

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@stedsbcc.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

Organisation

Address

Postcode

Telephone

Email address

Your agents (if applicable)

Organisation

Address

Postcode

Telephone

Email address

Site Owner

Address

Postcode

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Yes / No

2. SITE DETAILS

Site name

Location

Total Area (ha)

Of which (ha) is on brownfield land

Of which (ha) is on greenfield land

Ordnance Survey Grid Reference

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

Suggested uses

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain		
Nature designation		
Land contamination		
Conservation Area		
Special Landscape Area		

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

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

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

4. OTHER INFORMATION

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

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.

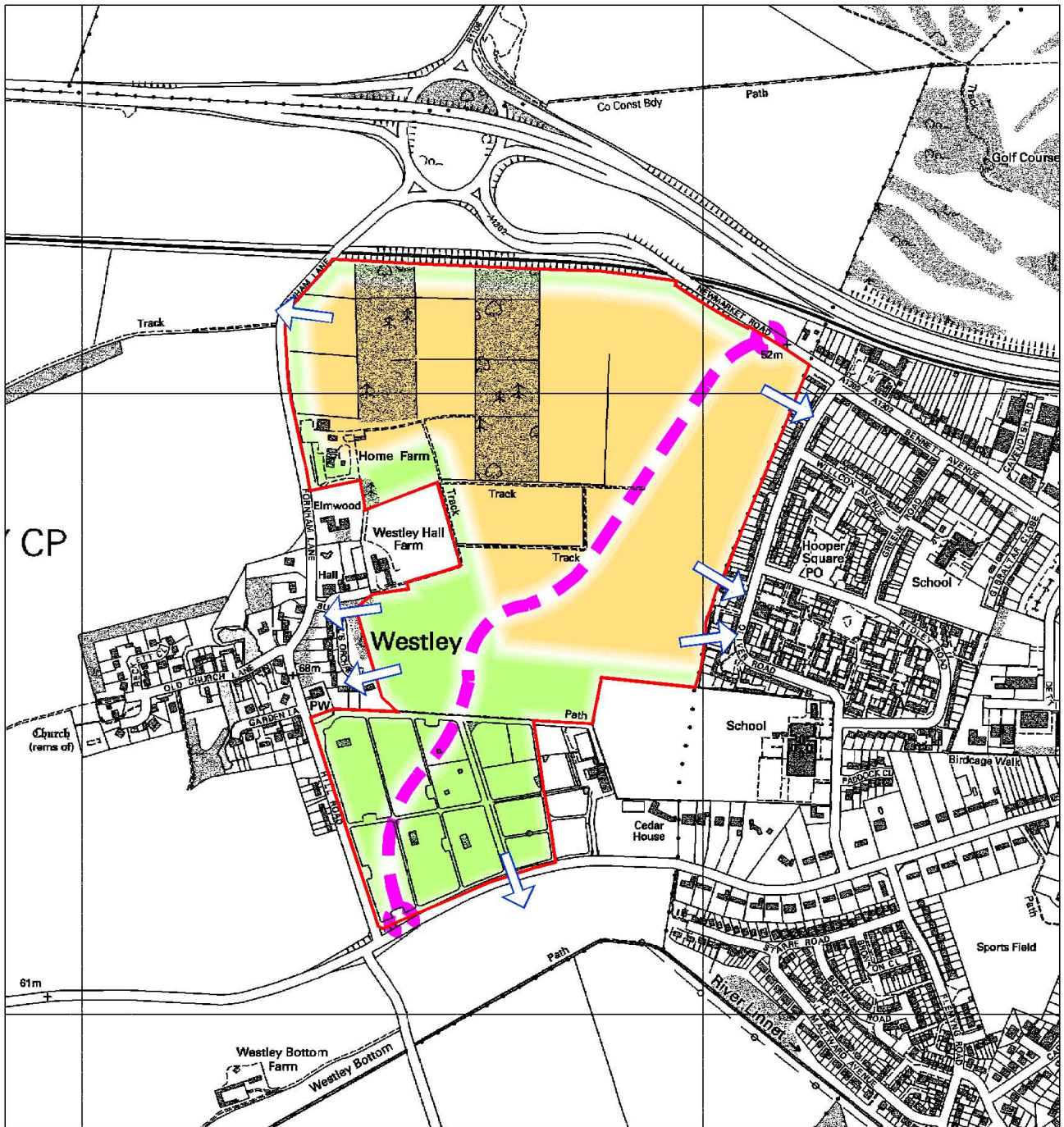
St Edmundsbury Local Development Framework

