

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.

An appropriate site plan has been provided alongside this submission

2. Settlement

What settlement is the site in, or nearest to?

Grimstone End

3. Site address

Please provide the site address.

Land West of Mill Road
Grimstone End
Pakenham
Bury St Edmunds
Suffolk
IP31 2LZ

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.

N/A

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?

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?

The site currently comprises open ground some of which is currently used for animal grazing.

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.

7 hectares

10. Site description

Please describe the site, providing photos if possible.

The site comprises uncultivated open ground, part of which is currently being used for animal grazing purposes.

The site is bound by Mill Road to the east and Broadway to the west. The settlement of Grimstone End lies to the east and south of the site.

The Grade II* Listed Pakenham Water Mill lies to the northeast of the site and there is a river forming the northern boundary.

There are existing access points taken from Mill Road and Broadway. Please refer to the plan within the accompanying *Site Supporting Information Statement* for the location of these.

Further details of the site, including images, can be found within the accompanying *Site Supporting Information Statement* that accompanies this submission.

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.

The Grade II* Listed Pakenham Water Mill lies to the north east of our client's site.

There is land along the river channel forming the Northern boundary of the site that lies within flood zone 3, although our client's site (developable area) lies within Flood Zone 1 in its entirety, according to data provided by the Environment Agency and as can be observed at Appendix A of our Site Supporting Information Statement.

According to the Suffolk Heritage Explorer online mapping facility, there are archaeological records pertaining to the site and the site will be the subject of a thorough archaeological appraisal at the appropriate stage.

There are no constraints pertaining to my client's as identified in the St Edmundsbury Policies Maps (February 2015) see extract at Appendix B and link below.

https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/upload/E-SEBC-Local-Plan-Policies-Map-Feb2015.pdf

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: Martin Anderson

Address: 20 Downing Close, Bury St. Edmunds, Suffolk, IP32 7HU

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: N/A

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: Parker Planning Services (PPS)

Contact name: Magnus Magnusson

Address: St Andrew's Castle, Bury St Edmunds. IP33 3PH

Telephone number: 01284 336119

Email address: magnus@parkerplanningservices.co.uk

15. Intention to develop

How soon could development begin?

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

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

There are no legal or ownership impediments to development on the site subject of this submission. The land is under the control of a single landowner who is actively promoting the site through the Local Plan process. The site is available immediately for development, i.e. in a 1-5-year period. There are no unresolved multiple ownership issues, ransom strips, tenancies or operational requirements of other landowners, which may affect the availability of the site.

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.

N/A

18. Proposed use

Please identify proposed future uses.

Select at least one option.

Residential	Economic development	Mixed use	Other use
Yes	Yes	Yes	Yes

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
Yes	Yes			Yes	Potentially

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

See *Site Supporting Information Statement* that accompanies this submission.
The site might be appropriate for allocation as an 'opportunity' site to meet local needs including affordable housing and/or plots for self-build/custom housebuilding.

20. Types of economic development

Please identify what type of 'economic use' is proposed

Retail	Leisure	Cultural	Office	Warehousing	Community building	Other
	Yes					Yes

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

The site would be appropriate for a range of 'economic' uses including leisure and/or 'other' uses (including tourism). The site would be appropriate as a an '*Opportunity Site*' in the Local Plan for Tourism/Leisure development purposes. Please see further information contained within the *Site Supporting Information Statement* that accompanies this submission.

21. Types of mixed use

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

The site would be suitable for a range of residential and economic uses as further considered in respect of the *Site Supporting Information Statement* that accompanies this submission.

22. Other uses

Please provide detailed information on the type of use proposed.

The site would be suitable for a range of residential and economic uses as further considered in respect of the *Site Supporting Information Statement* that accompanies this submission.

Site Supporting Information Statement

Land West of Mill Road, Grimstone End



www.parkerplanningservices.co.uk

Prepared for Client: Martin Anderson

20 Downing Close,
Bury St. Edmunds,
Suffolk,
IP32 7HU



PREPARED BY: Magnus Magnusson, MRTPI.

