

## **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.

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

# Contents

<b>Part one – site information .....</b>	<b>3</b>
1. Location plan .....	3
2. Settlement .....	3
3. Site address .....	3
4. Previously submitted site .....	3
5. Planning history .....	4
6. Current land use .....	4
7. Brownfield .....	4
8. Site size .....	4
9. Site description .....	4
<b>Part two – suitability.....</b>	<b>5</b>
10. Constraints.....	5
<b>Part three – availability.....</b>	<b>7</b>
11. Landowner details .....	7
12. Developer details.....	7
13. Agent details .....	7
14. Intention to develop.....	8
<b>Part four – achievability .....</b>	<b>9</b>
15. Legal issues.....	9
16. Legal issues details .....	9
17. Proposed use .....	10

## 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.

Please see separate attachement.

### 2. Settlement

What settlement is the site in, or nearest to?

Bury St Edmunds

### 3. Site address

Please provide the site address.

Former Household Waste Recycling Centre and attenuation land  
Rougham Hill  
Bury St Edmunds  
Suffolk  
IP33 2RW

### 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. Planning history**

Does the site have any relevant planning history?

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

No recent or relevant planning history.

**6. Current land use**

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

Household Waste Recycling Centre (decommissioned in 2019); attenuation (drainage) land.

**7. Brownfield**

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

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

**8. Site size**

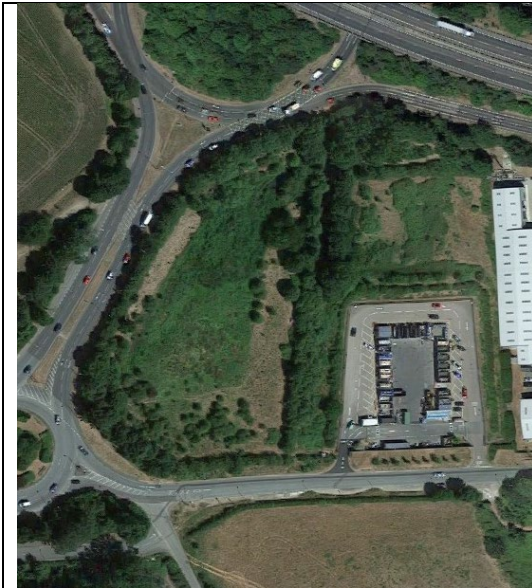
Please provide the site area in hectares.

2.66 ha approx.  
(1.45 ha development land; 1.21 ha attenuation land)

**9. Site description**

Please describe the site, providing photos if possible.

The site comprises a hardstanding area formerly used for the Household Waste and Recycling Centre and scrubland totalling 1.45ha. There are two vehicular entrances onto Rougham Hill (see plan). The rest of the site comprises drain and attenuation pond (see constraints).



Aerial view



Attenuation land from the roundabout (Google Street View)



Former recycling centre, Rougham Hill exit (Google Street View)

## 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.

There is an open drain and balancing pond covering approximately 1.21 ha of the total site which may likely limit the extent of built development on the site to just the 1.45 ha hardstanding and scrubland.

The attenuation land could have the potential to provide complementary recreational and/or biodiversity uses for any development. There is also an access road for the attention land which crosses the hardstanding/scrubland land on the north edge of the site.

These areas can be seen on the plan provided.

Other constraints identified on the DEFRA Magic Map are:

- Priority Habitat Inventory – Deciduous Woodland (England). Small strip on north of site.
- National Forest Inventory (GB). Small strip on north of site.
- Woodland Priority Habitat Network. Covering Majority of site.
- Keeping Rivers Cool. Whole site.
- Nitrate Vulnerable Zone 2017 designation. Whole site.
- High Groundwater vulnerability

## 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: West Suffolk Council  
(contact: Colin Wright, Service Manager – Place Delivery & Strategic Property)

Address: West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU

Telephone number: 07970 628 599

Email address: colin.wright@westsuffolk.gov.uk

### 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: West Suffolk Council/TBC

Contact name: As above

Address: As above

Telephone number: As above

Email address: As above

### 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: n/a

Contact name:

Address:

Telephone number:

Email address:

#### 14. 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.



## 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.

No legal issues identified in terms of land ownership

## 17. 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 16.

If you selected 'economic development' go to question 17.

If you selected 'mixed use' go to question 18.

If you selected 'other use' go to question 19.