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	
2	To maintain and improve levels of education and skills in the population overall	
3	To reduce crime and anti-social activity	
4	To reduce poverty and social exclusion	
5	To improve access to key services for all sectors of the population	
6	To offer everybody the opportunity for rewarding and satisfying employment	
7	To meet the housing requirements of the whole community	
8	To improve the quality of where people live and to encourage community participation	
9	To improve water and air quality	
10	To conserve soil resources and quality	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	
12	To reduce waste	

	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	
14	To reduce contributions to climate change	
15	To reduce vulnerability to climatic events	
16	To conserve and enhance biodiversity	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	
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	
20	To revitalise town centres	
21	To encourage efficient patterns of movement in support of economic growth	
22	To encourage and accommodate both indigenous and inward investment	



Project
LAND AT WESTLEY

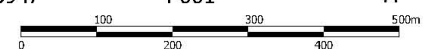
LEGEND

-  Site Boundary
-  New Westley Relief Road
-  Landscape Buffer / Open Space
-  Potential Development Area
-  Pedestrian / Cycle Links



Drawing Title
PRINCIPLES PLAN

Date	Scale	Drawn by
08.05.2008	1:10,000 @A1	ML
Project No	Drawing No	Revision
16947	P001	A

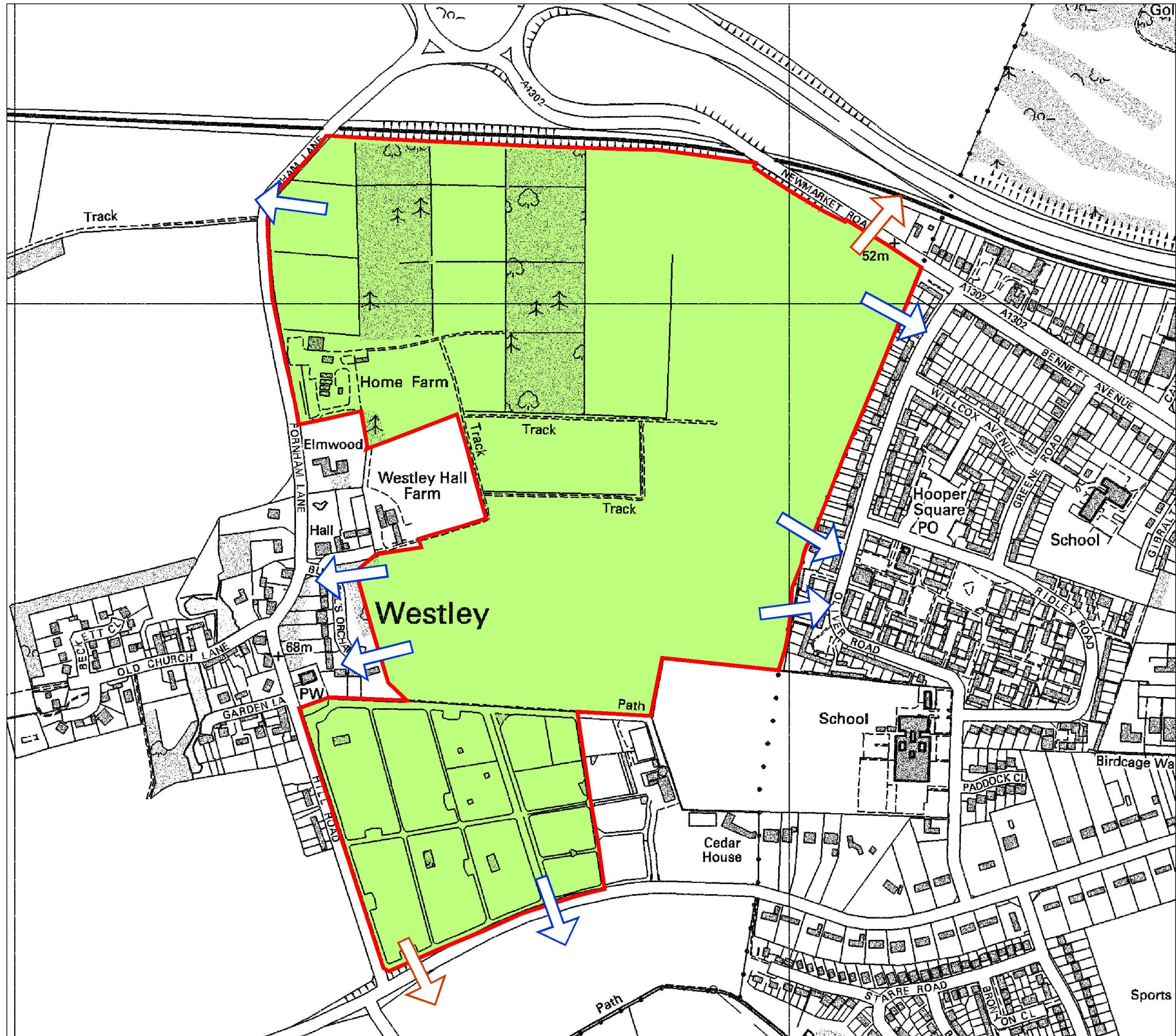


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




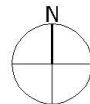


The scaling of this drawing cannot be assured

Revision	Date	Initial

LEGEND

-  Site Boundary
-  Greenfield Land
-  Vehicular Access Points
-  Pedestrian / Cycle Links



Project
LAND AT WESTLEY

Drawing Title
SITE PLAN

Date 08.05.2008	Scale 1:5,000 @A3	Drawn by ML
Project No 16947	Drawing No P002	Revision A



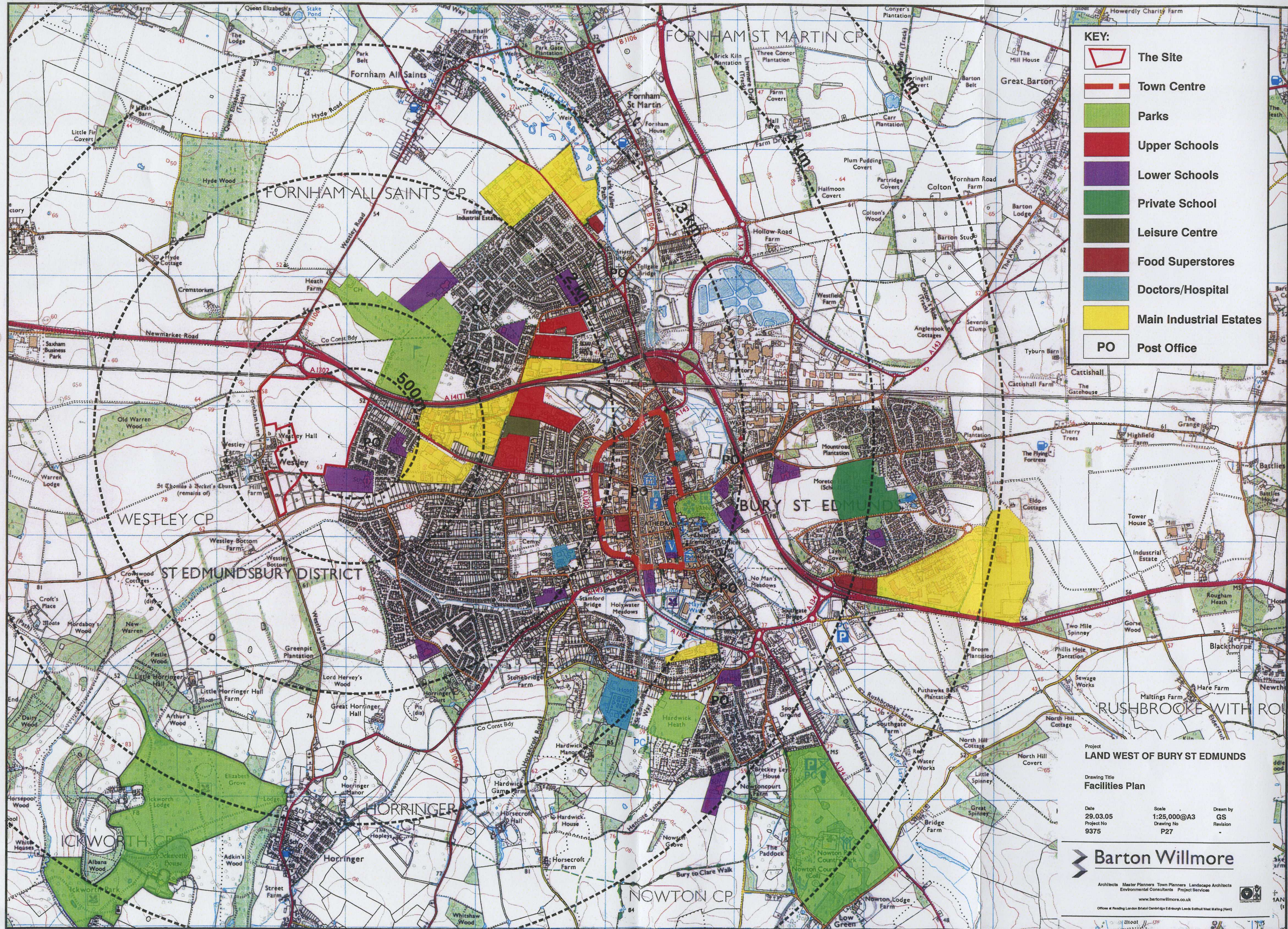
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Offices at Reading London Bristol Cambridge Edinburgh Leeds Solihull West Malling (Kent)



