

ON DATA - BASE
SAAS 878

PLANNING
07 OCT 2009
HELPDESK

CONTACT DETAILS

ALL RESPONDENTS PLEASE COMPLETE PART A

A

AS16
~~AS16~~
(swap with site on Vinery Rd - top 5m x 11)

Your name: MICHAEL HENDRY
Job Title: PRINCIPAL PLANNER
(if applicable) -----
Organisation/company: BIDWELLS
(if applicable) -----
Address: BIDWELL HOUSE-----
TRUMPINGTON ROAD, CAMBRIDGE

Postcode: CB2 9LD
Telephone: 01223 550410
email: [REDACTED]

B

AGENTS – Please complete details of the client/company you represent: -

Name: THE TRUSTEES OF THE VESTEY SETTLEMENT THURLOW ESTATE
Organisation/Company: -----
Address: THURLOW ESTATE OFFICE, GREAT THURLOW, HAVERHILL,
SUFFOLK

Postcode: CB9 7LQ
Telephone: [REDACTED]
email: [REDACTED]

Referring to the Sustainability Objectives (Table 4.1 of Site Allocations Issues and Options – Additional Sites document) and the Site Assessment Criteria (Paragraph 4.5), which is repeated on page 4 of this form, please make your comments in relation to the sites in the table below. If your response exceeds 50 words please provide a summary and put your full response on a separate sheet.

Settlement Map site relates to (e.g. Bardwell 8.1)	Site reference number (e.g. WS1)	Support/Object	Comments
27.1	WS42	Object	Site WS42 has been withdrawn from the Local Development Framework process however another possible site exists in Great Thurlow, adjacent to the settlement boundary which ought to be considered for residential development. Please see the attached site plan illustrating the alternative site.

Can you suggest a more suitable use for the site(s) than that suggested? Please insert the reference number of the site to which you refer (e.g. WS1).

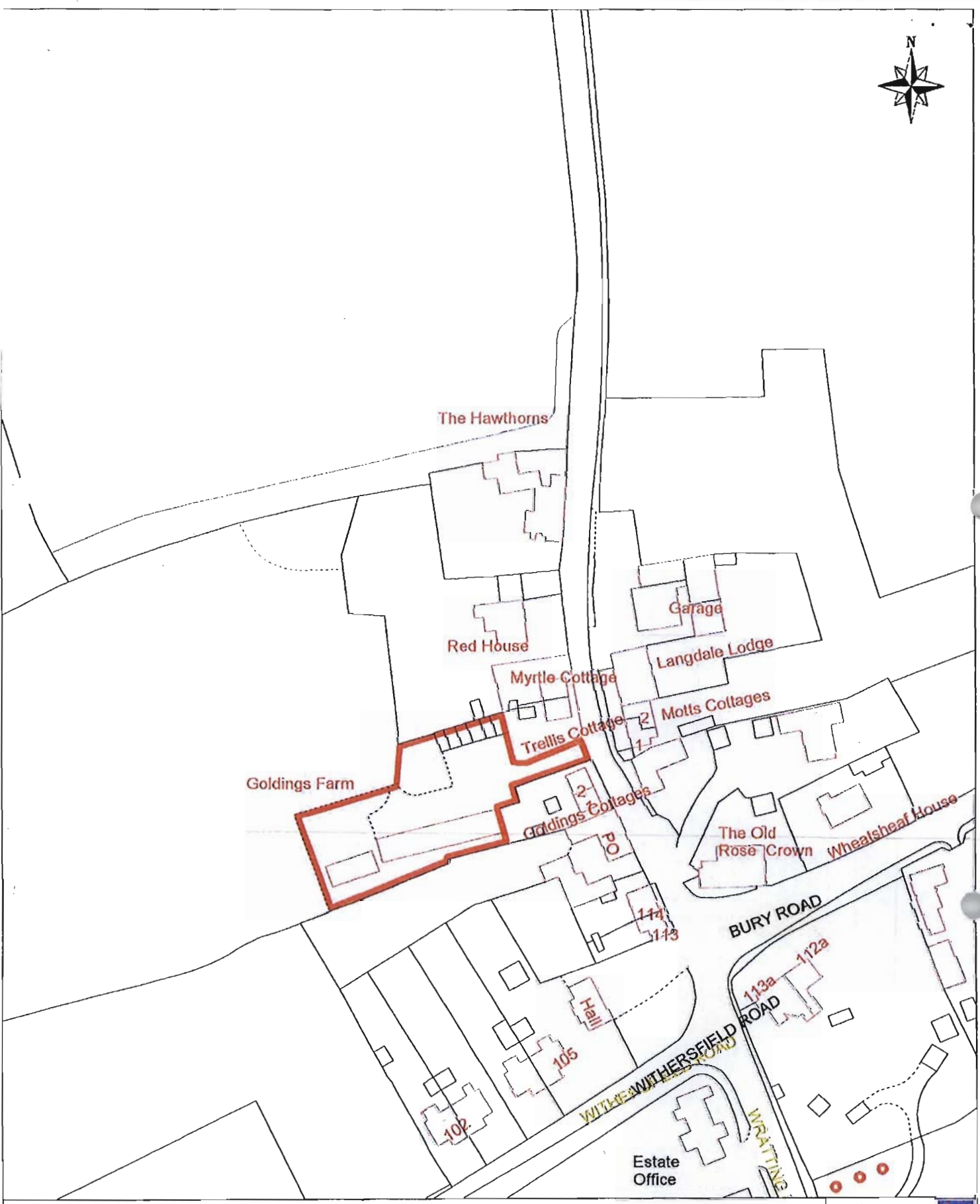
Site WS42 should be classified as open countryside while the land at Goldings Farm, Great Thurlow, as shown on the attached plan should be allocated for residential development of up to 5 dwellings.

