

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.

See attached report appendices.

2. Settlement

What settlement is the site in, or nearest to?

Bury St Edmunds

3. Site address

Please provide the site address.

Land South of The Drift, Fornham St Martin, Bury St Edmunds.

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).

None

7. Current land use

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

Agricultural land

8. Brownfield

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

YES **Part of the site is built on with agricultural buildings**

NO

(click in the appropriate box)

9. Site size

Please provide the site area in hectares.

2.34 hectares

10. Site description

Please describe the site, providing photos if possible.

See accompanying report.

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 has no constraints to development, is not near historical assets, the field is in arable use so there will be limited ecology, the site is not in a high flood risk area.

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 Long

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: Evolution Town Planning, Opus House, Elm Farm Park, Thurston, Bury
St Edmunds, 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.

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
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

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

21. Types of mixed use

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

22. Other uses

Please provide detailed information on the type of use proposed.

West Suffolk Issues and Options Local Plan Consultation

**Land South of The Drift, Fornham St Martin,
Bury St Edmunds**

November 2020



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West Suffolk Issues and Options Local Plan Consultation
Land South of The Drift, Fornham St Martin, Bury St Edmunds

Client: Mr & Mrs Long

Content Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	Signed
1	0	Draft	25.11.20	DB
1	0	Reviewed	25.11.20	SH

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Reference: E550.C1.Rep05

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1.0 Introduction and Summary

1.1 These representations have been prepared on behalf of Hall Farm, Fornham St Martin who are the owners of a sustainably located area of land (the site) on the edge of Fornham St Martin. These representations respond to the Call For Sites in the Local Plan Issues and Options Consultation. The owners of Hall Farm would like the Council to consider the site as a housing allocation in the Emerging Local Plan.

1.2 The site is a rectangular arable field on the edge of Fornham St Martin. There are hedgerows on all sides of the site. There is a wide belt of mature trees to the north of the site. To the west of the site are houses which form part of the village of Fornham St Martin. The site is in arable production.



Figure 1.1 - View north across the site

1.3 A Location Plan of the site is included in **Appendix 1**.

1.4 The site can provide:

- A development of around 50 homes on the edge of an area of existing housing, comprising market and affordable homes, and a wide range of house types including bungalows and smaller homes.
- A development that is well related to the existing built-up area of Fornham St Martin and Bury St Edmunds and to the services and facilities in the town.
- Good access to the public highway.

- Direct access to walking routes into Bury St Edmunds.
- On site open space and wildlife areas. The site is currently in arable production. The field hedges and surrounding trees can be retained and areas can be set aside for ecological enhancement.
- Strong defensible boundaries that will visually contain the development.

2.0 Suitability

Introduction

- 2.1 The National Planning Policy Framework (The Framework) requires in paragraph 67 that sites should be “*Suitable*” if they are to be considered deliverable in the context of a Council’s 5-year housing supply. We consider that the site is suitable to be included within the 5-year housing supply.

Local Character and Sustainability

- 2.2 The site is adjacent to the homes in Fornham St Martin. The site is well screened by hedges and mature trees. It has the village of Fornham St Martin to the west and the A134 dual carriageway to the east. The site has good access to the centre of Bury St Edmunds with the railway station within 2 kilometres’ walk along an existing footway. This means that the site is much closer to the centre of Bury St Edmunds than many of the current strategic allocations, such as those at Fornham All Saints, Moreton Hall and Sicklesmere. The site is therefore very sustainably located for housing in good proximity to the centre of the largest town in the area.



Figure 2.1 - View south across the site

- 2.3 The site is contained by homes to the west, a dual carriageway to the east and a substantial wood to the north. The village of Fornham St Martin is to the west. Development is clearly visible in the area, which has an urban fringe character. Developing the site will therefore not have a harmful impact on landscape character.



Figure 2.2 - View west across the site

- 2.4 The site is not located within an area of high flood risk according to Environment Agency mapping.

Settlement Hierarchy

- 2.5 Bury St Edmunds is recognized as a very sustainable settlement in the Core Strategy and Vision 2031 that is suitable for a wide range of development including housing. This makes the site appropriate for development as it is close to the town that is at the top of the settlement hierarchy.

Scale of Development Possible

- 2.6 The site is some 2.34 hectares in size. The final housing numbers would be assessed through the production of a detailed design and would depend upon the strategic landscaping required as well as the size and type of homes proposed. The detailed design of any development can ensure that neighbouring residential amenity can be protected.

- 2.7 It is estimated that the site could provide around 50 homes. There would be appropriate landscaping and buffer strips around the site edges to protect the existing trees and hedges.

Conclusion

- 2.8 There are no constraints to development that cannot be addressed. As the area to the west is in residential use, and because the site is close to the centre of Bury St Edmunds, the site can be considered as being suitable for residential development. The site is sustainably located on the edge of Bury St Edmunds which has the services and facilities to support the development. We therefore consider that the site meets the national and local Planning Policy requirements for sustainable development and is suitable for the development proposed.