KEY:

- The Site
- Town Centre
- Parks
- Upper Schools
- Lower Schools
- Private School
- Leisure Centre
- Food Superstores
- Doctors/Hospital
- Main Industrial Estates
- Post Office

Project
LAND WEST OF BURY ST EDMUNDS

Drawing Title
Facilities Plan

Date
29.03.05

Scale
1:25,000@A3

Project No
9375

Drawn by
GS

Revision
P27

Barton Willmore

Architects Master Planners Town Planners Landscape Architects
Environmental Consultants Project Services

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Offices at Reading London Bristol Cambridge Edinburgh Leeds South West Wales (West)

**ST EDMUNDSBURY
BOROUGH COUNCIL**

SITE ALLOCATIONS DPD

**SUBMISSIONS ON BEHALF OF
BELLWAY HOMES LIMITED**

May 2008

ST EDMUNDSBURY BOROUGH COUNCIL

SITE ALLOCATIONS DPD

SUBMISSIONS ON BEHALF OF

BELLWAY HOMES LIMITED

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Date: 9 May 2008

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ST EDMUNDSBURY LDF

SITE ALLOCATIONS DPD SITE SUBMISSION FORM

This statement has been prepared in response to the St Edmundsbury Site Allocations DPD Site Submission Form on behalf of Bellway Homes Ltd. Bellway control some 52 ha of land to the south of Newmarket Road, east of Westley. Drawing P002 Rev A Site Plan identifies the site (BW1). It should be read in conjunction with the submitted form. Drawing P001 Rev A Principles Plan provides further detail as to the development potential of the site and options for development (BW2).

Paragraph 53 of PPS3 requires LPAs to prepare Local Development Documents that identify broad locations and specific sites that will enable the continuous delivery of housing for at least 15 years from the date of adoption. In addition, paragraph 54 of PPS3 requires LPAs to identify sufficient specific deliverable sites to provide for five years' housing land supply. In considering the comparative merits of sites, the criteria at paragraph 69 of PPS3 provide a useful guide as to the qualitative tests that should be applied.