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REPORT INFORMATION

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Date of Submission	December 2020
Consultation	West Suffolk Local Plan (WSLP) Regulation 18, <i>Issues and Options</i>
Local Planning Authority	West Suffolk Council
Client	Martin Anderson
Our Reference	2473
Report Revision	V1.0

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Appendix B - Extract St Edmundsbury Policies Map (2015)

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1.0 Introduction

- 1.1 The West Suffolk Local Plan (WSLP) will cover the plan period to 2040 and will identify sites for new homes, jobs and infrastructure. West Suffolk Council are welcoming the submission of new sites for potential allocation in the WSLP as part of their Regulation 18 stage '*Issues and Option*' consultation.
- 1.2 Part 3 (*The Settlements*) of the consultation document features those sites that are already known to the Council, having been submitted by landowners, developers or agents for residential, economic or mixed land uses and have passed the initial 'analysis' (tests) in the Strategic Housing and Economic Land Availability Assessment (SHELAA). These sites are identified in the consultation document as 'included' sites and potentially suitable for development (allocation).
- 1.3 It is important to note that no decisions have been made on whether those sites featured in the consultation document will necessarily be carried forward to the next preparatory stage of the local plan process as 'preferred allocations' to meet West Suffolk's housing and/or economic land requirements in the Local Plan period to 2040. The Council are merely seeking views at this stage to assist them with making such decisions. The consultation itself commenced on 13th October 2020 and will close on the 22nd December 2020.
- 1.4 The intention of this statement is to affirm the *suitability, availability* and *achievability* of our client's site to the South of Mill Road Grimstone End, Pakenham, for inclusion within the WSLP as a 'preferred' allocation for residential and/or economic development and for consideration and 'inclusion' in respect of the evidence base documents that will inform the WSLP as it emerges, including the SHELAA, as and when this document is updated.
- 1.5 Parker Planning Services (PPS) consider that the Land to the South of Mill Road site would make a valuable contribution to housing and/or economic land supply that would assist in meeting West Suffolk's growth aspirations in the plan period to 2040.

- 1.6 The author of this statement has worked as a Policy Officer for West Suffolk Council and has considerable knowledge of the Local Plan process and the evidence-based documents that inform their preparation (including the SHELAA).
- 1.7 This submission goes further than responding to the questions posed by the LPA in respect of their consultation exercise and provides additional contextual information for the benefit of the LPA and to aid Officers in their 'plan-making'.
- 1.8 We can confirm that, for the reasons outlined within this statement, our client's site is **suitable**, **available** for development now and **achievable** and would be appropriate for residential and/or economic development. Furthermore, our client can confirm that delivery of their site for such uses is economically viable.

