

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?

Great Livermere

3. Site address

Please provide the site address.

The Lodge,
Great Livermere,
Bury St Edmunds
IP31 1JR

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? **Yes**

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

SE/13/0549/FULCA

E/81/2618/P

7. Current land use

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

Equestrian (paddocks)

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.

0.72 Hectares

10. Site description

Please describe the site, providing photos if possible.

The proposed site is located near to the centre of Great Livermere and adjacent to The Street, the main which runs through the village. The site contains an agricultural building but predominantly consists of paddock area for horses. The site is generally clear of obstructions and is flanked on all sides by trees although these are sparse, and an existing dwelling is situated on the west boundary. The north, south and west boundaries are fenced, and the east boundary is walled to separate it from the public footpath.



View from the main road looking towards the site and the walled boundary



View from the main road at the north east corner of the site looking towards agricultural building and access point



34, The Street – Grade II listed building opposite East boundary

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.

Biodiversity

- A small part of the South West corner of the site has a High Spatial Priority in Woodland Improvement
- The site is in a Lapwing priority area for CS Targeting
- The site is within Woodland Bird Assemblage

Water

- The site is in a Countryside Stewardship Water Quality Medium Priority Area
- The site is in a Phosphate Issues Medium Priority Area

Cross-Cutting

- The site is in a Keeping Rivers Cool zone

Landscape

- The site is in an environmentally Sensitive Area
- The site is in a National Historic Landscape Characterisation of Settlement

Land-Based Designations

- The site is in a Nitrate Vulnerable Zone 2017 Designation
- Directly opposite the East side of the site is a Grade II Listed Building (34, The Street)

Habitats & Species

- The site is Grade 6 in the Arable Assemblage of Farmland Birds
- The site is Grade 5 in the Grassland Assemblage of Farmland Birds
- Protected species on the site include:
 - Corn Bunting
 - Curlew
 - Grey Partridge
 - Lapwing

- Redshank
- Snipe
- Stone Curlew
- Tree Sparrow
- Turtle Dove
- Yellow Wagtail

Agri-Environment Schemes

- The site is in a Higher Level Stewardship Target Area

Landscape

- The site is in a Medium – High Soluble Rock Risk area on the Groundwater Vulnerability Map
- Part of the site is in Built Up Areas 2011

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: Tom de Pelet

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:

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: BCR-Infinity Architects

Contact name: Aoife O’Gorman

Address: 8 Angel Hill
Bury St Edmunds
IP33 1UZ

Telephone number: 01284 727710

Email address: aoife@bcr-infinityarchitects.co.uk

15. Intention to develop

How soon could development begin?

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

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

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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.

Three further owners of the site are:

Mrs Charlotte Fleetwood

27 Klea Ave

London

SW4 9HG.

07775557724

Charlottefleetwood127@gmail.com

Mrs Alice Macfarlane

Auchenross

Comrie

Scotland

PH6 2JU

07739353139

Alice@alicemacfarlane.com

Mrs Rosanna Findlay

13 Bowfell Road

London

W6 9HE

07817523598

Rosielillis@hotmail.co.uk

18. Proposed use

Please identify proposed future uses.

Select at least one option.

Residential	Economic development	Mixed use	Other use
√			

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
√	√				

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.