

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM - March 2012



St Edmundsbury
BOROUGH COUNCIL

This form is provided for the submission of any **alternative** sites that you think should be considered by the Council for their availability for development over the next 20 years.

- 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**)

10 pages in total.

See also

- Summary and associated Planning report
- Plan 1 - Site Plan
- Plan 2 – Existing Constraints
- Plan 3 – Parameters for development

1. CONTACT DETAILS

Your name **Mr John W Roberts and family**

Organisation **Church Farm**

Address **c/o Mr Simon Roberts**

Kingthorpe House, Kingthorpe, Pickering, North Yorkshire, YO18 7NG

Postcode

Telephone

Email address

Your agents (if applicable) **Gordon Smith**



RTPi

mediation of space - making of place

Organisation **Matrix Planning Ltd**

Address **36 Stamford road**

Market Deeping, Peterborough, PE6 8AB

Postcode

Telephone **07789 483 134/ 01778 343 659**

Email address **gordon@matrixplanning.co.uk**

Site Owner **The Estates of Roberts and Johnstone**

Address **c/o Simon Roberts**

Postcode

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

2. SITE DETAILS

Site name Land between Church Road, Colethorpe Lane and Haysborder Road

Location Barrow

Total Area 10.42

Of which 1.17 ha is on brownfield land

Of which 9.25 ha is on greenfield land

Ordnance Survey Grid Reference

Easting, Northing : 575807m, 264363m ☐

Nearest Address: Church Road, Barrow
Bury St. Edmunds IP29
5AX

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

Agricultural, woodland, includes allocated employment site to south

Suggested uses

Homes, live-work units, employment, woodland, allotments, recreational area,

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	No	
Nature designation	None	
Land contamination	Not known	Site is agricultural
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	300m
How close is the nearest primary school?	50
How close is the nearest shop that will provide day-to-day food needs?	600
How close is the nearest doctor's surgery?	750

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

- **See (a) constraints plan and (b) parameters plan**

-
- **Financial Infrastructure contributions to be discussed.**

-
- **Potable water supply at Barrow substation to be upgraded by other agencies.**

-
- **Access to school and pick up/drop off parking to be improved**
-

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

- **See supporting statement**
-
-
-
-
-

4. OTHER INFORMATION

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

Yes. Interest from a national care and lifestyle developer, and the country's second largest housing association.

Employment element of site has not yet been promoted

Level of developer interest, if known:

Low

Medium

High ✓

Likely time frame for development:

4 years time – 2016

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



Please see supporting statement and plans


St Edmundsbury Local Development Framework


Site Allocations Development Plan Document

SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	<div> <div>1. In conformity with the criterion ✓</div> <div>2. Partially meets the criterion / some constraints identified ✓?</div> <div>3. In conflict with the criterion ✎</div> </div>	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	<p>The site is within a five minute walk of a GP's surgery and has a bus stop by the entrance to gain access to a dentist and hospital in Bury St Edmunds, a less than 30 minute journey.</p> <p>The site will need to be mindful of the public right of way through the development; this route will be improved for foot traffic.</p>	✓
2	To maintain and improve levels of education and skills in the population overall	<p>The village has a primary school and is within a 30 minute bus journey to upper schools. The site is within a 10 minute walk of the primary school and is easily cyclable</p>	✓

	SA Objective	<div> <div>1. In conformity with the criterion ✓</div> <div>2. Partially meets the criterion / some constraints identified ✓?</div> <div>3. In conflict with the criterion </div> </div>	Please indicate whether your proposal will have a positive or negative contribution towards each objective
3	To reduce crime and anti-social activity	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	✓
4	To reduce poverty and social exclusion	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 28855	
5	To improve access to key services for all sectors of the population	<p>The site is</p> <ul style="list-style-type: none"> • within 30 mins of the town centre by public transport. • 30 mins of a supermarket/ shopping centre by public transport <p>The site is not within reasonable distances for walking and cycling to nearby supermarkets/shopping centres in Bury St Edmunds.</p>	✓
6	To offer everybody the opportunity for rewarding and satisfying employment	The development is meeting local aspirations for more employment land within in a convenient location. Commercial vehicles will not need to enter the village, and will have ready access to the A14. Live and work units will be promoted consistent with para 21 of the NPPF	✓

