

# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document



*St Edmundsbury*  
BOROUGH COUNCIL

### SITE SUBMISSION FORM

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 return this form and a **map** clearly identifying the boundary of the site by:  
**Friday 9 May 2008** to:

Planning & Engineering Services  
St Edmundsbury Borough Council  
PO Box 122  
Bury St Edmunds  
IP33 3YS

Or email it to: [LDF@stedsbc.gov.uk](mailto:LDF@stedsbc.gov.uk)

SS4  
mapped.

**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)

#### 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**)

1. CONTACT DETAILS

Your name PETER SMITH

Organisation \_\_\_\_\_

Address MEADOW FARM, THE STREET,  
WEST STOW, BURY ST EDMUNDS

Postcode IP28 6EZ

Telephone 01284 07979796935

Email address \_\_\_\_\_

Your agents (if applicable) S.A.C HARRISON

Organisation E+P BUILDING DESIGN

Address THE GABLES, FIELD WALK,  
MILDENHALL, SUFFOLK

Postcode IP28 7AH

Telephone 01638 717379 07802314538

Email address stuartac.harrison@virgin.net

Site Owner PETER SMITH

Address AS ABOVE

Postcode \_\_\_\_\_

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

**2. SITE DETAILS**

Site name INGHAM ROAD FIELD

Location INGHAM ROAD, WEST STOW (EAST SIDE)

Total Area 1.80 (ha)

Of which — (ha) is on brownfield land

Of which 1.80 (ha) is on greenfield land

Ordnance Survey Grid Reference 58232708

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

VACANT. (MEADOWLAND)

Suggested uses AFFORDABLE HOUSING

**3. DEVELOPMENT CONSTRAINTS**

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

Constraint	Yes/No	Comments
Flood Plain	NO	
Nature designation	NO	
Land contamination	NO	
Conservation Area	YES	
Special Landscape Area	YES	

How close is the nearest bus stop?	<u>30</u> metres Bus service numbers.....
How close is the nearest primary school?	<u>5 kilo</u> metres
How close is the nearest shop that will provide day-to-day food needs?	<u>3 kilo</u> metres
How close is the nearest doctor's surgery?	<u>5 kilo</u> kilometres

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

NONE KNOWN

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

SUPPORTED BY NATIONAL, REGIONAL POLICIES FOR AFFORDABLE HOUSING

#### 4. OTHER INFORMATION

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

SEE ATTACHED SURVEY OF 'NEED'

" " ECOLOGICAL SURVEY OF SITE

" " ARCHAEOLOGICAL REPORT

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.**

# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document

### SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	Please indicate whether your proposal will have a +ve or -ve contribution towards each objective
1	To improve the health of the population overall	
2	To maintain and improve levels of education and skills in the population overall	
3	To reduce crime and anti-social activity	
4	To reduce poverty and social exclusion	+
5	To improve access to key services for all sectors of the population	
6	To offer everybody the opportunity for rewarding and satisfying employment	
7	To meet the housing requirements of the whole community	+
8	To improve the quality of where people live and to encourage community participation	+
9	To improve water and air quality	
10	To conserve soil resources and quality	

	SA Objective	Please indicate whether your proposal will have a +ve or -ve contribution towards each objective
11	To use water and mineral resources efficiently, and re-use and recycle where possible	N/A
12	To reduce waste	N/A
13	To reduce the effects of traffic on the environment	N/A
14	To reduce contributions to climate change	N/A
15	To reduce vulnerability to climatic events	+
16	To conserve and enhance biodiversity	+
17	To conserve and where appropriate enhance areas of historical and archaeological importance	+
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	
20	To revitalise town centres	
21	To encourage efficient patterns of movement in support of economic growth	
22	To encourage and accommodate both indigenous and inward investment	+

