

West Suffolk Local Plan Issues and Options October 2020

Call for sites form

If you would like to promote a site or sites for potential development then please complete this questionnaire.

All submissions must be accompanied by an ordnance survey map clearly showing the boundaries of the site outlined in red.

All submissions are made on a without prejudice basis. Please note that in seeking available sites the council is making no commitment in respect of which sites may be selected to be included in the preferred options stage of the West Suffolk Local Plan.

Please complete a separate questionnaire for each site

Only submit sites which:

- are available for development within the next 15 years
- that can accommodate five or more dwelling or are greater than 0.2 hectares in size if being promoted as a residential site.

Please send your form:

By email to: planning.policy@westsuffolk.gov.uk

By post to : Strategic planning, West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU

You must provide an answer to all the questions in the form.

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Part one – site information

Please provide as much detail as possible about your site.

1. Location plan

Please supply a site plan that clearly shows the boundaries of the site outlined in red and access point indicated.

2. Settlement

What settlement is the site in, or nearest to?

Hepworth

3. Site address

Please provide the site address.

Land to the South of Hepworth Road, Hepworth, Suffolk

4. Previously submitted site

Has the site already been identified within the Strategic Housing and Economic Land Availability Assessment 2020 or the West Suffolk Local Plan Issues and Options document?

YES ☐ **NO** ☒
(click in the appropriate box)

If you answered yes, please enter the site reference number below.

5. Additional information to previously submitted site

Please send us any additional information/supporting statement you have in relation to the site you have previously submitted

6. Planning history

Does the site have any relevant planning history? N/A

If you answered yes, please provide the planning application reference number(s).

N/A

7. Current land use

What is the current use(s) of the land?

Grassland

8. Brownfield

Is the site brownfield (has it been built on previously)?

YES ☐ **NO** ☒
(click in the appropriate box)

9. Site size

Please provide the site area in hectares.

2.73 Hectares

10. Site description

Please describe the site, providing photos if possible.

Grass land south of Hepworth Road, approx. 2.73 hectares in size.
Access could be achieved off Hepworth Road or N Common.

Part two – suitability

Site must comply with policies in the development plan documents which can be found at www.westsuffolk.gov.uk/planningpolicy

11. Constraints

Are there any other constraints to the development of the site?

(For example flood risk, or a loss of historical assets, or community facilities, and/or habitats and biodiversity constraints?)

Information on constraints can be found at
<https://magic.defra.gov.uk/MagicMap.aspx>

Please provide as much information as possible.

Refer to attached statement.

Part three – availability

Confirmation of the intention to develop the land must be received to enable us to consider your site.

12. Landowner details

Please provide full contact details of the landowner, including name, address, telephone number and email address.

Name: Mr Stephen Lamb

13. Developer details

If there is a developer for the site please provide their full contact details, including organisation name, address, telephone number and email address.

Organisation:

Contact name:

Address:

Telephone number:

Email address:

14. Agent details

If you are an agent please provide full contact details, including your name, organisation (if applicable), address, telephone number and email address.

Organisation: Durrants Building Consultancy

Contact name: Daniel Moth/Scott Parke

Address: 2B Market Hill, Diss, Norfolk, IP22 4JZ

Telephone number: 01379 646603

Email address: buildingconsultancy@durrants.com

15. Intention to develop

How soon could development begin?

1-5 years	6-10 years	11-15 years	15+ years
X			

Please enter any additional comments you think would be useful in regard to the timescale for development.

The site is immediately available, with the entirety of the site deliverable within the necessary timescales.

Part four – achievability

Sites to be considered suitable for allocation need to show good potential to come forward within a 15 year timeframe.

16. Legal issues

Do any other parties have any legal rights that relate to the site?

YES ☐ **NO** ☒
(click in the appropriate box)

If you answered 'yes' go to legal issues (question 14) below.

If you answered 'no' go to proposed use (question 15) below.

17. Legal issues details

Please provide further details on the legal issues affecting the achievability of developing the site.

18. Proposed use

Please identify proposed future uses.

Select at least one option.

Residential	Economic development	Mixed use	Other use
X			

If you selected 'residential' please go to question 19.

If you selected 'economic development' go to question 20.

If you selected 'mixed use' go to question 21.

If you selected 'other use' go to question 22.

19. Type of residential use proposed

Please identify what type of residential dwellings is proposed.