3.0 Availability

3.1 The site is available for development and could be constructed within 1 to 5 years. The creation of the vehicular access will be straightforward so housing could be developed quickly. There are no legal and/or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners that will constrain development.

3.2 The landowner is committed to achieving development.

4.0 Achievability

- 4.1 The site could be developed within a 1 to 5-year timeframe. There are no constraints or physical limitations to this occurring, which will ensure that the site is viable to develop.
- 4.2 The National Planning Policy Framework requires that Local Planning Authorities should identify a supply of deliverable sites sufficient to provide 5 years' worth of housing against their requirements. To be deliverable, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and that the development on the site is viable.
- 4.3 The site is confirmed as being available now. It is a suitable location being adjacent to the housing and benefiting from sustainable links to services, facilities and employment.
- 4.4 We consider that developing the site with housing meets the requirements of Planning Policy at a national and local level. The development of the site can be designed to respect the local character and environment. We therefore conclude that the development of the site with housing accords with local and national requirements and is a sustainable development.

5.0 Viability

- 5.1 There are no viability constraints which would prevent the site being developed within 5 years. As a greenfield site, it could deliver policy-compliant affordable housing.

6.0 National Planning Policy and Guidance Analysis

- 6.1 National Planning Policy and Guidance supports the principle of the allocation of houses in Fornham St Martin and around Bury St Edmunds and the allocation of the site for housing.

National Planning Policy Framework (The Framework)

- 6.2 Paragraph 59 of The Framework sets out the Government's objective to "*significantly boost*" the supply of homes. It states that it is important that a sufficient amount and variety of land can come forward where it is needed. Paragraph 74 of the Framework requires that Local Planning Authorities should identify and maintain a 5-year supply of deliverable sites.
- 6.3 Paragraph 77 of The Framework states that in rural areas, "*planning policies and decisions should be responsive to local circumstances and support housing development that meets local needs.*" In allocating this site, the Council can require that it provides housing of a type required in the local area so that it will sustain local communities. For example, this could include a requirement for homes for older people who want to downsize and smaller homes for younger people who have grown up in the area.
- 6.4 Paragraph 8 of The Framework sets out the three dimensions of sustainable development to be considered in determining the sustainability of a housing development and emphasizes the need for the decision maker to balance the economic, social and environmental role of the proposals towards weighing up its overall sustainability.
- 6.5 The economic role seeks to ensure '*that sufficient land of the right type is available in the right places at the right time to support growth*'. The social role seeks to ensure proposals contribute '*to support strong, vibrant and healthy communities by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations*'. The environmental role seeks to ensure development contributes to '*protecting and enhancing our natural, built and historic environment*'.
- 6.6 The allocation of the site can meet the three roles of sustainability in the following ways:
- 6.7 **Environmental:** As set out above, the site is sustainably located within a short

distance of facilities in Bury St Edmunds and Fornham St Martin. The site is in arable production so there will be no environmental constraints to the development. The field hedges can be retained and open space can be created to provide ecological enhancements compared to arable farming.

6.8 **Social:** The proposed dwellings would be well related to the existing settlement and community. As such, the application presents a good opportunity to support the vitality of Bury St Edmunds by providing new homes to meet local housing need.

6.9 **Economic:** Occupants of the proposed dwellings would support the services and facilities of Bury St Edmunds. There would also be additional economic benefits to the local economy brought about from the dwellings' construction. The proposals, therefore, meet the terms of the economic role.

7.0 Conclusions

7.1 This site is well suited as a housing allocation in the new Local Plan. The site is Suitable and Available for development and the development is Achievable and Viable. The site is greenfield and can viably support policy-compliant levels of affordable housing. The site is sustainably located close to the largest town in the area and is within walking and cycling distance of employment opportunities, services and facilities.

7.2 The adjacent residential development, including Fornham St Martin and Bury St Edmunds, means that development for housing will accord with the character of the area.

7.3 If any further information is required by the Local Planning Authority to assess this proposal, Evolution Town Planning would be happy to assist in whatever way is required.

7.4 The site is deliverable within 5 years. It has a willing landowner who has local development experience and is viable to develop. The site meets the definition of Deliverable that is set out in The Framework:

- The site available now;
- The site is in a suitable location for development on the edge of Bury St Edmunds and Fornham St Martin. The development would be viable and would provide funds for investment back into the farm.
- Development of the site can happen in 5 years.

7.5 In summary the site can provide:

- A range of market house types to meet local needs, including bungalows and smaller homes.
- Affordable housing.
- On site open space.
- Development in a sustainable location that will support local services.
- Land that is free from constraints to development.
- Areas for ecological enhancement.
- Good walking and cycling links to facilities and employment areas.

Appendix 1 – Location Plan



200 m