Brickfields Farm

Woodside

Track

ack

Drain

Drain

GP

Tk

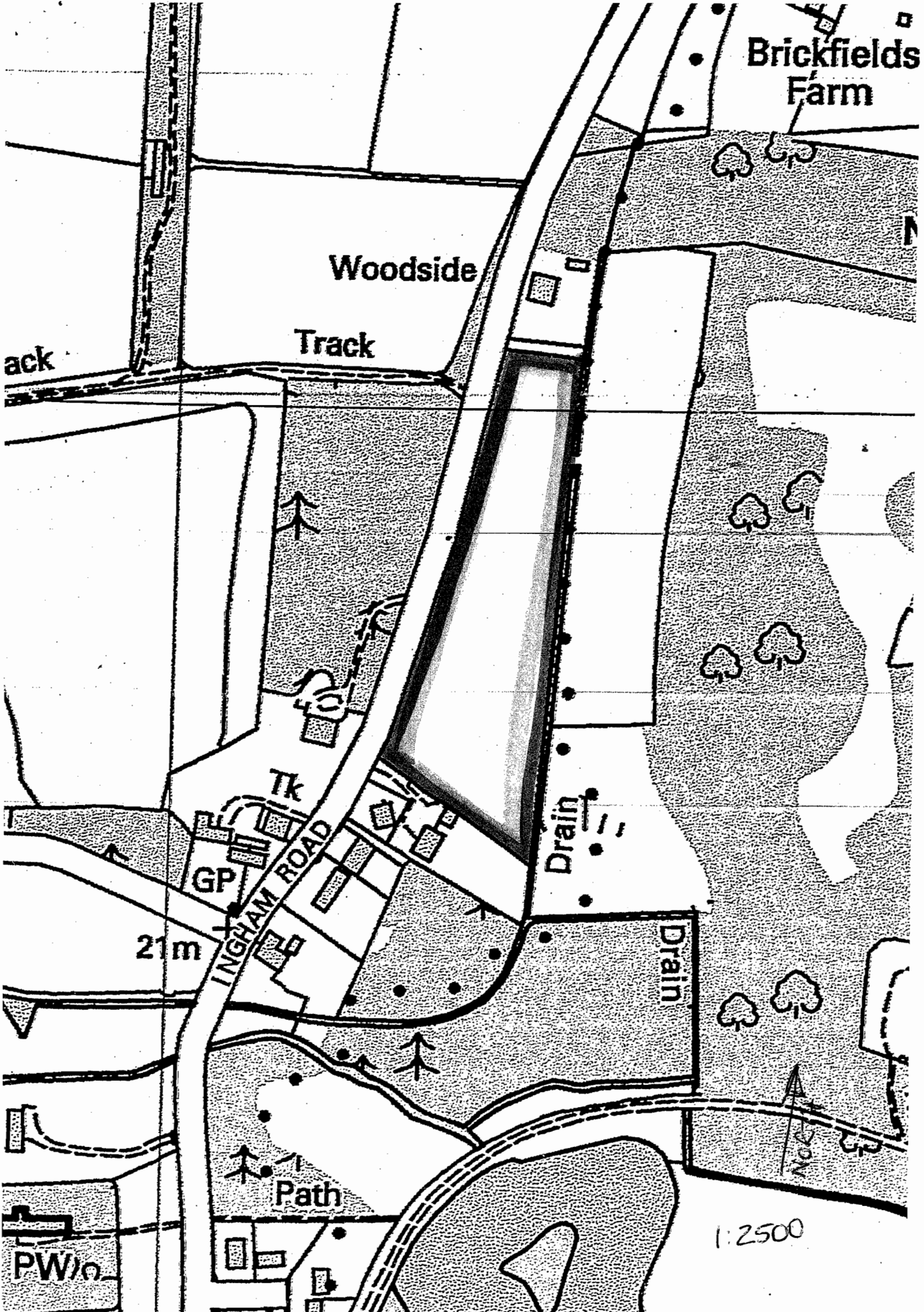
INGHAM ROAD

21m

Path

PW/O

1:2500



8  
21



**ECOLOGICAL ASSESSMENT  
INGHAM ROAD  
WEST STOW**

<i>Project no.</i>	<i>Report</i>	<i>Date</i>
38/06	Final	21/11/2006
<i>Prepared by</i>	<i>Checked and approved by</i>	
Tracey Housley	Simone Bullion	

**Prepared by:**  
Suffolk Wildlife Trust  
Brooke House  
Ipswich  
Suffolk IP6 9JY

**Prepared for:**  
Stuart Harrison  
E & P Building Design  
The Gables  
Field Walk  
Mildenhall  
Suffolk IP28 7AH

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Map to show proximity of Culford Park and Lake County Wildlife Site (CWS)	
Citation for the CWS	
<b>Six fact-sheets for enhancing wildlife have been supplied separately</b>	

## **1. Background**

- 1.1 This report was commissioned by Stuart Harrison on behalf of E & P Building Design. This 0.8 ha (approx.) site is currently an area of grassland on Ingham Road, West Stow, grid reference TL822709.
- 1.2 The field survey was carried out by Tracey Housley on **Thursday 12 October 2006** under the project management of Dr Simone Bullion of Suffolk Wildlife Trust. This Wildlife Trust is a member of the Association of Wildlife Trust Consultancies (AWTC).
- 1.3 A desktop study was carried out using Suffolk Wildlife Trust's GIS Mapping System, which contains information provided by Suffolk Biological Records Centre. The field survey was undertaken to assess the general ecological value of the site and the presence or suitability of habitat for protected species or species listed within the UK or Suffolk Biodiversity Action Plans.
- 1.4 Using the new EcoHomes guidelines April 2006 a report was compiled which details the findings of the survey and provides an evaluation against the EcoHomes criteria Eco1-4. Credits are awarded in the context of the ecological value of a site, ecological enhancement, protection of ecological features and change of ecological value of the site respectively.

## **2. Methodology**

### **2.1 Desktop study**

A search of Suffolk Wildlife Trust's GIS database was undertaken to view whether there were any existing records of species or habitats on site, or recorded in the vicinity and therefore could be affected by the development proposal.

### **2.2 Site survey**

A walkover survey of the site and site boundary was undertaken and protected species or species potential noted. Any faunal species observed were noted, a botanical survey was undertaken and habitat types recorded. Adjacent land use and site connectivity to other habitats was also assessed.

### **2.3 Protected species**

#### **2.3.1 Badgers**

A search was made for setts, latrines, tracks and footprints.

#### **2.3.2 Bats**

Potential for roost sites was assessed.

#### **2.3.3 Amphibians and reptiles**

The likelihood of representatives of this group being present was assessed.

#### **2.3.4 Barn owls**

Potential for roost sites was assessed.

#### **2.3.5 Other**

The site habitat and location was assessed for potential or presence of any other relevant Biodiversity Action Plan or protected species.

### 3. Results

#### 3.1 Desktop study

The site has no designation with regards to its wildlife value, but is adjacent to Culford Park and Lake County Wildlife Site (CWS). No records of protected species, or species and habitats listed within the UK or Suffolk Biodiversity Action Plans (BAPs), were known for the site prior to the site visit. However, records for brown long-eared bat and pipistrelle bat (both UK and Suffolk BAP species) and badger are known within adjacent land. Acid grassland forms part of the adjacent CWS (a UK and Suffolk BAP habitat) and grass snake is also known to use the site.

#### 3.2 Site survey

##### 3.2.1 General habitat types

Long, rough grass and herbs, a small number of young trees.

##### 3.2.2 Site description

This is currently an area of rough grassland on Breckland soil in West Stow. At the time of the survey, the site had not been cut or grazed for some months.

A dry drainage ditch (understood to lie outside the site boundary) containing long and rough vegetation lies along the eastern boundary, beyond which is the Culford Park and Lake CWS. Ingham Road runs along the western boundary, separating the site from the grounds of a residential property, which includes a belt of coniferous and deciduous trees running along the roadside. Residential properties and associated gardens lie directly to the north and south of the site.

The site consists of a species poor mix of common rough grasses and herbs. The only trees or shrubs on the site itself are a small elm *Ulmus procera* and two small oaks *Quercus robur* along the roadside grass verge. However, this area of rough grassland provides a valuable supporting habitat for the species known or likely to be present on the surrounding land.

##### 3.2.3 Connectivity

The site is directly adjacent to a CWS and helps to provide some connectivity between this and other nearby areas of semi-natural habitat, such as pasture and the grounds of residential properties. A map showing the CWS boundary adjacent to the site and a copy of the citation for Culford Park and Lake CWS is enclosed.

##### 3.2.4 Flora

Although the site itself contains only a few young trees and quite a species-poor mix of rough grasses and herbs, it is likely to benefit from the wide range of species supported by adjacent land (such as those found within the mosaic of parkland, wetland and acid grassland of the adjacent CWS).

