

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
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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 Vacant land north side of Millfields Way

Location Between Rosefinch Close and Kestrel Road

Total Area 0.386 (ha)

Of which 0.386 (ha) is on brownfield land

Of which (ha) is on greenfield land

Ordnance Survey Grid Reference 568226, 245294

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

Open grassed area that is mown in season

Suggested uses

The site is already allocated in the current Replacement St Edmundsbury Borough Local Plan 2016 under Policy HAV7, item (ii).

Because of changed circumstances a mixed development is proposed.

The final mix has yet to be decided but it is likely to comprise affordable housing,

some live-work units, possibly some business units, and open space.

Please see supporting statement for full 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	Landfill to SW and recently built houses around
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	157 metres Bus service numbers 13
How close is the nearest primary school?	315 metres
How close is the nearest shop that will provide day-to-day food needs?	864 metres
How close is the nearest doctor's surgery?	1.12 kilometres

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

No known constraints

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

Please see attached supporting statement

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 attached supporting statement

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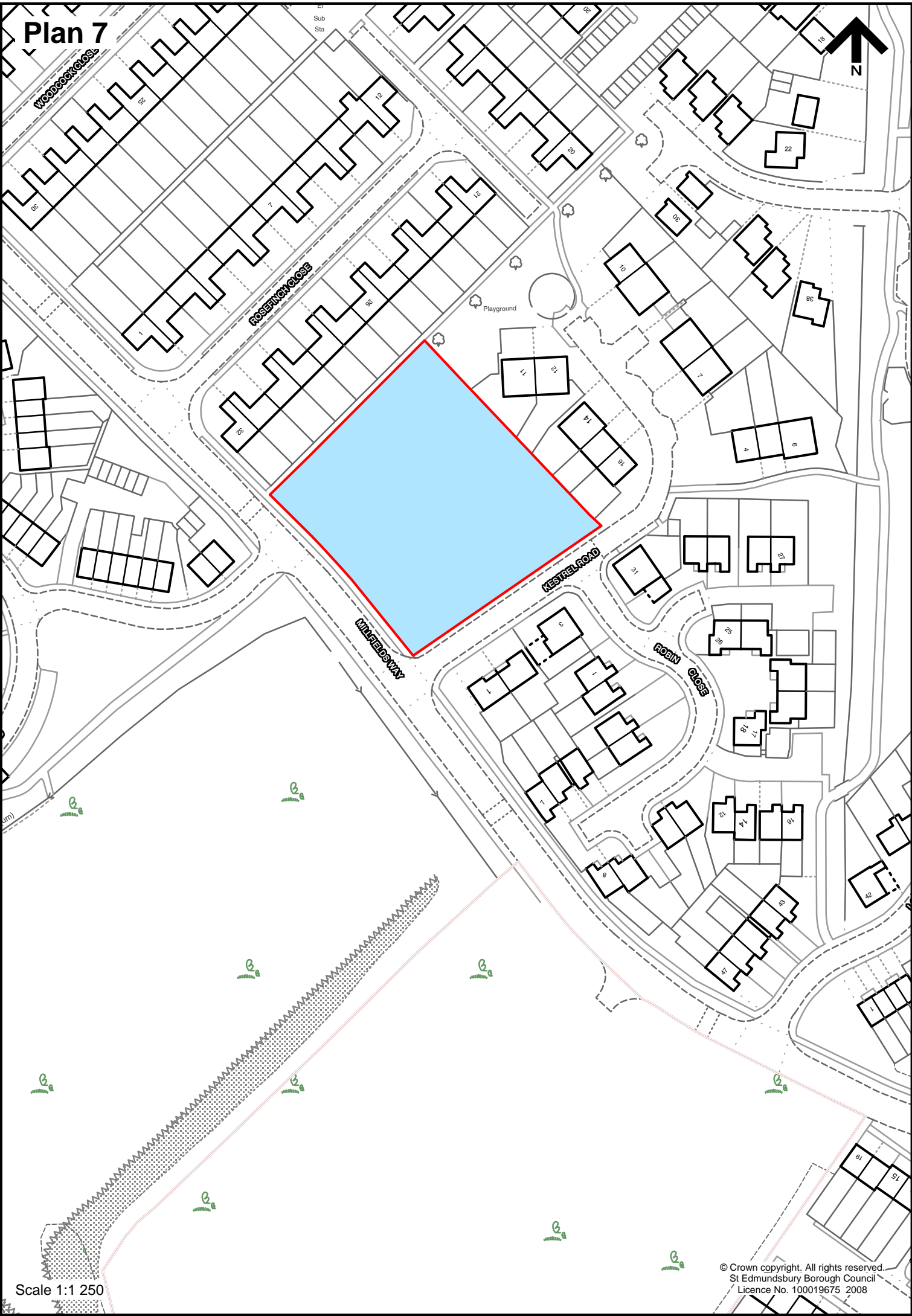
SITE SUBMISSION SUSTAINABILITY APPRAISAL

