

Rushbrooke with Rougham Parish Council

Received by hand
8/6/2010
La Poole

Parish Clerk:

Mrs P M Lamb
Sayesbury House
Ixworth Road
Norton
Bury St Edmunds



Mr I Poole
Planning Policy and Specialist Services Manager
St Edmundsbury Borough Council
West Suffolk House
Western Way
BURY ST EDMUNDS
Suffolk IP33 3YU

7 June 2010



Dear Mr Poole

Local Development Framework re Rougham

Following the LDF 'drop in' session on Monday 10 May, and the Parish Council's meeting on the 24 May, the Parish Council would make the following observations:

- (i) Residents attending on the 10 May were overwhelmingly opposed to the proposal put forward in the LDF. The Parish Council's objections to this site are as per our letter dated 12 April (copy attached for ease of reference).
- (ii) Whilst the Parish Council would prefer the whole Kingshall Street site to be considered by the planners, as per the attached map, it would be prepared to discuss a development at the top end of the site only. However, the drawback with this adjustment would be the continuation of the ribbon development, to which the PC is opposed. Please refer to the enclosed copy letter dated 12 April for further comments in this regard. The PC would ask you to note that any development on this site would require the inclusion, and construction, of a children's play area at the northern end, with costs borne by the developers.
- (iii) It is understood that the Kingshall Street site proposed by the Parish Council is also the preferred site of Rougham Estates.

- (iv) Should the Kingshall Street site fail to meet with approval, then the Parish Council would look to the alternative site of Newthorpe/Mouse Lane as its second choice.

The Parish Council trusts that it can now reach an amicable agreement with St Edmundsbury Borough Council's Planning Policy team as to where any possible future development can take place.

Yours sincerely

P M LAMB (Mrs)
Parish Clerk

Enc

Cc: Cllr I Steel - Chairman



SP1+2

(RSAPO479)

Rushbrooke with Rougham Parish Council

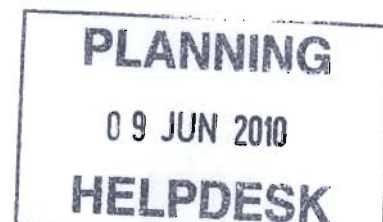
Parish Clerk:

Mrs P M Lamb
Sayesbury House
Ixworth Road
Norton
Bury St Edmunds

12 April 2010

BY POST & EMAIL

Mr I Poole
Planning Policy and Specialist Services Manager
St Edmundsbury Borough Council
West Suffolk House
Western Way
BURY ST EDMUNDS
Suffolk IP33 3YU



Dear Mr Poole

Local Development Framework Proposals – Rougham

The Parish Council has been examining the LDF and the proposal for the building of 15 new homes to the rear of Priors Close and onto Moat Lane.

We would make the general comment that any development within Rougham would increase vehicle use whether the development is within the Kingshall Street or Mouse Lane/Newthorpe areas, as residents would still need to use vehicles for work, leisure and their main shopping.

The Parish Council is opposed to the proposed development shown in the LDF on the following grounds:

- a) The proposed access onto Moat Lane is in an extremely dangerous position and Moat Lane is already too narrow for its existing traffic volume following the development of Smithy Close.
- b) The vast majority of the field is considered, by Rougham Estates, to be prime agricultural land.
- c) In certain corners of the proposed field there are areas, which are subject to flooding.
- d) The development would be close to existing high voltage electricity pylons.

- e) There are serious problems already in this area in respect of sewerage and drainage.
- f) The proposed part to be set aside for a play area would be dangerous to reach from the rest of the village due to the access from Moat Lane.
- g) The development would move the village in the wrong direction, i.e. away from its centre and would create a more linear village than at present.
- h) We note that accesses are planned into the field - no doubt with a view to future development - but the one going north would bring any future development closer to the electricity pylons.
- i) Rougham Estates opposes this development.
- j) Movement of HGV traffic during the development would create horrendous problems due to the nature of Moat Lane.

The Parish Council has considered, at length, the siting of any future development and has held discussions with Rougham Estates, on whose land any development would take place. The Parish Council and Rougham Estates consider that an area - shown on the attached plan - to the rear of the existing development on Kingshall Street, and beyond Orchard Close, would be the favoured site followed by the triangle of land at Newthorpe. The Parish Council is also aware that the Parish Plan survey results show 70% of the respondents are against any new development exceeding 45 dwellings.

The reason for suggesting these alternative sites are as follows:

Kingshall Street West

- a) This is the preferred site of Rougham Estates
- b) It is close to local amenities
- c) At the north end of the site there is an ideal area for a children's play area, which would be in the centre of the village.
- d) This play area, which could be built using s106 monies, has safe access from Kingshall Street.
- e) The farm land is of a lesser quality than the area proposed in the LDF.
- f) A mixed housing development would fit in with the existing area
- g) We consider this to be a natural infill and would help re-balance the Kingshall Street part of the village.
- h) There is potential for future development.
- i) Good access to a number of footpaths.