At the time of the survey, the ground flora was dominated by ruderal species and rough grasses such as creeping thistle *Cirsium arvense*, Yorkshire fog *Holcus lanatus*, common ragwort *Senecio jacobaea*, false oat grass *Arrhenatherum elatius* and common nettle *Urtica dioica*. Other species present included meadowsweet *Filipendula ulmaria*, cocksfoot *Dactylis glomerata*, hop *Humulus lupulus*,

hogweed *Heracleium sphondylium*, wild angelica *Angelica sylvestris*, redshank *Polygonum persicaria*, prickly lettuce *Lactuca serriola*, dandelion *Taraxacum officinale*, spear thistle *Cirsium vulgare*, common chickweed *Stellaria media*, broad-leaved dock *Rumex obtusifolius*, bugloss *Anchusa arvensis*, red dead-nettle *Lamium purpureum*, mugwort *Artemisia vulgaris* and common mallow *Malva sylvestris*.

Other species may become evident at other times of the year. The site does not appear to contain plant communities typical of the acid grassland of the Breckland area (such as sheep sorrel, bird's-foot trefoil, lady's bedstraw and harebell), found on parts the adjacent CWS.

### 3.2.5 Avifauna

Only rook *Corvus frugilegus*, magpie *Pica pica* and great tit *Parus major* were observed, which were flying over the site at the time of the survey. However, the long, rough grass could provide a good feeding site for ground feeding species and may provide a suitable feeding area for barn owl *Tyto alba* (see 3.2.12). Good roosting, nesting and feeding habitat is provided by the mature trees and grassland found adjacent to the site.

### 3.2.6 Amphibians and Reptiles

Potential breeding habitat for amphibians is present nearby in the form of garden ponds and the lake within Culford Park, which means that amphibians such as smooth newt *Triturus vulgaris*, common frog *Rana temporaria* and common toad *Bufo bufo* may be transient species on the site during their breeding season (usually between February and May). Grass snake *Natrix natrix* is also likely to use the site (see 3.2.11). The ditch on the eastern boundary may be used by this group as a wildlife corridor.

### 3.2.7 Mammals

The long grass could provide good habitat for small mammals, although none were recorded at the time of the survey. Signs of rabbit *Oryctolagus cuniculus*, grey squirrel *Sciurus carolinensis* and fox *Vulpes vulpes* were observed.

### 3.2.8 Invertebrates

The rough grassland will provide some habitat for a range of invertebrate species, although few were observed at the time of the survey.

## Protected species

### 3.2.9 Badger

No badger setts were found, or signs to indicate that badgers are present on site. As badgers have been recorded on adjacent land, it is possible that they are a transient species on the site.

### 3.2.10 Bats

No suitable roosting habitat exists on site, although the rough grassland could provide habitat for invertebrates and therefore feeding potential for bats. The mature trees on surrounding land could provide suitable roosting sites for bats and

both pipistrelle *Pipistrellus pipistrellus* and brown long-eared *Plecotus auritus* bats have been recorded locally.

### 3.2.11 Amphibians & reptiles

Grass snake *Natrix natrix* is likely to use the site, as it has been observed on the adjacent CWS.

### 3.2.12 Barn owl

There is no potential for roosting on site, although mature trees on adjacent land may be suitable. The rough grassland on the site, together with that found on surrounding land, could provide feeding potential for barn owl.

### 3.2.13 Other

No other protected species were considered to be present at the time of survey.

### 3.2.14 Survey limitations

There were no survey limitations for this report.

## 3.3 Summary

### 3.3.1 Summary of results

The following table summarises the relative value of site features identified during the survey.

Feature	Results	Conservation value
Rough grasses and herbs	Potential for invertebrates, foraging birds and small mammals.	Medium local value
Protected/BAP species	Potential use of site by pipistrelle bat, brown long-eared bat, grass snake, badger, barn owl	High regional value (if present)

## 4. Assessment of effects based on EcoHomes Guidance

This survey was to assess the ecological value of the site before proposed construction and, within the framework of the EcoHomes guidelines, the value or impacts on the ecological and conservation value of the site after completion.

### 4.1 Eco 1 – Ecological value of the site

Guidelines laid down in Section Eco 1 are intended to identify land that is of limited ecological value at the time of the application and discourage the development of important wildlife areas.

**4.1.1** The site fails one of the five criteria of Section 1 as it contains trees above 1m high.

**4.1.2** The site fails the criteria of Section 2, which states that the development land should consist of land within the floor plan of existing buildings, land entirely covered by other constructions, contaminated land or other land of very low ecological value such as regularly cut lawns, sports field and single-crop arable farming.

From the criteria in this section, it is not possible for the site to be deemed as being land of low ecological value.

## **4.2 Eco 2 – Ecological enhancement**

Guidelines laid down in Section Eco 2 are intended to encourage enhancements to the site at a design stage to enhance the ecological value of the site.

**4.2.1** Nesting birds and their eggs/nestlings are protected under the Wildlife and Countryside Act 1981. Care should therefore be taken to avoid disturbance between March and July to any nesting birds on the site or on adjacent land. The mature trees and shrubs on land around the site are likely to be used as a nesting site for a number of bird species.

**4.2.2** Bat boxes can be incorporated into the planning scheme in suitable locations on the outside of buildings, although some residents may not be comfortable with this option.

**4.2.3** As there are no current nest sites for common birds on the site itself, a variety of bird nest boxes could be installed on buildings to enhance the site for this group, such as house sparrow ‘terraces’ or artificial house martin nests under the eaves.

**4.2.4** Some areas of long grass should be left uncut through the winter, for the benefit of over-wintering invertebrates, small mammals, bats and birds. One of these areas should include a margin of a least 1m along the ditch on the eastern boundary, but additional areas would also be beneficial. These areas should be cut (and the cuttings removed) on a one or two year rotation to prevent its development into scrub, but ensuring that there are some long areas all year round.

**4.2.5** Some planting of native trees and shrubs should be included as part of the site design. This should be of species such as oak, ash, hazel, field maple, dogwood and hawthorn to encourage a range of invertebrate and bird species. Using a variety of hedgerow species would enable a range of flowers, fruits and nuts to be available for both birds and insects, which would promote greater diversity than currently exists. As the hedgerow matures it would also provide nesting opportunities for a typical range of garden birds. Fast growing, conifer species such as Leyland Cypress should not be used as they are of low ecological value. From the initial proposal for the site, the northern and southern boundaries appear to be the most suitable for hedgerow planting, as well as the boundary along Ingham Road, allowing for access to the site. The enclosed fact-sheets provide more information on hedge planting and management.