We have submitted representations to the Core Strategy Issues and Options report. On the basis of the Council's own assessment, there is a need for at least 2,500 dwellings to be provided on greenfield sites in the period to 2021 to meet the anticipated requirements of RSS14, in addition to existing local plan allocations. This requirement could well increase if the Council's assumptions as to the delivery of existing commitments and allocations are not realised.

We are instructed to prepare a development brief to test the options for development and we would welcome the opportunity of working with the Council in this respect.

Ownership and Control

The site is under two principle land ownerships and Bellway have entered into agreements with the landowners to promote the site and to develop the site upon grant of permission. Bellway's interest is sufficient to enable the site to contribute to housing land supply in the period to 2021 and beyond. The site is therefore available and achievable.

Suitability

The site was promoted through the review of the last local plan. This promotion was supported by a range of technical assessments that remain largely valid. Where necessary and appropriate, these assessments are the subject of review and update.

The site is not subject of any local, national or international designations nor lies adjacent or within proximity of such. The site does not fall within an identified flood plain and is not at risk of flooding. Previous assessments have demonstrated that the site can be appropriately serviced, both in terms of access and also utilities.

The site is suitable for development.

Planning for Housing Objectives – The Role of Bury St Edmunds

There is a clear identified need for further Greenfield sites to meet the emerging strategic housing requirement; the Council's own assessments demonstrate that there is insufficient capacity to meet requirements from either PDL or existing allocations.

Both the Core Strategy and Site Allocations DPD must be in conformity with RSS14. The emerging RSS14 identifies a spatial strategy that should inform and steer the Council's consideration of the comparative merits of sites. In this respect Bury St Edmunds should form the focus of the spatial strategy as the RSS identifies it as the principle settlement in the borough and the only settlement identified as a Key Centre for Development and Change (Policy SS3). Policy BSE1 sets out the RSS policy for Bury St Edmunds as a Key Centre and states that provision should be made for further employment, service and housing development that reflects its role as an important service centre and location on the transport corridor between Cambridge and Ipswich.

Bury St Edmunds should also be the focus for development in the Borough due to its sustainable base. The nearest larger towns are Cambridge and Ipswich, both at least 25 miles away. No closer towns such as Newmarket, Haverhill or Stowmarket have as comprehensive range of services or facilities than Bury St Edmunds. Bury St Edmunds has a vibrant town centre with significant retail expansion underway with the new Cattle Market development. Indeed, it is the only settlement in the Borough identified in the RSS as a Major Town Centre (Policy E5). This policy identifies that major new retail development and complementary town centre uses should be primarily located in the above centres.

RSS policy therefore seeks to maintain and strengthen Bury St Edmunds role as the only Major Town Centre in the borough.

The town has rail and bus links to the surrounding area. The good public transport sustainability of the town is highlighted by the fact that it is the only town in the Borough which is identified as a Regional Transport Node (Policy T5). The policy seeks to focus improvements to inter-urban public transport on these nodes.

Bury St Edmunds also has a good level of self containment with a range of employment opportunities in the town. The RSS seeks to expand on this through encouraging employment growth of a scale to minimise the volume of long distance out-commuting from the town (Policy BSE1).

In short, it is our position as set out in the representations to the Core Strategy Issues and Options that Bury St Edmunds should form the focus of development, as opposed to the options of Haverhill, the rural settlements or a new settlement.

Planning for Housing Objectives – Land at Newmarket Road, west of Bury St Edmunds

In terms of the merits of land at Westley, the site can be integrated with the local community and existing settlement pattern. It will respect the existing village of Westley and provide the opportunity of relieving traffic through the village by way of the provision of a relief road.

Paragraph 6 of PPG13 Transport states that when preparing development plans local authorities should accommodate housing principally within existing urban areas, planning for increased intensity of development for both housing and other uses at locations which are highlight accessible by public transport, walking and cycling. Any development of the site can be integrated into the existing public transport network and will provide the opportunity for enhancing modal shift away from the sole use of the private car, with the opportunity of a park and ride facility, travel planning and enhancements to existing bus services.

