

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?

Risby

3. Site address

Please provide the site address.

Land east of Hall Lane

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.

N/a

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?

Agricultural

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.

1.5 HA

10. Site description

Please describe the site, providing photos if possible.

Land to the east of Hall Lane and to the north of Lethrede.

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 is defined in the current Local Plan as being within a Special Protection Area buffer. However, the Breckland SPA/Breckland Farmland SSSI lies just over 1.25 kms to the west. It is a very large site which is also extends much further to the north. The site proposed is on the extreme periphery of the buffer within an identified settlement and a small residential development is highly unlikely to have any impacts on the reasons for which the SPA has been scheduled as access from Risby to the SPA is not easy.

The site is accessed via Hall Lane a narrow single track road, however, the landowner is in control of sufficient land to enable the widening of the lane. Alternatively, access could be taken via the north of School Road and west of Hall Lane sites.

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 N Abrey

Address: c/o Brown&Co, The Fairways, Wyboston Lakes MK44 3AL

Telephone number: 01480 213 811

Email address: simon.tindle@brown-co.com

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: Brown&Co

Contact name: Simon Tindle

Address: The Fairways, Wyboston Lakes MK44 3AL

Telephone number: 01480 213 811

Email address: simon.tindle@brown-co.com

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 currently available.

The site could be delivered as a discrete site or as part of the wider neighbouring sites (north of School Road and west of Hall Lane). We therefore ask that it is not simply amalgamated with neighbouring sites which have been put forward.

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.

<p>N/a</p>

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			x	

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

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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.

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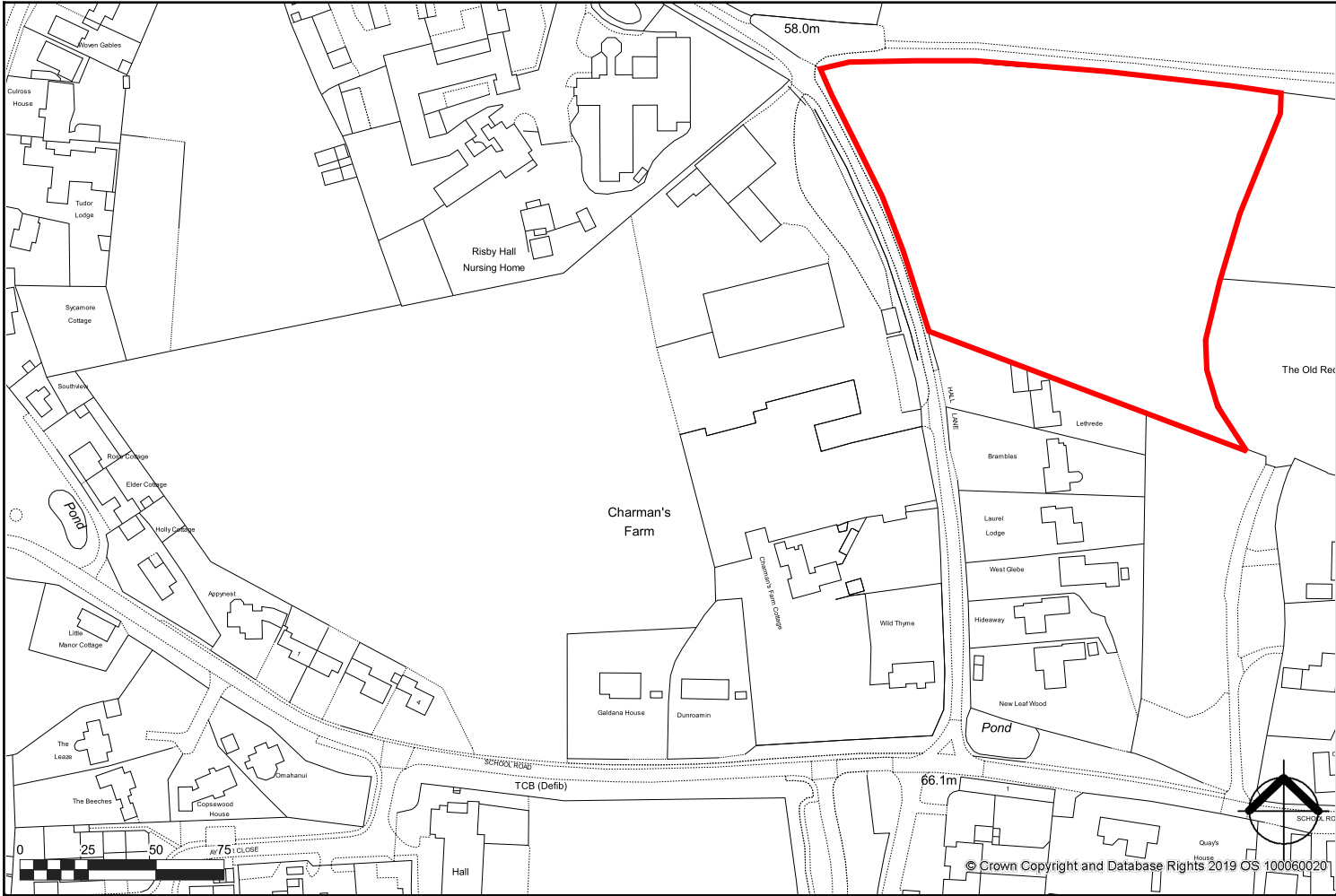
21. Types of mixed use

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.

Land at Risby, Bury St. Edmunds



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Plotted Scale - 1:2,500