	SA Objective	<div> <div>1. In conformity with the criterion ✓</div> <div>2. Partially meets the criterion / some constraints identified ✓?</div> <div>3. In conflict with the criterion </div> </div>	Please indicate whether your proposal will have a positive or negative contribution towards each objective
7	To meet the housing requirements of the whole community	We are already in contact with a major Housing Association.	✓
8	To improve the quality of where people live and to encourage community participation	The site is well located for the Church, school and recreational facilities. New public footpaths will increase access	✓
9	To improve water and air quality	The site is located within a groundwater source protection zone 2 and is within a major aquifer area. It is within a water abstraction management area. The site is not within an air quality management area.	✓? The scheme will be designed in accordance with an agreed surface water management strategy , and will include sophisticated Sustainable Urban Drainage measures.
10	To conserve soil resources and quality	The site is agricultural land and is unlikely to be contaminated.	✓
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	✓
12	To reduce waste	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	✓

	SA Objective	<p>1. In conformity with the criterion ✓</p> <p>2. Partially meets the criterion / some constraints identified ✓?</p> <p>3. In conflict with the criterion </p>	<p>Please indicate whether your proposal will have a positive or negative contribution towards each objective</p>
13	To reduce the effects of traffic on the environment	<p>The site has good access to local facilities for a village, which reduces the need for unnecessary trips by private vehicle.</p> <p>Access to the school will be improved, including the possibility of creating a new drop off facility.</p> <p>Commercial traffic will not enter the village</p>	✓
14	To reduce contributions to climate change	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	✓
15	To reduce vulnerability to climatic events	The site is not located within a flood zone	✓
16	To conserve and enhance biodiversity	<p>The site is not located near any SPA, SAC or SSSI. There are no BAP habitats on the site. There are no geological SSSI or RIGS which affect the site.</p> <p>New green infrastructure will be designed with a biodiversity action and management plan to ensure long term value is maintained</p>	✓
17	To conserve and where appropriate enhance areas of historical and archaeological importance	There are listed buildings in the area but not on the site. Designs will respect their setting.	✓

	SA Objective	<div>1. In conformity with the criterion ✓</div> <div>2. Partially meets the criterion / some constraints identified ✓?</div> <div>3. In conflict with the criterion ✎</div>	<div>Please indicate whether your proposal will have a positive or negative contribution towards each objective</div> <div>←</div>
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		✓
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	The development is meeting local aspirations for more employment land within in a convenient location. Commercial vehicles will not need to enter the village, and will have ready access to the A14.	✓
20	To revitalise town centres		N/A
21	To encourage efficient patterns of movement in support of economic growth	The new road will mean that economic growth will be enabled in a way that does not adversely impact on the village. There is good access to bus stops	✓
22	To encourage and accommodate both indigenous and inward investment	As above	✓



Site name: Land off Church Road, Barrow

1. Precis:

This statement provides a response to the Council's draft submission. The Rural Areas Vision 2031 excludes the inclusion of a new mixed –use neighbourhood off Church Road, Barrow. The site is agricultural land and includes an existing employment area, an approved (but not built) employment area and adjoins a school.

There are opportunities to meet the expanded choice of housing sought by the Council with a mixed development with a new employment site, allotments and public green ways.

The proposed employment site is of a size that is more likely to be built than the smaller allocation north of the school, and is sufficiently close to the village to be a logical part of an expanded Barrow.

The dominant flow of traffic is from the A14 direction to the north. Traffic to the site will not need to travel through the village.

The following aspirations of the Rural Vision 2031 have influenced the submission