Market housing	Affordable housing	Care home	Traveller site	Self or custom build	Other types of housing
X	X			X	

If you have selected 'other types of housing' please clarify

--

20. Types of economic development

Please identify what type of 'economic use' is proposed

Retail	Leisure	Cultural	Office	Warehousing	Community building	Other

If you selected 'other types of economic development' please specify.

N/A

21. Types of mixed use

Please provide further details on the 'mixed use' proposed for the site.

N/A

22. Other uses

Please provide detailed information on the type of use proposed.

N/A

West Suffolk Regulation 18 Further Consultation Statement

Land to the South of Hepworth Road, Hepworth

Local Planning Authority: West Suffolk Council

1.0 Introduction

1.1 The new Local Plan (LP) for West-Suffolk will cover a period up-to 2035. The new Local Plan comprises the West Suffolk's Strategic and Development Management Policies together with site proposals. The Council are currently consulting on their (Regulation 18 Stage) Consultation draft Local Plan document. The consultation period will close on 22nd Decemeber 2020.

1.2 This statement is intended for submission as part of the consultation and demonstrates why our client's site, land to the South of Hepworth Road, ought to be established as a preferred option for inclusion within the settlement boundary of Hepworth or housing allocation within the West Suffolk future adopted plan. It is worth noting housing allocation is already being considered under previous submissions as 'included housing', WS106, however this site currently has not been brought forward. Our client's site is more suitably located to the west of the settlement of Hepworth, with opportunity for two points of access from Hepworth Road and North Common.

1.3 This application has examined the site to be put forward to provide evidence-based documents that inform their preparation (including the SHELAA).

1.4 Acknowledging the stage at which the Local Plan preparation has reached, this submission provides contextual information for the benefit of the LPA. If we can be of any assistance in providing any further information, then we would be happy to do so.

Fig 1 – Site Location in respect of the Hepworth settlement boundary. (Starred)



2.0 Site and Context

2.1 Our client's site is abutting the settlement boundary on the westerly side of Hepworth, it is a natural location for the continuation of residential development within the village. This is a rectangular shaped land parcel comprising uncultivated grassland, ACL Grade 3 and extending to 2.73 hectares (6.75 acres) in area. The site is bound by existing residential properties to the east. The proposed site boundary can be seen below in Figure 2.

Fig. 2 – Aerial image illustrating the position of our client's site in respect of established residential properties adjacent to and in close proximity. *Source: Google Earth*



3.0 Designations and Constraints

3.1 The development site is identified by the Environment Agency as being within 'Flood Zone 1' in its entirety and as such the site is at low risk of flooding according to their data.

3.2 The Local Plan classifies the site as currently being within the Countryside, within the 'infill village' of Hepworth (West Suffolk Council Policy CS1 and CS4). However, the site is adjacent the settlement boundary, located in a sustainable location for further development within the infill village of Hepworth. Hepworth facilities and services are found therein. Our client is seeking the inclusion of their site within the West Suffolk Local Plan allocation or extension to the existing settlement boundary.

3.3 Our client's site is not located within a designated area such as Conservation Area, Special Landscape Area (SLA) or Special Area of Conservation (SAC).

3.4 Although there are trees on the boundary of the site, none are the subject of a TPO.

4.0 Character of the Area

4.1 The site is bounded by established residential development to the south west for this reason it would provide a logical addition to the defined settlement boundary of the village. There are no listed buildings in close proximity of the site.

5.0 Suitability of the Site for Development

5.1 Sites submitted to West Suffolk for consideration within the context of their emerging Local Plan (at the formal consultation/call for sites stages or otherwise) will be assessed in accordance with their Strategic Housing & Economic Land Availability Assessment (SHELAA).

5.2 To assess the suitability of sites for development, the SHELAA methodology (intended to accord with both local and national planning policy and guidance considerations) prescribes a red, amber, green (RAG) approach to assessing various types of constraints on site deliverability in addition to potential impacts arising (see below). For a site to be 'taken forward' and included in the SHELAA capacity assessment, sites are expected to achieve either an amber or green rating against all suitability criteria and furthermore, meet the availability and achievability 'tests' (see below).

5.3 Recognising the stage of preparation which the draft local plan is at, we have provided an initial assessment of our client's site Land to the south of Hepworth Road against the SHELAA constraints and impacts criteria. This assessment has demonstrated that there are no over-riding constraints pertaining to our client's site (i.e. 'reds' in the RAG assessment). Furthermore, our client's site passes both the availability and achievability 'tests' and consequently can be considered suitable for inclusion as a preferred site within the adoption of the West Suffolk Local Plan.

