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Albion Planning Consultants Ltd

Chartered Town Planners • Planning Advisers • Environmental Planning Consultants • Design Consultants • Landscape Architects • Highway Consultants • Ecologists

2nd May 2008

Our Ref: MAJ/TLL/APC0067/0205

Planning and Engineering Services
St Edmundsbury Borough Council
P O Box 122

Bury St Edmunds
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SPECIAL DELIVERY

SS79
mapped



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S Wood

Dear Sirs

Re: Emerging Draft St Edmundsbury Local Development Framework – Site Allocations Development Plan Document – Site Submission Form (Closing Date: 9th May 2008) – Land located at Hepworth Road Market Weston Suffolk

We write further to our previous correspondence addressed to your office on behalf of our client, Mr G Talbot, relating to the site within his ownership having a frontage to Hepworth Road in the village of Market Weston. You will note from your file that we have submitted detailed previous written representations on behalf of our client. We now take this opportunity to enclose herewith further representations together with your standard Site Submission Form duly completed and signed. We would ask you to acknowledge receipt of the enclosed Site Submission Form together with the attached plans together with the attached detailed Supplementary Statement of Representations including the copies of the previous representations together with a short history of the site together with copies of further relevant plans.

We look forward to hearing from you.

Yours faithfully

Michael A Jones
Albion Planning Consultants Limited

Enc.



PAYMENT IS NOW ACCEPTED BY CREDIT/DEBIT CARD

CALLS MAY BE MONITORED FOR TRAINING PURPOSES.

Albion Planning Consultants Limited

**Review of Policy Framework including the Community
Statement and Local Development Framework for St
Edmundsbury Borough**

**The St Edmundsbury Local Development Framework – Draft
Statement of Community Involvement – Town and Country
Planning (Local Development) (England) Regulations 2004**

**Further representations specific to the site at Hepworth Road
owned by Mr Talbot in the village of Market Weston in the
County of Suffolk**

**STATEMENT OF REPRESENTATIONS INCLUDING
PREVIOUS REPRESENTATIONS TOGETHER WITH A
HISTORY OF THE SITE TOGETHER WITH COPIES OF
RELEVANT PLANS**

7th December 2006

Albion Planning Consultants Limited

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IP320 9QN

Tel: 01359 245141

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Objections

There is an objection to policy H1(d) in that it constrains development to sites within existing village settlement boundaries. It should be noted that our client objects to the current definition of the existing village housing settlement boundary in the village of Market Weston. It is submitted that the village development boundary in Market Weston should be modified to include existing built development within the village of Market Weston which is not currently encompassed by the village development boundary. In particular, the site shown hatched black on the plan enclosed herewith should be incorporated into the village development boundary for Market Weston. In the alternative, if it is not possible for the village development boundary to be extended in such terms then it is requested that the wording on the policy H1(d) should be amended as follows:

Development on sites within or near to existing village housing settlement boundaries (rural windfall allowance).

In this respect it should be noted that our clients objection to the above policy and the request for a modification of the village settlement boundary is fully supported by Market Weston Parish Council. Reference should be made to the objections put forward by Market Weston Parish Council and to the historical evidence referred to by Market Weston Parish Council.

It should be noted that our client Mr Talbot inherited the plot of land which he owns in Market Weston and which is shown hatched black on the plan annexed hereto. The land in question is currently completely surrounded by existing built development. The land in question has a clear urban quality and has the appearance of a garden area. It does not form part of the open countryside and cannot in any way contribute to open countryside policies. Given its location in the centre of the village and surrounded by existing built development it is inconceivable that the land should be excluded from the formal village settlement. It is therefore requested that the village development boundary be extended to encompass the land owned by Mr Talbot which is shown hatched black on the plan annexed hereto.

