

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 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

SS68
mapped

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

ECONOMY &

- 8 APR 2008

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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, BEAUMONT 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 BEHIND THREE TONS P.H & TILBROOKS HILL, CONLINGE.

Total Area

8.9 (ha)

Of which _____ (ha) is on brownfield land

Of which 8.9 (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 Bus service numbers.....
How close is the nearest primary school?	WICKAMBROOK VILLAGE - 2 MILES APPROX.metres
How close is the nearest shop that will provide day-to-day food needs?	WICKAMBROOK VILLAGE OR HIGHPOINTmetres STORES - 1/2 OR 2 MILES
How close is the nearest doctor's surgery?	WICKAMBROOK VILLAGE - 2 MILES APPROXkilometres

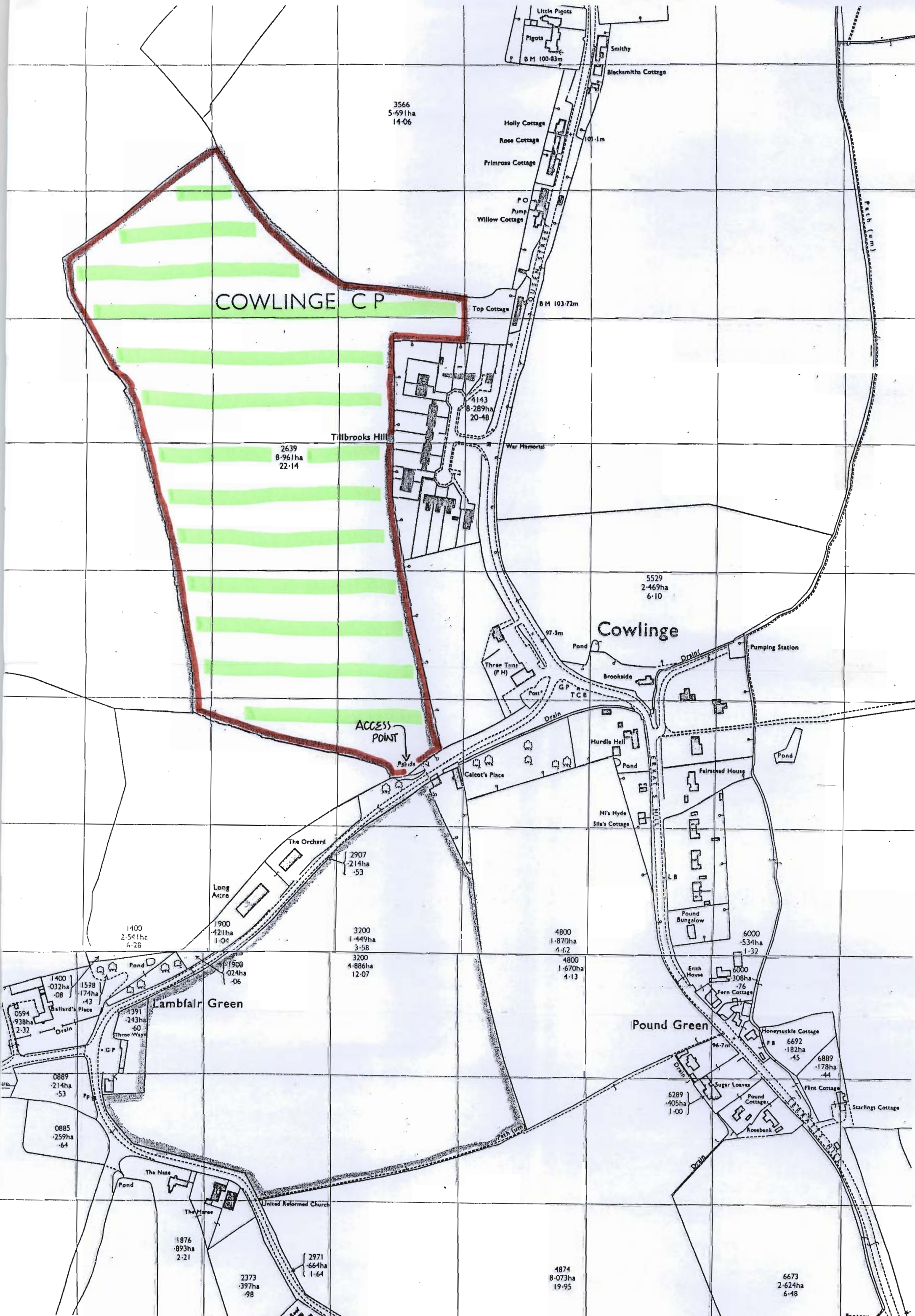
	SA Objective	Please indicate whether your proposal will have a +ve or -ve contribution towards each objective
11	To use water and mineral resources efficiently, and re-use and recycle where possible	POSITIVE
12	To reduce waste	POSITIVE
13	To reduce the effects of traffic on the environment	POSITIVE
14	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	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

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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

Tilbrooks Hill

Cowlinge

Pound Green

Lambfair Green

3566
5.691ha
14.06

2639
8.961ha
22.14

5529
2.469ha
6.10

1400
2.541ha
6.26

1900
421ha
1.04

3200
1.449ha
3.58

4800
1.870ha
4.62

6000
534ha
1.32

0594
938ha
2.32

1598
1.74ha
.43

1900
243ha
.60

3200
4.886ha
12.07

4800
1.670ha
4.13

6000
308ha
.76

0889
214ha
.53

0885
259ha
.64

1876
893ha
2.21

2373
397ha
.98

2971
664ha
1.64

4874
8.073ha
19.95

6673
2.624ha
6.48

ACCESS POINT

Little Pigota
Pigota
B.M. 100.83m
Smithy
Blocksmiths 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

Three Trees (F.H.)
Post
GP
T.C.B.
Drain
Pond
Brookside
Hurdle Hill
Calcot's Place
Pond
Hill's Hyde
Sita's Cottage

Pumping Station
Pond
Fairstead House
Pond Bungalow
Erith House
Honeysuckle Cottage
Sugar Loaves
Pound Cottage
Rosebank
Flint Cottage
Starlings Cottage

The Orchard
Long Acre
Pond
United Reformed Church
The Naze
The Place

Path (un)

Drain



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

Planning policy department
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