The site is well located to existing services and facilities. Drawing P27 Facilities Plan shows the locations of local services and facilities (BW3).

In addition to providing much needed residential accommodation, including affordable, the site provides the opportunity for a range of uses including leisure and recreation, employment, retail, social and community and education.

In particular, the site presents the opportunity to reconsider existing local provision of primary and middle schools as part of the LEAs move to towards a 2 tier system.

We are instructed to prepare a development brief over the course of the summer, which will test the various options for development and set out the merits of an illustrative masterplan.

The development of the site will provide for a sustainable mixed use community.

Implementation

Our initial assessments indicate that the net developable area amounts to some 32 ha. The site is capable of phasing and can make a contribution to five year housing land supply. At an indicative capacity of some 1,000 dwellings, some 200 to 300 dwellings could be provided by 2013 (allowing time for allocation and grant of planning permission) with the remainder of the site developed over the remainder of the development plan period.

SEA/SA

The Site Submission form seeks our views as to the compliance of the site with the various objectives of the Council's SA. In summary:

1. To improve the health of the population overall.

In terms of improving the health of the overall population, the preparation of the development brief will include a review of inter alia existing healthcare, leisure and open space provision in the area. This will determine the scope for the site to address any existing deficiencies where appropriate, and ensure that the health needs arising from the development are met.

Healthy lifestyles for residents will be promoted through provision of footpaths, cycleways, open space, formal and informal recreational areas.

2. To maintain and improve levels of education and skills in the population overall.

It is understood that the County Council are currently restructuring the education system from three tier to two tier school provision. The site presents the opportunity to reconsider existing local provision of primary and middle schools in this regard. This will be investigated through the preparation of the development brief.

3. To reduce crime and anti-social activity.

Future detailed design proposals will be informed by Secure by Design principles.

4. To reduce poverty and social exclusion.

The site can provide much needed affordable housing to meet local needs. This will be provided throughout the site to achieve a mixed and balanced community.

There is also scope to relocate existing occupiers of affordable units from the adjacent communities into the site to provide greater integration of the communities and reduce social exclusion.

5. To improve access to key services for all sectors of the population.

In addition to providing residential accommodation, the site provides the opportunity for a range of uses including leisure and recreation, employment, retail, social and community and education.

The need and merits of these uses will be considered through the preparation of the development brief and consultation with local providers. The aim will be present a range of mixed uses with named partner support where possible. In addition, consideration will be given in the preparation of the Illustrative Masterplan to ensure that the mixed use elements of the scheme are readily accessible to the existing communities of Westley and Bury St Edmunds.

6. To offer everybody the opportunity for rewarding and satisfying employment.

As above, the scope for employment use within the proposals is to be explored in the coming months. This will be in addition to the employment arising from the other mixed use elements of the proposals.

7. To meet the housing requirement of the community.

Given the size of the site, it could provide for the full range of residential needs in terms of dwelling mix (flats, houses, 1 bed, 2 bed, 3 bed and 4 bed for example), as well as tenure and affordability. The scheme can provide for the full range of affordable housing including, rented, shared ownership, key worker and low cost market.

Through the preparation of the development brief it is hoped that a preferred RSL Partner will be identified.

8. To improve the quality of where people live and to encourage community participation.

The proposals will fully consider the opportunities to integrate the site with the existing adjacent communities and improve the quality of the area in terms of physical improvements and social improvements through access to key services.

Bellway wish to engage the local communities of Westley and Bury St Edmunds in the formulation of the proposals. It is proposed that a consultation strategy be agreed with Officers, however at this time it is envisaged that this could comprise inter alia a Public Exhibition over the summer.

9. To improve water and air quality.

The site is not located within an area at risk of flooding and there are no surface water features on the site. The soil is underlain by a chalk aquifer and the site is situated within a Nitrate Vulnerable Zone. This means that the site is well suited to the use of infiltration techniques, but also the need to ensure that the aquifer is kept sufficiently recharged from groundwater and not polluted.