The plot of land in question is of historical origin because our client inherited the said land from his father Mr Arthur Talbot who provided a vital service during and after World War II. It should be noted that ever since 1940 the land in question has incorporated built development on it comprising a commercial building. The

Objections

commercial building was used for recharging glass accumulators in the 1940s and various subsequent commercial activities continued to take place within the building since that date. It should be noted that Arthur Talbot also ran a small cycle repair shop from the same building on the said land. After Mr Arthur Talbot died some twenty years ago the current land owner has kept the site tidy and has maintained the commercial building on the site. The site is a very important site. It is located in a prominent position within the centre of the village and it is essential that the land is well maintained in the future. In order to provide a viable future for the said land and in order to ensure that it is properly maintained it is considered that it would be appropriate for the land to be allocated for residential development. If it is not allocated for residential development within the village development boundary then the site will cease to have any viable function and will fall into disuse and become derelict. If the land were to become derelict it would constitute a serious eyesore in a prominent place in the centre of the village.

We have obtained a copy of the representations put forward by Market Weston Parish Council and we fully support and endorse those representations which are annexed to these representations marked Appendix A.

We would like to attend a formal session into the review of the local plan and we will present formal evidence relating to the planning issues concerning the future of the land owned by Mr W Talbot which is shown hatched black on the plan annexed to these representations.

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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	Neutral.
2	To maintain and improve levels of education and skills in the population overall	Neutral.
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	Neutral.
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	Neutral.
10	To conserve soil resources and quality	Neutral.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Neutral.
12	To reduce waste	Neutral.

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

Potential Building plots in Market Weston

The two plots edged in red on the accompanying plan, are ones which Market Weston Parish Council feel should be included within the settlement boundary, there being, in its opinion, no good reason why this small development should not be allowed. They overlook the new village green, and if abandoned, have the potential of becoming eyesores.

Historical Evidence

1. Mr W. Talbot, who inherited the first plot from his father Mr Arthur Talbot, lived in the village from birth until he married and was forced to find accommodation elsewhere. This plot is of quite historical origin as this was where Mr Arthur Talbot provided a vital service during and after World War II. It was on this site that he installed a small generator with which he re-charged the glass accumulators which were the only means of powering the radio sets of the day, i.e. battery radios had not been invented, and mains electricity did not arrive in Market Weston until the 1950's. This was the only way the villagers were able to keep up with the breaking news from WWII and the many public announcements of the day. From this site also, Arthur Talbot ran a small cycle repair shop which, like the accumulator service, was a lifeline to villagers during those austere years. For a nominal sum, usually 6d (2½ p), he would keep villagers' cycles and wireless sets in running order.



