

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?

The Site lies to the west of Beck Row and outside of the settlement boundary.

3. Site address

Please provide the site address.

Land adjacent to Moss Edge Farm and west of A1101.

Also within approx. 1.5km (by road) of Mildenhall town centre.

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.

2020 Reference: WS538
Previous Reference: BR/19

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).

An outline application across for residential development for up to 440 residential units (site extended further to the west) and associated open space (Departure from the Development Plan at that time) was refused in June 2007 (Ref: F/1004/0952/OUT). The submission documents are unavailable online so unable to assess the application but the reasons for refusal were:

- Insufficient evidence provided to satisfy the LPA that there is a proven need for the scale and location of housing being proposed to serve RAF Mildenhall
- Site location would lead to considerable additional traffic using unsuitable narrow roads to the detriment of road safety.
- Significant detrimental impact on the local community
- Failed to make adequate provision to meet the likely increased demand the development would make on the local education service.

7. Current land use

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

Current use is car boot sale up to 80 stalls Sundays/Bank Holidays permitted by: F/2012/0105/COU.

The site was previously used for car boot sales for the last 6 years under Part 4, Class B of the GDPO that enables the use to take place for up to 14 days per year. The above application extended the frequency of the use to 21 days per year.

The site is laid as paddocks and grazed by horses when it is not used for car boot sales

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.

6.07

10. Site description

Please describe the site, providing photos if possible.

Located in West Suffolk District Council, the site lies to the west of the village of Beck Row and outside of the settlement boundary. Access is via New Drove to the north of the site that connects to the A1101 to the east. A public footpath runs along the northern boundary of the site. Residential dwellings are located to the south of the site.

Aerial Image attached.

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.

Beck Row is defined as a primary village in Policy CS1 of the Core Strategy and residential dwellings are located to the south of the site.

Located in Flood Zone 1 (low probability of flooding). The Site is not located in a conservation area nor does it comprise any listed buildings on or nearby heritage assets. No trees on site.

Site generally looks flat and would assume ground levels do not vary significantly due to existing temporary car boot ale use. Agricultural buildings and hardstanding on the western edge of the site.

Existing access provided via New Drove to the north of the site that connects to the A1101 to the east. A public footpath runs along the northern boundary of the site.

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: Smoke House Inns Limited

Address: Eldo House, Kempson Way, Suffolk Business Park, Bury St Edmunds, Suffolk, IP32 7AR

Telephone number: 01638 713223

Email address: n/a

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: Cocksedge Building Contractors Ltd

Contact name: Steve Nugent

Address: 25 Hampstead Avenue, Mildenhall, Suffolk, IP28 7AS

Telephone number: 01638 713694

Email address: snugent@cocksedge.com

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: Ingleton Wood LLP

Contact name: Andrew Collett (Architecture)
Andrew Dowell (Planning)
Rebecca Howard (Planning)

Address: Ingleton Wood LLP
874 The Crescent
Colchester Business Park
Colchester
Essex

CO49YQ

Telephone number: 01206 224 270

Email address:

Andrew.collett@ingletonwood.co.uk,
Andrew.dowell@ingletonwood.co.uk,
Rebecca.Howard@ingletonwood.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.

A residential proposal on this site could make This proposal will make a positive contribution towards sustainable development through the delivery of much needed mix of dwellings.