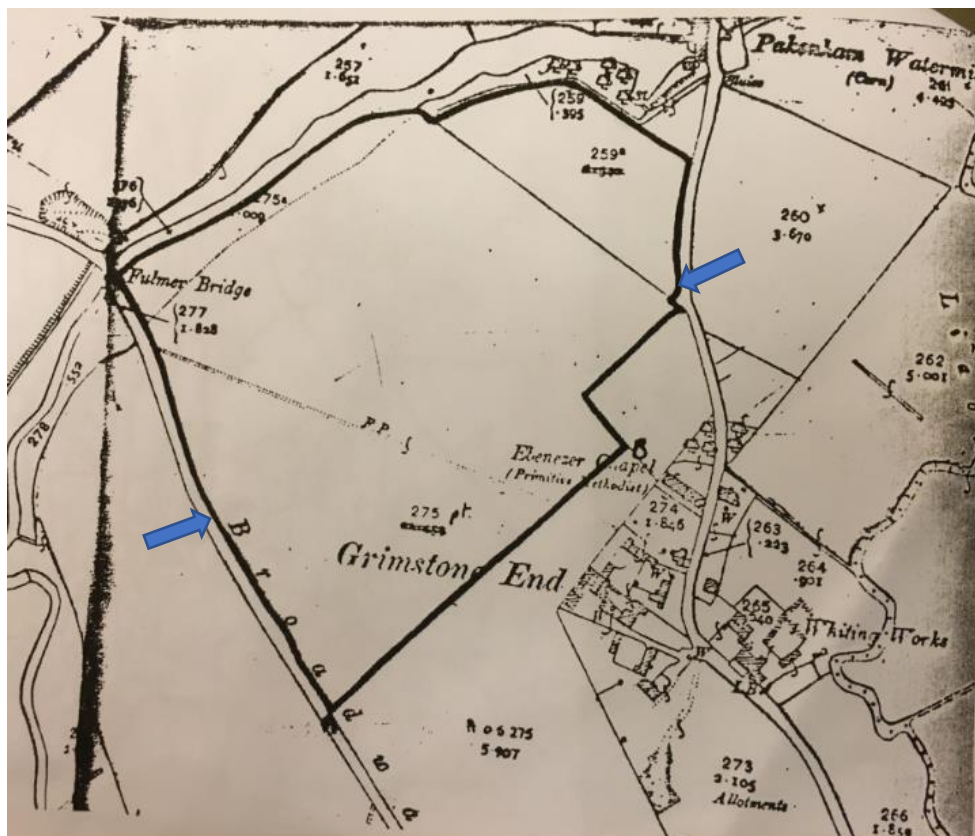


Fig. 1.1 – Plan of the Site South of Mill Lane identifying the 2 existing access points to the North (taken from Mill Road) and South (taken from Broadway). ➡

2.0 Site and Context

- 2.1 Our client's site is located in the settlement of Grimstone End, Pakenham. Grimstone End itself is located some 5 miles north east of Bury St Edmunds and lies between the settlements of Pakenham, some 1.3 miles to the south and Ixworth, some 0.5 miles to the North.
- 2.2 The site comprises uncultivated open ground, part of which is currently being used for animal grazing purposes. The site is bound by Mill Road to the east and Broadway to the west. The established settlement of Grimstone End lies to the east and south of the site. The Grade II* Listed Pakenham Water Mill lies to the northeast of the site and there is a river forming the northern boundary.
- 2.3 There are existing accesses to the site as shown on fig. 1.1 above and taken from Mill Road to the North and Broadway to the South. Both accesses have good visibility in both directions (see appendix D) and has the potential to be improved to facilitate development on this site.

3.0 Designations and Constraints

- 3.1 The Local Plan classifies the site as being within the 'Countryside', i.e., outside the defined settlement boundary as this had been redrawn within the context of the Rural Vision Local Plan (2014). Policy DM5 of the Joint Development Management Policies Document (JDMPD, 2015) stresses the need to protect such locations from unsustainable development. However, the 'countryside' designation is of little consequence as our client is seeking the allocation of the site within the context of the emerging Local Plan.
- 3.2 Although lying within the 'countryside' our client's site is by no means 'isolated' in any physical or functional sense, lying adjacent to the established settlement of Grimstone End. Furthermore, the site lies within 5 miles of Bury St Edmunds and just 1.3 miles North of Pakenham and 0.5 miles South of Ixworth.
- 3.3 Ixworth is designated as a *Key Service Centre* in the current Local Plan in recognition of the important role it has to play in serving the residents of

the village and those who live in the surrounding rural area.

Ixworth provides a number of key services and facilities that meet the villages own needs, and the needs of other nearby smaller settlements.

- 3.4 The Grade II* Listed Pakenham Water Mill lies to the north east of our client's site.
- 3.5 There is land along the river channel forming the Northern boundary of the site that lies within flood zone 3, although our client's site (developable area) lies within Flood Zone 1 in its entirety, according to date provided by the Environment Agency and as can be observed at Appendix A.
- 3.6 According to the Suffolk Heritage Explorer online mapping facility, there are archaeological records pertaining to the site and the site will be the subject of a thorough archaeological appraisal at the appropriate stage. There are no constraints pertaining to my client's as identified in the St Edmundsbury Policies Maps (February 2015) see extract at Appendix B.

4.0 Site Assessment

Assessment of Suitability for Proposed Uses

4.1 The Planning Practice Guidance (PPG) identifies that a site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated. This section of the statement will consider land uses that might be 'appropriate' given the location of my client's site and the fact that it is relatively unconstrained.

a) Residential Development

4.2 Para. 61 of the NPPF identifies that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

4.3 Whilst the LPA might consider my client's site 'inappropriate' as an allocation for Market Housing Development, it might be that the site could come forward, or indeed be allocated, as an 'exception' or 'opportunity site' for affordable housing, self-build or custom housebuilding (or a combination of these) to meet demonstrable local needs. Para. 49 of the NPPF is clear insofar as to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.

4.4 The PPG is clear insofar as a wide range of settlements can play a role in delivering sustainable development in rural areas, so 'blanket policies' restricting housing development in some types of settlement will need to be supported by robust evidence of their appropriateness.

