land

Of which 4.53 (ha) is on greenfield land

Ordinance Survey Grid Reference TL 795659

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

Formerly orchard but has been grass for last 20 years. Currently vacant.

Suggested uses

An extension to the Risby Business Park, and affordable and some lower cost free market housing on the eastern side of the site where it would have frontage onto South Street. Provision of village shop rent free for five years. (Please see supporting statement for detail)

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?	500 metres
How close is the nearest primary school?	300 metres
How close is the nearest shop that will provide day-to-day food needs?	None – but please see supporting statement
How close is the nearest doctor's surgery?	Bury St Edmunds

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 Merrifields 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.

St Edmundsbury Local Development Framework

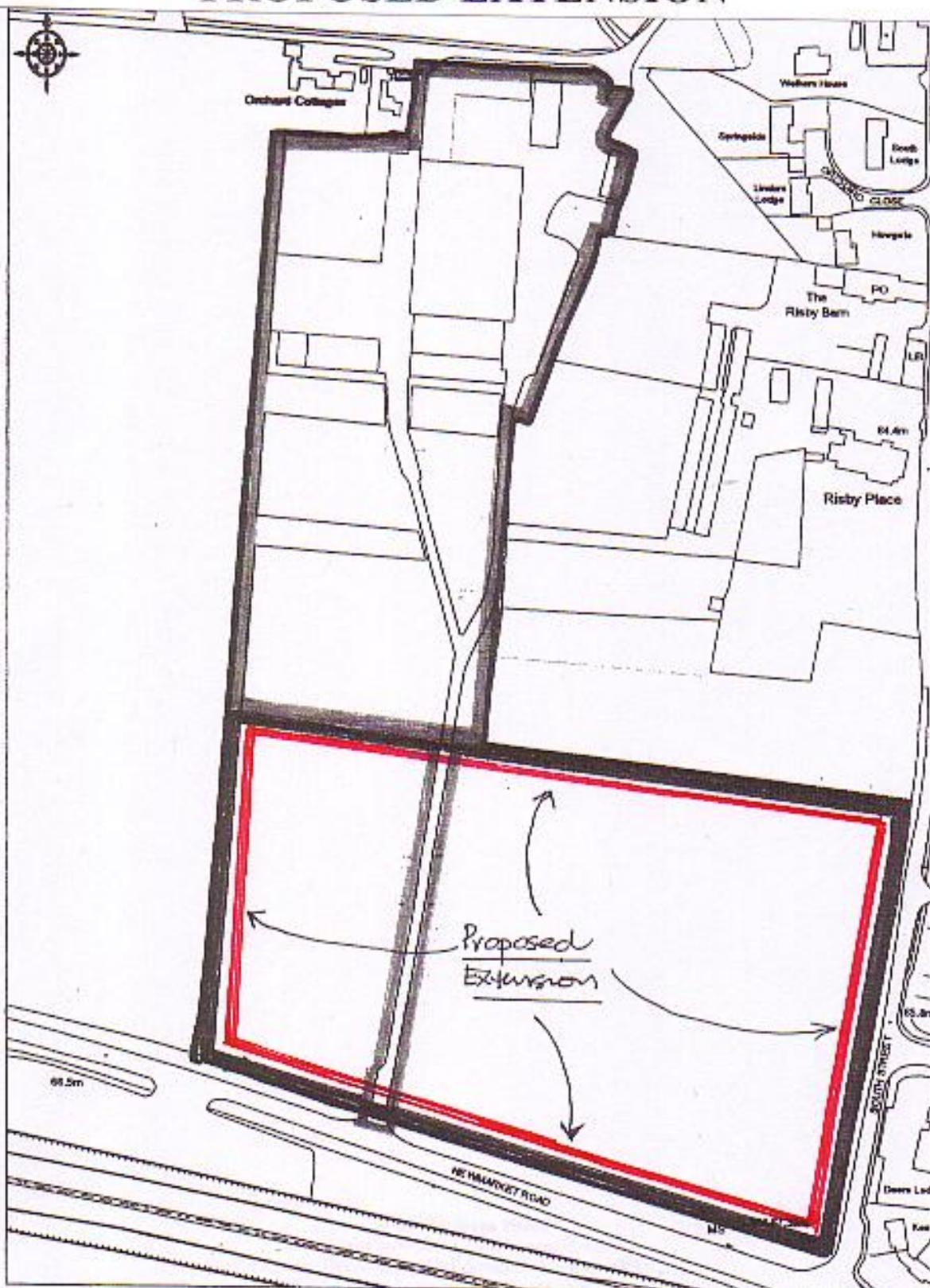
Site Allocations Development Plan Document

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 housing offered)
5	To improve access to key services for all sectors of the population	Positive (contribution towards village shop offered)
6	To offer everybody the opportunity for rewarding and satisfying employment	Positive
7	To meet the housing requirements of the whole community	Positive (affordable and lower cost housing offered)
8	To improve the quality of where people live and to encourage community participation	Neutral
9	To improve water and air quality	Neutral
10	To conserve soil resources and quality	Neutral
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Neutral

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
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	Positive (by location and travel plan)
22	To encourage and accommodate both indigenous and inward investment	Positive

RISBY BUSINESS PARK Old Newmarket Road, Risby PROPOSED EXTENSION



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SITE PLAN

St Edmundsbury Local Development Framework

SITE SUBMISSION

Land to South of Risby Business Park

SUPPORTING STATEMENT

**R A Kean
J & R Builders (Norwich) Limited**

**St Edmundsbury
Local Development Framework**

**SITE SUBMISSION
Land to South of
Risby Business Park**

SUPPORTING STATEMENT

**R A Kean
J & R Builders (Norwich) Limited**

1 INTRODUCTION

1.1 Purpose of statement

- 1.1.1 This statement amplifies the Site Submission form submitted on behalf R A Kean, J & R Builders (Norwich) Limited.

