

**PLANNING**

**02 JUN 2011**

**HELPDESK**



**PEN & CANE**

*Acquisitions - Developments*

Mr. Chris Rand

Principal Planning policy Centre  
St Edmundsbury Borough Council  
31/05/2011

Housing developments within the villages of Barrow and Chedburgh

Dear Mr. Chris Rand,

We are extremely pleased to be able to present to you after nearly two years of extensive research and study this proposal to bring localism (which could be our mission statement as a company) to the life of Barrow and Chedburgh concerning the future of their villages.

Pen & Cane is committed to acting on the ideas and ideals of all residents not matter what their standing within the villages. We have and will carry on taking extensive measure to hear and understand everyone's points of view as we know that this model can be replicated anywhere in the country with the key aspects of localism benefiting all concerned. Even to the point that we are looking more on a parish than village level so that if there are requirement to be pro-active elsewhere in the parish we will be in a position where we can help. For example, if we were granted permission to lead these projects we would endeavour to assist a village in their search for a new community hall. Needless to say all Churches within the Parish will be looked at, if there are needs we will do our utmost to help,

In the last 18 months I will say that I really do not like what I have seen with regards to this industry and the total lack of thought and regard to the locals and what they require. At the beginning the reasons we got involved were because of the amount of land owners who were directly approaching me asking for help.

Mr. Martin Bridgeman, the author of the LDF policy, told me personally that Pen & Cane could adopt localism as our mission statement, simply because of our practices, values and ethics.

To put it simply, we will be able to deliver the amount of homes that the nation requires and that you decide for both of these villages and possibly smaller sites in adjoining areas. How we will do this is very simple, we will carry on putting together and working with groups and individuals from the locations in designing the future of their village. They will be involved in every aspect of the future growth of their village.

**Telephone/Facsimile 0844 9919 006 • [www.penandcane.com](http://www.penandcane.com) • [info@penandcane.com](mailto:info@penandcane.com)  
20 Warrington Road, Ipswich, Suffolk, IP1 3QU • Registered in England & Wales 7047332**



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This means that some of the younger children who attend the activity and design days may end up buying a first home that they had been involved in. We would like to build a long term working relationship with you all at the council at least until 2031 but hopefully other projects will come along. We have no commitment with any one individual developer, after meeting them all and researching their works two have risen to the top of our list, Hopkins Homes being one. It's a wonderful feeling that none of this is to do with price.

We are already discussing future land for a school with a Mr. Iain Maxwell, assistant education officer saying that in all of the years that he has done this job he has never had anyone speak to him this far ahead and involving him right from the being of the process. This is why he said we can quote him. There are so many differing thoughts from person to person in general, which is why we will be taking each into account and working with them until they realise growth in the village is inevitable but does not have to be a painful process. From roundabouts to benches and footpaths the residents will be involved as this will be a tailored development to suit the village. One of these ways being design open days, where the younger residence can have mornings of planning and designs for rounds and recreational areas.

In the village of Barrow there are very different things to attend to, for instants a general wish that Denham would be able to enhance its independence from the village of Barrow. They also have a village savings fund in which they would like a skate park. After discussions we know that they only have enough funds for a very basis skate park, which we will be able to help and assist in to achieve a much better result. There are also issues with footpaths and the rare Hawks found in Wilsummer wood but for over a year now I have been talking with the BTO and have got it all in hand concerning the safety of the Raptors but also enhancing the villages awareness of what is close to their village, hence discussions about bird hides and foot paths.

There has been so much belief in this project that the quality and experience of the people who have worked on this is unbelievable, if at any time we would of had to pay a bill for their expertise this project would have not be feasible, hence the appointment of Acumen 7 to carry on helping and supporting us.

**P**  
**PEN & CANE**  
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With an internationally recognised organisation like Acumen 7 backing us it is fair to say we feel very confident in our ability to bring together these projects by 2031. Acumen 7 has already contacted you with regards to their support of project

We have heard that a lot of councils around the country have shown interest in our model of localism and how it should be carried out; we would like to develop a working relationship between ourselves and Bury Council.

This document is not only important to us but to many others, I look forward to hearing from you.