Jobs and economy

Aspiration 1

VILLAGES HAVE LOCAL JOBS AND ARE NOT SIMPLY DORMITORIES

Aspiration 2

NEW TECHNOLOGY AND DIGITAL SERVICES ENABLES BUSINESSES TO THRIVE IN RURAL LOCATIONS

Travel

Aspiration 2

VILLAGES ARE CONNECTED BY SAFE AND ATTRACTIVE NETWORKS OF FOOTPATHS AND CYCLE ROUTES

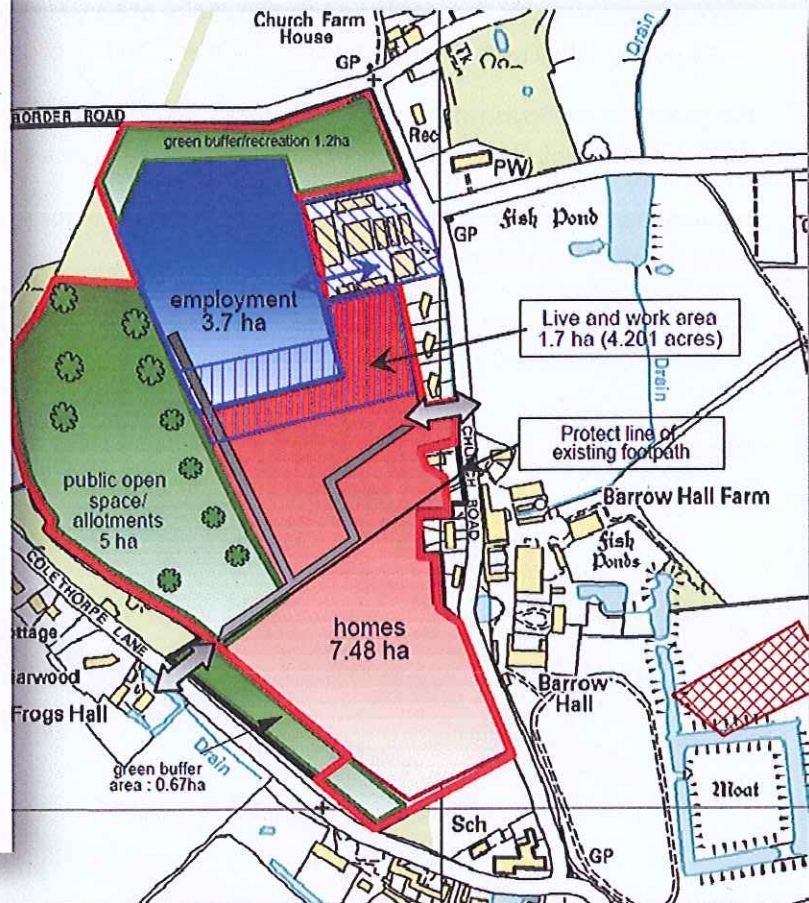
Aspiration 4

CONGESTION IS MANAGED AND, WHERE POSSIBLE, REDUCED



The proposal responds positively to previous local comments local views summarised in the Rural Vision 2031 document as

- a Lack of public green spaces;
- b Need to avoid coalescence with Denham;
- c High water table causing surface water drainage issues;
- d Poor pedestrian access around parts of the village;
- e Concerns of the effects of new development on already busy narrow roads;
- f Congestion around centre of village and around school at peak times;
- g Speeding traffic;
- h Loss of versatile agricultural land;
- i Few local employment opportunities for those that live in the village;
- j Limited capacity of school to take more pupils;
- k Lack of sewerage capacity for new sites;
- l New development will reduce the natural areas for wildlife;
- m Maintaining the village character – spacious, development built around open space;
- n Need to maintain the sense of community in the village.



A full sized set of plans
are attached to this report



Site area summaries:

	Site area	Capacity
Homes	7.48 Ha (41%)	150 homes @ 20 dph
Jobs	3.7 Ha (20%)	14,800 @ 40% site area
Large Public open space/allotments	5 ha (28%)	
Green buffers/ open recreation	1.87ha (11%)	
Total site area (Red line)	18.08 Ha (100%)	
Total land parcel size (Black line) to road boundaries (includes no change to agricultural land at north west corner)	27.33 ha	



2. Sustainability Appraisal – Rural Site Allocations Preferred Options Document

A sustainability appraisal is submitted (separate document).

3. Assessment of the present proposal

a. The village

The village of Barrow is one of the smallest of St Edmundsbury's Key Service Centre's. The village is ideally located approximately six miles from the centre of Bury St Edmunds and benefits with good access onto the A14.

