

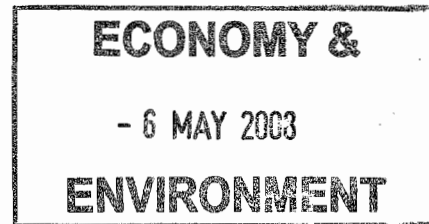
Mr. R Spittle & Mrs. S Y Spittle
Balloon Barn Farm, Culford,
Bury St Edmunds, Suffolk, IP28 6TY
(01284) 728639

Our Ref: SYS/lml/Planning_misc.
 Your Ref:

28th April 2008

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

5571
 mapped.



Dear Sir/Madam

I am writing with regards to the site allocations development plan and wish to put forward a number of possible sites for inclusion. I am submitting two sites in Ingham but would like them considered together as one and I have set out below the reasons and advantages for this. I am also submitting one site in Fornham St Martin for possible development. The site at Church Meadow in Ingham belongs to me personally but the other sites are owned in a family trust; The Stennett Trust, of which I am a beneficiary. I am applying on the Trusts behalf.

Ingham, Suffolk

Both the proposed sites are in the village of Ingham, Suffolk and are available for development within the next 20 years and are more than 0.5 acres in size. The proposed development would include residential homes, local amenities, green areas and recreational open space. There would be access to the development land off the A134. This road is a useful link road to the A11 and the A14. The village of Ingham is at present lacking in local amenities and we feel therefore that this development could improve village life and the local community in providing much needed facilities. The proposed development land is close to an already existing general employment area and the existing housing settlement boundary. It is hoped that this development can go towards meeting the housing requirements of the Draft Regional Plan for this area.

The land at Church Meadow is being put forward for residential development. It is currently listed as recreational open space but this will not be lost as the proposed development on the Greenfield land off the A134 (as outlined above) will provide recreational open space within its development. This will provide an ideal children's playing field and open space for community activities. It is felt that this new site will be

easily accessible and in a safer and more useable position. At present the existing recreational open space is situated away from the main housing settlement and access is gained by crossing the main A134 road. This site has long been recognised as under used and in an unsuitable position in relation to the housing settlement area in the village. It has a detached location from the main body of residential development and pedestrian access to the site requires crossing the busy A134 road which passes through the village. This is dangerous, for children especially, and we feel that relocating the site closer to the housing development would be far more practical.

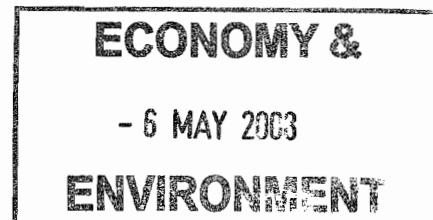
Fornham St. Martin, Suffolk

The land is currently used as grazing land however the agricultural tenancy in place over the land will shortly be coming to an end. It is suggested that this land is used for residential development or equestrian use/development. There are already agricultural out buildings and sheds on the land which could be converted if required. The land is close to a flood plain and it is therefore suggested that the development is positioned on the easterly side. There are already adjoining sites which have been developed within the flood plain area. The land has good access off Thetford Road and is close to the Bury St. Edmunds town and A134 for main road access.

We would ask that these reasons and development plans are taken into consideration when processing our applications. Further detailed plans will be made available on request. Please do not hesitate to contact me should you have any queries on 01284 728639 or at the above address. Many thanks.

S.Y. Spittle

Mrs. Sally Y Spittle
On behalf of The Stennett Trust
Place Farm, Ingham



St Edmundsbury Local Development Framework

Site Allocations Development Plan Document



St Edmundsbury
BOROUGH COUNCIL

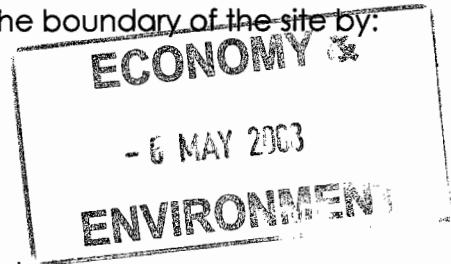
SITE SUBMISSION FORM

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



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 MRS. SALLY YVONNE SPITTLE

Organisation _____

Address BALLOON BARN FARM CULFORD
BURY ST. EDMUNDS SUFFOLK

Postcode IP28 6TY

Telephone 01284 728639/729802

Email address Leanne@culfordwaste.co.uk

Your agents (if applicable) MR. GERARD SMITH

Organisation LACY SCOTT & KNIGHT

Address 10 RISBYGATE STREET BURY ST. EDMUNDS
SUFFOLK

Postcode IP33 3AA

Telephone 01284 748604

Email address gsmith@lsk.co.uk

Site Owner THE STENNETT TRUST

Address c/o PLACE FARM THE STREET
INGHAM BURY ST. EDMUNDS
SUFFOLK

Postcode IP31 1NQ

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 LAND AT THETFORD ROAD, FORNHAM ST. MARTIN

Location THETFORD ROAD, FORNHAM ST. MARTIN, SUFFOLK

Total Area 6.195 (ha)

Of which _____ (ha) is on brownfield land

Of which 6.195 (ha) is on greenfield land

Ordnance Survey Grid Reference _____

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

GRAZING LAND

Suggested uses

RESIDENTIAL DEVELOPMENT

EQUESTRIAN DEVELOPMENT / EQUESTRIAN USE

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	YES	PARTIAL RISK OF FLOODING
Nature designation	NO.	
Land contamination	NO.	
Conservation Area	NO.	
Special Landscape Area	NO.	

How close is the nearest bus stop?	1 k/metres	84 / 84A FIRST EASTERN COUNTIES
How close is the nearest primary school?	1.1 k/metres	
How close is the nearest shop that will provide day-to-day food needs?	0.9 k/metres	
How close is the nearest doctor's surgery?	1.8 k/kilometres	

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

- LOCATION OF BUS STOP - COULD PROVIDE NEW BUS STOP FOR RESIDENTIAL DEVELOPMENT SITE.
- FLOOD PLAIN ISSUES - KEEP DEVELOPMENT EAST OF POSSIBLE FLOOD RISK LAND.

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

MEETING HOUSING REQUIREMENTS OF WHOLE COMMUNITY
AGRICULTURAL ENTERPRISE

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.

PLEASE SEE ATTACHED SHEETS.

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

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	N/A
2	To maintain and improve levels of education and skills in the population overall	N/A
3	To reduce crime and anti-social activity	N/A
4	To reduce poverty and social exclusion	N/A
5	To improve access to key services for all sectors of the population	N/A
6	To offer everybody the opportunity for rewarding and satisfying employment	N/A
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	N/A
10	To conserve soil resources and quality	N/A
11	To use water and mineral resources efficiently, and re-use and recycle where possible	N/A
12	To reduce waste	N/A

SA Objective		Please indicate whether your proposal will have a positive or negative contribution towards each objective
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	N/A
16	To conserve and enhance biodiversity	N/A
17	To conserve and where appropriate enhance areas of historical and archaeological importance	N/A
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	N/A
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	POSITIVE
20	To revitalise town centres	N/A
21	To encourage efficient patterns of movement in support of economic growth	POSITIVE
22	To encourage and accommodate both indigenous and inward investment	POSITIVE



X Access Point