

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?

Stradishall

3. Site address

Please provide the site address.

Land to the south-east of The Street

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).

None

7. Current land use

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

The land is currently used as paddocks 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.

1.5 hectares

10. Site description

Please describe the site, providing photos if possible.

The site forms part of an area of land used as paddocks. There is a narrow strip of woodland between the site and The Street which screens the site from the dwellings on the opposite side of the road.

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.

The Environment Agency flood maps confirm that the site is in Flood Zone 1 and is not at risk of flooding.

There are no listed buildings on the site. However, there are listed buildings opposite the site in The Street. Part of the site is in the Conservation Area.

There are no records of protected species at 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: Mrs S Collier

Address:

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.

Phil Cobbold, Phil Cobbold Planning Ltd
42 Beatrice Avenue
Felixstowe IP11 9HB

01394 275431

info@philcobboldplanning.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.

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

The site could provide a mix of market housing and affordable housing. It is envisaged that the development of the site would reflect the linear pattern of development on the opposite side of The Street and if developed at the same density could accommodate 15 dwellings. In accordance with the Council's affordable housing policy this would equate to 10 market dwellings and 5 affordable homes. The development of the site would therefore help to meet an identified housing need.

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.

Types of mixed use

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

21. Other uses

Please provide detailed information on the type of use proposed.



