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peter j woods.
24 St. Johns Court.
Beaumont Avenue.
St. Albans. Herts.
AL1 4TS. 3 April 2008.

Planning policy department
St. Edmundsbury B.C
P.O.Box 122.
St. Edmundsbury House
Western Way. Bury St. Edmunds
Suffolk. IP33 3YS

5567 + 68

Dear Sirs,
Core Strategy -- Local Development Framework -- Cowlinge village.

Please find herewith your Issues and Options Report Questionnaire, duly completed to the best of our ability.

We also enclose two site submission forms for 2No. sites in the vicinity of Cowlinge village.

We have also completed these forms to the best of our knowledge, but we would respectfully request that if you have any questions or queries regarding these sites, please contact us before discounting them.

We are more than willing to discuss any points you may have and we would be pleased to enter into negotiations, to satisfy your needs together with our own aspirations.

thank you for your co-operation,

yours faithfully,



peter j woods

ECONOMY &

- 8 APR 2008

ENVIRONMENT

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document



St Edmundsbury
BOROUGH COUNCIL

SITE SUBMISSION FORM

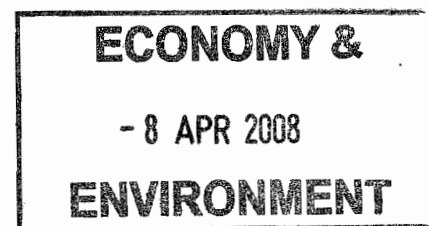
We are currently identifying sites with development potential as part of the Local Development Framework. This form should be completed to suggest sites that you think should be considered by the Council for their availability for development over the next 20 years.

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

5567
mapped

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

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 MR. M. REED
Organisation _____
Address COWLINGE HALL, COWLINGE, NR NEWMARKET

PLEASE UNDERTAKE ALL MATTERS WITH AGENT
↓
Postcode _____
Telephone _____
Email address _____

Your agents (if applicable) PETER. J. WOODS
Organisation P. R. ASSOCIATES
Address 24 ST. JOHNS COURT, BEALMONT AVENUE,
ST. ALBANS
HERTS.

Postcode AL1 4TS
Telephone 01727 764428 (HOME) 0208 441 0803 (OFFICE)
Email address PETER.WOODS@HPACORP.COM

Site Owner MR. M. REED
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

Location

LAND ADJACENT TO LAUBFAIR GREEN, COWLINGE.

Total Area

6.2 (ha)

Of which _____ (ha) is on brownfield land

Of which 6.2 (ha) is on greenfield land

Ordnance Survey Grid Reference

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

AGRICULTURE - FARMLAND

Suggested uses

AFFORDABLE HOUSING AND COMMUNITY CENTRE -
- (VILLAGE HALL), LIGHT (COTTAGE) INDUSTRY
POSSIBLY.

SMALL SUSTAINABLE (ZED) DEVELOPMENT.

VILLAGE SHOP & RE-INSTATED POST OFFICE

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	NO	
Special Landscape Area	NO	

How close is the nearest bus stop?	100metres
How close is the nearest primary school?	Bus service numbers..... WICKAMBROOK VILLAGE - 2 MILES APPROX.metres
How close is the nearest shop that will provide day-to-day food needs?	WICKAMBROOK VILLAGE OR HIGHPOINT STOREmetres 2 MILES OR 1 1/2 MILES
How close is the nearest doctor's surgery?	WICKAMBROOK VILLAGE - 2 MILES APPROX.kilometres

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

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

4. OTHER INFORMATION

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

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.

SEE ATTACHED SHEET.

SA Objective

	SA Objective	Please indicate whether your proposal will have a +ve or -ve contribution towards each objective
12	To use water and mineral resources efficiently, and re-use and recycle where possible	POSITIVE
13	To reduce waste	POSITIVE
14	To reduce the effects of traffic on the environment	POSITIVE
15	To reduce contributions to climate change	POSITIVE
16	To reduce vulnerability to climatic events	POSITIVE
17	To conserve and enhance biodiversity importance	POSITIVE
18	To conserve and where appropriate enhance areas of historical and archaeological 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

St Edmundsbury Local Development Framework

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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	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



COWLINGE C P

Tillbrooks Hill

Cowlinge

Pound Green

Lambfair Green

3566
5.691ha
14.06

2639
8.961ha
22.14

5529
2.469ha
6.10

2907
2.14ha
.53

1400
2.561ha
6.26

1900
4.21ha
1.04

3200
1.449ha
3.56

4800
1.870ha
4.62

4800
1.670ha
4.13

6000
5.34ha
1.32

0594
9.38ha
2.32

1391
2.43ha
.60

1900
0.24ha
.06

0889
2.14ha
.53

0885
2.59ha
.64

1876
8.93ha
2.21

2373
3.97ha
.98

2971
6.64ha
1.64

4874
8.073ha
19.95

6673
2.624ha
6.48

Little Pigots
Pigots
B M 100.83m

Smithy
Blacksmiths Cottage

Holly Cottage
Rose Cottage
Primrose Cottage

P.O.
Pump
Willow Cottage

Top Cottage
B M 103.72m

4143
8.289ha
20.48

War Memorial

97.3m
Pond
Three Tuns (P.H.)
Post
G.P.
T.C.B.

Brookside
Pumping Station

Hurdle Hall
Pond

Calcot's Place
Hi's Hyde
Sis's Cottage

Fairstead House
Pond

L.B.
Pond Bungalow

Erish House
308ha
.76
Fern Cottage

Honeysuckle Cottage
F.B. 6692
1.82ha
.45

6289
4.05ha
1.00
Sugar Loaves
Pond Cottage
Rosebank

6889
1.78ha
.44
Flint Cottage

Starlings Cottage

The Nase
Pond
The Ponds
United Reformed Church

Path (unm)



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2 April 2008.

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St. Edmundsbury B C
P.O.Box 122.
St. Edmundsbury House
Western Way. Bury St. Edmunds
Suffolk. IP33 3YS

Dear Sirs,

St. Edmundsbury Local Framework – Cowlinge village. Planning Policy.

Having read your Core Strategy L.D.F. report fully, we are in complete agreement with its' intentions and proposed methods.

It is our considered opinion that Cowlinge Village could fall into the category of a ' Key Service Centre ' and ' sites with potential for development '.

We would like to be considered as such, for inclusion in the Local Development Framework.

Our client is a local land owner resident of more than 60 years, who would very much like to help build a sensitively enlarged Cowlinge Village, providing affordable housing almost exclusively, a village hall or community centre together with play areas for children, a new village shop etc., and possibly some 'light or 'cottage industry units.

We are totally committed to sustainability, and more than happy to create efficient, even self – sufficient, environmentally sound buildings and dwellings.

We believe this would provide a contribution to the overall housing needs, in a pleasant rural area, without damaging the beauty of the surrounding natural environment .

It is also our sincere hope that this would promote the need (in the near future) for a new doctors surgery and possibly even a small village school.

Our site is adjacent to the existing settlement boundary, and we attach a plan showing this.

In further answer to question 3 of your form, we are not aware of any other development constraints, apart from the obvious need to improve the infrastructure of the village, and of course, planning restrictions.

We trust that if all, or part of our proposals become viable considerations, such issues as ' change of use ' and then density etc.. would all be part of an outline, or full detailed, Planning Application.

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Cowlinge