Newthorpe Triangle

- a) This is an obvious infill area
- b) There would be no need for direct vehicle access onto the 'main' road, as access could be gained from Newthorpe.
- c) A mixed housing development would fit in with the existing area, i.e. the

- private housing of Mouse Lane and the social housing in Newthorpe.
- d) The Parish Council disagrees that there would be additional vehicle journeys for the reasons stated above.
 - e) The development would be adjacent to the planned play area at Mouse Lane.
 - f) The development would be close to the Rougham Industrial Estate and its proposed extension towards Bury St Edmunds - and within cycling and walking distance; which could reduce vehicle journeys.
 - g) Apart from this being the second choice of Rougham Estates, the only draw back the Council envisages is that it would not enhance the businesses of the Bennet Arms and the village shop and post office; though a significant percentage of the existing residents of the area use the village shop and post office at least once a week or once a month.
 - h) s106 monies from this development could be used to provide a footpath by the road to the footpath across the field towards the village school and church, and any remaining monies could be used to enhance the field footpath as well. This would have the effect of reducing car journeys.

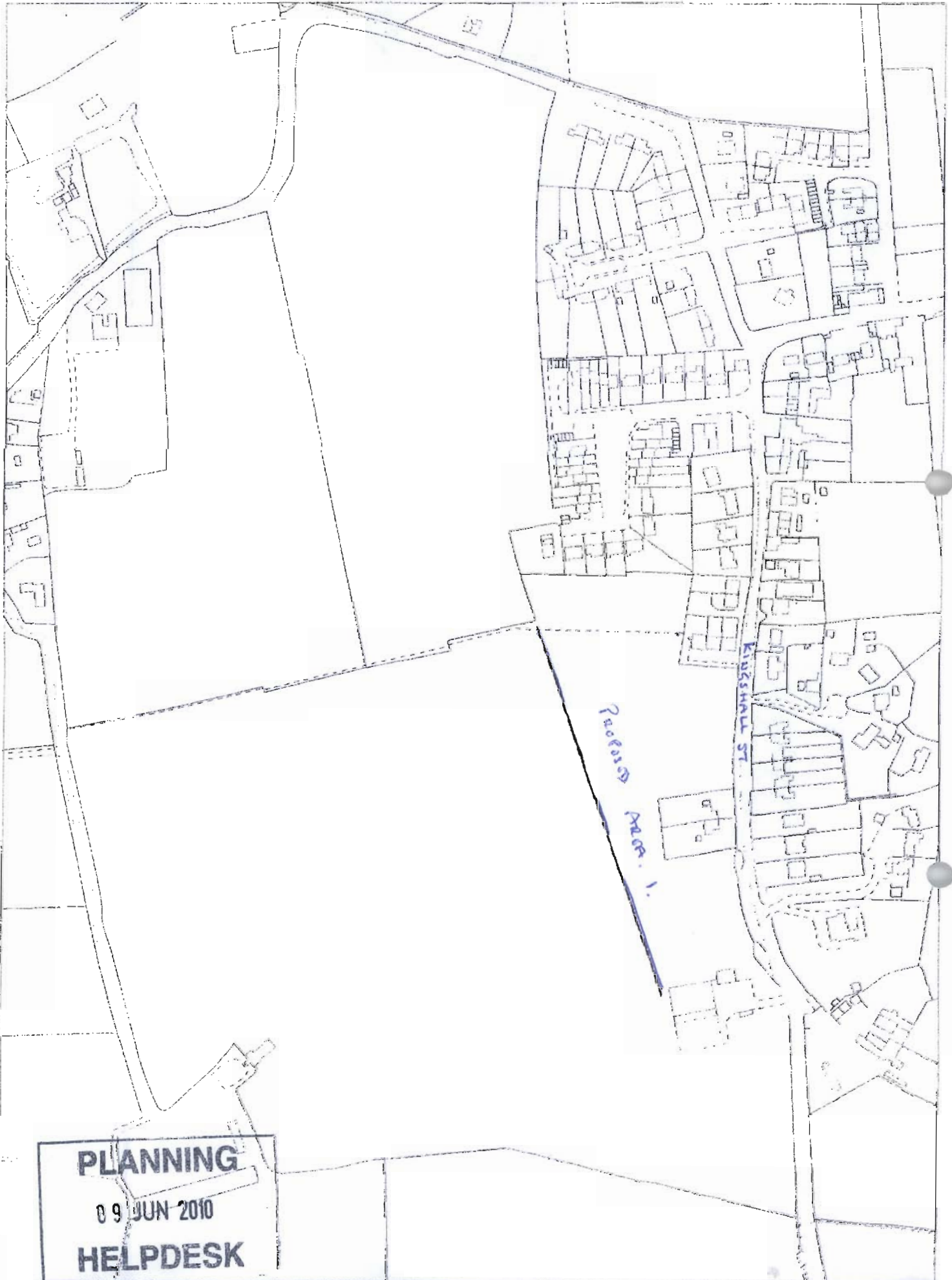
We would ask you to seriously consider these alternatives prior to the drop-in session on the 10 May at which the Parish Council would wish to have a Councillor present to have these alternatives open for discussion prior to your briefing meeting with the Parish Council.