Arthur Talbot (left) at his cycle and generator shop in 1940

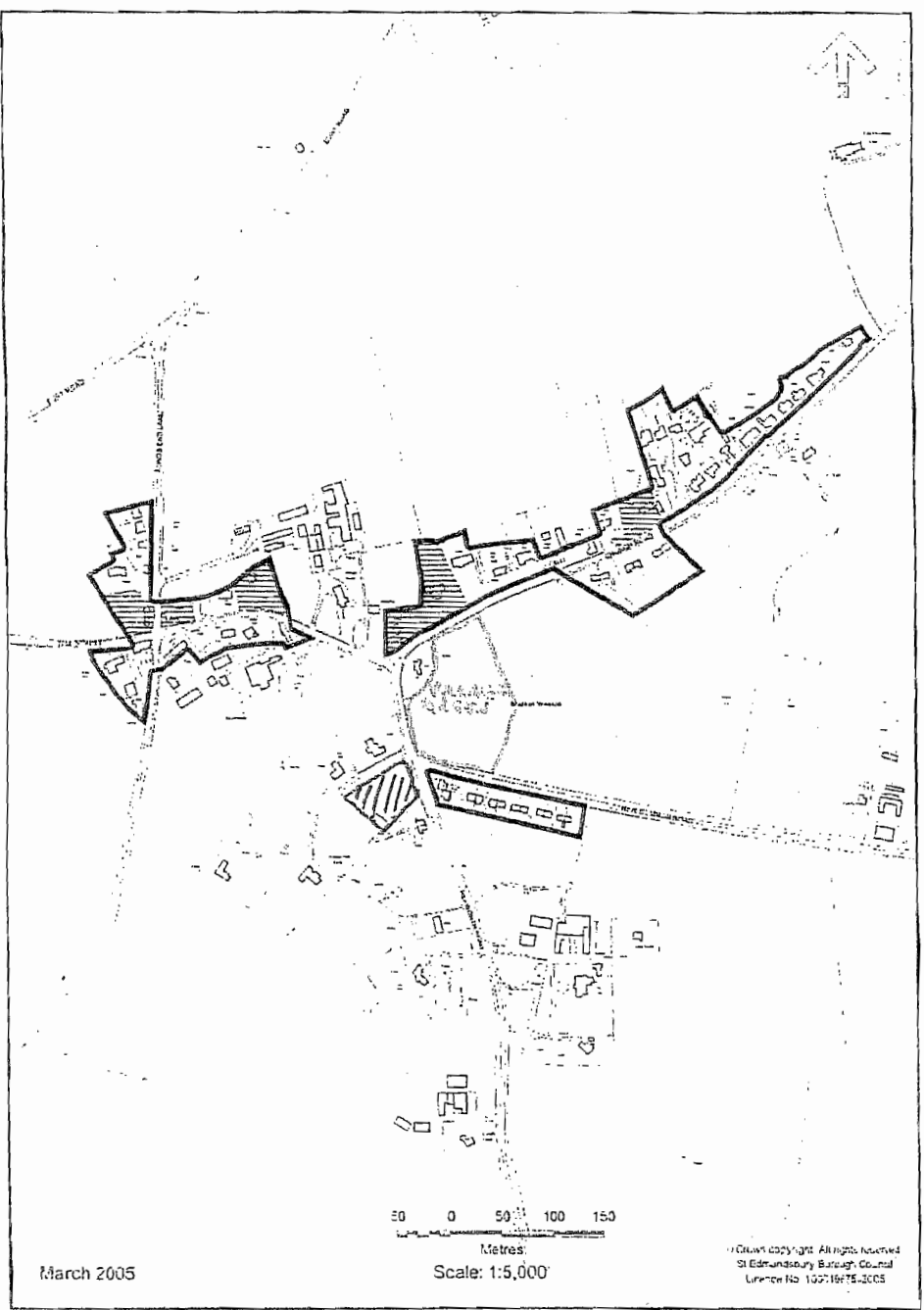
Ever since the death of his father some twenty plus years ago, Mr W. Talbot has kept this site tidy with regular cutting of both the grass and hedges. However, now that he is a senior citizen himself, he is finding it a chore to just to maintain this plot in a tidy

state. This is a very attractive village and Mr Talbot does not wish the site to become an eyesore if he were afflicted with ill-health, or worse still, died. This plot is situated between two existing properties fronting Hepworth Road so, if planning permission were granted, it could not be construed as being in open country.

