

## **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](mailto: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

<b>Part one – site information .....</b>	<b>3</b>
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
<b>Part two – suitability.....</b>	<b>5</b>
11. Constraints.....	5
<b>Part three – availability.....</b>	<b>6</b>
12. Landowner details .....	6
13. Developer details.....	6
14. Agent details .....	6
15. Intention to develop.....	7
<b>Part four – achievability .....</b>	<b>8</b>
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?

Wickhambrook

### 3. Site address

Please provide the site address.

Bunters Gait, Nunnery Green, Wickhambrook, CB8 8XT

### 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.

NA

**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).

Yes. Please see planning permission for 1no. dwelling (reference: DC/19/0961/FUL).

**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**                       **NO**   
(click in the appropriate box)

**9. Site size**

Please provide the site area in hectares.

0.77 ha

**10. Site description**

Please describe the site, providing photos if possible.

The site is located adjacent to the northern boundary of Wickhambrook and to the east of an earlier SHELAA site submission (WS 191), and fronts onto Nunnery Green. The site comprises of agricultural land (Grade 2 'best and most versatile'), and is screened by existing mature native hedgerows and trees on 3-sides. It is predominately flat, and has good access direct from Nunnery Green, is

self-contained and secluded. It is also located approximately 1.77 km (or 1.1 miles) from village facilities including the local primary school.

## Part two – suitability

Site must comply with policies in the development plan documents which can be found at [www.westsuffolk.gov.uk/planningpolicy](http://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 significant constraints and is allocated as 'countryside'. Please see the accompanying letter dated the 18 December 2020, produced by RPS Consulting Services Ltd.

## 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: George Morgan

### 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: RPS Consulting Services Ltd

Contact name: K.Putnam (Associate Planning Director)

Address: 8 Exchange Quay, Salford, Greater Manchester, M5 3EJ

Telephone number: 0161 786 8550

Email address: katherine.putnam@rpsgroup.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.

Please see the accompanying letter dated the 18 December 2020 produced by RPS Consulting Services Ltd.

## 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			

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					

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.

NA
----

**21. Types of mixed use**

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

NA

**22. Other uses**

Please provide detailed information on the type of use proposed.

NA

Our ref: JBM0012.C7465



Date: 18 December 2020

8 Exchange Quay  
Salford  
Greater Manchester  
M5 3EJ  
T +44 161 786 8550

**Sent by email to: [planning.policy@westsuffolk.gov.uk](mailto:planning.policy@westsuffolk.gov.uk)**

Strategic Planning  
West Suffolk House  
Western Way  
Bury St Edmunds  
IP33 3YU

Dear Sir/Madam,

## **LAND ADJACENT TO BUNTERS GAIT, NUNNERY GREEN, WICKHAMBROOK, WEST SUFFOLK: REPRESENTATIONS ON WEST SUFFOLK LOCAL PLAN ISSUES & OPTIONS (REGULATION 18) CONSULTATION**

This representation has been submitted under Regulation 18 by RPS Consulting Services Ltd (“RPS”) on behalf of George Morgan, a local landowner who seeks to promote Land adjacent to Bunters Gait, Nunnery Green, Wickhambrook (hereafter the “Site”), as illustrated in Figure 1 overleaf. It is to be read in conjunction with the completed Call for Sites form (attached).

Thank you for giving us the opportunity to comment on your Local Plan (Regulation 18) Issues and Options consultation running from the 13 October to Tuesday the 22 December 2020. Following the merger of St Edmundsbury Borough Council and Forest Heath District Council into a single Authority, West Suffolk Council in April 2019, we welcome the opportunity to comment on the first stage of the West Suffolk Council (“WSC”) Local Plan Review process, setting out the Council’s vision for growth and development, to meet the District’s housing, employment, social and community needs up to 2040.

