

ack 15.05.08

# WHIRLEDGE & NOTT

CHARTERED SURVEYORS  
AUCTIONEERS & VALUERS

Your Ref:

Our Ref: JDGB/R/100/44

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Little Maplestead, Halstead  
Essex C09 2SL  
Tel: 01787 472118  
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e-mail: maplestead@whirledgeandnott.co.uk  
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6th May 2008

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

SS78  
mapped.

Dear Sirs

re: LOCAL DEVELOPMENT FRAMEWORK SITE SUBMISSION

Please find enclosed completed site submission form and plan for land south of The Street, Coney Weston on behalf of my client for consideration for the local development framework process.

The site was occupied during World War II as the barracks for the local airfield and has been derelict since 1945. The site now only contains concrete bases of the demolished wartime buildings and is therefore not suitable for any agricultural purposes.

My client currently owns the whole of this site south of The Street but is willing to include only a proportion of the site if it was felt that the whole site was too large to contemplate for any local development framework consideration.

I look forward to hearing from you in due course. In the meantime if you have any further queries, please do not hesitate to contact me at the Maplestead Hall Office.

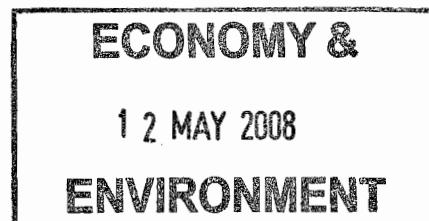
With thanks.

Yours faithfully



James Baker

Enc.



**RICS** Regulated by RICS



AGENTS TO THE  
**AMC**

Partners: N M Nott FRICS FAAV Dip FBA (Lond) M E Hughes BSc(Hons) FRICS FAAV FNAEA  
Associate Partners: Miss K A Jennings MSc MRICS FAAV P F Walker BSc (Hons) MRICS FAAV  
Associate: David Milbourn MSc MRICS FNAEA Consultant: T WHIRLEDGE FRICS FAAV  
Offices at The Black Barn, Lubards Lodge Farm, Hullbridge Road, Rayleigh, Essex SS6 9QG Tel: 01268 783377  
The Estate Office, White Hall, Margaret Roding, Great Dunmow, Essex CM6 1QL Tel: 01245 231123

# 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

Or email it to: [LDF@stedsbcc.gov.uk](mailto:LDF@stedsbcc.gov.uk)

**ECONOMY &**

**12 MAY 2008**

**ENVIRONMENT**

**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

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 SEE BELOW

Organisation \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Postcode \_\_\_\_\_

Telephone \_\_\_\_\_

Email address \_\_\_\_\_

Your agents (if applicable) NIGEL NOTT

Organisation WHIRLEDGE AND NOTT

Address MAPLESTEAD HALL, LITTLE MAPLESTEAD

HALSTEAD, ESSEX, CO9 2SL

\_\_\_\_\_ Postcode CO9 2SL

Telephone 01787 472118

Email address maplestead@whirledgeandnott.co.uk

Site Owner MISS A NOEL

Address C/O WHIRLEDGE AND NOTT,

MAPLESTEAD HALL

LITTLE MAPLESTEAD

HALSTEAD, ESSEX Postcode CO9 2SL

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 CONEY WESTON CAMPSITE

Location SOUTH OF THE STREET, CONEY WESTON

Total Area 0.76 (ha)

Of which 0.76 (ha) is on brownfield land

Of which \_\_\_\_\_ (ha) is on greenfield land

Ordnance Survey Grid Reference TL9577 9779

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

USED DURING WORLD WAR II AS A CAMPSITE FOR THE NEARBY AIRFIELD. ~~THE~~ THE SITE CONTAINS CONCRETE BASES FROM THE DEMOLISHED BUILDINGS. THE SITE HAS BEEN DERELICT SINCE.

Suggested uses HOUSING

## 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		EX WARTIME BUILDING FOUNDATIONS
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	<u>6.50</u> .....metres <u>Approx</u> Bus service numbers... <u>338, 339</u> .....
How close is the nearest primary school?	<u>5.400</u> .....metres <u>Approx</u>
How close is the nearest shop that will provide day-to-day food needs?	<u>2.400</u> .....metres <u>Approx</u>
How close is the nearest doctor's surgery?	<u>9.9</u> .....kilometres <u>Approx</u>

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

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

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**4. OTHER INFORMATION**

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

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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.**

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

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

Coney Weston Campsite, Coney Weston, Bury St Edmunds, Suffolk



OS Ordnance Survey

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**WHIRLEDGE & NOTT** 12 MAY 2008  
ENVIRONMENT  
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