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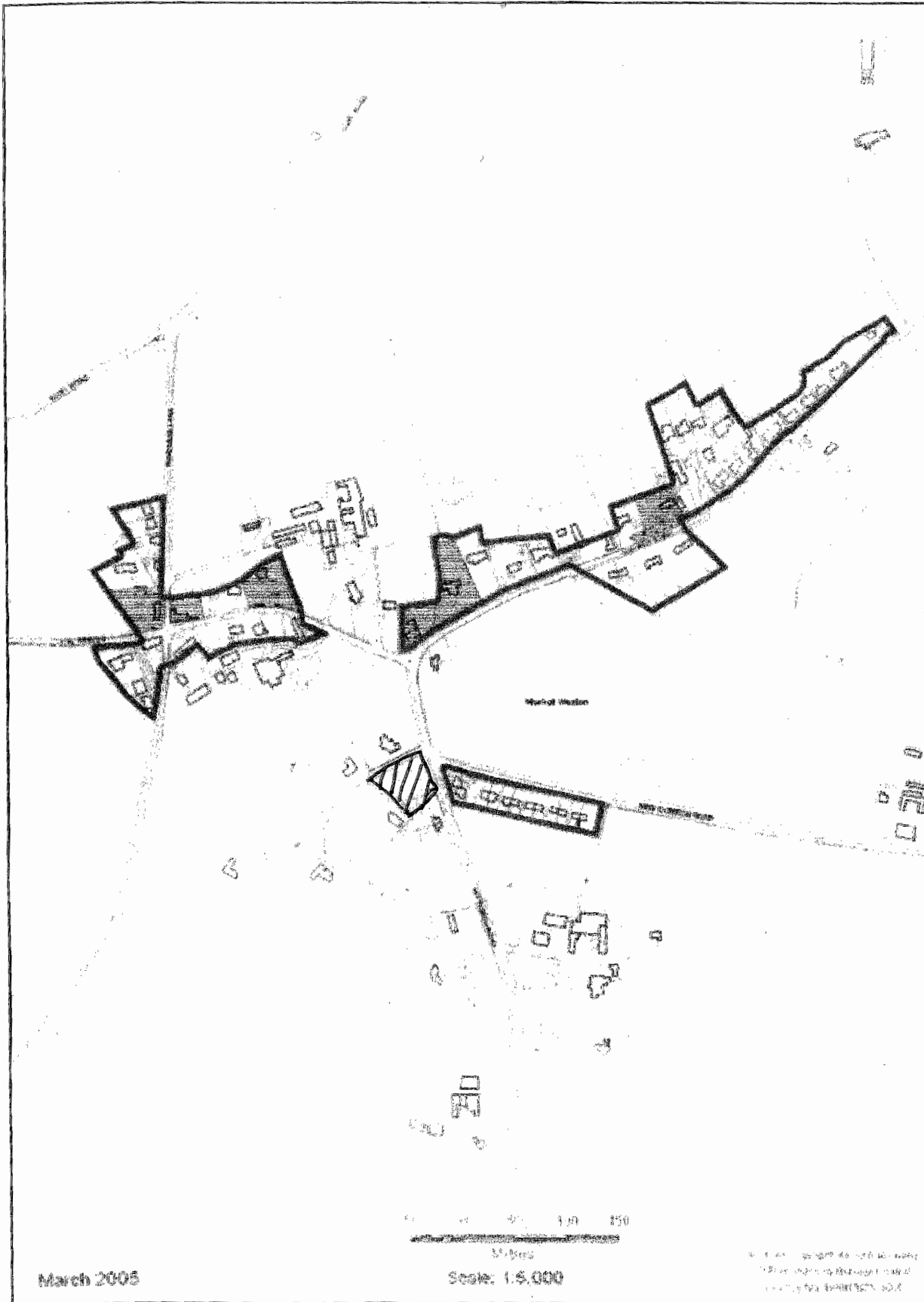
Redevelop Replacement St Edmundsbury
Borough Local Plan - 2016

Market Weston - Inset 42



2. The second plot which, as can be seen from the enclosed plan, adjoins the first plot and is accessed from Walnuttree Lane. It has been owned for many years by Mr G. Ellinor who also has been associated with the village all his life. He has used it to produce vegetables for his family but now that his children have homes of their own he does not need additional garden to that of his three bedroomed semi-detached house. Again, like Mr Talbot, he does not wish the site to become overgrown, there being no potential for any other use. The ideal solution would be for him to build a small bungalow as a retirement home so that he and his wife could spend the remainder of their days in the village of which they are so fond. Although the site is currently outside the settlement boundary it is worth pointing out that, at an earlier time, there were up to seven dwellings along this lane'. ' (1904 Ordnance Survey Map)

www.stedslocalplan.info
Market Weston



Planning Policy Publications Customer Feedback Form

(please note, this form can also be downloaded from the planning policy pages of the Council's website www.stedmundsbury.gov.uk and emailed to ldf@stedsbcb.gov.uk)

We have a mailing list of individuals and organisations who wish to be kept informed of the progress of the St Edmundsbury Borough Local Development Framework. If you wish to be added to this mailing list please complete your details below:

Name:..... Michael A. Jones.....
 Address:..... Albra Planning Consultants Ltd
Selwyn Chambers, Sampson House, Woolpit......
 Postcode:..... IP30 9JN.....
 Email:..... info@albracountants.biz.....

How would you prefer to be notified: Please tick your preferred option.

By post By email alerts

To help us provide a better service we would be please to receive your comments on our publications. Please complete this short questionnaire.