### **The Site**

The Site is located adjacent to the northern boundary of Wickhambrook near to the core village area and to the east of an earlier SHELAA site submission (WS 191), and fronts onto Nunnery Green. The site comprises of agricultural land (Grade 2 ‘best and most versatile’), with field boundaries consisting of existing mature native hedgerows and trees on 3-sides providing considerable screening, and measures approximately 0.77 ha (1.9 acres) in size. It is predominately flat, in single ownership and can be delivered within 1-5 years of the Local Plan. It has good access direct from Nunnery Green, is self-contained, and apart from being classified as ‘countryside’ is unconstrained from a policy perspective. Also, as the preliminary indicative sketch scheme overleaf (Figure 2) indicates, it has the capacity to deliver up to 10 new homes in a manner that is well-designed, in-keeping and sympathetic to its surrounding built form whilst retaining the existing vegetation and minimising the visual intrusion of any proposed development. It is also located approximately 1.77 km (or 1.1 miles) from village facilities including the local primary school.

Given the Site’s proximity to Wickhambrook’s settlement boundary, it is suitable, available, achievable and deliverable in accordance with national policy, and it can be well-integrated into the existing settlement and deliver a small sustainable housing development of up to 10 new homes.

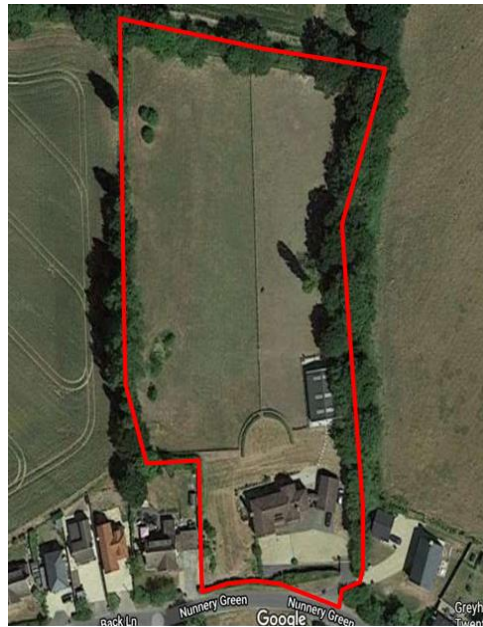


Figure 1: Site Location plans



Figure 2: Indicative sketch scheme

## Wickhambrook

Wickhambrook is one of 12 Local Service Centres and is located in the southern part of the district 16km from Haverhill and Newmarket, and 18km from Bury St Edmunds. It has a good level of local services and community facilities including the Memorial Social Centre, a primary school, GP surgery, All Saints Church, two pubs, a convenience store and Post Office, a petrol filling station and a number of local businesses including a hairdresser. Its morphology comprises of the core village area, and a number of hamlets and small group of dwellings, such as Ashfield Green, Attleton Green, Coltsfoot Green, Meeting Green, Malting End, Boyden End, Thorns and Wickham Street. The B1063 runs through the village, connecting to the south with the A143, linking Bury St Edmunds and Haverhill. Public transport provision and accessibility is also good. As part of the St Edmundsbury Green Infrastructure Strategy, Wickhambrook is shown near to the Thetford to Stour Valley Green Corridor.

As part of this consultation, the Council is also seeking views on a number of sites submitted to the Council by landowners and developers that lie within or adjacent to the settlement/village boundary, as part of the Council’s February 2020 Strategic Housing and Economic Land Availability Assessment (“SHELAA”). This will assist with the preparation of the next draft of the Local Plan, and your preferred growth options for the distribution of housing and other land uses across the district which will be further consulted upon towards the end of 2021.

Within the SHELAA, six housing sites are included immediately adjacent to Wickhambrook’s settlement boundary, and six deferred housing sites (WS512, 513, 514, 515, 516 and 518) beyond the settlement boundary, as not deliverable. The six housing sites to be assessed further include (see Figure 3):

- WS190: Land south of Bunters Road (10 units within 1-5 years);
- WS191: North and west of Boyden End (also known as north of Nunnery Green) (restricted to 10 units over 1-10 years);
- WS192: Land north of Bunters Road (10 units within 1-5 years);
- WS193: Land at Nunnery Green and Cemetery Hill (23 units – planning permission granted in August 2018, and commenced on site in March 2019);
- WS195: Land to the east of Gaines Hall (10 units within 6-10 years); and
- WS212: Land at Cemetery Hill (10 units within 1-5 years).