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	X				

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

N/A

20. Types of economic development

Please identify what type of 'economic use' is proposed

Retail	Leisure	Cultural	Office	Warehousing	Community building	Other
						X

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

N/A

21. Types of mixed use

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

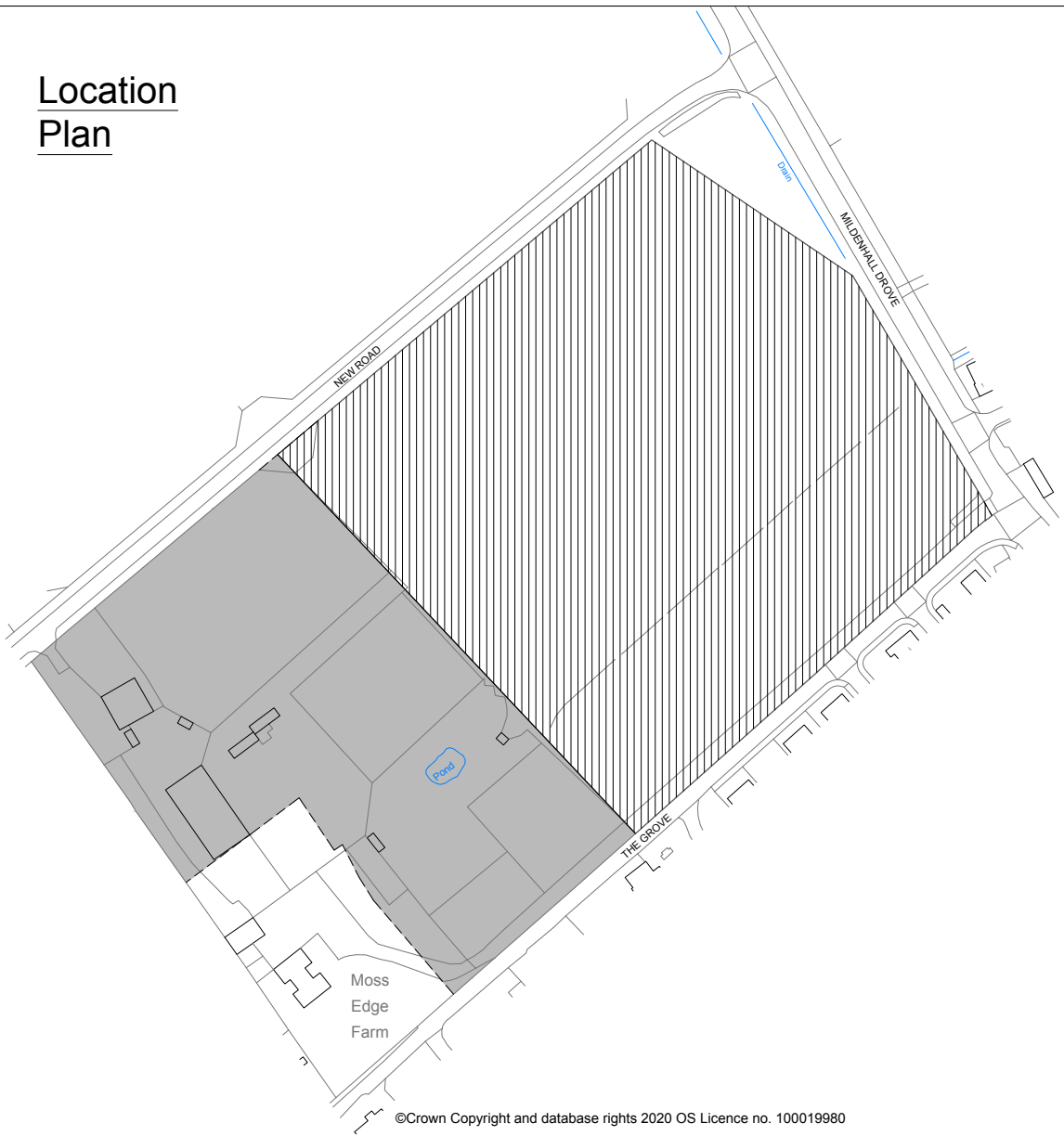
N/A

22. Other uses

Please provide detailed information on the type of use proposed.

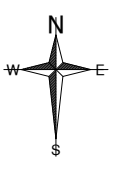
N/A

Location Plan





LAND EAST SIDE OF MOSS EDGE
THE GROVE, BECK ROW,
BURY ST EDMUNDS
IP28 8DP

Transfer Plan
Site Plan - 1:1250
Location Plan - 1:2500
To be printed @ A3



KEY

-  Land to be transferred
-  Retained Land

Site Plan



Barton Mills Parish Council

Clerk to the Council:

Mrs J Coe
17 Bridewell Close
Mildenhall
Bury St Edmunds
Suffolk
IP28 7RB

Clerk: Jadi Coe
Tel: 07724 737841
clerk@bartonmills.net
Chairman: Mr N Horne
Phone: 07590 672963

14th December 2020

Mr J Waters

Dear Mr Waters

Thank you for providing the Parish Council with a site plan for a proposed development on land between Newmarket Road and the A11 in Barton Mills. I can confirm this was discussed at a recent Parish Council meeting and that the Parish Council would agree in principal that the land could be developed as shown on the plans, however the Parish Council would not like a high density development and therefore ask that no more dwellings are included than are already on the site plan.

Yours sincerely,

J Coe

Mrs J Coe
Clerk to the Council