Regards



Mr. Andrew Larwood  
Pen & Cane

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HELWYCK

**Bringing a localism mind to the way our villages approach their development with Pen & Cane**



● Barrow

● Chedburgh

PLANNING

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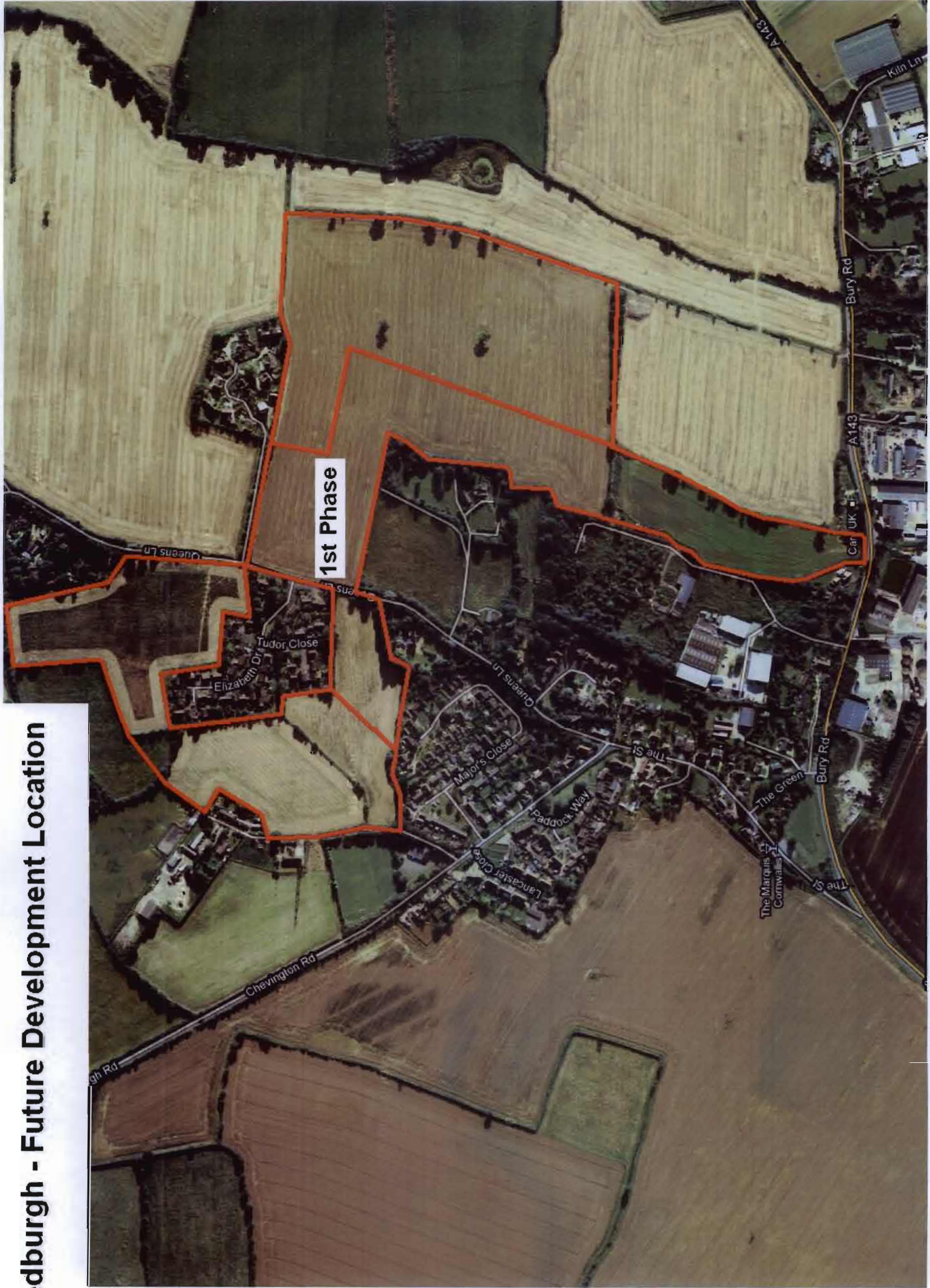
HELPDESK

**Barrow - Future Development Location**



This is the land that is available to use for development use

# Chedburgh - Future Development Location



This is the land that is available to us for development use

**Brown, David**

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**From:** LDF  
**Sent:** 02 June 2011 14:11  
**To:** 'info@penandcane.com'  
**Subject:** Site Submission

**Attachments:** Site submission form for 2011.doc



Site  
submission form for :

Dear Mr Larwood

In support of your site submissions can I ask you to complete the attached forms for each of your site submissions please.

Regards

Planning Policy Section

## St Edmundsbury Local Development Framework



*St Edmundsbury*  
BOROUGH COUNCIL

### SITE SUBMISSION FORM

We are continuing to identify 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. If you have previously submitted a site there is no need to resubmit that site as it will be reviewed as part of this process.