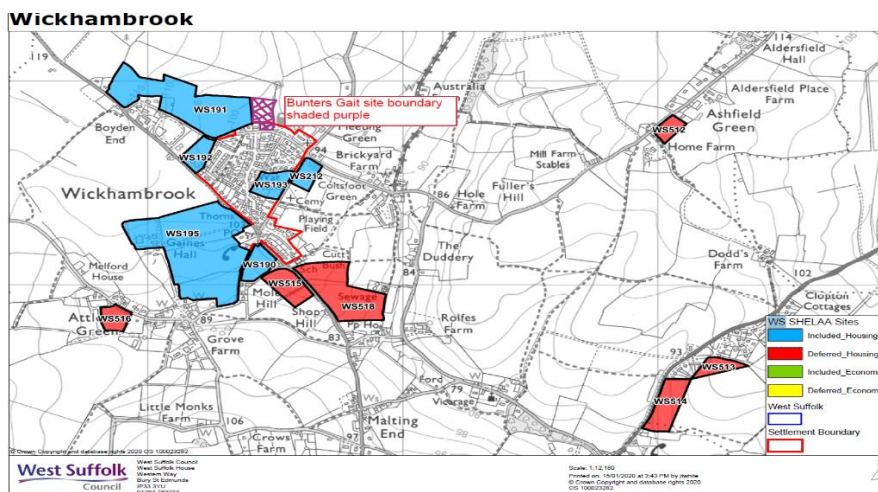


Figure 3: SHELAA Sites (with Bunters Gait Site shaded in purple).

The Council will be aware that the purpose of the SHELAA is to provide information on the deliverability of sites for potential development. It is therefore critical that the site assessments are accurate, and that the methodology is applied fairly across each of the sites assessed. In comparison to other SHELAA sites listed above, it is evident that the Site performs well. In addition to this, the District as of September 2020 in its Assessment of a five-year supply of housing state there is currently a 5.6-year housing land supply. Although there is a marginal 5-year plan supply, there is a requirement to ensure sufficient housing is delivered over the whole of the plan period, and to release additional land for residential development to maintain the vitality of higher tier settlements like Wickhambrook in the future.

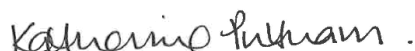
As set out in the WSLP Review document and accompanying WSC's Environmental Constraints Study (October 2020), there are no significant policy constraints for the Site. As such RPS consider that the Site is in a suitable location for future development and should be considered as part of the next stage of plan making for the WSLP. The Site is in close proximity to the settlement boundary and its development would help to provide a positive balance of housing that promotes sustainable development. Its promotion through the development plan process should therefore be supported.

## Conclusion

Wickhambrook can accommodate additional development to fulfil the growth requirements for the village and has the potential to offer choice and a mix of housing types and tenures. Additional development will help meet the needs of present and future generations in the village and sustain the existing services and community facilities. As part of this, it is important to recognise the important contribution small sites such as Bunters Gait, Nunnery Green, have in meeting housing needs. At least 10% of the housing requirement should be on sites of no larger than one hectare. In this way, Wickhambrook will remain a thriving rural community. The proposed Site at Bunters Gait, Nunnery Green is in the right place, and immediately adjacent to the settlement boundary, and will help to maintain the vitality of Wickhambrook, and its surrounding hamlets and small groups of dwellings.

I look forward to being kept informed as the Local Plan (Regulation 18) Issues and Options stage moves forward. My client is keen to positively engage with the Local Planning Authority, adjacent landowners and the local community to deliver a scheme that addresses local needs for the benefit of both existing and proposed residents.

Yours faithfully,



**Katherine Putnam MRTPI**  
Associate Planning Director  
[katherine.putnam@rpsgroup.com](mailto:katherine.putnam@rpsgroup.com)  
0161 786 8571

Cc: George Morgan,  
Edward Morgan.