

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 Milton Investments Ltd.

Organisation

Address c/o Agent

Postcode

Telephone

Email address

Your agents (if applicable) Tim Harbord Associates

Organisation As above

Address 1 Constable Court

Barn Street

Lavenham

Sudbury

Postcode

CO10 9RB

Telephone 01787 248171

Email address tim.harbord@btconnect.com

Site Owner Milton Investments Ltd.

Address c/o Tim Harbord Associates

Postcode

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 adj. the site of The Limes Cottage, Mill Road, Kedington

Location As above

Total Area 1.9 (ha)

Of which (ha) is on brownfield land

Of which 1.9 (ha) is on greenfield land

Ordnance Survey Grid Reference TL 7075 4710

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

Vacant land for at least 20 years. Formerly used as an apple orchard, but trees had to be destroyed because of disease. Land has no value as agricultural land, as has been previously confirmed by MAFF.

Suggested uses

A mixed development comprising housing , B1 units and open space as specified below:-

- approximately 25 dwellings units on 0.83 ha.

- B1 units on approximately 0.1 ha.

- public open space on approximately 0.49 ha.

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?	150 metres, but secondary school children are picked up by the junction of Hall Lane with Mill Road. Bus service numbers 344 and 345
How close is the nearest primary school?	150 metres
How close is the nearest shop that will provide day-to-day food needs?	250 metres
How close is the nearest doctor's	400 metres

surgery?	
----------	--

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

No constraints identified

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

Please see accompanying statement.

4. OTHER INFORMATION

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

Milton Investments Ltd. own the site and would intend to develop themselves

Level of developer interest, if known: Not known at this stage **NOT APPLICABLE**
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 statement.

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

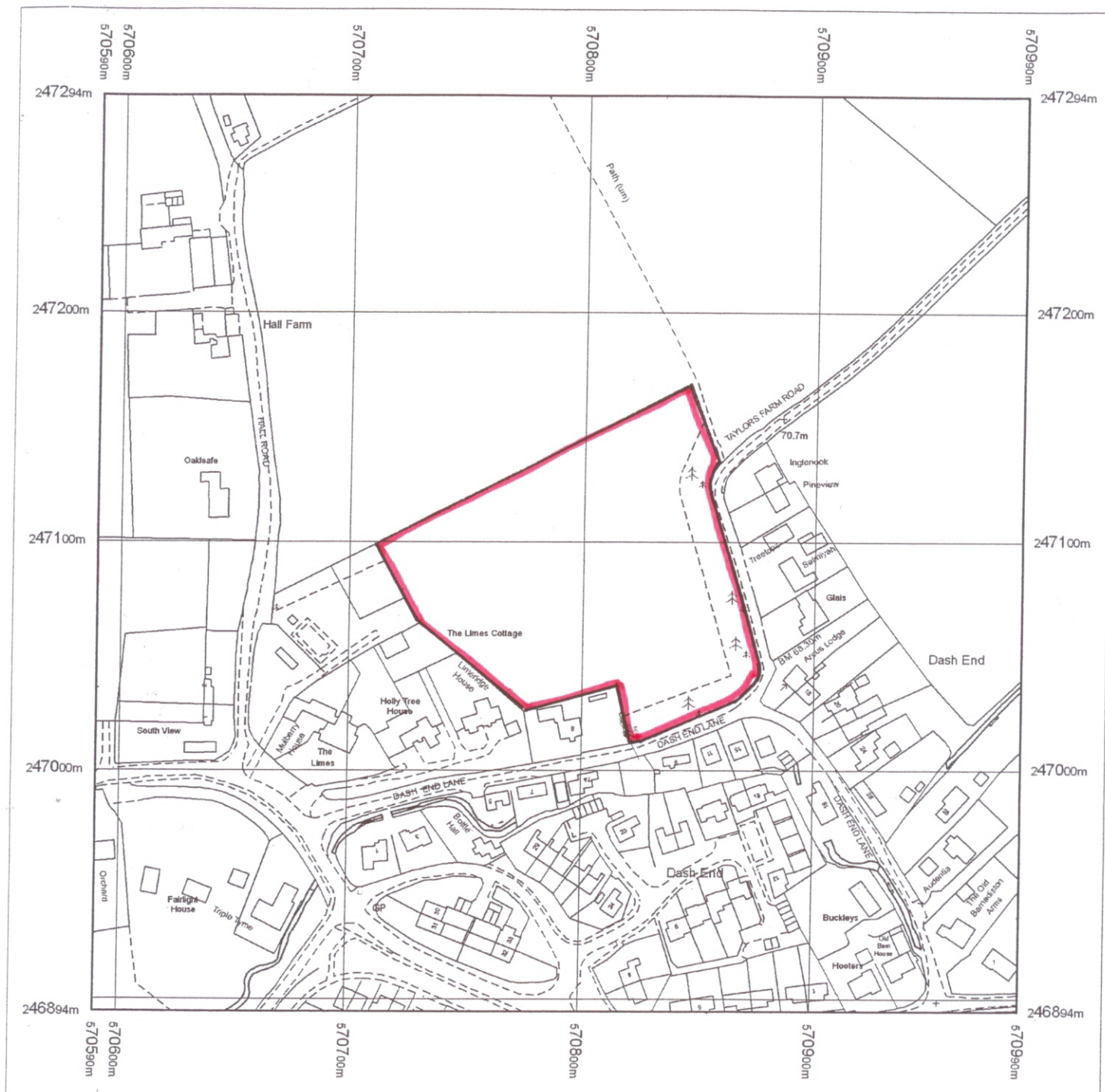
SITE SUBMISSION SUSTAINABILITY APPRAISAL