**4.2.6** The area in the south east corner of the site is likely to be quite wet during the winter months and would therefore be a suitable location for the creation of a pond. Ponds are listed under the Suffolk Habitat Action Plan (Eutrophic standing water) and can encourage a number of invertebrates such as dragonflies, damselflies, water beetles as well as amphibians such as newts, frogs and toads. Please refer to the fact-sheets enclosed for information on how to create and maintain a wildlife pond.

Alternatively, this could be treated as a non-intervention wet/boggy area, which would provide habitat niches for semi-aquatic plant species, invertebrate species and associated wildlife. In this case it may be necessary for some form of fencing or boundary to be erected around this corner for the safety of residents.

**4.2.7** If space allows, a communal allotment area, including a communal composting area, could be considered to reduce the ecological footprint of the development. Allotments and gardens can be havens for a range of wildlife if managed appropriately. See enclosed fact-sheets for more information. Some wildlife features of an allotment or wildlife garden (such as a log pile) could also be incorporated into the planning scheme for the site.

**4.2.8** Consideration could be given to the planting of a small orchard of local fruit varieties. This will increase the wildlife value of this area for invertebrates and key Biodiversity Action Plan species such as Bullfinch *Pyrrhula pyrrhula* which feeds on the seeds and shoots of fruit trees as well as insects. The East of England Apples and Orchard Project offer advice on local fruit varieties and can be contacted on 01328 701095.

### **4.3 Eco 3 – Protection of ecological features**

Guidelines laid down in Section Eco 3 deal with measures to protect existing ecological features from damage during site operations.

**4.4.1** Avoid disturbance to nesting birds on adjacent land between March and July (see 4.2.1).

**4.4.2** Care should be taken to avoid disturbance to any reptiles or amphibians, such as common frog or grass snake, which may use the site. As they are usually active between March and October, if the process of site clearance occurs during this time period it should allow any animals present to move to adjacent areas. We would suggest that as a precaution, clearance of the grassland should therefore be carried out from the road towards the rear of the site, so that any animals may escape to the adjacent land. However, all reptiles in Suffolk (such as grass snake) are protected from killing and injury under the Wildlife and Countryside Act, 1981. In the remote chance of any reptiles being observed on site, work should stop immediately and a suitably experienced ecologist contacted for further advice. Natural England, the Government wildlife organisation, are able to provide further advice on wildlife legislation (01284 762218).

**4.4.3** The ditch running adjacent to the eastern boundary should be protected during site works to avoid the disturbance of the plants in it and the species using it. The provision of temporary fencing to limit accidental damage to the ditch should be undertaken.

**4.3.4** Where trenches are to be left uncovered overnight planks laid inside to form a shallow ramp to the trench lip allow animals such as hedgehogs that inadvertently fall in to escape.



**4.4 Eco 4 – Change in ecological value of site**

Guidelines laid down in Section Eco 4 are intended to minimise reductions in ecological value and encourage an improvement.

**4.4.1** The planting of hedgerows and maintaining areas of long grass will enhance the habitat for birds, bats, small mammals and invertebrates, including some BAP species such as song thrush and bullfinch.

**4.4.2** Avoid disturbance to nesting birds (March-July), or any transient reptiles and amphibians during their active period (Feb/March-October).

**4.4.3** Erecting bird and bat nest boxes on buildings would encourage species that are not currently present to use the site. Invertebrates, small mammals, reptiles and amphibians could be encouraged by the provision of log piles.

**4.4.3** The creation of a small orchard, pond, wet area or community allotment, in addition to following the guidelines in 4.4.1, 4.4.2 and 4.4.3 above, would increase the wildlife value of the site above its current level.

**5. Conclusion and credits awarded**

**5.1 Eco 1 Ecological value of the site – 0 Credit**

The site fails to meet the criteria of both Section 1 and Section 2 and can not therefore be deemed to be of low ecological value.

**5.2 Eco 2 Ecological enhancement – 1 Credit**

Enhancements to hedgerow species, the retention of some areas of long grass and associated wildflowers and the provision of bats boxes, bird boxes and log piles are required to fulfil this criterion and qualify for 1 credit. The addition of a pond, wet area, orchard or allotment will further enhance the site.

**5.3 Eco 3 Protection of ecological features – 1 Credit**

1 credit should be awarded if the guidelines in section 4.3 are followed.

**5.4 Eco 4 Change in ecological value of site – 3 Credits**

If all the key recommendations are carried out (including precautions to avoid harming any reptiles or amphibians present if site clearance occurs during their active period), the biodiversity of the site is likely to exceed that lost under the footprint of the proposed building development. The change in the number of species able to utilise the site is likely to be between +3 and +9 species. 3 credits should therefore be awarded.