The village of Barrow follows a nucleated settlement pattern. Also contained within the parish is the subsidiary settlement of Burthorpe, which over time has joined together with Barrow. Much of the village is surrounded by countryside and woodland areas, with the Wilsummer Wood, one of the larger areas, located to the south east. However to the west of Barrow is the nearby settlement of Denham, which requires sensitivity in avoiding a coalescence of the two separate villages.

Barrow contains a small amount of employment and benefits from a wide range of services. Barrows small and compact settlement pattern gives good walking access to all areas of the village and its services. The village also benefits from a short public transport journey to the nearby town of Bury St Edmunds, where a large range of employment and facilities are available.

b. General Assessment against sustainability Objectives

The social, environmental and economic aspects of the Council's sustainability assessment are considered. The main positive and negative impacts are summarised below:

Positive Impacts:

Barrow benefits from an excellent range of services for a village of its size. Due to the compact nature of the settlement pattern, all amenities and facilities are within easy walking distance, thus reducing the need to use lesser sustainable means of transport.

Environmental protection allocations prevent development on sensitive sites.

Protection of existing services and employment uses retains accessibility.

The village is only a short distance from both the A14 trunk road and the nearby town of Bury St Edmunds; therefore reasonably sustainable employment means can be justified. Barrow has a reasonable bus service.

Negative Impacts:

New development anywhere in Barrow will most probably be on greenfield land which potentially encroaches on the rural characteristics of the area.



c. Employment land (Use class B1, B2, B8).

The submission provides for a relocation of the present employment allocation, and its replacement adjacent to the present Church Farm Industrial estate. A new road will ensure that its locational advantages (access to the A14 Truck road) do not harm village character.

The 2009 Employment Land Study identified the A14 area as a key development zone for employment clusters. Much of this locally will be provided by the Suffolk Business Park off the A14. The present proposal offers a smaller allocation of a size that will be an attractive alternative with the potential for those occupiers who want a rural setting for their business. The Vision 2031 aspiration of *village based employment* is supported.

The employment element of the scheme is part of the comprehensive development including housing, live and work units, allotments and recreational space.

The national planning Policy framework at paragraph 21 encourages '*flexible working practices such as the integration of residential and commercial uses within the same unit*'. This is an objective central to the present development.

In relative terms there are no better sites in Barrow to accommodate this form of mixed use development.

d. Relative assessment of housing sites in Barrow

Land at the Green - Site RV6a

The Council has reconfirmed its acceptance of the previous Replacement Local Plan Allocation at the 'Land behind The Green' in Barrow for 20 residential dwellings phasing between 2011-2021 (Site Allocation RV6a). Overall this site performed very well in the sustainability assessment.

The site is within the centre of the village and can benefit by accessing all services and amenities within a close walk. The site will be using a small proportion of Greenfield land located in the urban area, currently used as paddock land.

This is a better site for housing development than the Church farm site. The Council may not wish to rely unduly on its delivery, and to secure other sites, to ensure delivery actually happen somewhere in Barrow.

Sites to the south of the village (RV6b & c)