5.4 We would reiterate that the site is suitable for residential development, and available within the next 15 years. The site is abutting and adjacent to the village boundary, with built form continuing along Hepworth Road and North Common in a linear form. We are of the opinion that this is a very realistic and attractive site to come forward, being located in an infill village. Therefore, the site represents a suitable location for development, to be considered for inclusion in the emerging plan.

5.5 A mirrored image of the opposing properties may be most appropriate in this instance, however the entirety of the site is available for development to assist in reaching the needed housing supply in West Suffolk.

Suitability Assessment Criteria

5.6 **Access to site** – Our client's site can provide a satisfactory access in line with Suffolk County Councils highway standards with an appropriate visibility comfortably achieved from Hepworth Road and North Common. The road geometry is not challenging on the surrounding road network. The proposed access to the site are shown in green on the location plan in Appendix A.

RAG assessment outcome = Green

5.7 **Access to local services and facilities** - The Local Plan currently classifies Hepworth as an infill village of which our client's site is within. The site is not 'isolated' in any physical or functional sense, being adjacent to the established settlement of Hepworth and the facilities and services found

therein. The emerging Local Plan categorises Hepworth as an 'Infill Village' (Policy CS1 & CS4 of Core Strategy) where new residential development will be allocated for small-scale housing development subject to form and character considerations.

RAG assessment outcome = Green

5.8 **Utilities capacity** - Given the adjacent land-uses, there is no evidence to suggest that the delivery of utilities will be a constraint on this site. Furthermore, there are no known constraints pertaining to (existing) utilities.

RAG Assessment Outcome = Green

5.9 **Utilities infrastructure** - Given the adjacent land-uses, there is no evidence to suggest that the delivery of utilities will be a constraint on this site. Furthermore, there are no known constraints pertaining to (existing) utilities infrastructure.

RAG Assessment Outcome = Green

5.10 **Contamination and ground suitability** – There is no evidence to suggest that our client's site has contamination issues, there have been no historical works undertaken on the site that would have resulted in any known ground stability issues. The site has not been previously developed.

RAG Assessment Outcome = Green

5.11 **Flood risk** – The site lies within Flood Zone 1 in its entirety there is a low risk of flooding, apart from a small percentage of the northern boundary which will not be a developed area.

RAG Assessment Outcome = Green

5.12 **Coastal change** – The site is not adjacent to a Coastal Change Management Area or Coastal Flood Hazard Zone.

RAG Assessment Outcome = Green

5.13 **Market attractiveness** - The site is known to be in a location which is attractive to the housing market, this would indicate that development is viable in this location.

RAG Assessment Outcome = Green

5.14 **Nationally and locally significant landscapes** - Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on sensitive landscapes or their setting.

RAG assessment outcome = Green.

5.15 **Townscape** – Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact, on townscapes. The LPA would have control over the design of any proposals therefore any development can be mitigated. We do not believe this would have a detrimental impact on townscape value.

RAG assessment outcome = Green.

5.16 **Biodiversity and geodiversity** - Although any future development would be subject to a comprehensive ecological appraisal, it is not considered, at this stage, that development would have a detrimental impact on any designated site, protected species, or ecological networks (or that appropriate mitigation could not be provided).

RAG assessment outcome = Green.

5.17 **Historic environment** – Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.

RAG assessment outcome = Green.

5.18 **Open space/Green infrastructure** – Development of the site would not result in the loss of any open space. Our client's site is enclosed by residential properties and would be a realistic position for the extension of the Hepworth settlement boundary.

RAG assessment outcome = Green.

5.19 **Transport and roads** - Development of the site will not have a detrimental impact on the functioning of trunk roads/and or local roads. Our client's site of 2.73 hectares in this location would not intensify the usage of the highway to the point of having a detrimental impact. Appropriate visibility is easily achieved in both directions, with local junctions capable of dealing with the associated traffic generation.

RAG assessment outcome = Green.

5.20 **Compatibility with neighbouring/adjoining uses** – Our client's site would be compatible with existing and/or adjoining uses (residential), the site itself is abutting and adjacent to the existing settlement boundary of Hepworth and the residential development therein.

RAG assessment outcome = Green.

5.21 The above 'suitability' criteria are just one element of the assessment for the SHELAA. In addition to establishing whether sites are potentially suitable for development, sites will also be assessed in terms of whether they are 'available' for development and whether they are 'achievable' and these are discussed below.

