

## **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](mailto: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

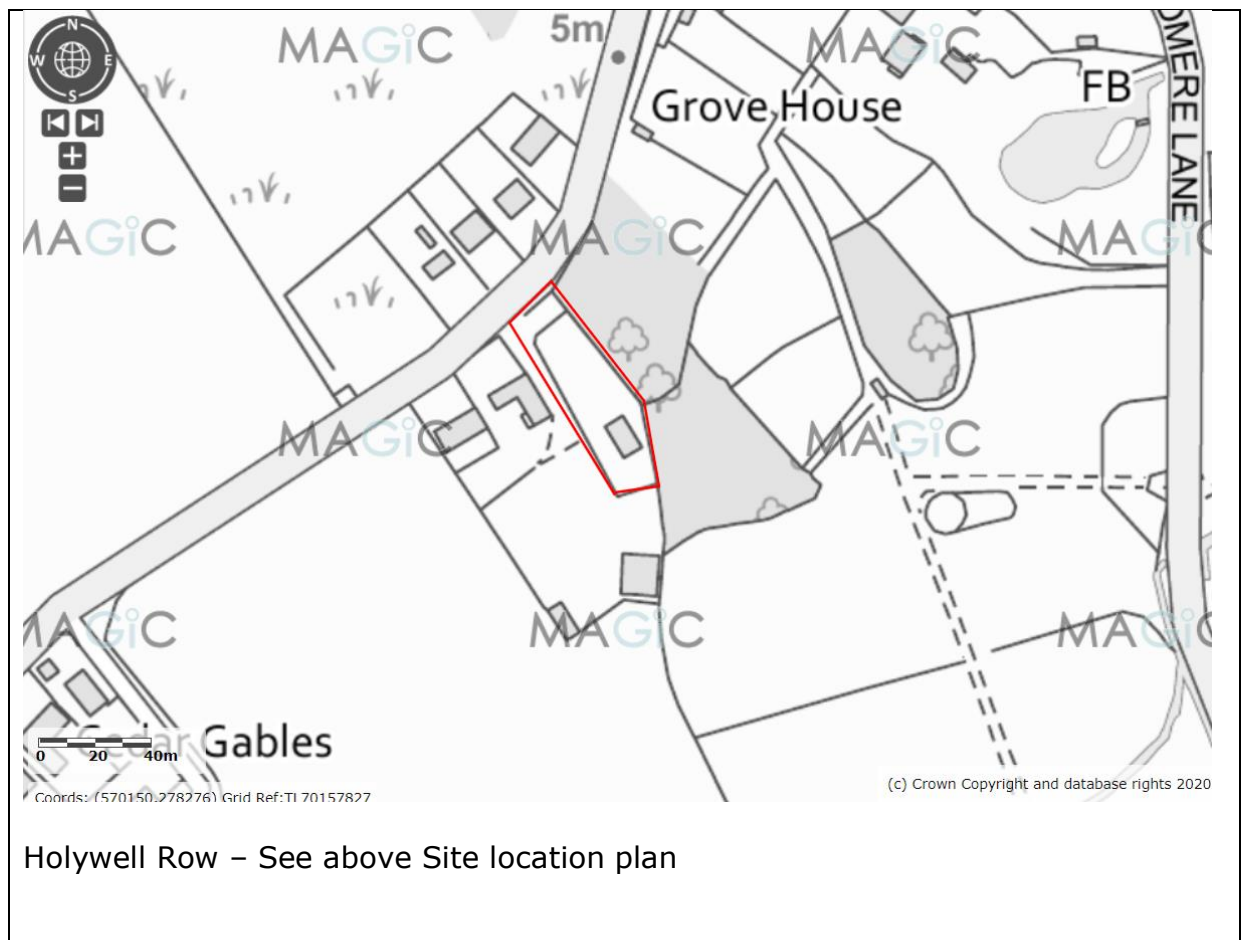
Please provide as much detail as possible about your site.

### 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?



### 3. Site address

Please provide the site address.

Land adjacent to Rolfes Coal Yard, Wilde Street, Beck Row, 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.

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

**5. Planning history**

Does the site have any relevant planning history?

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

No

**6. Current land use**

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

Currently a small storage and distribution site – next door to a site with OPP for residential development.

**7. Brownfield**

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

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

**8. Site size**

Please provide the site area in hectares.

Total site size 0.2 ha.

**9. Site description**

Please describe the site, providing photos if possible.



The site used for general open storage with store building located in a sensitive area close to a site with OPP for residential development.