	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 (open space provided)
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 (range of housing provided)
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	Positive (live-work units to be provided)
7	To meet the housing requirements of the whole community	Positive (range of housing to be provided)
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

	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	Positive (live-work units cut commuting)
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 high quality design)
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive
20	To revitalise town centres	Neutral
21	To encourage efficient patterns of movement in support of economic growth	Positive (live-work units will reduce commuting)
22	To encourage and accommodate both indigenous and inward investment	Positive (business units proposed)

Plan 7

Sub
Sta



Scale 1:1 250

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St Edmundsbury Local Development Framework

SITE SUBMISSION

**Land to the north of
Millfields Road
Haverhill**

SUPPORTING STATEMENT

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

**St Edmundsbury
Local Development Framework**

SITE SUBMISSION

**Land to the north of
Millfields Road
Haverhill**

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 relating to land north of Millfields Road, Haverhill.

2 DESCRIPTION OF SITE AND SURROUNDING AREA

2.1 The site

- 2.1.1 The site comprises an area of mown grassland (extending to 0.386 hectares) which is surrounded by housing to the north-west, north-east and south-east. To the south-west it fronts onto the north side of Millfields Way which has a local nature reserve on its opposite side and beyond this extensive views over much of Haverhill's employment area. The Site Submission site itself slopes markedly from north to south.

2.2 Surrounding area

- 2.2.1 The site is located towards the eastern end of a large area of housing in the north-eastern part of Haverhill.

3 PROPOSED DEVELOPMENT

- 3.1 **The site is allocated in the Replacement St Edmundsbury Local Plan 2016 as “New Local Centre and Facilities” under Policy HAV7, item (ii). This states that any development should contain a mix of uses which could include leisure and recreation, health and community facilities, and residential.**
- 3.2 **It was originally intended that any development should include a health centre, but it is now likely that this will be provided elsewhere within Haverhill. As a result it is suggested that the addition of some B1 employment facilities would be appropriate. The proposed development of the site could therefore include a carefully balanced mix of affordable housing, free market housing, some live-work units, possibly some small B1 units, and recreational open space.**
- 3.3 **It is proposed that a development brief be prepared for the site after which an initial series of options will be prepared. These will be subject to public consultation. A final mix of uses will then be selected for submission for planning permission. It should be noted that the layout of this proposed development will take full account of the topography of the site and the need to allocate an area of open space.**
- 3.4 **What is sought, therefore, is an addition to Replacement Local Policy HAV7 by adding business use to the range of possible uses for the site.**

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 The site accords with both **national** and **regional** policy in that it is both brownfield and located within the settlement boundary of Haverhill. As **Regional Spatial Strategy** policy H3 states “the re-use of previously developed land and buildings will be promoted as the first priority”.

- 4.3 As explained in paragraph 3.1 above, in the **Replacement St Edmundsbury Borough Local Plan 2016** the site is already allocated in the Replacement St Edmundsbury Local Plan 2016 as “New Local Centre and Facilities” under Policy HAV7, item (ii). It is contended that what is now proposed for the site already accords with policy but, for the avoidance of doubt, the addition of business use to the range of suggested uses is sought.

5 CONCLUSION

5.1 In summary:

- The proposed site is well located within an existing housing area in Haverhill.
- It is brownfield and performs well in sustainability terms.
- Its development would accord with national, regional and Replacement Local Plan 2016 Policies.
- It is already allocated for development for a mixed development under Replacement Local Plan Policy HAV7, item (ii).
- **The proposed development would provide a carefully balanced mix of affordable housing, free market housing, some live-work units, possibly some small B1 units, and recreational open space.**

For the avoidance of doubt the Borough is requested to add business use to the range of suggested uses for the site included in Replacement Local Plan policy HAV7.

6 May 2008

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SEBC LDF – Site Submission – Supporting Statement – Millfields Way – 6.05.08