

St 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

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 **Ivan Sams FRICS, Head of Property Services**

Organisation **St Edmundsbury Borough Council**

Address **PO Box 122, St Edmundsbury House, Western Way, Bury St Edmunds**

Postcode **IP33 3YS**

Telephone **01284 757304**

Email address **Ivan.Sams@stedsbc.gov.uk**

Your agents (if applicable) **John Popham FRICS Dip Conservation Studies (York)**

Organisation **John Popham *planning and environmental consultant***

Address **7 Tannery Drive, Bury St Edmunds**

Postcode IP33 2SD

Telephone 01284 750883

Email address jp@johnpopham.co.uk

Site Owner St Edmundsbury Borough Council

Address PO Box 122, St Edmundsbury House, Western Way, Bury St Edmunds

Postcode IP33 3YS

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 Ram Meadow car park and Bury Town Football Club stadium

Location Cotton Lane, Bury St Edmunds

Total Area 3.669 (ha)

Of which 3.669 (ha) is on brownfield land

Of which (ha) is on greenfield land

Ordnance Survey Grid Reference **585807, 264599**

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

1.192 ha is used as a football ground

2.477 ha is used as public car park (including former coach park)

Suggested uses

**Relocation of the existing Bury Town Football Club stadium enabling movement
of existing Ram Meadow car park northwards onto the current stadium area, and**

the use of most of the current public car park, including the former coach park,

for a mix of affordable, lower cost, and free market housing.

(Please see accompanying supporting statement for details)

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	Yes	All in flood zone 2, small amount in 3
Nature designation	No	
Land contamination	No	
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	70 metres Bus service number 83
How close is the nearest primary school?	842 metres
How close is the nearest shop that will provide day-to-day food needs?	90 metres
How close is the nearest doctor's surgery?	0.427 kilometres

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

Yes, please see accompanying supporting statement for details

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

Please see accompanying supporting statement for details

4. OTHER INFORMATION

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

No

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.

Please see accompanying supporting statement for details

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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	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 (includes affordable housing)
5	To improve access to key services for all sectors of the population	Positive (urban site closely located to key services)
6	To offer everybody the opportunity for rewarding and satisfying employment	Neutral
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 (by good design)
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	Positive (urban location)
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	Positive
21	To encourage efficient patterns of movement in support of economic growth	Neutral
22	To encourage and accommodate both indigenous and inward investment	Neutral

**St Edmundsbury
Local Development Framework**

SITE SUBMISSION

**Ram Meadow Car Park
Bury Town Football Club Stadium
Bury St Edmunds**

SUPPORTING STATEMENT

**Ivan Sams FRICS
Head of Property Services
St Edmundsbury Borough Council**

John Popham FRICS
planning environmental and landscape consultant
7 Tannery Drive Bury St Edmunds Suffolk IP33 2SD
John Popham Limited Reg no: 05410821
Registered Office: 59 Abbeygate Street Bury St Edmunds IP33 1LB

**St Edmundsbury
Local Development Framework**

SITE SUBMISSION

**Ram Meadow Car Park
Bury Town Football Club Stadium
Bury St Edmunds**

SUPPORTING STATEMENT

**Ivan Sams FRICS
Head of Property Services
St Edmundsbury Borough Council**

1 INTRODUCTION

1.1 Purpose of statement

- 1.1.1 This statement amplifies the Site Submission form submitted on behalf of Ivan Sams FRICS, Head of Property Services, St Edmundsbury Borough Council.

2 DESCRIPTION OF SITE AND SURROUNDING AREA

2.1 The site

- 2.1.1 The site comprises the existing Ram Meadow public car park together with the adjoining former coach park, and the Bury Town Football Club stadium.

2.2 Surrounding area

- 2.2.1 The site is bounded by the River Lark to the east, and the rear of a garage and showrooms and a bus depot to the west which front Cotton Lane. At its southern end it adjoins the rear of the mix of properties which face Eastgate Street, and to the north a series of meadows extend

northwards to the western end of Compiegne Way.

3 PROPOSED DEVELOPMENT

- 3.1 **The proposed development comprises the relocation of the existing Bury Town Football Club stadium enabling the movement of the existing Ram Meadow car park onto the current stadium area, and the use of most of the current car park (some probably still being required for car parking), including the former coach park, for a mix of affordable, lower cost, and free market housing.**

4 DEVELOPMENT CONSTRAINTS

- 4.1 **Site assessment.** Detailed work on assessing the site has yet to commence. The starting point is a feasibility study of the practicability and economics of Bury Town Football Club moving to a new site.
- 4.2 Assuming the move to be feasible a site appraisal of both Ram Meadow and the football club site would be required. This would commence with a flood relief assessment, followed by a contaminated land investigation and consideration of the best means of achieving vehicular access to the site. In this connection it should be noted that the Borough owns land north of the site up to Compiegne Way from which site access could be obtained if, after study, it were considered to be desirable.
- 4.3 While the above detailed investigations have yet to be undertaken, preliminary work has not revealed any major difficulties.
- 4.4 **Phasing.** Question 4 of the Site Submission Form requests information on phasing. It is suggested that the site be allocated for development during the second phase of the plan, i.e. years 6 – 10. This will give sufficient time for the necessary studies to be undertaken and for the football club to move to a new site.