**6. Site photo**

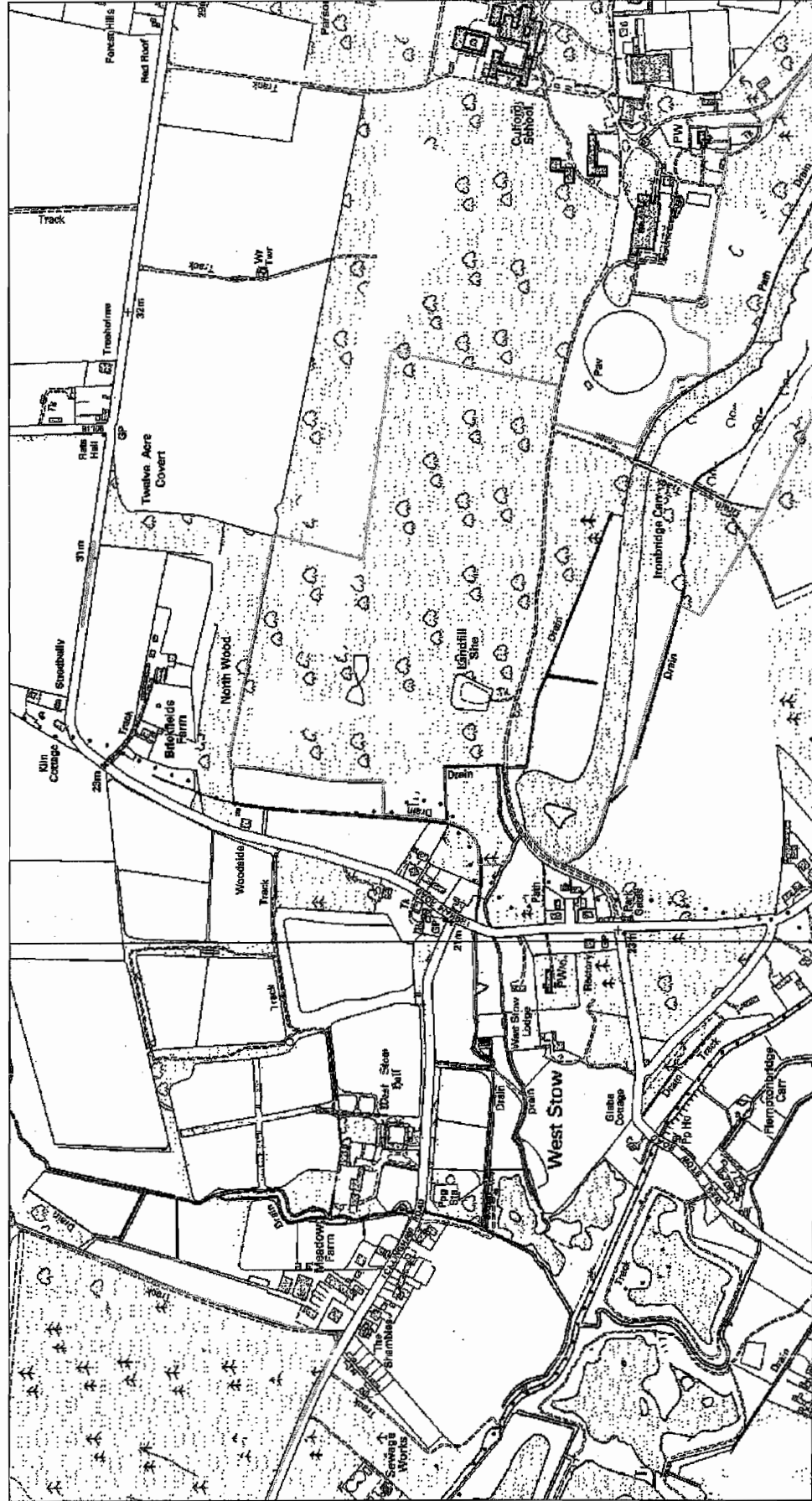


**Appendices:**

The County Wildlife Site map and designation are provided overleaf.

**Ingham Road EcoHomes Site**  
 Boundary of adjacent Culford Park & Lake CWS  
 Scale 1:10000

Suffolk Wildlife Trust  
 Brooke House  
 Ashbocking  
 Ipswich IP6 9JY



This map is reproduced from the Ordnance Survey map by Suffolk Wildlife Trust - Crown Copyright. All rights reserved.  
 Additional information - Copyright Suffolk Wildlife Trust. Unauthorised reproduction infringes Crown Copyright. Licence Number: 10016410  
 Produced by Suffolk Wildlife Trust on 27 November 2008 by - template C:\apps\stemplate\swt41.wor

<b>Distcode</b>	St Edmundsbury 26
<b>Site Name</b>	CULFORD PARK AND LAKE
<b>Grid Reference</b>	TL825705
<b>Parish</b>	CULFORD
<b>District</b>	St Edmundsbury
<b>Overlap district</b>	
<b>Area (ha)</b>	64.68
<b>Description</b>	<p>This County Wildlife Site contains a diversity of habitats within a small area, including acid grassland, open water, parkland and deciduous woodland. The numerous parkland trees support a wide range of invertebrates which are dependent on dead timber. The lichen flora of these trees is more diverse than that of many parks in Suffolk although few trees are of great age. The sheep-grazed turf on Breckland sand includes typical species such as bird's-foot, lady's bedstraw, sheep's sorrel and harebell. Acid grassland is a scarce and declining habitat in Suffolk and therefore this site is of high nature conservation value. The transition from dry acid grassland to wet carr woodland is an unusual feature of this site. A mosaic of grass and shrubs provides ideal habitat for birds, butterflies and a range of other invertebrates. Grass snakes use this area when the lake floods in the winter months. The south western corner of Culford Park is a small area of sedge/ reed fen which has been planted with poplars. The fen vegetation has not suffered and includes typical species such as agrimony, angelica, meadowsweet and skullcap. The serpentine lake provides an open water habitat with abundant aquatic vegetation and a small island at the western end. There is good zonation from open water to deciduous woodland which supports a range of invertebrates including dragonflies and damselflies. A variety of aquatic plants are present including yellow and white water lilies and the uncommon Suffolk plants mare's-tail. Marginal vegetation consisting of hemp agrimony, sedges, reed and reedmace provides good cover for moorhen, mallard and other water birds. The dense carr woodland on both sides of the lake contains alder, ash, willows and a variety of other species which have been planted. Ironbridge Carr is subject to flooding during prolonged wet winter periods. These areas of woodland contain significant amounts of dead wood due to storm damage and provide an important habitat for invertebrates, fungi and bryophytes. Unimproved grassland managed for hay borders the lake immediately south of the school buildings. The flora includes knapweed, meadow vetchling, lady's bedstraw and bird's-foot trefoil, providing a habitat for butterflies and a range of other invertebrates. Culford Park, the lake</p>

and the adjoining habitats constitute an important site for wildlife in the Lark valley.

From: -

<sup>+</sup>  
Mr/Mrs/~~Ms~~ T. BEALBY .....

Address GARDENIA COTTAGE, WEST STOW HALL .....

WEST STOW BURY S. EDWARDS Post code IP28 6EY .....

Telephone No. 01284 728131 .....(optional.)

I believe ~~\*/do not believe\*~~ there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow I ~~\*/members of my immediate family\*~~ would be interested in renting ~~\*/part ownership\*~~ of such a property.

I reside <sup>+</sup> ~~\*/work\*/have long term connections\*~~ with West Stow.

I support ~~\*/do not support\*~~ the provision of Affordable homes in West Stow.

Signed  Date 21/8/06 .....

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

Peter Smith  
Peter Smith

Stuart Harrison  
Stuart Harrison

From: -

Mr/Mrs/Ms *G.R.K.G.S*

Address *7 KILNCHAM RD*

*WEST STOW* Post code *IP28 6E2*

Telephone No *01284 728410* (optional.)

I believe ~~/do not believe~~ there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow ~~I~~ */members of my immediate family* would be interested in ~~renting~~ */part ownership* of such a property.

I reside ~~/work~~ */have long term connections* with West Stow.

I support ~~/do not support~~ the provision of Affordable homes in West Stow.