1. Name of publication (please specify) DRAFT STATEMENT OF COMMUNITY WORKING

2. How did you first learn about the publication? Tick one box only.

<input checked="" type="checkbox"/>	Received a copy in the post
<input type="checkbox"/>	Newspaper notice
<input type="checkbox"/>	Newspaper story
<input type="checkbox"/>	St Edmundsbury Website
<input type="checkbox"/>	Radio
<input type="checkbox"/>	Notices in (e.g. local Borough Council office, library)
<input type="checkbox"/>	Other (please specify)
<input type="checkbox"/>

3. How did you obtain the publication? Tick one box only.

<input checked="" type="checkbox"/>	Requested a copy
<input checked="" type="checkbox"/>	Received a copy in the post
<input type="checkbox"/>	Viewed online
<input type="checkbox"/>	Picked up a copy from (e.g. local Borough Council office, library)
<input type="checkbox"/>	Other (please specify)
<input type="checkbox"/>

4. Why did you read the publication? Tick main reason.

<input type="checkbox"/>	General interest
<input type="checkbox"/>	Local information
<input checked="" type="checkbox"/>	Inform a development proposal
<input type="checkbox"/>	Get information on a development proposal
<input type="checkbox"/>	Work
<input type="checkbox"/>	School project
<input type="checkbox"/>	Research
<input type="checkbox"/>	Consultee
<input type="checkbox"/>	Other (please specify)
<input type="checkbox"/>

5. How useful did you find the publication? Tick one box only.

<input checked="" type="checkbox"/>	Very useful
<input type="checkbox"/>	Useful
<input type="checkbox"/>	Not very useful

6. How easy did you find the publication to understand? Tick one box only.

<input checked="" type="checkbox"/>	Very easy
<input type="checkbox"/>	Easy
<input type="checkbox"/>	Quite difficult
<input type="checkbox"/>	Very difficult

7. How did you rate the presentation of the publication? Tick one box only.

<input checked="" type="checkbox"/>	Very good
<input type="checkbox"/>	Good
<input type="checkbox"/>	Average
<input type="checkbox"/>	Poor

8. What did you think of the cost of the publication? Tick one box only.

<input checked="" type="checkbox"/>	Not relevant - free copy
<input type="checkbox"/>	About right
<input type="checkbox"/>	Too expensive
<input type="checkbox"/>	Would have been prepared to pay more

9. Would you have preferred to receive this publication in any of these other formats?

<input checked="" type="checkbox"/>	Larger text
<input type="checkbox"/>	Braille
<input type="checkbox"/>	Other language (please specify)
<input type="checkbox"/>	Other (please specify)

10. How do you think this publication could have been improved?

~~_____~~
~~_____~~
~~_____~~

(continue on a separate sheet if necessary)

11. Did you know it was possible to view and download this publication on line at www.stedmundsbury.gov.uk?

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

12. Do you prefer to respond to consultation documents online?

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Don't know

Thank you for completing this form.

Please return to: Planning Policy & Specialist Services, Planning & Engineering, St Edmundsbury Borough Council, PO Box 122, Bury St Edmunds, IP33 3YS

**ST EDMUNDSBURY DRAFT STATEMENT OF COMMUNITY
INVOLVEMENT (SCI) – RESPONSE FORM**



St Edmundsbury
BOROUGH COUNCIL

Please feel free to answer as many or as few questions as you wish.

When completed, please return the questionnaire to us by 4pm on 12 January 2007 either by email to ldf@stedsbcc.gov.uk or post to:

*Planning Policy and Specialist Services
St Edmundsbury Borough Council
PO Box 122
St Edmundsbury House
Western Way
Bury St Edmunds
IP33 3YS*

If returning the questionnaire by email, the document can be viewed on the planning policy pages of our website at www.stedmundsbury.gov.uk. The full version of the SCI can also be viewed on our website, at the Council offices or sent on request by contacting a member of the Planning Policy team on 01284 757368.

(1) Do you agree with the principles that the Borough Council proposes to use as a guide when involving the community in the planning process?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>
Don't Know	<input type="checkbox"/>

(1a) If you answered "no", please explain why:

[Handwritten: No]

[Handwritten: No]

[Handwritten: No]

(1b) If you think any other principle should be included, please state what this should be:

Devote more resources to public meetings.