	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	Neutral
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
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
12	To reduce waste	Neutral

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
13	To reduce the effects of traffic on the environment	Neutral
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	Neutral
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



Client	MILTON INVESTMENTS LTD	scale: 1:1000	BROWN & SCARLETT
Project	PROPOSED DEVELOPMENT ADJ. THE LIMES, KEDINGTON	Date: MAY 2008	CHARTERED ARCHITECTS
			Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01354 700000 Fax: 01354 700000



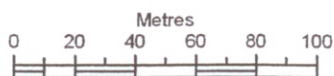
Produced 08.05.2008 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2008.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS Symbol are registered trademarks and OS Sitemap is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:2500

Supplied by: **Trident Maps Ltd**

Serial number: 00504300

Centre coordinates: 570789.5 247094.5

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk

DASH END LANE
HALL RAOD
KEDINGTON, CB9 7NN

ST. EDMUNDSBURY LOCAL DEVELOPMENT FRAMEWORK

Site Allocations Development Plan Document

Proposed site for mixed use development comprising housing, B1 units and open space – Land adj. the site of The Limes Cottage, Mill Road, Kedington

The Draft Regional Spatial Strategy

The Regional Spatial Strategy (East of England Plan), which is shortly due to be approved by the Secretary of State, recognises the role of larger villages in providing employment and services to their rural hinterland. Pursuant to Policy SS4 local development documents should consider the potential of key service centres to accommodate development which is sympathetic to local character and of an appropriate scale and nature in relation to local housing and employment needs. Paragraph 21 concludes: -

Whilst the spatial strategy seeks to concentrate development in towns it concludes at para.21: -

“...Other rural settlements, including small villages, may have local housing needs that can best be met at those settlements rather than concentrating all housing at towns and key services centres, but care should be taken to ensure new development is directed to locations where it will have the greatest benefits for rural sustainability.”

In regards to employment Policy E2 states that sites of sufficient range, quantity and quality to cater for all relevant employment sectors should be provided, including within key rural centres so as, inter alia, to minimise commuting and promote more sustainable communities by achieving a closer relationship between jobs and homes.

Kedington – Facilities, Services and Accessibility

Kedington is currently designated as a Rural Service Centre in the St. Edmundsbury Borough Replacement Local Plan 2016. In this respect it contains a good range of local services and facilities including: -

- a primary school with vehicular and pedestrian access from Mill Road, opposite the parish church.;
- a small shopping parade in Barton Drive currently containing a post office/newsagent, hair salon, butcher/grocer and Chinese take-away;
- a grocery store at the southern end of Silver Street;
- two pubs within the village;
- a doctor's surgery at the junction of White Horse Road and School Road;

- a community centre/library in the south-east corner of the village with access alongside The Barnardiston Arms P.H.;
- a Royal British Legion Hall on the western edge of the village, at the junction between Mill Road and Haverhill Road; and
- playing fields with a play ground.

There are a number of active village organisations catering for both children and adults.

Whilst there are no significant areas of employment within or immediately abutting the village the Grampian Country Pork factory is located 0.5 of a mile from the edge of the village, at the junction of Haverhill Road with the A143.

For more extensive facilities and employment the centre of Haverhill is some 3 miles only from the centre of Kedington. There are regular bus services, capable of providing for journeys to and from work, from Kedington to Haverhill and from Kedington to Bury St. Edmunds.

