

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.

Contents

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

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?

Kentford

3. Site address

Please provide the site address.

Southern Half of the Tarmac High Asphalt Plant,
Icknield Road,
Kentford,
Newmarket,
CB8 7QT

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).

Not so far as we are aware

7. Current land use

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

Southern half of Asphalt plant, in existing freight/railway sidings use development

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.

Approximately 2.41 Ha

10. Site description

Please describe the site, providing photos if possible.

Southern Half of the Asphalt Plant, on existing freight/railways sidings and brownfield land

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.

Site sits within a wider Stone Curlew constraint area (which references policies CS2, DM10, DM11 & DM12)

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: Network Rail

Address: C/O

Telephone number:

Email address:

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: Network Rail

Contact name: David Brierley

Address: 1 Stratford Place, London, E15 1AZ

Telephone number: 07734 648 158

Email address: david.brierley1@networkrail.co.uk &
TownPlanningAnglia@networkrail.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.

Please also see representations to Regulation 18 Consultation.

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.

There is a lease on part of the site expiring in the short term. This is for the purposes of operating the asphalt plant.

This remains in line with the rail freight uses.

More information can be provided on request.

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

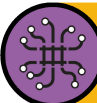




Please provide further details on the 'mixed use' proposed for the site.

22. Other uses

Please provide detailed information on the type of use proposed.

Freight related use and development, which includes existing freight use.



 Asset Information Services 			
<h2>Landinformation</h2>			
<h3>KENNETT</h3> <p>LOCATION PLAN CCH 20MI 0088YDS</p>			
Drawing No: 7690935	Rev:	 N	
Date: 18 Dec 2020	Drawn By: BS		
Coordinates  571906E 267015N			
© Crown copyright and database rights 2020. Ordnance Survey 0100040692			