4.5 Furthermore, the PPG (Paragraph: 009 Reference ID: 67-009-20190722) identifies how Local planning authorities can support opportunities to bring

forward rural exception sites by working proactively with landowners (such as my client) and potential delivery partners such as parish councils and community land trusts.

b) Economic Development – Leisure & Tourism

- 4.6 Para. 83 of the NPPF2019 identifies that Planning policies and decisions should enable (among other) sustainable rural tourism and leisure developments which respect the character of the countryside. Further, the NPPF2019 (para. 81) highlights the need for plans to be flexible enough to accommodate needs not anticipated in the plan *and allow for new and flexible working practices, and to enable a rapid response to changes in economic circumstances.*
- 4.7 In accord with para. 81 of the *Framework*, Local Planning Authorities have developed **Tourism Opportunity Sites** that provide for larger-scale tourist & leisure activities (including accommodation) that may not be possible or appropriate in the urban areas. Such tourism & leisure sites can support appropriate, low impact development for the purpose of quiet enjoyment. Opportunity Site Policies need not be overly prescriptive in terms of the permissible uses in order to allow for changes in economic circumstances and leisure/tourism interests and pursuits and in accord with para. 81 of the *Framework*.
- 4.8 In accord with para. 83 of the *Framework*, development on such Opportunity sites is expected to relate to the character of the site and wider area and appropriate development may include activity areas linked by footpaths, cycle routes and landscaping for instance.
- 4.9 Our client's site is conveniently located on the Miller's Trail. This cycle ride starts from the ancient village of Ixworth. From here the route heads into an area with a rich agricultural heritage, where the turning sails and waterwheels of historic mills (including Pakenham Mill itself) have been part of Suffolk life for over 800 years:
<http://mediafiles.thedms.co.uk/Publication/ee-stp/cms/pdf/Millers-Trail-cycle-route.pdf>

4.10 Some small-scale 'hard' development may be permitted at gateways to such 'opportunity' sites to facilitate activity in the wider area. Such sites are designed to act as catalysts to boost further tourism infrastructure in the nearby service centres thereby improving the tourism/leisure offering and providing valuable economic benefits, safeguarding existing businesses and jobs and creating opportunities for the development of new businesses and employment (see appendix C).

Assessment of Availability

4.11 The PPG is clear insofar as a site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

4.12 Our client can confirm that there are no legal or ownership impediments to development on the site subject of this submission. The land is under the control of a single landowner who is actively promoting the site through the Local Plan process. The site is available immediately for development, i.e., in a 1-5-year period. There are no unresolved multiple ownership issues, ransom strips, tenancies or operational requirements of other landowners, which may affect the availability of the site.

Assessment of Achievability (including viability)

4.13 The PPG is clear insofar as a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

4.14 We can confirm that development on the site is economically viable and can be delivered immediately, i.e., 1-5 years.

