

Planning & Engineering Services
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 mapped.

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Our Ref: RDD/sjt/34578

28th April 2008

ECONOMY &
 29 APR 2008
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Dear Sirs

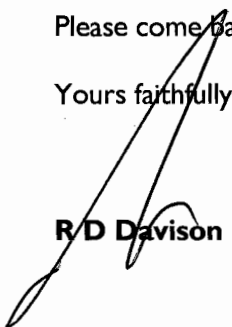
**Re: St Edmundsbury Local Development Framework – Site Allocations
 Land Bid in respect of property at Street Farm, Low Street, Bardwell**

Please find enclosed herewith our completed site submission form in respect of the above for your consideration.

We have set out our representation within the land bid form and would like to stress that it is considered that to include the area identified within the settlement boundary is not only logical in view of residential conversion of existing barns on the road frontage but also has the ability to improve the immediate environment for the neighbouring residential property.

Please come back to the writer if you have any queries.

Yours faithfully



R/D Davison

enc:

10 RISBYGATE STREET BURY ST EDMUNDS SUFFOLK IP33 3AA DX 57246 BURY ST EDMUNDS
 TEL: 01284 748600 FAX: 01284 748610

Partners Rowland Beany FRICS FAAY, Roger Davison FNAEA, Chris Philpot BSc FRICS FNAEA, Robert Bryce MRICS FAAY, Philip Scarff BSc (Hons) MRICS FAAY, Gerard Smith BA (Hons) MRICS FAAY, George Lock FRICS FAAY

Residential Manager Jan Jones *Auction Centre Manager* Edward Crichton *Survey Department* Gerald Brown FRICS FAAY RMPS *Accounts Manager* Brian Fullam

AND AT STOWMARKET SUFFOLK TEL: 01449 612384 FAX: 01449 677185

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM

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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 9th 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

The 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 area identified as brownfield (**shaded blue**) and/or greenfield land (**shaded green**).

Street Farm, Low Street, Bardwell

• I. **CONTACT DETAILS**

Your name Roger Davison.....

Organisation Lacy Scott & Knight.....

Address 10 Risbygate Street.....
Bury St Edmunds.....
Suffolk.....
.....**Post Code** IP33 3AA

Telephone 01284 748600.....

Email address rdavison@lsk.co.uk.....

Your agents NOT APPLICABLE

Site Owner N Webber.....

Address Home Farm.....
Barningham Road.....
Barningham.....
Bury St Edmunds.....
Suffolk..... **Post Code** IP31 1DG

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: YES

2. SITE DETAILS

Site name Street Farm.....

Location Low Street.....
Bardwell.....

Total Area 0.45 (ha) estimated

Of which 0.45 (ha) is on brownfield land

Of which(ha) is on greenfield land

Ordnance Survey Grid Reference Part OS 0026.....

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

Redundant Farm Buildings.....

Suggested uses Replacement of existing unsightly agricultural buildings with a small number of single storey dwellings of exceptional high quality design.....

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		If there is any it is likely to be restricted to localised hydro-carbon spillage
Conservation Area	YES	
Special Landscape Area	NO	

How close is the nearest bus stop?	100 metres Bus service numbers – Several
How close is the nearest primary school?	½ mile approx.
How close is the nearest shop that will provide day-to-day food needs?	The Post Office in the village is about ½ mile away and has a supply of provisions. More choice in Ixworth 1 ½ miles distant approx.
How close is the nearest doctor's surgery?	1 ½ miles approx.

Street Farm, Low Street, Bardwell

If there are constraints to development, what interventions could be made to overcome them? NONE

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

The site has been excluded from the settlement boundary notwithstanding conversion of Victorian barns on the frontage to two dwellings. This appears illogical as the current use and potential for increased use and disturbance to adjoining residents exists. The buildings offer little or no employment potential.

4. OTHER INFORMATION

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

Yes. We act for the owner who, if successful in his land bid, would proceed to apply for planning permission and seek a purchaser for development if this were to be granted. Site clearance costs would be low therefore this would prove an economically viable proposition.

It is recognised the site area falls within the guidelines for providing affordable housing which is wholly acceptable. If considered that the special designation and features of the site merit only a low number of dwellings, the applicant is willing to consider a contribution for affordable housing off site.

Level of developer interest, if known:

This is anticipated to be high as the barn conversion scheme on the frontage was very successful and Bardwell is generally a very well sought after village with regard to the facilities it provides and convenience of location

Likely time frame for development: 0-5 years

Any further information: Please supply four copies of any supportive statements or an electronic version.

In July 2002 planning permission was granted to convert the existing Victorian farm buildings into 2 dwellings. This consequently took place and buyers were readily found before completion of the conversion works.

Lying immediately to the west are 2 modern substantial agricultural buildings and yard that present an unsightly aspect for the residential properties on the frontage and entirely block a potentially most attractive view over the adjoining countryside designated as Country Wildlife Site in the current Local Plan.

These buildings have long since ceased to be used for agricultural purposes and, although utilised for temporary storage, are effectively redundant as the owner's farming activities are centred in Barningham.

To permit replacement of the buildings with a small number of single storey dwellings of very high quality design would improve the site beyond recognition for neighbouring properties and enable enjoyment of the views to the west.

The applicant is owner of the remainder of OS 0026, the majority of the adjacent Country Wildlife Site designation, and he would be willing to give consideration to dedicating this to an appropriate organisation such as Suffolk Wildlife Trust in perpetuity as a planning condition. Such a gesture would ensure the future management of the site and be of considerable wildlife and public benefit.

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	+ve
2	To maintain and improve levels of education and skills in the population overall	+ve
3	To reduce crime and anti-social activity	+ve
4	To reduce poverty and social exclusion	+ve
5	To improve access to key services for all sectors of the population	+ve
6	To offer everybody the opportunity for rewarding and satisfying employment	+ve
7	To meet the housing requirements of the whole community	+ve
8	To improve the quality of where people live and to encourage community participation	+ve
9	To improve water and air quality	+ve
10	To conserve soil resources and quality	+ve

	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	+ve
12	To reduce waste	+ve
13	To reduce the effects of traffic on the environment	-ve
14	To reduce contributions to climate change	+ve
15	To reduce vulnerability to climatic events	+ve
16	To conserve and enhance biodiversity	+ve
17	To conserve and where appropriate enhance areas of historical and archaeological importance	+ve
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+ve
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	+ve
20	To revitalise town centres	-ve
21	To encourage efficient patterns of movement in support of economic growth	+ve
22	To encourage and accommodate both indigenous and inward investment	+ve

Lacy Scott & Knight
28th April 2008

LOW STREET, BARDWELL

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Ordnance Survey

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FOR IDENTIFICATION PURPOSES ONLY