Formulation of the development brief will include the preparation of an updated Flood Risk Assessment which will focus on surface and groundwater management. This will identify how surface water run off will be managed before re-entering the groundwater system. Features are likely to include pollutant interceptors, the use of natural filtration systems and attenuation features.

With regard to air quality, the greatest potential effect is from existing road traffic along the A14 and the traffic flow arising from the proposed development of the site. Air quality

advice will inform the preparation of the development brief, however traffic related air quality impacts arising from the proposal are not expected to be significant.

10. To conserve soil resources and quality.

There will be a loss of agricultural land as a result of the development of the site, however this needs to be fully considered against the role of the site in delivering much needed housing in line with the RSS14. It should also be considered in relation to the level of mitigation proposed through the landscape and ecology masterplan.

11. To use water and mineral resources efficiently, and re-use and recycle where possible.

Residential and commercial buildings on the site will be built to high standards of water efficiency. Details will be provided at the appropriate stage in the planning process, however it is envisaged that features such as rainwater recycling and grey water use could be incorporated.

In addition, at the appropriate stage in the planning process a sustainable design and construction statement will be prepared, which will set out inter alia the strategy for the sourcing of construction materials with the aim of minimising the use of new aggregates.

12. To reduce waste.

Whilst this is a matter for more future detailed proposals, a Site Waste Management Plan (SWMP) will be prepared for construction, this includes the setting of targets to monitor waste arising and adopt the waste hierarchy of reduce, reuse and recycle.

Where appropriate, off-site and pre-fabricated construction of units can assist in reducing the amount of waste produced. Adoption of the principles of the Considerate Constructors Scheme and preparation of a SWMP will enable sustainable waste management practices to be adopted across the site, thereby reducing the levels of waste generated during construction.

With regard to the operation of the completed development, each residential unit and non-residential building will be provided with sufficient waste and recycling facilities in line with the appropriate Council standards in place at that time. There is also scope for community recycling points to be located within the scheme.

13. To reduce the effects of traffic on the environment.

Preliminary assessment of the traffic implications of the proposed development has been underway since 2005. Opportunities for the site to be integrated into the existing public transport network will be investigated together with the opportunity for enhancing modal shift away from the sole use of the private car.

The development brief will also consider the opportunity of a park and ride facility, travel planning and enhancements to existing bus services. The aim will be to reduce the use of the private car and the effects of traffic on the environment.

14. To reduce contributions to climate change.

Part of the development brief will include undertaking a low carbon and renewable energy feasibility study to identify and consider the most effective means of providing a decentralised energy supply. Decentralised energy can provide an improved efficiency from standard supplies thereby considerably reducing carbon emissions. This could include, for example a district heating system that utilises Combined Heat and Power (CHP). The aim will be to exceed the emerging RSS minimum target of 10% of the energy consumed in a development coming from on-site renewable, decentralised renewable or low carbon energy sources (Policy ENG1) and achieve carbon emissions reductions in line with the Government's national timetable and the supplement to PPS1.

In addition to a site wide energy strategy, individual unit carbon emissions can be reduced through the use of renewable energy systems. This could include, but not be limited to the use of micro-renewable systems such as:

- Solar thermal water heating systems (where units are not connected to CHP);
- Photovoltaic systems on suitably orientated units; and
- Air source heat pumps.

As part of the masterplan development, based upon the findings of the low carbon and renewable energy feasibility stage, consideration will be given in terms of the location, mix of uses and density of development to promote and support the operation of a decentralised energy supply.

At detailed design, the layout of units will have regard to landform, orientation and massing to promote solar gain and natural lighting. Buildings will be constructed to high standards of energy efficiency including high levels of thermal performance and glazing.

15. To conserve and enhance biodiversity.

No part of the site is designated for its biodiversity interest. It predominantly consists of intensive agriculture and managed grassland which is of limited ecological value. Ecological surveys and monitoring has been ongoing since 2005 and have confirmed that bats use the site for foraging, following linear landscape features. There is also evidence of brown hares and several species of farmland and garden birds present.

The Illustrative Masterplan to be prepared as part of the development brief will be informed by updated surveys, where deemed appropriate, together with an ecological impact assessment to ensure that sufficient area for mitigation is proposed having regard to existing species and reference to the Suffolk Biodiversity Action Plan.