Yours sincerely



D Worley
Chairman





PLANNING
09 JUN 2010
HELPDESK

Rougham Estate Field Sheet & NG Numbers

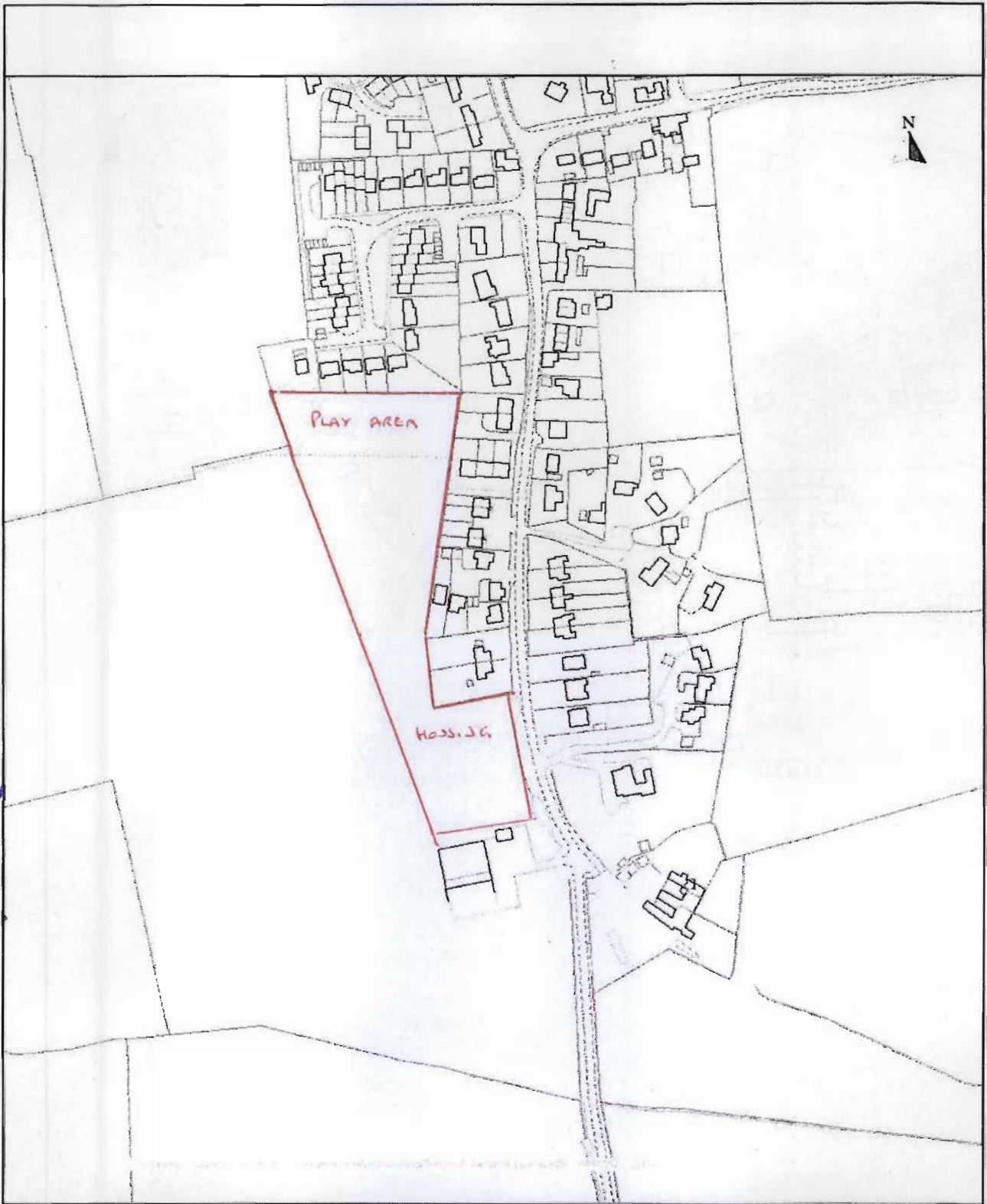
Rougham Estate

Scale: 1:3125

Printed: 30 March 2010

Farmade
Amais

SP1



St Edmundsbury
BOROUGH COUNCIL

This map is reproduced from Ordnance Survey material with the Permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. St Edmundsbury Borough Council, Licence No. 100019675 2010.

Scale 1/3000

Centre = 591596 E 261540 N

Date 20/7/2010