## Part two – suitability

Site must comply with policies in the development plan documents which can be found at [www.westsuffolk.gov.uk/planningpolicy](http://www.westsuffolk.gov.uk/planningpolicy)

### 10. Constraints

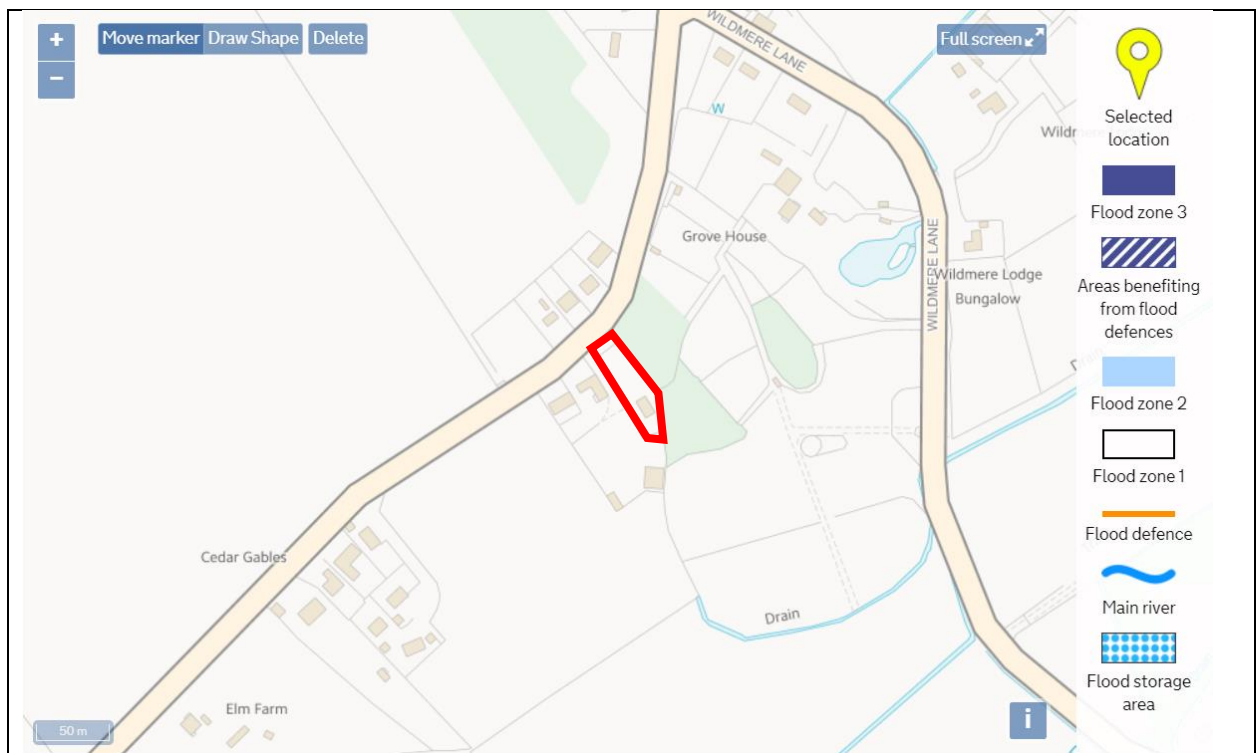
Are there any other constraints to the development of the site?

(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 site falls outside of the Flood Zone – please see below Environment Agency Flood map



Development of this site could represent an opportunity to improve and enhance a brownfield site located close to residential development including a site with OPP for new housing. The existing use could conflict with the new housing and is not compatible. The site is available, deliverable and developable with no known constraints it is also in single ownership.

We believe it is sensible to focus growth through extensions and infilling to established settlements where infrastructure and environmental constraints allow. This approach is consistent with Paragraph 103 of the Framework which states that, "*significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.*" The site is in close proximity to Beck Row and Mildenhall. It is considered that this strategy will introduce sufficient flexibility throughout the lifetime of the Plan and throughout the various economic cycles whilst providing certainty for many developers. Affordable housing would also be delivered more widely across the district, improving affordability within the more sustainable villages which have the critical mass to support the delivery and retention of local services and facilities.

## Part three – availability

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

### 11. Landowner details

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

Name: Mr and Mrs S Hale

Address:

Telephone number: C/O Agent

Email address: C/O Agent

### 12. 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: C/O Agent

Contact name: Adam Tuck

Address: See below

Telephone number:

Email address:

### 13. 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: PlanSurv Ltd

Contact name: Adam Tuck

Address: 76 Broad Street, Ely, Cambridgeshire, CB7 4BE

Telephone number: 01353 664231

Email address: [adam@plansurv.co.uk](mailto:adam@plansurv.co.uk)



#### 14. 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.

The site has no known constraints and is available as a whole or in smaller tranches. Frontage or in-depth development could be accommodated on site.

## Part four – achievability

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

### 15. 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.

### 16. Legal issues details

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

The land is in single ownership with no legal issues affecting the achievability of developing the site.

### 17. Proposed use

Please identify proposed future uses.

Select at least one option.

Residential	Economic development	Mixed use	Other use
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.

### 18. 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	Yes

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

The site would be ideal for all types of housing, this could include open market, affordable, self or custom build plots and plots for smaller homes for those downsizing or first-time buyers. The site is located next to a site which has OPP for residential development, the existing commercial use is not compatible with the neighbouring residential use.

**19. 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
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**20. Types of mixed use**

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

N/A

**21. Other uses**

Please provide detailed information on the type of use proposed.

N/A