It is envisaged that the Masterplan will retain and enhance linear landscape and vegetation features to maintain linkages across the site for mobile species such as bats, but also ensure permanent sheltering and foraging habitats for insects, farmland birds and other small mammals. In addition areas of rough grassland and open spaces will be provided for brown hares.

16. To conserve and where appropriate enhance areas of historical and archaeological importance.

A desk based archaeological assessment and aerial photographic analysis of the site has been undertaken previously and established that there are no known or confirmed archaeological sites. There is however evidence through the aerial photographs of potential pre-historic activity and crop marked ring ditches at the northern end of the site. There are also possible remains of post medieval ring ditches marking the original field boundaries. A large part of the site has been subject to severe disturbance as a result of the construction of a Second World War reconnaissance airfield.

Through the preparation of the Development Brief, the need for further investigative work will be considered and the preparation of a suitable mitigation strategy.

17. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.

The preparation of the Illustrative Masterplan will be informed by an updated landscape and visual appraisal of the site which identifies constraints and opportunities of development.

This will enable the Masterplan to respond to the landscape characteristics of the site and enable the layout and density of development to take account of the relative visibility of the various parts of the site. It will also then have full regard to the topography and key landscape features of the existing landscape which, where possible, will be incorporated into the overall landscape strategy.

The Masterplan will also be designed to achieve a clear landscape distinction between the village of Westley and the western fringe of Bury St Edmunds to prevent settlement coalescence. Measures will include the provision of landscape buffers and areas of open space along the western boundary of the site.

18. To achieve sustainable levels of prosperity and economic growth throughout the plan area.

The proposal provides the opportunity to provide further housing, service and employment development to a level that will support the continued prosperity and growth of Bury St Edmunds and the borough as a whole.

19. To revitalise town centres.

Through the preparation of the development brief, consideration will be given to the type and quantum of retail development to be proposed within the site having regard to existing provision in the area and hierarchy of local, district and town centres.

At this time it is envisaged that the retail provision will be of a type and quantum of floorspace to serve the convenience needs arising from the development and meet any identified deficiency in the existing adjacent local communities. The provision will not therefore complete with the role of Bury St Edmunds Town Centre.

It is also considered that the additional population in this location will assist the continued success of Bury St Edmunds as the only settlement in the Borough identified in the RSS as a Major Town Centre (Policy E5).

20. To encourage efficient patterns of movement in support of economic growth.

The scheme will be integrated with the existing community at Bury St Edmunds thereby facilitating the use of local facilities and amenities reducing the distance to travel and supporting local economic growth. The proposal will also provide key facilities on site further reducing the need to travel.

21. To encourage and accommodate both indigenous and inward investment.

The preparation of the development brief will seek to engage local partners in the delivery of the mixed use elements of the scheme.

Conclusion

RSS14 identifies Bury St Edmunds as a Key Centre for Development and Change and states that provision should be made for further employment, service and housing development that reflects its role as an important service centre and location on the transport corridor between Cambridge and Ipswich. It is our position as set out in the representations to the Core Strategy Issues and Options that Bury St Edmunds should form the focus of development, as opposed to the options of Haverhill, the rural settlements or a new settlement.

In terms of housing growth locations in Bury St Edmunds, Bellway Homes Limited will be promoting through the LDF the merits of land off Newmarket Road to the west of Bury St Edmunds. The site is deliverable, available and can make a contribution to not only meeting housing requirements in the period to 2021, but is also capable of phasing or partial implementation, to deliver an initial stage of development to help meet the Council's requirements to demonstrate 5 years supply of specific, deliverable sites.

We are instructed to prepare a development brief over the course of the summer, which will test the various options for development and set out the merits of an illustrative masterplan. We would welcome the opportunity to discuss the scope of the development brief with Officers and options for public consultation.

BARTON WILLMORE

9 May 2008

BW1

P002 Rev A Site Plan

BW2

P001 Rev A Principles Plan

BW3

P27 Facilities Plan