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.
- 5.2 In terms of the draft **Regional Spatial Strategy** as RSS Policy H3 makes clear, “the re-use of previously developed land and buildings will be promoted as the first priority” – a priority which accords with national policy set out in paragraph 41 of **PPS3, Housing**. Furthermore, as PPS3 makes clear, sites for housing should be located where there is a good range of services and facilities nearby.
- 5.3 In the **Replacement St Edmundsbury Borough Local Plan 2016** the Ram Meadow car park lies outside but adjoins the current housing settlement boundary for Bury St Edmunds on

'white' land. An adjustment to the boundary needs to be made to incorporate the site within the settlement area and the land zoned for housing. Notwithstanding the fact that the site technically lies outside the settlement boundary it is readily apparent that the site is sustainable it being closer to the town centre and other key facilities than the great majority of housing within the Borough.

- 5.4 The Replacement Local Plan zones the football stadium as Recreational Open Space. Under Local Plan policy L5 the Borough seeks to "safeguard existing ... recreational open space". This proposal seeks to achieve the same objective – a prerequisite of the proposed residential development being the relocation of the football stadium to a new site where the facilities would be both better located and greatly improved.
- 5.5 For the reasons given in this section (5) it is concluded that the proposed development accords with current national, regional and local plan policies.

CONCLUSION

In summary:

- The proposed housing site is well located immediately adjoining the settlement boundary, and closer to the town centre and key facilities than the great majority of housing in Bury St Edmunds.
- The football stadium would be moved to a new site which would be in a better location with greatly improved facilities.
- The proposed development accords with national, regional and local plan policies and performs well in sustainability terms.
- In addition to affordable housing there would be a further significant community benefit of a percentage of lower cost housing in the development.
- The existing car parking area would be moved northwards to occupy what by then would be the former football stadium site possibly including a limited area of the northern end of the Ram Meadow site depending on the number of car parking spaces required.
- The proposed development would take place between years 6 – 10 of the implementation of the LDF.
- **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 development of affordable, lower cost and free market housing with car parking moved onto the Bury Town Football Club site.

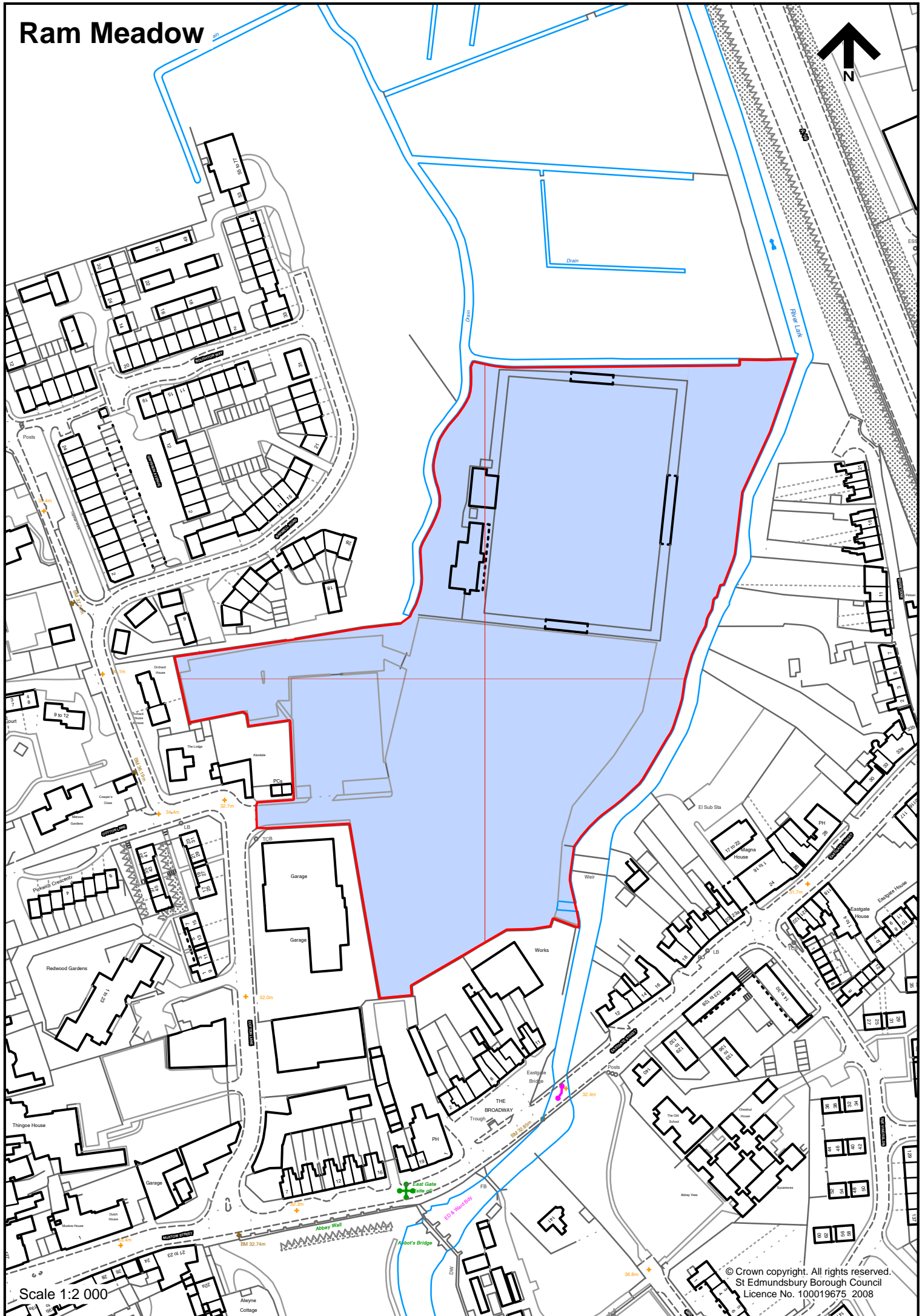
6 May 2008

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SEBC LDF – Site Submission – Supporting Statement – Ram Meadow RV

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Ram Meadow



Scale 1:2 000