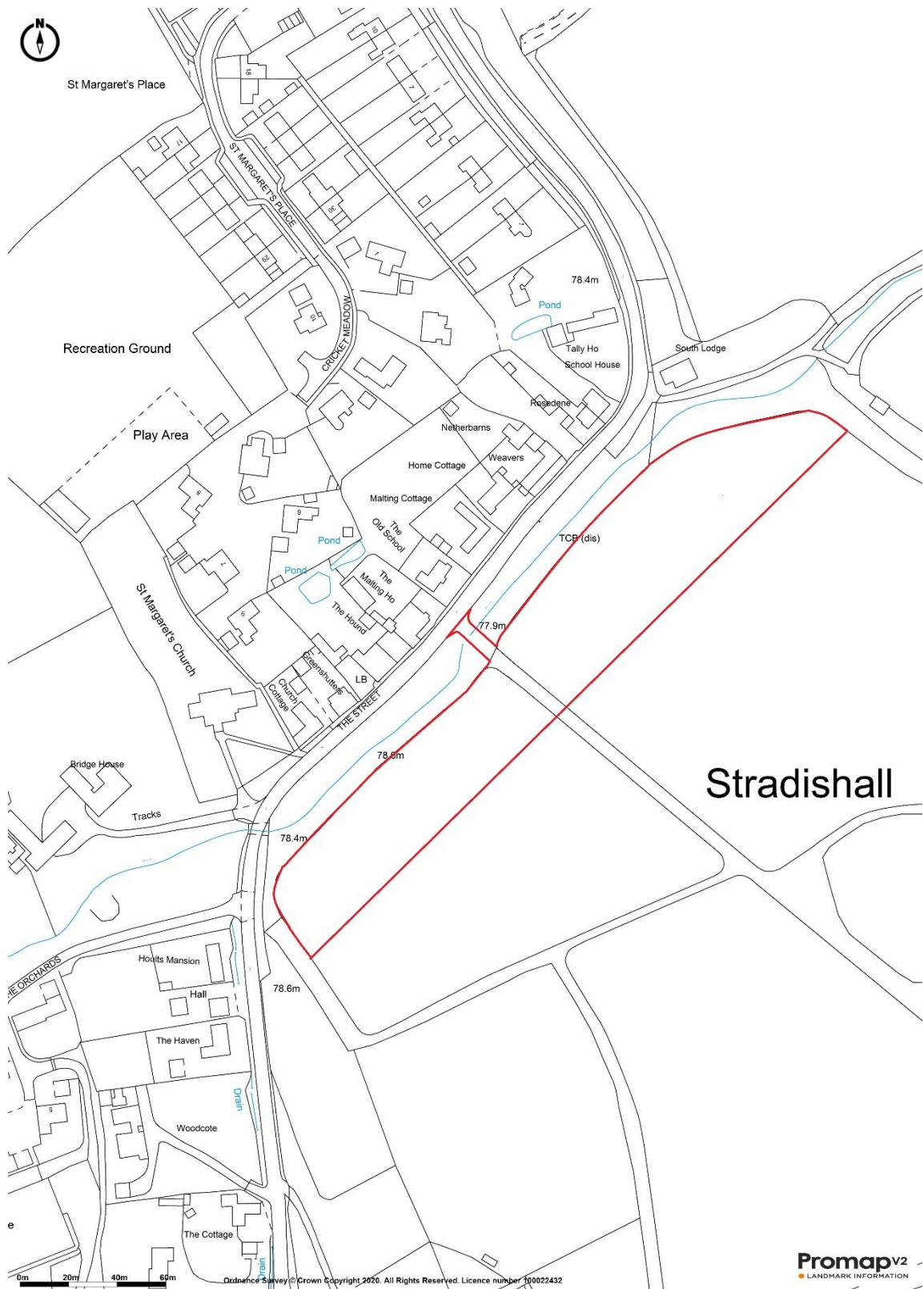
Phil Cobbold
Planning Ltd

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**PROPOSED HOUSING ALLOCATION
LAND TO THE SOUTH EAST OF THE STREET, STRADISHALL.**

Ref: 2425
December 2020
Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner
Phil Cobbold Planning Ltd
Registered in England No.09701814
Registered Office: 42 Beatrice Avenue Felixstowe IP11 9HB

1. This Statement has been prepared on behalf of Mrs S Collier, in respect of a proposal to allocate land south east of The Street, Stradishall, for residential development. The area of land in question is shown edged red on the plan below. Mrs Collier is the landowner.



2. The West Suffolk Local Plan (Regulation 18) Issues and Options October 2020 document identifies Stradishall as a 'Type A village' having a good range of local facilities and a sustainable and suitable location for growth.
3. If the current Local Plan policies were perpetuated, there would be no scope for housing growth in the village as policy enables only infill development within the settlement boundary. The reality is that there is no scope for any infill development. Any future growth must therefore take place beyond the current boundary.
4. Furthermore, limiting development to small-scale schemes of 5 dwellings would provide limited social benefits as they would not provide any affordable housing, being below the relevant national policy threshold.
5. The development of the proposed site could provide 15 dwellings in a pattern and density of development that would reflect the existing pattern and character of development on the opposite side of The Street. A scheme for 15 dwellings would provide 5 affordable homes which would represent a significant social benefit.
6. The strip of woodland located along the frontage of the site would screen the new dwellings from the properties opposite. The woodland strip would also prevent the development having a material impact on the setting of any listed buildings.
7. The National Planning Policy Framework (NPPF) sets out the Government's planning policies. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 8 of the NPPF describes the objectives of sustainable development as the economic objective, the social objective and the environmental objective. The allocation of this site for housing would fulfil each of the three objectives of sustainable development for the following reasons.
8. Firstly, the allocation of the site for housing will meet the economic objective of sustainable development by helping to sustain local services in Stradishall such as the public house, the petrol filling station, the post office and convenience store, the café and the pre-school. The allocation would also meet the social objective of sustainable development by providing a range of new family homes including affordable homes. The allocation would also accord with the environmental objective of sustainable development as future occupants of the dwelling would not be wholly dependent on the private car for access to services. The site is within walking distance of bus stops which provide a regular and frequent service to Bury St Edmunds and Haverhill.
9. There are no environmental constraints which would prevent development of the site. A sensitively designed development of cottage-scale dwellings of traditional form and

appearance and constructed with traditional materials would conserve and enhance the conservation area setting.