(2) Taking into account the level of community involvement and resource implications, are there any other methods of community involvement that the Borough Council should use in the preparation of LDF documents?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>
Don't Know	<input type="checkbox"/>

(2a) If yes, please provide details:

Citizen Juries

(3) Is the SCI clear, in general terms, which key target groups and hard to reach groups will be consulted?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>
Don't Know	<input type="checkbox"/>

(3a) If not, why not?

(4) Are there any other key target groups or hard to reach groups that the Borough Council should involve that are not identified in the draft SCI?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>
Don't Know	<input type="checkbox"/>

(4a) If yes, please provide contact details if possible:

(5) Is the SCI clear on how the results of community involvement will be fed into the preparation of development plan documents and supplementary planning documents?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>
Don't Know	<input type="checkbox"/>

(5a) If not, why not?

(6) Are the consultation methods identified suitable for each stage of a planning application?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>
Don't Know	<input type="checkbox"/>

(9a) If not, why not?

(10) Do you have any other comments to make about this draft Statement of Community Involvement? Please indicate which paragraph of the SCI you are commenting on.

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS QUESTIONNAIRE. YOUR VIEWS ARE VERY IMPORTANT TO US

Name: Michael A Jones
Address: Albion Planning Consultants Ltd
Selwyn Chambers, Sampson House
The Street, Woodbridge, Suffolk
Representing: Mr Talbot
Email: info@albionconsultants.biz

In order to reduce our postage costs, we would like to contact people by email if possible. Would you be willing to receive future communications about the SCI and LDF by email?

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

Do you want to be consulted during the preparation of the Borough Council's Local Development Framework?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

ack 15.05.08

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM



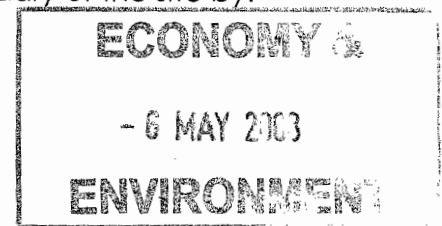
St Edmundsbury
BOROUGH COUNCIL

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



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. G. TALBOT

Organisation N/A

Address 7 THE KNOWLE, STANTON,
BURY ST. EDMUNDS, SUFFOLK

Postcode IP31 2AF

Telephone N/A

Email address N/A

Your agents (if applicable) ALBION PLANNING CONSULTANTS LTD.

Organisation PLANNING CONSULTANCY

Address SELWYN CHAMBERS, SAMPSON HOUSE,
THE STREET, WOOLPIT,
BURY ST. EDMUNDS, SUFFOLK

Postcode IP30 9QN

Telephone 01359 245140

Email address info@albionconsultants.biz

Site Owner MR. G. TALBOT

Address 7 THE KNOWLE, STANTON,
BURY ST. EDMUNDS, SUFFOLK

Postcode IP31 2AF

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 THE OLD CYCLE REPAIR SHOP SITE AND GROUNDS AT HEPWORTH ROAD IN THE VILLAGE OF MARKET WESTON.
 Location LAND AT MARKET WESTON ADJACENT TO HARTMOOR, WALNUT TREE FARM, WELFELD AND NO. 12 HEPWORTH ROAD.
 Total Area 0.4 (ha) (1 ACRE).

Of which 0.1 (ha) is on brownfield land

Of which 0.3 (ha) is on greenfield land

0.22

Ordnance Survey Grid Reference NATIONAL GRID SHEET REFERENCE TL9877
 (SEE ATTACHED COPY O.S. PLAN).
 Current use(s) (please specify last use if vacant)

THE SITE SUPPORTS A REDUNDANT COMMERCIAL BUILDING TOGETHER ALSO WITH A LARGE AREA OF WELL-MANTAINED LAWNED GROUNDS. THE SITE HAS A SUBURBAN APPEARANCE AND CONSTITUTES PREVIOUSLY DEVELOPED LAND IN THAT IT SUPPORTED THE REDUNDANT CYCLE REPAIR SHOP AND THE GROUNDS ARE CURRENTLY MAINTAINED AS GROUNDS FOR THE SAID REDUNDANT COMMERCIAL BUILDING.