## 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

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

n/a
-----

## 19. Types of economic development

Please identify what type of 'economic use' is proposed

Retail	Leisure	Cultural	Office	Warehousing	Community building	Other
x	x	x	x		X	X

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

We wish to work with the LPA to explore options for appropriate uses in the context of the wider Local Plan strategy.
---

**19. Types of mixed use**

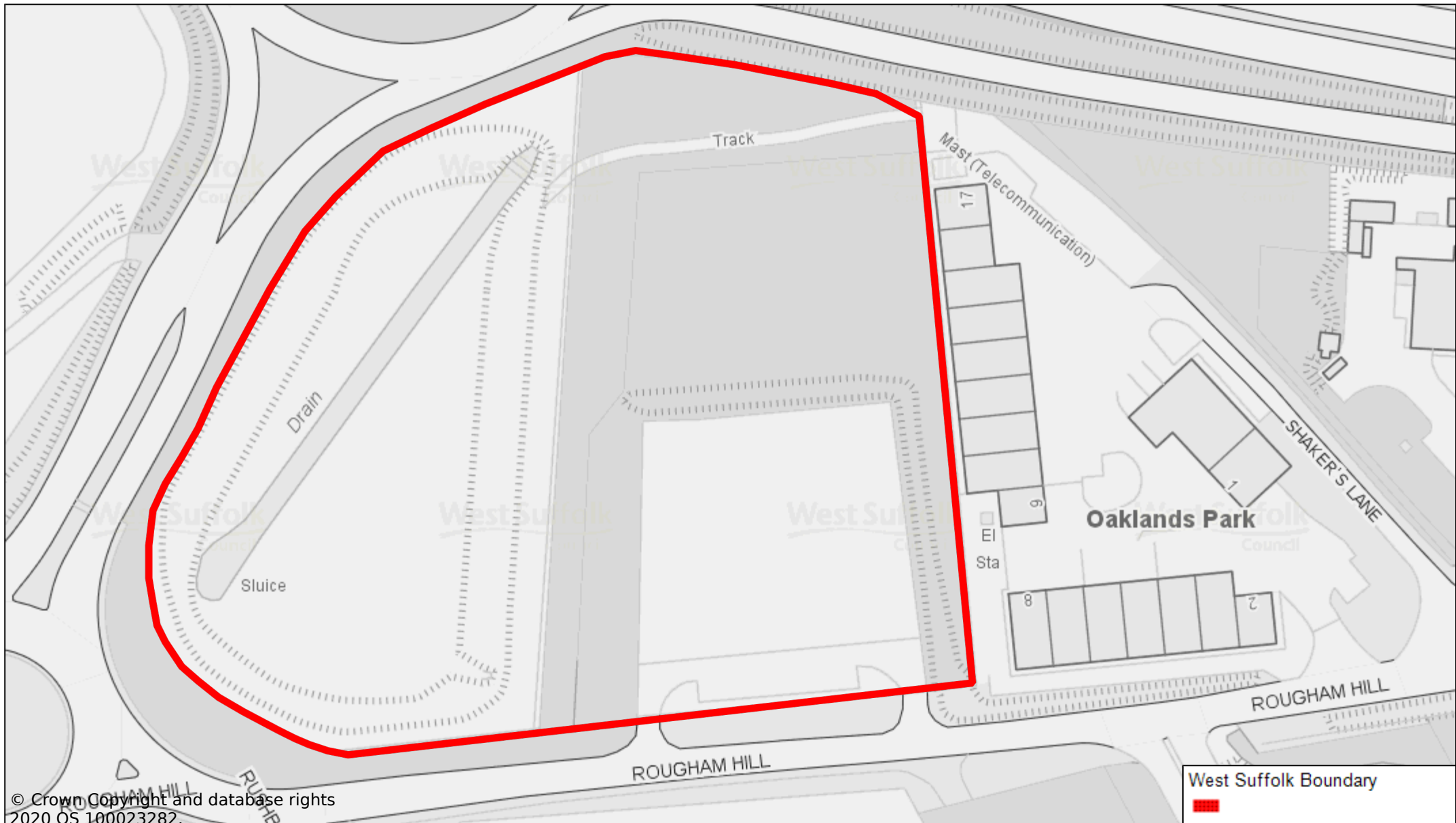
Please provide further details on the 'mixed use' proposed for the site.

n/a
-----


**20. Other uses**

Please provide detailed information on the type of use proposed.

n/a
-----



© Crown Copyright and database rights  
2020 OS 100023282.

West Suffolk Boundary  


**Rougham Hill Site**

Scale: 1:1250

Printed on 2021-03-15 15:14:34

by hlewis@SEBC\_DOMAIN

© Crown Copyright and database rights 2020 OS 100023282.



West Suffolk House  
 Western Way  
 Bury St Edmunds  
 IP33 3YU  
 01284 763233  
[www.westsuffolk.gov.uk](http://www.westsuffolk.gov.uk)