Please complete and return this form by **Friday 29 April 2011** to:

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

Or email it to: [LDf@stedsboc.gov.uk](mailto:LDf@stedsboc.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](http://www.environment-agency.gov.uk)
  - Information on nature designations can be found at [www.natureonthemap.org.uk](http://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](http://www.stedmundsbury.gov.uk)



1. CONTACT DETAILS

Your name Ben & Coe Ltd  
Organisation Project Management & Development  
Address 20 USARRINSTON RD, TISWICH

Telephone 0844 991 9006 Postcode IP1 3PU

Email address ATL100@HOTMAIL.CO.UK

Your agent (if applicable) Andrew Leonard

Organisation As Above  
Address \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone 07720394041

Email address ATL100@HOTMAIL.CO.UK

Site Owner MR JOHN MASHALLS, AMBERLEY  
Address BOVEY RD. WICKHAMBROOK, CB8 8PD. —

RH19 9LW CLOTTON, 92 HIGHT ST. EAST GRINSTEAD,  
WEST SUSSEX, RH19 3DF Postcode \_\_\_\_\_

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Yes /  No

Site Plan

This form should be accompanied by a site plan on a recognised Ordnance Survey base. The site plan should clearly illustrate the following information:

- The exact boundary details (**coloured red**) of the site that you would like considered
- Potential access points (vehicular and non-vehicular)
- Those areas identified as brownfield (**shaded blue**) and/or greenfield land (**shaded green**)

**2. SITE DETAILS**

Site name

SS29. SS30. SS47. LAND THAT JOINS THE

Location

END OF SS29 THROUGH TO SS47 QUEENS RD.

Total Area

10651(ha)

Of which ALL (ha) is on brownfield land

Of which \_\_\_\_\_ (ha) is on greenfield land

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

FARMLAND.

Suggested uses TO USE THE LAND FOR TRANSIENS DEVELOPMENT. LANDSCAPING, WITH FUTURE ~~BE~~ LAND AVAILABLE FOR A SCHOOL.

**3. DEVELOPMENT CONSTRAINTS**

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

Constraint	Yes/No	Comments
Flood Plain	NO	
Nature designation	NO	MUCH RESERCH HAS BEEN DONE
Land contamination	NO	
Conservation Area	NO	
Special Landscape Area	NO	

How close is the nearest bus stop?	metres	Bus service numbers
How close is the nearest primary school?	metres	<del>HORRINGER</del> HORRINGER
How close is the nearest shop that will provide day-to-day food needs?	metres	<del>SHOP PLANNING</del> SHOP PLANNING FOR VILAGE
How close is the nearest doctor's surgery?	kilometres	WICKHAM BROOK

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

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

OUR PROPOSAL FITS IN WITH ALL POLICY.  
THIS HAS BEEN CONFIRMED BY THE  
ACTUAL POLICY AUTHORS

#### 4. OTHER INFORMATION

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

THE VIABILITY OF THE SITE AND AREA HAS HAD EXTENSIVE  
~~RESEARCH~~ RESEARCH BEFORE ANY THOUGHTS OF DEVELOPMENT  
WAS DONE BY MANY EXPERTS, CONSULTANTS.

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 OVERALL OPINION OF THE RESIDENTS IS THAT  
CREDIBILITY ~~IS~~ ~~THE~~ ~~THE~~ THE VILLAGE, IS UNATTRACTIVE.  
IN NEED OF A MASSIVE MAKEOVER.

WE HAVE SOCIAL PLANNING DESIGNERS READY  
TO START INDIVIDUALLY. NEW LANDSCAPING.  
INCLUDING ESTABLISHED TREE PLANTING,  
AND FOOTPATHS AND OPEN SOCIAL AREAS.  
COMPLETE OVERHAUL OF VILLAGE HALL AND  
ADDITIONAL LAND FOR ALFALFA FIELD WITH NEW  
SKATE PARK AREA. \$529 TO BECOME A SHOPPING

BUSINESS AREA. WITH UNITS FOR OUTLET THAT  
THEY REQUEST. CONSIDERATION FOR THE TRUCK  
BUILT EITHER SIDE OF THE QUEENS ROAD TO COMPLETE  
THE HOUSES ALREADY ON DAVID ROAD

## St Edmundsbury Local Development Framework

### 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	POSITIVE
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	POSITIVE
11	To use water and mineral resources efficiently, and re-use and recycle where possible	POSITIVE
12	To reduce waste	POSITIVE
13	To reduce the effects of traffic on the environment	POSITIVE

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
14	To reduce contributions to climate change	POSITIVE
15	To reduce vulnerability to climatic events	POSITIVE
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	—
21	To encourage efficient patterns of movement in support of economic growth	POSITIVE
22	To encourage and accommodate both indigenous and inward investment	POSITIVE.