Suggested uses IT IS CONSIDERED THAT THE SITE IS ENTIRELY SUITABLE FOR RESIDENTIAL DEVELOPMENT GIVEN THAT IT ALREADY HAS A SUBURBAN APPEARANCE AND IS TOTALLY ENCOMPASSED BY EXISTING BUILT DEVELOPMENT ON ALL FOUR SIDES. IT APPEARS TO BE AT THE HEART OF THE VILLAGE AND SHOULD HAVE BEEN INCORPORATED INTO THE VILLAGE DEVELOPMENT ENVELOPE. THE EXCLUSION OF THE SITE FROM THE PREVIOUS VILLAGE DEVELOPMENT ENVELOPE APPEARS TO HAVE BEEN CAUSED BY AN OVERSIGHT RATHER THAN BY A RATIONAL CONSIDERED ASSESSMENT OF THE SITE. GIVEN THAT THE SITE ALREADY SUPPORTS BUILT DEVELOPMENT AND ALWAYS HAS HISTORICALLY SUPPORTED BUILT DEVELOPMENT EVEN PRIOR TO THE INTRODUCTION OF THE MAIN DRAINING SYSTEM IN 1947, IT IS CONSIDERED THAT THE SITE SHOULD BE INCORPORATED INTO THE VILLAGE ENVELOPE AND SHOULD BE ALLOCATED FULL RESIDENTIAL DEVELOPMENT. DEVELOPMENT CAN TAKE PLACE ON THE SITE WITHOUT CAUSING ANY ADVERSE ENVIRONMENTAL IMPACT.

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	1/2 mile
How close is the nearest primary school?	metres	2.3 miles
How close is the nearest shop that will provide day-to-day food needs?	metres	1.5 miles
How close is the nearest doctor's surgery?	3 kilometres	

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

THE ONLY CONSTRAINT TO DEVELOPMENT AT THE PRESENT TIME IS THAT THE SITE IS NOT FORMALLY ENCLOSED WITHIN THE EXISTING SETTLEMENT DEVELOPMENT BOUNDARY FOR THE VILLAGE OF MARKET WESTON UNDER THE OLD STYLE STATUTORY DEVELOPMENT PLAN. THIS CONSTRAINT TO DEVELOPMENT CAN EASILY BE OVERCOME WITHOUT HAVING ANY ADVERSE ENVIRONMENTAL IMPACTS. THE SITE IS A RELATIVELY SMALL SITE AND BUILDING ON THE SITE WILL NOT HAVE ANY IMPACTS UPON THE HIGHWAY SYSTEM OR THE LOCAL DRAINAGE SYSTEM. THE SITE IS ENCLOSED BY EXISTING BUILT RESIDENTIAL DEVELOPMENT ON ALL FOUR SIDES AND SCREENING OF THE SITE FROM

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

THE PROPOSAL IS CONSISTENT WITH PLANNING POLICY STATEMENT NO. 3 GIVEN THAT THE SITE INCLUDES AN AREA OF LAND WHICH FALLS WITHIN THE DEFINITION OF PREVIOUSLY DEVELOPED LAND AND ACCORDINGLY THE LAND SHOULD BE RECYCLED AND DEVELOPED FOR NEW RESIDENTIAL DEVELOPMENT IN PLACE OF THE HISTORIC REDUNDANT COMMERCIAL CYCLE REPAIR SHOP. WHILST THE SITE IS TECHNICALLY OUTSIDE THE VILLAGE ENVELOPE UNDER THE LOCAL PLAN NEVERTHELESS IN PURELY PHYSICAL TERMS, A REASONABLE BUSTAN DER WOULD FORM THE VIEW THAT IT SHOULD BE LOCATED WITHIN THE VILLAGE ENVELOPE GIVEN ITS CENTRAL POSITION WITHIN THE PHYSICAL SETTLEMENT.

ADJACENT RESIDENTIAL DEVELOPMENT IS THE ONLY CONSTRAINT WHICH PHYSICALLY CAN BE OVERCOME BY THE PLANTING OF ADDITIONAL HEDGES AND VEGETATION TO PROVIDE FURTHER SCREENING.