Call for Sites Submission

Land West of Mill Road, Grimstone End



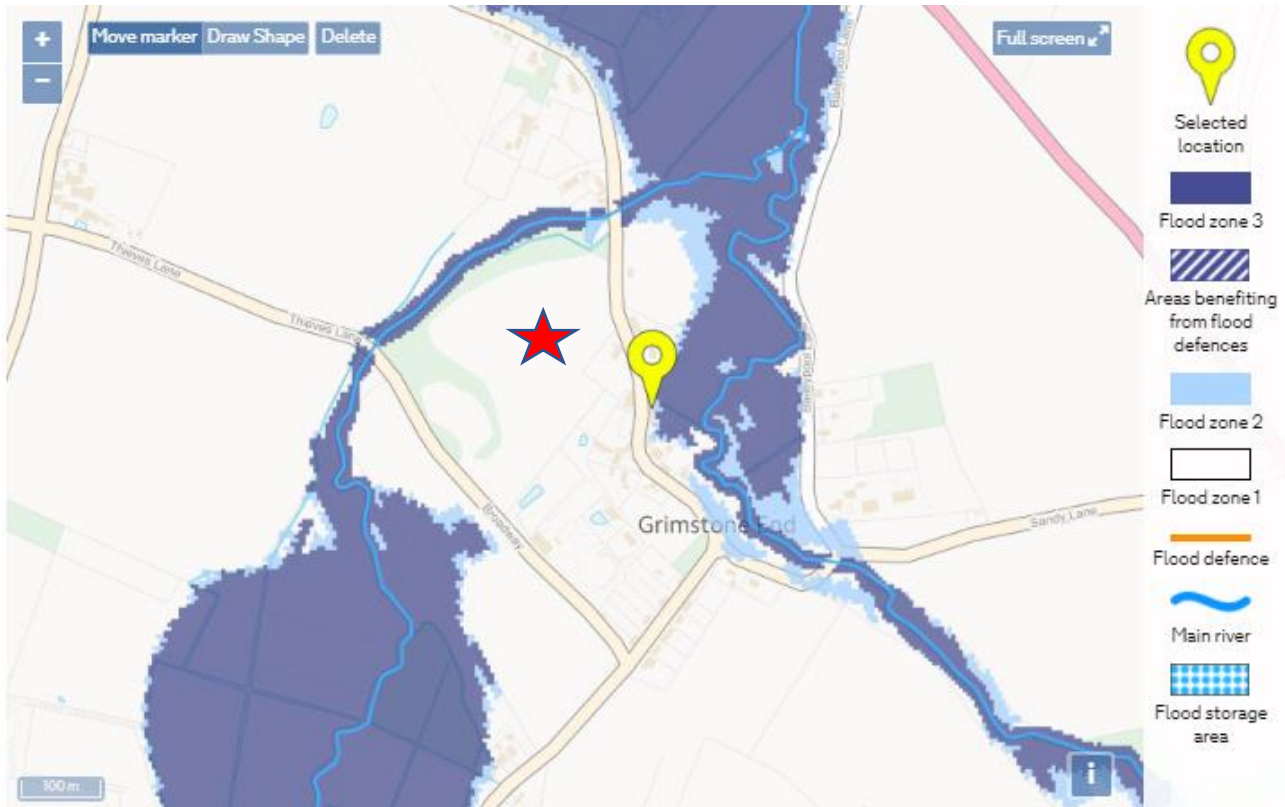
5.0 Conclusions

- 5.1 It is trusted that this report has affirmed, in line with both national and local planning considerations, that our client's site (or part thereof) is available, achievable and suitable for inclusion as a future allocation within the context of their emerging WSLP for a range of residential and/or economic land uses or a mix of uses as identified above.
- 5.2 Parker Planning consider that the site would make a valuable contribution to housing and/or economic land supply and contribute to meeting West Suffolk's growth aspirations within the plan period to 2040.

Appendix A – Environment Agency Flood Map (Online Resource)