Phil Cobbold BA PGDip MRTPI

December 2020



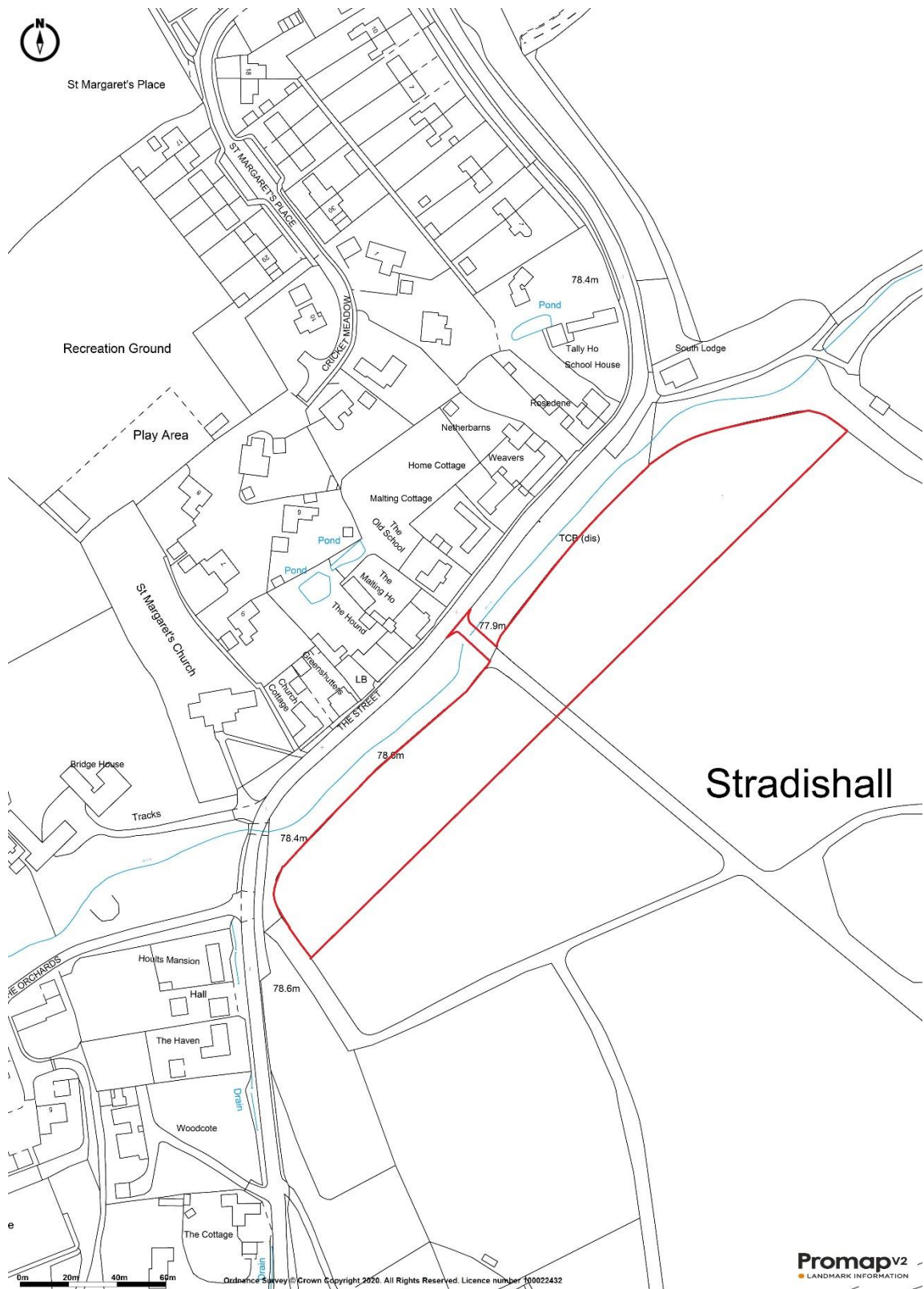
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