Signed *J.P. Coggins* Date *22.08.06*

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison

From: -

Mr/Mrs/Ms. Shawn a Marion Wooderson

Address Hall Cottage

ICKingham Road - West Stow Post code 1P28 6EY

Telephone No. 01284 728712 (optional.)

I believe ~~/do not believe~~ there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow I ~~/members of my immediate family~~ would be interested in renting ~~/part ownership~~ of such a property.

I reside ~~/work~~ /have long term connections\* with West Stow.

I support ~~/do not support~~ the provision of Affordable homes in West Stow.

Signed Marion Wooderson Date 20.8.06

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

Peter Smith  
Peter Smith

Stuart Harrison  
Stuart Harrison



Mr A J Lawrence & Miss M Garrod  
2 Rookery Cottages, Lackford  
Bury St Edmunds  
Suffolk IP28 6HW

14<sup>th</sup> August 2006

**FAO: Peter Smith**

**RE: Proposed New Housing in West Stow.**

Dear Mr Smith

I have worked in West Stow for the last year or so. My partner and I currently live with my parents in Lackford. For the last 7 months we have been looking for housing that is local to my job and obviously within our financial budget.

We have to date been unable to find appropriate property. We would be very supportive of any development in West Stow that would enable us to find somewhere local to live.

Yours sincerely

M. Garrod 

Maria Garrod & Adrian Lawrence

From: -

<sup>4</sup>  
Mr/Mrs/MS J.F. BOWDEN.....

Address... 3 CORNWALLIS CLOSE.....

WEST STOW, B.S.E...... Post code... 1P286EU.....

Telephone No... 01284 728 500.....(optional.)

*I believe*\*/~~do not believe~~\* there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow *I*\*/*members of my immediate family*\* would be interested in renting\*/*part ownership*\* of such a property.

*I reside*\*/~~work~~\*/~~have~~ long term connections\* with West Stow.

*I support*\*/~~do not support~~\* the provision of Affordable homes in West Stow.

Signed... J.F. Bowden..... Date... 24-08-06.....

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison

WEST STOW STUD

Mr Street Hanson

Dear Sir

It has come to my attention that Mr Peter South  
is planning to build a number of houses on land adjacent  
to West Stow Stud.

This is great news for this village. For to long West Stow has  
stagnated and declined, for want of new blood.  
Low cost housing is desperately needed. I myself have  
staff unable to find accommodation in the village.

It is not possible to employ staff from a great distance,

West Stow Stud will support any scheme which is positive,  
and that takes into account environmental concerns,  
and we know Mr Peter Smith will have similar ideas.

Yours sincerely

Mel Albert

Manager.

From: -

Mr/Mrs/MS DONOVAN

Address 1 KILMORHAN RD

WEST STOW Post code 17286EZ

Telephone No 01284 728760 (optional.)

*I believe\*/~~do not believe~~\** there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow *\*/members of my immediate family\** would be interested in renting\*/part ownership\* of such a property.

*I reside\*/~~work~~\*/have long term connections\** with West Stow.

*I support\*/~~do not support~~\** the provision of Affordable homes in West Stow.

Signed P. S. Donovan Date 25/8/06

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison

From: -

Mr/Mrs/Ms A. E. PIEKMA

Address WALNUT TREE COTTAGE

WEST STOW, BSE Post code IP28 6EZ

Telephone No. 01284 728317 (optional.)

*I believe\*/~~do not believe~~\** there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow *I\*/~~members of my immediate family~~\** would be interested in *renting\*/~~part ownership~~\** of such a property.

*I reside\*/~~work\*/have long term connections~~\** <sup>in</sup> ~~with~~ West Stow.

*I support\*/~~do not support~~\** the provision of Affordable homes in West Stow.

Signed A. E. Piekma Date 25.8.06

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison

From: -

Mr/Mrs/Ms A. Carter

Address 2, Chimney Mills,

West Stow Post code IP27 6ES

Telephone No.....(optional.)

~~I believe~~ *I believe* ~~/do not believe~~ \* there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow ~~I~~ *I* ~~/members of my immediate family~~ \* would be interested in renting ~~/part ownership~~ \* of such a property.

~~I reside~~ *I reside* ~~/work~~ */work* ~~/have long term connections~~ \* with West Stow.

~~I support~~ *I support* ~~/do not support~~ \* the provision of Affordable homes in West Stow.

I am sure ~~about~~ a four - bedroomed "cottage" might not be "affordable".

Signed... A. Carter ..... Date 4.9.06 .....

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison

# Philip Chandler

**5 Ford Close, West Row, Bury St Edmunds, Suffolk, IP28 8NR**

**Mobile : 07939 939039**

**Email : Chandler5969@yahoo.com**

**FAO Peter Smith**

**Re : Proposed New Housing in West Stow**

Dear Mr Smith,

I am currently working at West Stow Stud and have done for the past season. I have been actively looking for accommodation in this area in close proximity to my job within my financial budget. This has not been easy due to lack of housing.

I am currently staying with my parents whilst looking for suitable housing.

I am very supportive in any new development in this area, which would accommodate my work & financial needs & for others who are in the same position.

Yours sincerely,



Philip Chandler

From: -

~~Mr/Mrs/Ms~~ M. PENNING

Address: WEST LARKS

3 HEMPENRIDGE CARR WEST STOW Post code IP28 6ER

Telephone No. 01284/728404 (optional.)

I believe ~~/do not believe~~ there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow I ~~/members of my immediate family~~ would be interested in renting ~~/part ownership~~ of such a property.

I reside ~~/work~~ ~~/have long term connections~~ with West Stow.

I support ~~/do not support~~ the provision of Affordable homes in West Stow.

Signed *have penning* Date 19.8.06

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison



From: -

Mr/Mrs/Ms E. M. BUCHANAN

Address EDGEWOOD, CHIMNEY MILLS

W. STOW Post code IP28 6ES

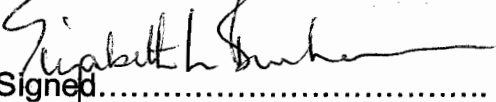
Telephone No 01784 728496.....(optional.)

I believe\*/~~do not believe~~\* there is a need for Affordable homes in the Village of West Stow.

~~If Affordable Homes were available in West Stow I\*/members of my immediate family\* would be interested in renting\*/part ownership\* of such a property.~~

I reside\*/~~work\*/have long term connections\*~~<sup>in</sup> with West Stow.

I support\*/~~do not support~~\* the provision of Affordable homes in West Stow.