6.0 Assessment of Availability

6.1 A site will normally be considered available by the WSLP or the appropriate LPA if it is in the ownership of a developer or landowner who has expressed an intention to develop or sell land for development.

6.2 We take this opportunity to reiterate that the site is available and owned by our clients and there are no known legal restrictions for bringing the site forward in the short term and indeed that would prevent an immediate delivery of new homes. Our clients are actively promoting the site for development (residential purposes) and is actively promoting his/her site within the context of this WSLP Regulation 18 consultation exercise.

7.0 Assessment of Achievability

7.1 A site will be considered achievable within the context of the SHELAA where there is a reasonable prospect that development will occur on the site at a point in time. A key determinant of this will be economic viability of the site. This will be influenced by the market attractiveness of a site, its location in respect of property markets and any abnormal constraints on the site.

7.2 It has been demonstrated above that there are no abnormal constraints pertaining to the site (i.e. 'reds' in the context of the RAG assessment – see above). Therefore, we believe that the site is readily available and deliverable. Furthermore, it is considered that development is economically viable given its location and market conditions and as evidenced within the context of WSC's S106 negotiation assessments.

7.3 We would reiterate that the site is available immediately, in freehold ownership of our client and there are no technical, legal, or viability constraints that would prevent it from being developed within years 1 – 5, and most certainly within 15 years as stated with the registration form. This provides for more than adequate flexibility in providing for any necessary improvements to the capacity of any necessary utility infrastructure.

8.0 Conclusions

8.1 This report has demonstrated, in line with both national and local planning considerations, that our client's site is available, achievable and suitable for inclusion within the WSLP SHELAA capacity assessment and as an inclusion within the development boundary of Hepworth within the context of the West Suffolk Local Plan,. This would allow for Hepworth to grow proportionately in the future, in line with Government policy on supporting rural housing development. We would reiterate that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent application and development process. Durrants consider that the site would make a valuable contribution to meeting housing needs and thus assisting the Council's vision for further sustainable growth in the local plan period to 2035 and beyond. We would therefore welcome your support for the inclusion of the above site in the emerging Local Plan.

Appendix A – Proposed Access Point (green)



Appendix B – Title Register

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 21 OCT 2020 AT 14:09:46. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, KINGSTON UPON HULL OFFICE.

TITLE NUMBER: SK137494

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

SUFFOLK : WEST SUFFOLK

- 1 (25.02.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Bowyers Fields, Hepworth Road, Hepworth (IP22 2PR).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (25.04.2005) PROPRIETOR: STEPHEN GEORGE LAMB and TERESA ANN DEXTER of Meadowside, North Common, Hepworth, Diss, Norfolk IP22 2PR.
- 2 (25.04.2005) The price stated to have been paid on 18 March 2005 was £50,000.
- 3 (11.07.2005) RESTRICTION: No disposition of the registered estate other than a charge by the proprietor of the registered estate is to be registered without a certificate signed by Frank Edward Rolinson and Ruth Anne Rolinson of Field End, Wickhambrook Road, Hargrave, Suffolk IP29 5HY that the provisions of the Transfer dated 18 March 2005 referred to in the Charges Register have been complied with.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (25.02.1994) The land tinted pink on the filed plan is subject to the following rights reserved by a Conveyance thereof dated 31 March 1987 made between (1) Joseph Bernard Sarson and Audrey Violet Sarson (Vendors) and (2) Jean Pamela Richards (Purchaser):-

"Subject to the Exception and Reservation unto the owners for the time being of Reeves Hall of the meter pit and water supply pipe laid in or under parts of the Enclosures of land hereby conveyed with the right to enter upon the said Enclosures and inspect repair maintain replace and relay the same upon payment of compensation for damage to crops or cultivations resulting from the exercise of such right"
- 2 (25.04.2005) A Transfer dated 18 March 2005 made between (1) Frank Edward Rolinson and Ruth Anne Rolinson and (2) Stephen George Lamb and Teresa Ann Dexter contains restrictive covenants.

Title number SK137494

C: Charges Register continued

NOTE: Copy filed.

End of register

Appendix C – Title Plan

H.M. LAND REGISTRY		TITLE NUMBER
		SK137494
ORDNANCE SURVEY PLAN REFERENCE	TL 9775	Scale 1:1250
COUNTY	SUFFOLK	DISTRICT
		ST EDMUNDSBURY
© Crown copyright		



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 16 December 2020 at 14:10:18. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.

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