

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?

The site is in Flempton

3. Site address

Please provide the site address.

Flempton House, Bury Road, Flempton, Bury St Edmunds, IP28 6EG

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?

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

No

7. Current land use

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

Garden

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.

1.4 hectares

10. Site description

Please describe the site, providing photos if possible.

It is proposed to develop a modest infill housing development of around 5 homes. The site is garden land fronting the Bury Road. The site is between Flempton House, and number of other homes and offices to the west and housing to the east. The site represents a sensible infill opportunity within the built-up area of the village. There are homes to the east, west and north. To the south is a strong mature hedge boundary with agricultural land beyond. The site is well contained with houses and mature hedges along the boundaries. The development would not be out of character with the area or visually intrusive.

On the northern boundary is a car park that serves the offices to the west of Flempton House. This car park, and the relatively new access that leads to it, has been designed to accommodate a significant number of vehicle movements. This access could be used to serve a housing development as it has been designed to County Highways standards. The site therefore has a suitable vehicular access and the existing single point of vehicular access could serve the existing offices and new homes.

The site has a number of mature trees and a pond, the new homes would be positioned to retain the best trees and the pond. To the west is a low density area of homes and the site could be developed in a similar manner.

There are offices immediately west of Flempton House and the site could easily accommodate a modest office development in a mixed use scheme. The site is next to the existing office car park and so vehicular access and parking would be straightforward.

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 site is outside the village conservation area, it is outside the Special Landscape Area. Flempton House to the west is listed grade 2.

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 and Mrs Speed

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: Evolution Town Planning

Contact name: David Barker

Address: Opus House, Elm Farm Park, Thurston, Bury St Edmunds, Suffolk, IP31 3SH

Telephone number: 01359 233663

Email address: david@evolution-planning.co.uk

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 an obvious infill site within the village. It is proposed to develop a modest scheme of around 5 homes so that the density is in character with the area. This level of development could easily be built in less than 5 years.

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	X	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	

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
			x			

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

There are offices nearby to the west of Flempton House and Flempton House was once an office. The site could accommodate modest offices as part of a mixed use development.

21. Types of mixed use

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

As stated above, there are offices nearby to the west of Flempton House and Flempton House was once an office. The site could be developed as a mixed use development with offices and residential dwellings built on the land.

22. Other uses

Please provide detailed information on the type of use proposed.



Flempton

Bury Road

Willow Tree
Cottage

