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LACY SCOTT & KNIGHT

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

FROM: ROGER DAVISON

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Our Ref: RDD/sjt/25386

28<sup>th</sup> April 2008

**ECONOMY &**  
**29 APR 2008**  
**ENVIRONMENT**

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mapped.

Dear Sirs

**Re: St Edmundsbury Local Development Framework – Site Allocations  
Land at Thurston Road, East Barton, Bury St Edmunds**

Please find enclosed herewith our site submission form and accompanying plans in respect of the above.

It is considered the land bid submitted enables a key opportunity for embodiment within a logical expansion of the town to the east where proximity of infrastructure, employment and community services provide unparalleled opportunity for meeting key requirements of planning objectives within the Local Development Framework.

The site owners are fully prepared to work with adjoining owners to enable a comprehensive development plan for the area to be achieved.

Please do not hesitate to contact the writer should any further information be required.

Yours faithfully

R D Davison

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

*Partners* Rowland Beaney FRICS FAAY, Roger Davison FNARA, Chris Philpot BSc FRICS FNARA, 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 RMAPS *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 9<sup>th</sup> May 2008** to:

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

or email it to: [LDF@stedsbcc.gov.uk](mailto: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](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**

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**).

**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** A V Mills & Sons .....

**Address** Ashmore Farm .....

Great Barton .....

Bury St Edmunds.....

Suffolk..... **Post Code** IP31 2NY

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

Land at Cattishall, Thurston Road, East Barton, Bury St Edmunds

**2. SITE DETAILS**

**Site name** Land at Thurston Road, East Barton, Bury St Edmunds

**Location** Cattishall.....

**Total Area** 6.23 (ha) Outlined in red on the attached plan. Adjoining area in same ownership 5.398 (ha) hatched red on the attached plan.

Of which 6.23 (ha) and 5.398 (ha) is on greenfield land

**Ordnance Survey Grid Reference** 006

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

Agriculture.....

**Suggested uses**

Housing to include affordable housing and such uses as to be considered appropriate for inclusion within a Master Plan for phased development bounded by the Rougham Industrial Estate and area designated BSE3 to the south and the railway line to the north as in the current St Edmundsbury Local Plan.

**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?	metres	500
	Bus service numbers –	83/83A/133 Mulleys
How close is the nearest primary school?	850 metres	
How close is the nearest shop that will provide day-to-day food needs?	1,750 metres	
How close is the nearest doctor's surgery?	1.75 kilometres	

Land at Cattishall, Thurston Road, East Barton, Bury St Edmunds

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

No known constraints to development anticipated.

.....  
.....

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

The site is situated outside of the identified settlement boundary of the town. However it lies close to employment, educational, welfare, retail, transport and recreational facilities and can contribute to the perceived target for additional housing in the planned period to 2021 and the longer period to 2031. Existing infra structure serving the area and further infra structure planned within the current Local Plan enable this site to play a key role in achieving long term strategic development to serve Bury St Edmunds.

**4. OTHER INFORMATION**

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

NO but sites for residential development in and close to Bury St Edmunds are highly sought after and there are no known inherent costs that would be incurred by development.

**Level of developer interest, if known:** HIGH

**Likely time frame for development:** 0-5 years, 6-10 years and 10-15 years

The likely time frame development is considered to be over these proposed Local Development Framework period.

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

The site lies adjacent to the main Ipswich/Bury St Edmunds/Cambridge railway line and is capable of accommodating the Halt as identified in the current Local Plan.

It provides excellent opportunity for accommodating a significant contribution towards the perceived requirement for additional housing stock in Bury St Edmunds as set out in Option 2 Urban Growth Local Development Framework document as prepared by St Edmundsbury Borough Council. The close relationship to the existing employment, retail, social, educational, transport and health facilities at Moreerton Hall ensure minimum travelling distance as does the existing employment area at Rougham. The expansion of the area as identified in the current Local Plan (BSE3) together with improved and planned infra structure will enable exceptional ease of access and minimal traffic flow problems.

The additional and adjoining area of 5.398 hectares is within the same ownership and offers scope for phased extension over the planned period to 2021 and beyond to 2031.

Importantly the site owners are prepared to co-operate with adjacent land holdings to the south to enable preparation of a comprehensive development plan for this area which offers the most practical solution in every respect for the planned expansion of Bury St Edmunds.

## 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

	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a +ve or -ve contribution towards each objective</b>
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





BSE12

BSE15

BSE13

TCR1

MOUNT ROAD

BEDINGFELD WAY

BSE4 (a)

BSE4 (b)

BSE3

RA3 (g)

BSE8

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