<https://flood-map-for-planning.service.gov.uk/>

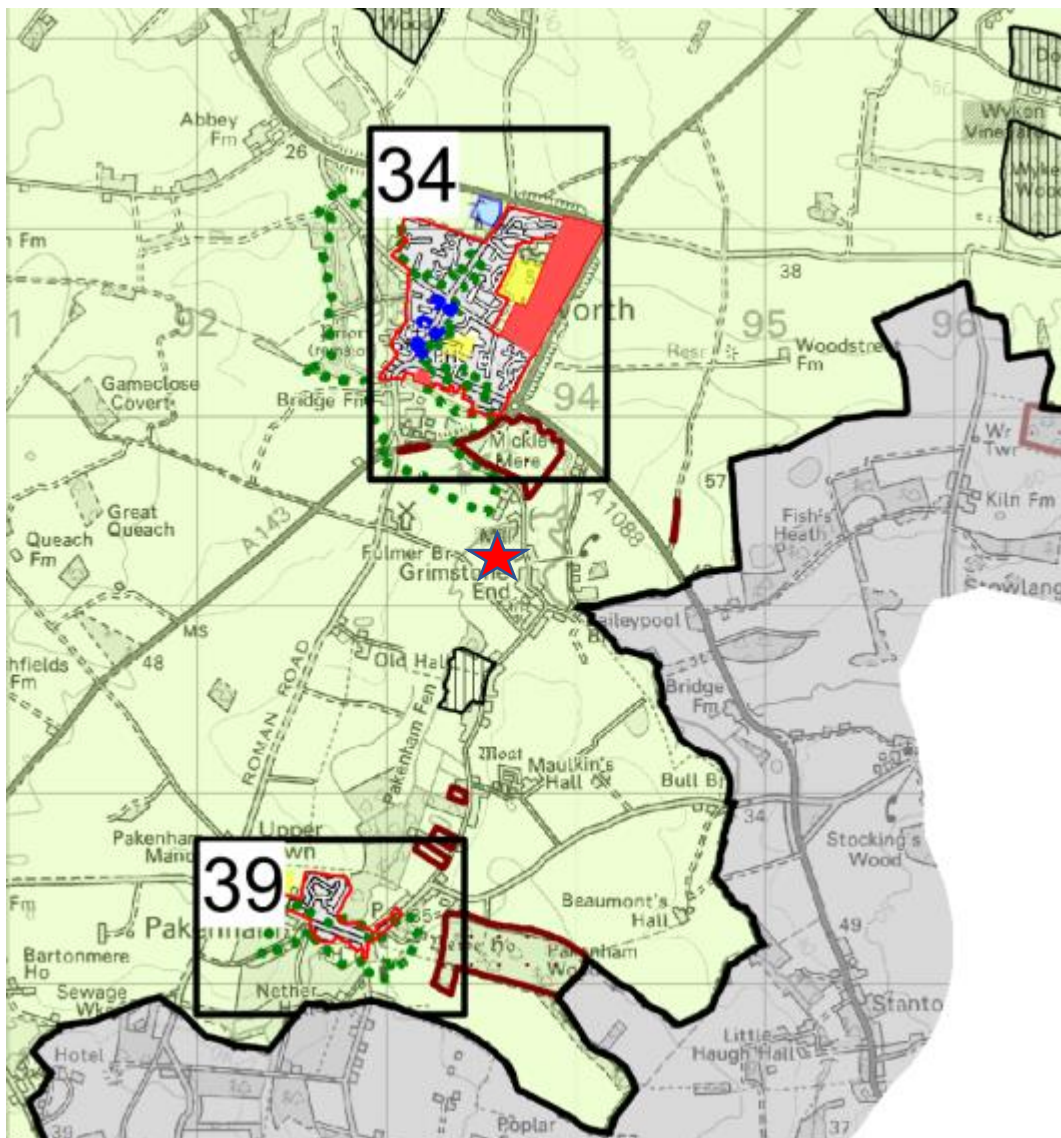
Our client's site ★



Appendix B – Extract St Edmundsbury Policies Map (2015)

https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/upload/E-SEBC-Local-Plan-Policies-Map-Feb2015.pdf

Our client's site ★



Appendix C – Extract from Copeland Development Plan

Copeland Local Plan (2013) Core Strategy & Development Management Policies DPD

https://www.copeland.gov.uk/sites/default/files/attachments/copeland_local_plan_2013_2028.pdf

- 4.11.6 Away from the towns, major Tourism Opportunity Sites will provide for larger-scale tourist activities that may not be possible or appropriate in the urban areas. The Tourism Opportunity Sites will support appropriate, low impact development for the purpose of quiet enjoyment. Development will be expected to relate to the character of the site and wider area. Appropriate development may include activity areas linked by footpaths, cycle routes and landscaping for instance. Some small-scale hard development may be permitted at gateways to the site to facilitate activity in the wider area. The Sites are designed to act as catalysts to boost further tourism infrastructure in the nearby service centres thereby improving the tourism/lifestyle offering and providing valuable economic benefits, safeguarding existing businesses and jobs and creating opportunities for the development of new businesses and employment.

Appendix D – Site images



Image a) Looking Southwards along Broadway from the Southern access to the site. There is good visibility in both directions along Broadway.



Image b) Looking Northwards along Broadway from the site's Southern access point.



Image c) Looking Northwards along Mill Road from the site's Northern Access point. There is good visibility in both directions.



Image d) Looking Southwards along Mill Road and to the Settlement of Grimstone End from the site's Northern access point.