Signed  Date 3.9.06

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

Peter Smith  
Peter Smith

Stuart Harrison  
Stuart Harrison

From: -

Mr/Mrs/Ms. DR D A BUCHANAN

Address EDGEWOOD, CHIMNEY MILLS

W. STOW Post code IP28 6ES

Telephone No. 01284 728496 (optional.)

I believe ~~\*/do not believe\*~~ there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow I ~~\*/members of my immediate family\*~~ would be interested in renting ~~\*/part ownership\*~~ of such a property.

I reside ~~\*/work\*/have long term connections\*~~ <sup>IN</sup> with West Stow.

I support ~~\*/do not support\*~~ the provision of Affordable homes in West Stow.

Signed  Date 3.9.06

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

Peter Smith  
Peter Smith

Stuart Harrison  
Stuart Harrison

From: -

~~Mr/Mrs/Ms~~.....*S.R. MURRAY*.....

Address.....*2 CORNWALLIS CLOSE,*

.....*WEST STOW*..... Post code...*1928 6EU*.....

Telephone No.....(optional.)

*I believe*\*/~~do not believe~~\* there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow *I*\*/~~members of my immediate family~~\* would be interested in renting\*/~~part ownership~~\* of such a property.

*I reside*\*/~~work~~\*/~~have long term connections~~\* with West Stow.

*I support*\*/~~do not support~~\* the provision of Affordable homes in West Stow.

Signed.....*Stuart R. Murray*..... Date.....*8-9-2006*.....

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison

From: -

Mr/Mrs/Ms *A J MURPHY*

Address *CITIMMAY MILL COTTAGE*

*WEST STOW* Post code *IP28 6LR*

Telephone No *01284 728 234* (optional.)

*I believe* ~~\*/do not believe\*~~ there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow ~~I\*/members of my immediate family\*~~ *would be interested in renting\*/part ownership\** of such a property.

*I reside* ~~\*/work\*/have long term connections\*~~ with West Stow.

*I support* ~~\*/do not support\*~~ the provision of Affordable homes in West Stow.

Signed *[Signature]* Date *10/9/06*

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison

From: -

Mr/Mrs/Ms..... Luke .....

Address..... Rohan, Icklingham Road

West Stow ..... Post code..... IP28 6EY .....

Telephone No. 01284 729654 ..... (optional.)

*I believe\*/~~do not believe~~\* there is a need for Affordable homes in the Village of West Stow.*

*If Affordable Homes were available in West Stow\*/members of my immediate family\* would be interested in renting\*/part ownership\* of such a property.*

*I reside\*/~~work~~\*/have long term connections\* with West Stow.*

*I support\*/~~do not support~~\* the provision of Affordable homes in West Stow.*

Signed..... Date.....

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison

*Dear Mr. Harrison*

*I write with reference to the application of Mr. Peter Smith for the provision of affordable homes in West Stow.*

*For 20 years I tried to buy property in West Stow. Any property which became available was carefully considered and on few separate occasions I was unsuccessful in buying. With the exception of one property all were at an over inflated price reflecting*

the desirability to live in this village.

To have the opportunity not only to buy property in ~~west~~ ~~town~~ but to do so at an affordable price is quite a unique situation.

Mr. Smith needs to be congratulated upon his liberal views ideas and desires. Many in his position would simply wish to develop land into an executive estate creating nothing more than a village which homes commuters and wealthy residents who have little understanding or sympathy for those in not such a financial position as themselves. The aim of Mr. Smith to build affordable homes + a dairy so allowing residents connected to the village to buy + cook in the locality has to be applauded + supported. I urge you to look at the entire village, price tag the homes + inform the development control committee with the imbalance of supply in this village.

This development sounds extremely well thought at all traditional style cottages being easily absorbed into the unhyack. I believe that Mr. Smith has given a lot of thought + consideration to this idea. The fact that he wishes to see a mixture of homes in landscaped surroundings reflects his genuine belief in what is needed for the village. I wholeheartedly support his application.

Yours sincerely  
Jianne Hulce.

Rohan,

Ticklingham Road,

West Stow,

Bury St Edmunds.

IP28 6BY

01284 729654

31 Field View

Thurston

IP33 3TL

Dear Sir,

The provision of affordable houses in West Stow has been brought to my attention. With a son and a daughter who both live in this village I would welcome the idea of being able to purchase such a property. My husband, who is severely disabled, + I moved from Coventry 2 years ago to be near our children so that they would be in a position to help + support us.

At present we live in sheltered accommodation at Thurston which results in quite a commitment on our family's part to attend to our needs. To have the support and security of family living within walking distance would give us incredible peace of mind.

Yours faithfully

J. Self.

From: -

Mr/Mrs/Ms <sup>R</sup> B. D. HATSON

Address 10 CHIMNEY MILLS

WEST STOW, BSE Post code IP28 6ES

Telephone No. (01284) 728 399 (optional.)

I believe\*/~~do not believe~~\* there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow I\*/*members of my immediate family*\* would be interested in renting\*/part ownership\* of such a property.

I reside\*/<sup>R</sup>~~work~~\*/have long term connections\* with West Stow.

I support\*/~~do not support~~\* the provision of Affordable homes in West Stow.

Signed *Wendy H. H.* Date 5.9.06

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison



From: -

Mr/Mrs/Ms... *Allen* .....

Address... *3, The Row* .....

... *West Stow* ..... Post code... *LP286TB* .....

Telephone No..... (optional.)

*I believe*\*/~~do not believe~~\* there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow *I*\*/*members of my immediate family*\* would be interested in renting\*/part ownership\* of such a property.

*I reside*\*/*work*\*/*have long term connections*\* with West Stow.

*I support*\*/~~do not support~~\* the provision of Affordable homes in West Stow.

Signed... *J. Allen* ..... Date... *4-9-06* .....

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison

From: -

Mr/Mrs/Ms..... PIDGGEON .....

Address..... "TULLY ARDEN" .....

ICKLINGHAM RD WEST STOW .....

Post code..... 1P28 6EZ .....

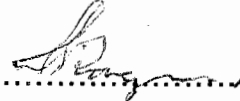
Telephone No.....(optional.)

*I believe\*/~~do not believe~~\** there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow *I\*/members of my immediate family\** would be interested in renting\*/part ownership\* of such a property.

*I reside\*/~~work~~\*/have long term connections\** with West Stow.