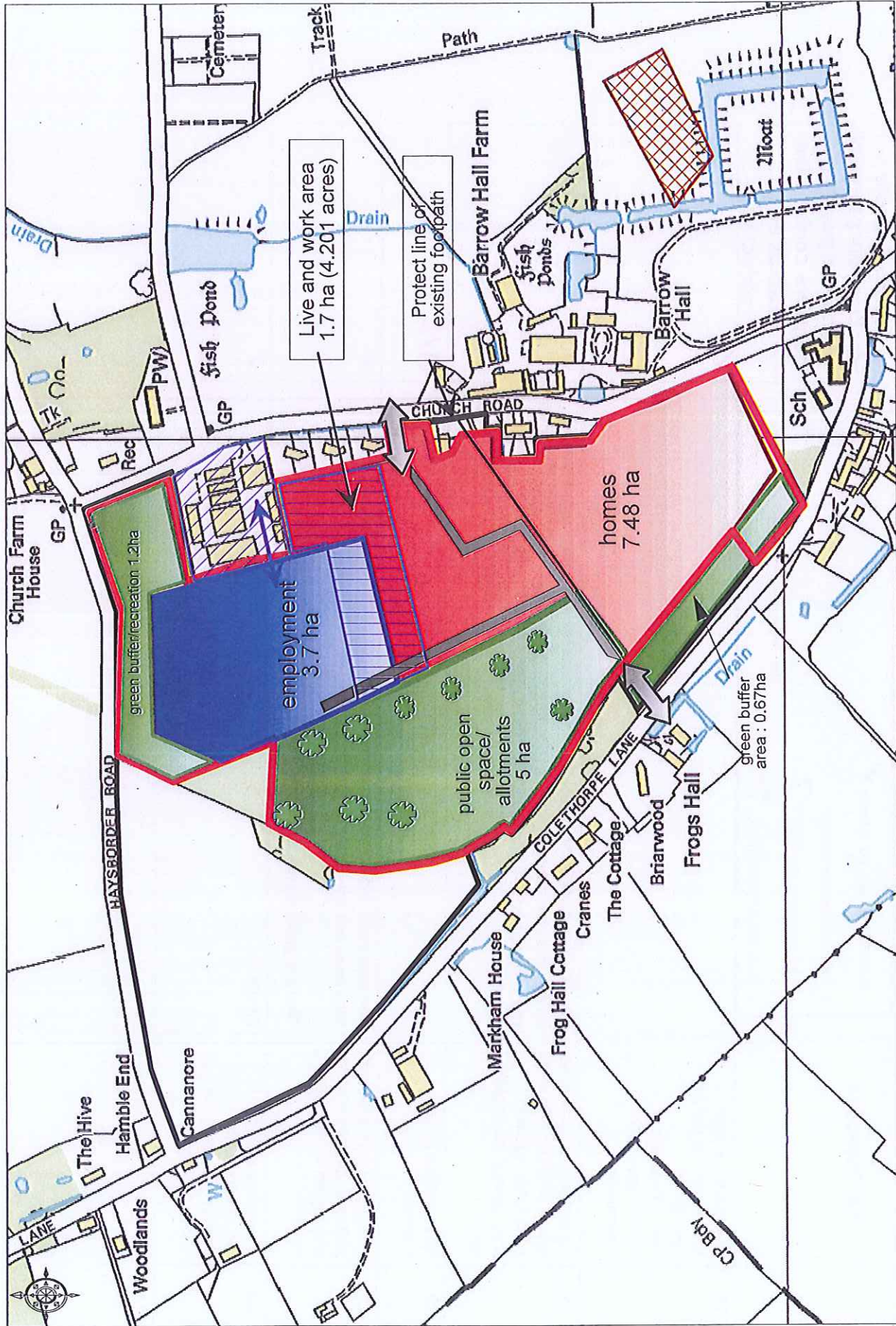
Two sites at 'Barrow Hill' to the south of the village will provide an additional 150 residential dwellings. The sites will perform poorly in environmental aspects, as they seek to develop Greenfield land. It is really no different in sustainability measure to the present site at Church Farm

Land adjacent to the primary school (Site Allocation Reference 6.1d)