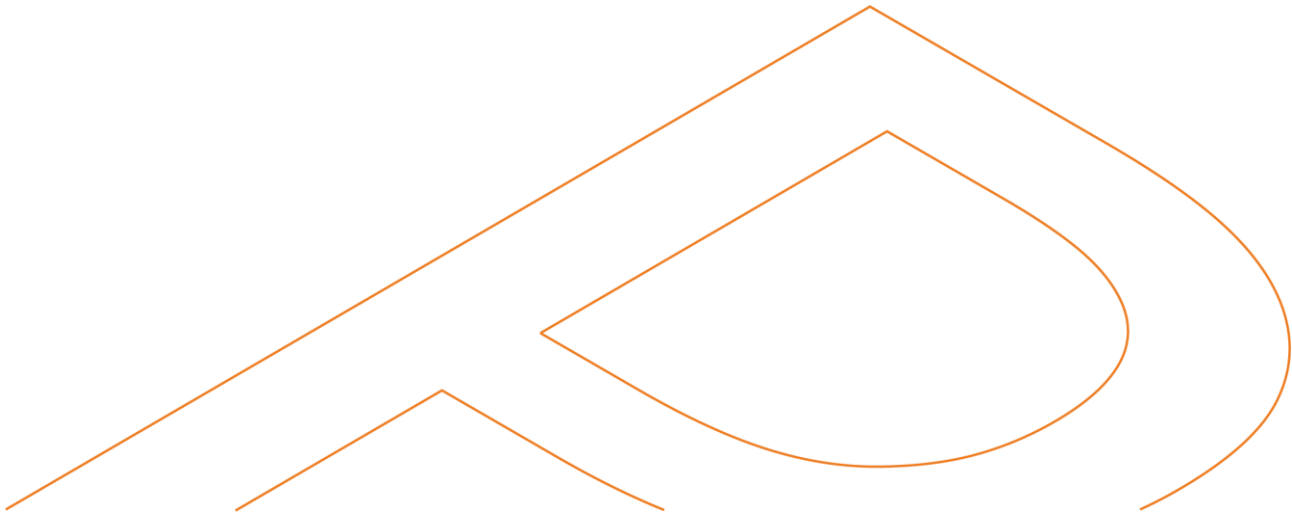
Image e) Image of site.



Image f) Image of site



Image g) Miller's Trail could be explored by those enjoying potential Tourism & Leisure activities on this potential 'Opportunity Site'.

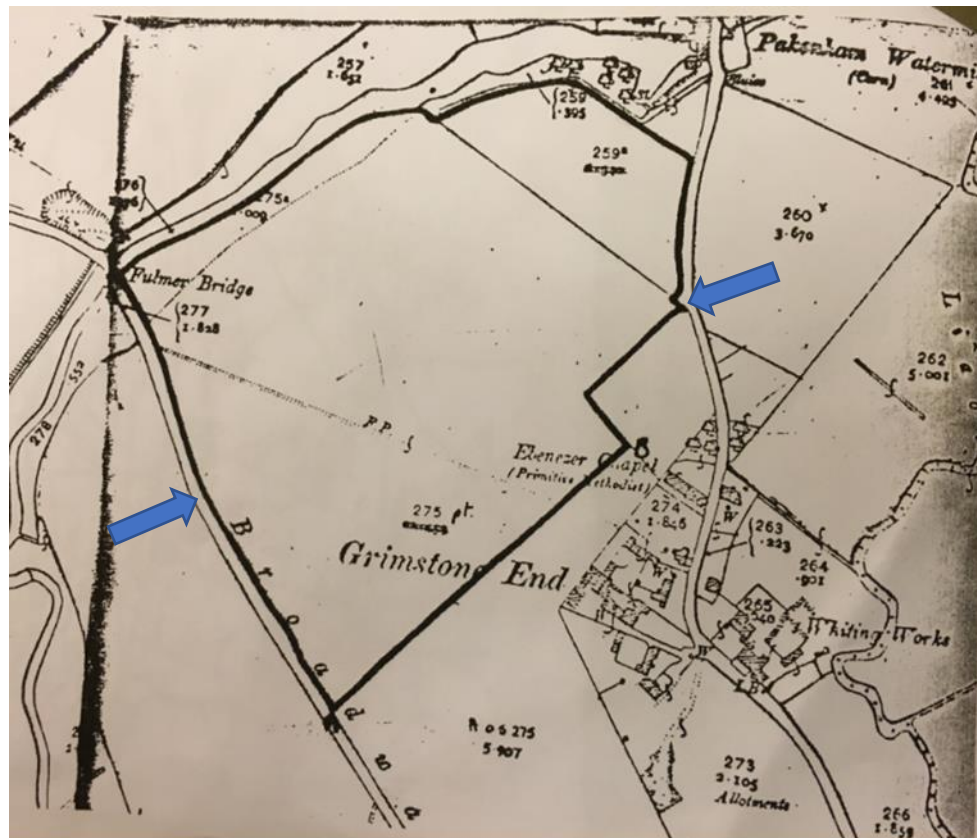


parker planning services

Thanks for your valued business.



Site Plan – Land South Mill Road, Grimstone End, Pakenham



Existing Site Access Points →