*I support\*/~~do not support~~\** the provision of Affordable homes in West Stow.

Signed.....  ..... Date..... 30 Aug 06 .....

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison

From: -

Mr/Mrs/Ms NORA, PETER & MARY COOKE

Address EASTLEIGH

WEST STOW Post code IP28 6EZ

Telephone No.....(optional.)

~~We~~ believe\*/~~do not believe~~\* there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow  members of my immediate family\* would be interested in renting\*/part ownership\* of such a property.

I reside\*/work\*/have long term connections\* with West Stow.

I support\*/~~do not support~~\* the provision of Affordable homes in West Stow.

Signed N Cooke  
M Cooke Date 1/9/06

\* please delete as required Our family has been in West Stow for 100 years +

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

Peter Smith  
Peter Smith

Stuart Harrison  
Stuart Harrison

From: -

Mr/Mrs <sup>+</sup> ~~Mrs~~ Alan Baxter

Address..... 2 W. deham Cottages

West Stow..... Post code..... IP28 6HE

Telephone No. 01284 728824.....(optional.)

I believe\*/do not believe\* there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow I\*/members of my immediate family\* would be interested in renting\*/part ownership\* of such a property. *See letter*

I reside\*/work\*<sup>and</sup> have long term connections\* <sup>in</sup> with West Stow.

I support\*/do not support\* the provision of Affordable homes in West Stow.

Signed..... Alan Baxter Date..... August 21, 2006.

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

Peter Smith  
Peter Smith

Stuart Harrison  
Stuart Harrison



*St Edmundsbury*  
BOROUGH COUNCIL

**COMMUNITY DIRECTORATE**

August 21, 2006

Mr. Peter Smith  
Meadow Farm  
West Stow

Dear Mr. Smith,

**Affordable Houses in West Stow**

I understand that you are intending to construct a small development of affordable homes on your property, subject to planning approval. Any such properties you would let to persons living or working in the local area.

As Manager of West Stow Country Park and Anglo-Saxon Village, I can foresee a range of different circumstances where such an option for accommodation would be of great benefit for existing or potential employees, as and when the need arises.

Yours sincerely,

Alan Baxter

**Heritage Services**

Alan Baxter • Heritage Manager  
West Stow Anglo-Saxon Village, The Visitor Centre,  
Icklingham Road, West Stow,  
Bury St. Edmunds, IP28 6HG.  
T•01284 728718 • F 01284 728277  
E-mail [weststow@stedsb.gov.uk](mailto:weststow@stedsb.gov.uk)  
Website [www.stedmundsbury.gov.uk/weststow.htm](http://www.stedmundsbury.gov.uk/weststow.htm)



2000-2001  
Dealing with Waste



INVESTOR IN PEOPLE

From: -

Mr/Mrs/Ms *C & J Podd*.....

Address *2, THE Row*.....

*WEST STOW, BURY ST. ED'S* Post code *IP28 6HB*.....

Telephone No. *01284/729046*.....(optional.)

*I believe*\*/~~do not believe~~\* there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow *I*\*/*members of my immediate family*\* would be interested in renting\*/*part ownership*\* of such a property. *NA*

*I reside*\*/~~work~~\*/~~have long term connections~~\* with West Stow.

*I support*\*/~~do not support~~\* the provision of Affordable homes in West Stow.

Signed *[Signature]* / *J Podd* Date *21/8/2006*.....

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison

From: -

Mr/Mrs/Ms. G. M. CROSS

Address THE ROW WEST STOW

NR BURY ST EDMONDS Post code IP28 6HB

Telephone No. 01284 738123 (optional.)

*I believe\*/~~do not believe~~\** there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow *I\*/members of my immediate family\** would be interested in renting\*/part ownership\* of such a property.

*I ~~reside~~\*/work\*/have long term connections\** with West Stow.

*I support\*/~~do not support~~\** the provision of Affordable homes in West Stow.

Signed G. M. Cross Date 21.8.2006

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison

From: -

Mr/Mrs/Ms- K CROSS

Address 5 CROOKED CHIMNEY ROW

BURY ST EDMUNDS Post code IP286HB  
SUFFOLK

Telephone No. 01284 728765 (optional.)

*I believe* ~~*/do not believe*~~ there is a need for Affordable homes in the Village of West Stow.

If Affordable Homes were available in West Stow *I* ~~*/members of my immediate family*~~ would be interested in ~~*renting*~~ */part ownership* of such a property.

*I reside* ~~*/work*~~ */have long term connections* with West Stow.

*I support* ~~*/do not support*~~ the provision of Affordable homes in West Stow.

Signed K Cross Date 21.8.06

\* please delete as required

(If you have additional members of your family who wish to respond to the questionnaire, please photo-copy this form, or speak to Peter Smith for another copy.)

Thanking you

*Peter Smith*  
Peter Smith

*Stuart Harrison*  
Stuart Harrison





Stuart A C Harrison  
E & P Building Design  
The Gables  
Field Walk  
Mildenhall  
Suffolk  
IP28 7AH  
Stow

The Archaeological Service  
Environment and Transport Department  
Shire Hall  
Bury St Edmunds  
Suffolk IP33 2AR  
Tel: 01284 352443  
Fax: 01284 352443

*Our Ref:* 2006\_Pre West  
*Contact:* Jess Tipper  
*Direct Line:* 01284 352197  
*Date:* 21 November 2006  
*Email:* jess.tipper@et.suffolkcc.gov.uk

Dear Mr Harrison

**PROPOSED DEVELOPMENT AT INGHAM ROAD, WEST STOW:  
ARCHAEOLOGY**

The proposed development area, which is currently a meadow, covers an area of archaeological importance recorded in the County Sites and Monuments Record. In particular, there is the remains of a probable medieval moated enclosure (WSW 037) recorded in the south-eastern part of the area, which is marked on the Tithe Map of 1837 for West Stow. In addition, there is an Iron Age site immediately to the west (WSW 007) and an Anglo-Saxon find spot immediately to the east (CUL 013). The proposed housing development would cause significant ground disturbance with the potential to damage any archaeological deposit that exists.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important archaeological deposits, should a planning application be made. However, the applicant will be expected to provide for the systematic recording of archaeological information that will be affected by development, which will have a significant cost implication.

In order to secure mitigation I recommend that a PPG 16, paragraph 30 condition, is attached to any consent:

“No development shall take place within the area indicated [the whole site] until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.”

Yours sincerely

Assistant Archaeological Officer  
Conservation Team