Additional Comments

**Any additional comments - continue on separate sheets if necessary.
If your comments are in excess of 50 words please provide a summary.**

Access to the Goldings Farm site is provided by way of an existing single lane access off The Street (B1061) Great Thurlow.

The access requirements for residential development have been assessed by a highway engineer and due to the arrival and departure profile for residential development a limited residential use with access taken off The Street is considered appropriate. The access arrangements would limit the number of units to a maximum of five. The access is subject to a reasonable level of activity at the current time which would not be intensified as a result of a change to residential use.



Goldings Farm, Great Thurlow

Thurlow Estates

Scale: 1:1250

Printed: 02 October 2009

Farmade
Amais



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St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM



St Edmundsbury
BOROUGH COUNCIL

We are currently identifying sites with development potential as part of the Local Development Framework. This form should be completed to suggest sites that you think should be considered by the Council for their availability for development over the next 20 years.

Please complete and return this form by **Friday 20 November 2009** to:

Planning Policy
St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

Or email it to: LDF@stedsbcc.gov.uk

ALL INFORMATION SUBMITTED WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION AND MAY BE THE SUBJECT OF PUBLIC CONSULTATION AS PART OF THE LDF PROCESS

Guidance

- 1 Please use a separate form for each site and complete the form to the best of your knowledge.
- 2 Do submit sites that:
 - would be available for development or redevelopment in the next 20 years; and
 - are more than 0.2 hectares (0.5 acres).
- 3 Do not submit sites that:
 - already have planning permission for development unless a new and different proposal is likely in the future; and
 - are outside of the St Edmundsbury local authority area.
- 4 Details of existing constraints can be obtained from a number of sources.
 - Information on floodplains can be found at www.environment-agency.gov.uk
 - Information on nature designations can be found at www.natureonthemap.org.uk
 - Details of special landscape areas and conservation areas can be obtained from the existing replacement Local Plan at www.stedmundsbury.gov.uk

1. CONTACT DETAILS

Your name

Organisation **The Trustees of E H Vestey's Marriage Settlement**

Address **C/O Bidwells**

Postcode

Telephone

Email address

Your agents (if applicable) **Michael Hendry**

Organisation **Bidwells**

Address **Bidwell House**

Trumpington Road

Cambridge

Cambridgeshire

Postcode **CB2 9LD**

Telephone

Email address

Site Owner **The Trustees of E H Vestey's Marriage Settlement**

Address **C/O Bidwells**

Postcode

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: **Yes**

2. SITE DETAILS

Site name Land at Goldings Farm

Location Great Thurlow

Total Area 0.158ha

Of which 0.041 (ha) is on brownfield land

Of which 0.117ha is on greenfield land

Current use(s) (please specify last use if vacant)

Stabling, garaging and car parking for the residents and users of the Post Office

Suggested uses

Residential

3. DEVELOPMENT CONSTRAINTS

Is the suggested use subject to any of the following constraints?

Constraint	Yes/No	Comments
Flood Plain	No	Flood Zone 1
Nature designation	No	Countryside
Land contamination	No	
Conservation Area	Yes	Sensitive design would respond to the existing built and natural environment maintaining or enhance the character of the Conservation Area
Special Landscape Area	No	Countryside

How close is the nearest bus stop?	≈100 metres Bus service numbers 341, 225
How close is the nearest primary school?	≈900 metres
How close is the nearest shop that will provide day-to-day food needs?	≈100 metres
How close is the nearest doctor's surgery?	≈7.5 kilometres

If there are constraints to development, what interventions could be made to overcome them?

Sensitive design would respond to the existing built and natural environment maintaining or enhance the character of the Conservation Area and the countryside in this location

Policy constraints: How does the proposal conform with current national, regional or local planning policies?

The site is located adjacent to the existing settlement boundary in close proximity to an existing school and local shop. The site would assist the LPA to meet its housing targets as set out in the RSS.

4. OTHER INFORMATION

Has the viability of the site been tested? If so, please include details.

No

Level of developer interest, if known:

Low

Medium

High

√

Likely time frame for development:

0-5 years

√

6-10 years

10-15 years

Beyond 15 years

Any further information: (Continue on separate sheets if necessary) Please supply four copies of any supportive statements or an electronic version.

The site comprises a traditional barn, stables, 4 purpose built brick garages and a large area of hard standing currently used as a car park for the residents of Estate-owned dwellings and also by some users of the Post Office

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	Positive
2	To maintain and improve levels of education and skills in the population overall	Positive
3	To reduce crime and anti-social activity	Positive
4	To reduce poverty and social exclusion	Positive
5	To improve access to key services for all sectors of the population	Positive
6	To offer everybody the opportunity for rewarding and satisfying employment	Neutral
7	To meet the housing requirements of the whole community	Positive
8	To improve the quality of where people live and to encourage community participation	Positive
9	To improve water and air quality	Positive
10	To conserve soil resources and quality	Negative (same for any residential development)
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
12	To reduce waste	Negative (same for any residential development)
13	To reduce the effects of traffic on the environment	Negative (same for any residential development)
14	To reduce contributions to climate change	Neutral
15	To reduce vulnerability to climatic events	Neutral
16	To conserve and enhance biodiversity	Positive
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Positive
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Positive
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive
20	To revitalise town centres	Positive
21	To encourage efficient patterns of movement in support of economic growth	Positive
22	To encourage and accommodate both indigenous and inward investment	Positive

Goldings Farm, Great Thurlow



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Drawing Number : A.37,572
O.S. Ref : TL 6750 SE
Date : 19.11.09

BIDWELLS
T: 01223 841841
bidwells.co.uk

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