Conclusions of the Previous Local Plan Inspector

After the Inspector had considered objections to the adopted Local Plan he concluded that Kedington had all the services and facilities necessary for designation as a Rural Service Centre and should not be excluded from this category simply because it may lack opportunities for further modest housing growth. This is plainly correct given the underlying purpose of a Rural Service Centre, which is to be a focus for the day-to day needs of local communities, a purpose that Kedington plainly fulfils.

However, having recommended the reinstatement of Kedington as a Rural Service Centre, the Inspector did not feel that he was in a position to determine whether any of the alternative put forward sites were suitable for inclusion for housing development in this Review of the Local Plan. He had no evidence on which to compare the merits of each site or on which to decide how much additional development would be appropriate.

He concluded that Kedington may have suitable options for limited growth in the future and left a decision on where limited growth might take place to be assessed in the next review of the Local Plan (now the LDF).

It is important to allow for continuing development, subject to environmental considerations, within the larger villages, such as Kedington which act as rural service centres.

Housing Need in Kedington

The Kedington local housing needs survey, April 2006, highlighted that some 29 households were then within the next five years likely to be in need of

some type of affordable housing. In addition 31 households indicated that they have a close family member currently living outside the parish, who would like to return if suitable affordable accommodation was available.

The Submission Site

The submission site, outlined in red, comprises an unused grass paddock of approximately 1.9 ha. The existing trees on the boundaries of the site, that are the subject of a tree preservation order, would be retained and their screening effect supplemented by additional planting.

The site is bordered on three sides by development that is within the current *Housing Settlement Boundary*. Its other side is screened from open countryside by a belt of protected trees such that the site is quite distinct in visual terms from the countryside surrounding the village.

It has no known nature conservation interest and does not lie within a conservation area or area of enhanced landscape significance. Whilst it is Greenfield land the Core Strategy acknowledges that the Council will be unlikely to provide its housing without development on Greenfield sites.

The primary school lies within 150 metres of the south-western edge of the site and the shops at Westward Deal are less than 0.25 of a kilometre from the site. The bus stops in Westend Lane are some 180 metres from the site and there is another bus stop some 150 metres away at the junction of Dash End with Hundon Road. It is understood that children going to secondary school are picked up by a bus at the junction of Hall Lane with Mill Road where there is an existing bench and litter bin.

The Proposal

This submission is accompanied by a plan, prepared by Brown & Scarlett, showing an indicative concept for approximately 25 houses of which 40% (10 units) would be affordable housing units designed to meet the identified local needs. The housing would occupy approximately 0.83 ha. resulting in a density of 30 houses per hectare.

It is proposed to enhance employment opportunities within the village by creating a small development of B1 units on 0.1 ha. of the site.

The concept plan shows approximately 0.49 ha., including the belt of protected trees, laid out as open space.

Vehicular access would be via Mill Road/Hall Lane and the site of five houses granted planning permission in 2002. This would require the approved scheme to be modified. G. H. Bullard and Associates, Civil and Traffic Engineering Consultants, have prepared a design for the new access road

and junction with Mill Road which demonstrates that the site could be accessed safely. In this respect further details can be provided if required.

Pedestrian/cycle links are shown permeating the site.

Summary

Kedington is a large village which already fulfills the function of a rural service centre and is situated close to the town of Haverhill. It has good access by public transport to both Haverhill and Bury St. Edmunds.

The Kedington local housing needs survey, April 2006, highlighted a significant need for affordable housing in the village and it is understood that hitherto it has not been possible to reach agreement on a suitable site.

The previous Local Plan Inspector acknowledged that the village may have suitable options for limited growth, but at the time he did not have sufficient information with which to compare the merits of individual sites or determine how much development would be appropriate on any particular site.

The submission site is not subject to any significant environmental constraints and is within easy walking distance of existing facilities within the village, including the primary school and bus stops. It has strong defensible boundaries, being contained by development on three sides and a belt of protected trees on side which adjoins the open countryside. In the light of these factors the site compares favourably with other land on the edge of Kedington.

The concept shown on the plan prepared by Brown & Scarlett shows a sustainable form of mixed-use development which would bring benefits to the village in terms of additional affordable housing and a small element of B1 employment use. Precise areas and numbers are negotiable.

In conclusion, a development of this mix and modest scale would comply with a strategy that either continues 'Business as Usual' (Option 1 in the Draft Core Strategy Issues and Options Report) or focuses more development in the rural areas (Option 4). Any other approach would discriminate against rural communities, in particular the rural service centres, by denying them sufficient levels of development to help sustain local services and assist those in need of affordable housing.

T. D. Harbord
8.5.08