2 DESCRIPTION OF THE SITE

2.1 Site location

- 2.1.1 The site is located 3.6 miles from to the west of the centre of Bury St Edmunds on Newmarket Road, Risby, immediately north, and with good access to, the A14 dual carriageway at its Saxham/Risby junction. The village of Risby lies to the north-east of the site with the nearest existing housing opposite part of its eastern boundary at the southern end of South Street.

2.2 The site

- 2.2.1 The site comprises an area of grassland immediately to the south of the Risby Business Park. It is bounded on its west by agricultural land, on its south by the old

Newmarket Road, and to its east by South Street. The entrance road to the Business Park divides the site north – south with approximately 30% of the site area to the west of the road and the remaining 70% to its east.

3 PROPOSED DEVELOPMENT

- 3.1 **It is proposed that the site be allocated for development as an extension of the Risby Business Park with an area of housing on its eastern side which fronts onto South Street and the provision of a village shop.**
- 3.2 **In order to try and provide a diverse range of units it is suggested that between the eastern side of the business area and the proposed housing area a number of live-work units could be included. These would provide a good transition to the proposed housing area which would include affordable housing, some lower cost market housing subject to occupancy restrictions, and some free market housing.**
- 3.3 **It is noted that while Risby has a generally good range of community facilities it lacks a village store. In order to assist in rectifying this deficiency the site owner would be prepared to build a village store on the proposed extension site and let it rent free for the first five years. Alternatively, he would be open to suggestions from the local community via the Parish Council as to how a store could be provided elsewhere.**
- 3.4 **It is suggested that the development forms part of years 6 -10 of the LDF plan period. This would permit the Risby Business Park (recently granted planning permission - SE/07/1542) to be completed prior to the commencement of the proposed extension.**

4 VILLAGE FACILITIES

- 4.1 The village has a good range of facilities and services including:
- Post office
 - Public house
 - Village Hall
 - Recreation ground
 - Primary School
 - Frequent (approximately hourly) bus service to and from Bury St Edmunds (routes 349 & 357) taking approximately 15 minutes.

Given the presence of the Risby Business Park within the parish, these facilities, combined with the addition of a shop, are sufficient to meet the criteria for the

designation of Risby as a Key Service Centre under the draft Regional Strategy (see next section).

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. In this case it is submitted that, for the reasons explained in paragraph 4.1 above, Risby meets the criteria for selection as a Key Service Centre. It would therefore be appropriate to make an additional housing provision in the settlement a suitable site for which would be on the eastern side of the proposed Business park extension. It should be noted in addition that a significant part of the residential element of the development would be affordable and lower cost housing provision which would be justified at the proposed location even if Risby was not considered to be suitable for Key Service Centre status.
- 5.2 In the Core Strategy submission made by Mr R A Kean/J & R Builders Limited relating to employment land a detailed explanation has already been given of the fact that there was an agreed amendment to draft Policy E1 *Existing Employment Land and Premises* (in the then Redeposit Draft of the Replacement Local Plan) which (if an error had not been made by the Planning Inspectorate) would probably have resulted in a policy which permitted extensions to existing employment sites in appropriate circumstances. It has been submitted that a similar amendment needs to be made to Policy E1 in the **Replacement St Edmundsbury Borough Local Plan 2016**. This would permit expansion of the existing Business Park in appropriate circumstances – which it is asserted these are.
- 5.3 In terms of national and local plan policies relating to **sustainability** while the submission site is greenfield there are no suitable known brownfield sites of any significance in the locality and therefore a greenfield allocation is considered to be justified given the general sustainability of the settlement, the community benefit that can be obtained from developing the site and, from an employment point of view, the close proximity of the site to the A14 trunk road. It is also worth noting that the current Replacement St Edmundsbury Local Plan 2016 contains a number of rural greenfield housing allocations in Rural Service Centres indicating that such allocations are made in appropriate circumstances.

6 CONCLUSION

6.1 In summary:

- The proposed employment site is well located with excellent access to the A14, adjoining the settlement of Risby.
- Risby has a good range of services and facilities which, with the addition of a shop (an offer of which has been made), meet the criteria for a Key Service Centre in the draft Regional Spatial Strategy.
- The site performs well in sustainability terms;
- There would be significant community benefit from the development;
- **The proposed development would provide an extension to the Risby Business Park with some live-work units on its eastern side providing a transition to a proposed housing area which would include affordable housing, lower cost market housing subject to occupancy restrictions, some free market housing, and a village store.**

For the above reasons the Borough is requested to allocate the site for a development which would extend the Business Park, provide some live-work dwellings, and affordable, lower cost and free market housing, and a village store.

7 May 2008

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SEBC LDF – Site Submission – Supporting Statement – Risby – R A Kean- 30.04.08