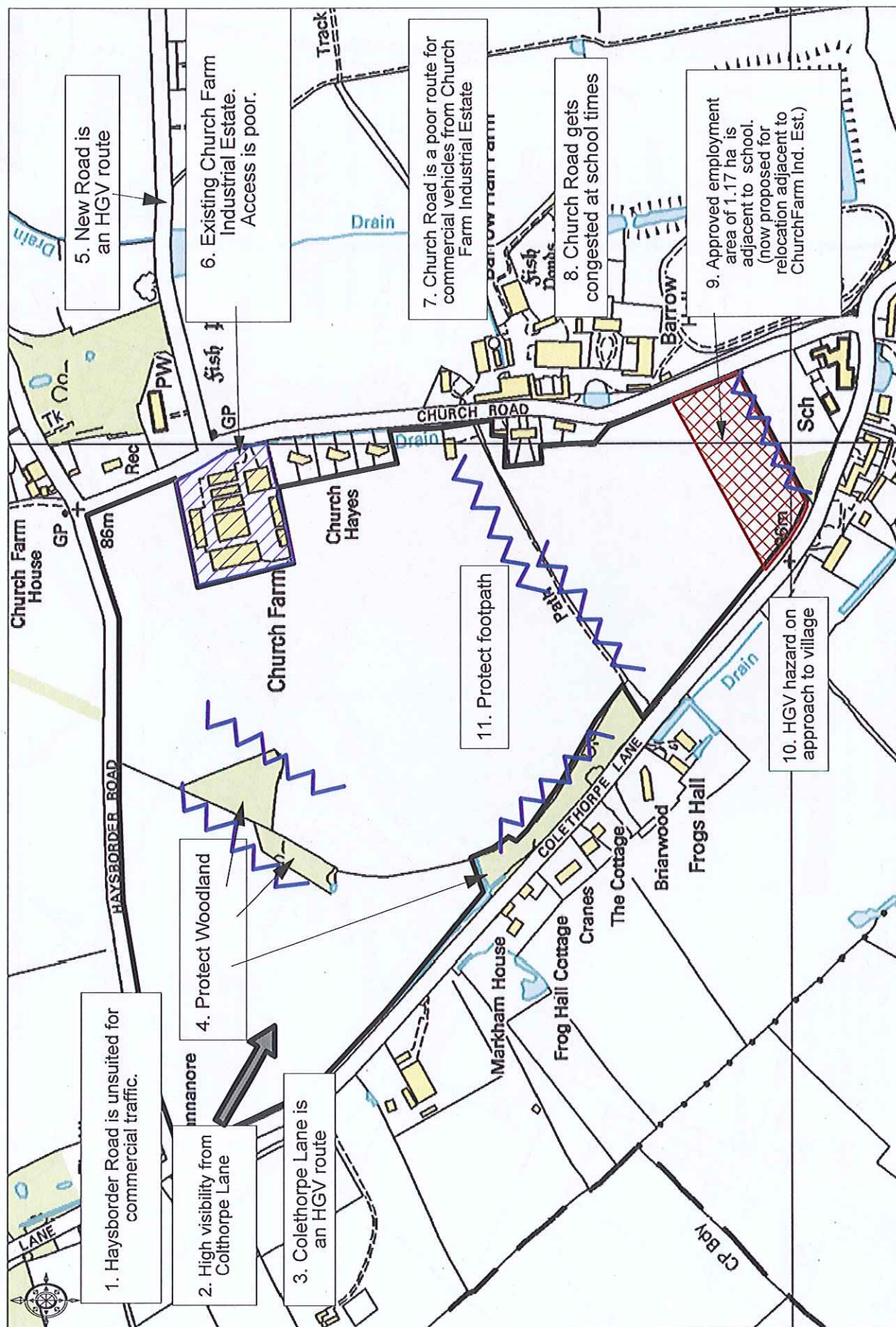
The site is located at the northern end of the village away from the Housing Settlement Boundary. Against some of the sustainability objectives the site did perform poorly. It is located on Greenfield/agricultural land. This area has been proposed to offer employment opportunities to the Key Service Centre of Barrow and will aid to reduce work travel distances for inhabitants.

Church Farm offers an opportunity with the cooperation of the landowner to relocate this site further to the north as part of a comprehensive employment development.

Church Farm - 1. Site Plan.



Church Farm, Barrow - Plan 2 - Existing constraints



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a. Green infrastructure:
New public footpaths
and recreational areas.
Present woodland
preserved.

b. Expansion to industrial area,
including relocated B1 allocation
of 3.7 ha
Indicative floorspace = 14800 m²

c. Retained recreational area
and green buffer
1.2ha

d. Existing Church Farm
Industrial Estate.
New access from west.

e. Live/Work units
as buffer between
the two areas.
-Size to be defined
by design

f. Housing area incl live /work units :
7.48 ha
Indicative capacity = 150 homes

g. Approved employment area
of 1.17 ha
relocated to north of site.
To be used for housing,
and green buffer

i. access points
commercial traffic
limited to
Colethorpe Lane

Map Labels:

- Woodlands
- The Ha
- Cannanore
- Markham House
- Frog Hall Cottage
- Cranes
- The Cottage
- Briarwood
- Frogs Hall
- GP Bdy
- CP Bdy
- Church Road
- Colethorpe Lane
- Train
- Sch
- GP
- Path
- Track
- Drain
- Rec
- P
- Hall
- 2 float
- homes
- 96m
- jobs
- public open space allotments