4. OTHER INFORMATION

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

THE VIABILITY OF THE SITE COULD EASILY BE TESTED. IT IS CLEARLY A VIABLE SITE GIVEN THAT IT HAS DIRECT ACCESS ONTO AN ADEQUATE EXISTING HIGHWAY SYSTEM AND IS ALREADY ENCOMPASSED BY EXISTING RESIDENTIAL DEVELOPMENT WITHIN THE VILLAGE.

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.

IT SHOULD BE NOTED THAT THE SITE HAS A FRONTAGE TO HERWORTH ROAD AND IS LOCATED GEOGRAPHICALLY IN THE CENTRE OF THE VILLAGE OF MARKET WESTON. DUE TO THE UNIQUE HISTORY OF THE SETTLEMENT, MARKET WESTON UNUSUALLY GREW UP AS A MULTI-NUCLEATE SETTLEMENT WITH THREE SEPARATE FOCAL POINTS. HOWEVER, GEOGRAPHICALLY THE SITE OWNED BY MR G. TALBOT IS GEOGRAPHICALLY IN THE CENTRE OF THE VILLAGE AND ACCORDINGLY ORDINARILY WOULD BE EXPECTED TO FALL WITHIN THE VILLAGE ENVELOPE. IT THEREFORE APPEARS THAT PURELY AS A MATTER OF ACCIDENT

CONTINUED ON ~~PREVIOUS~~ SEPARATE SHEET ATTACHED

4. Continued

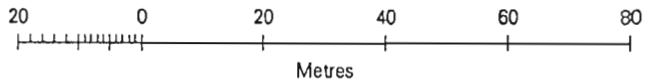
The site has not been included within the village envelope albeit that it is totally encompassed by existing built development on all four sides. Furthermore, the site itself has a clear suburban appearance given that it is an area of land on which there is a redundant commercial building and upon which there are extensive grounds which are well maintained as a lawned area by the owner.

Please note that the site has historically always been occupied for commercial purposes and it should be noted from the attached previous statements of Case together with the previous attached photographs and plans that the site was located at the heart of the historic village known as Market Weston. The site has not formed part of the open countryside for a very long period of time. Indeed if one examines photographic evidence back in the 1940s it was quite clear that the site was occupied for commercial purposes. On occasions the commercial building on the site was used for the recharging of glass accumulators which apparently was the only means of powering the radio sets in the 1940s. This was obviously before the days of battery radios. Apparently mains electricity did not arrive in Market Weston until the 1950s and it therefore followed that the site was at the heart of the local village supplying the commercial needs of the village. It was also used as a small cycle repair shop which provided a service to the village in the 1940s and the 1950s. It should be noted that the site constitutes previously undeveloped land within the meaning of Planning Policy Statement Number 3 and accordingly the whole site is of course therefore eligible for development in accordance with Central Government Policy. The site does not fall within a conservation area and is not within a nature conservation area. The site clearly has a well maintained appearance and is surrounded by existing residential properties. Development of the site would constitute a natural filling in of an existing suburban plot. It would also secure the removal of the old redundant commercial building on the site and would provide much needed land for residential development without in any way compromising any of the policies promoted by Central Government. It is only owing to historical accident that the site is not formally included within the existing village development boundary and this anomaly should be addressed at this stage. Accordingly, it is recommended the site should be allocated for residential development. The site can easily be accessed by a direct entrance on to Hepworth Road. There is clear visibility in both directions and no technical barriers to implementation of a new vehicle access. Proposed development on the site will not in any way reduce the amount of green field land within the area given that the site is in part obviously a brown field site. Please find attached hereto copies of the previous Statements of Case and documents annexed thereto in support of the allocation of the site for residential development.

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Centre Coordinates: 598601 277450

National Grid sheet reference at centre of this Siteplan: TL9877

Supplied by: Albion Planning Consulta
Serial Number: 00005900

Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.

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	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	Neutral
6	To offer everybody the opportunity for rewarding and satisfying employment	Neutral
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	Neutral
10	To conserve soil resources and quality	Neutral
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Neutral
12	To reduce waste	Neutral

	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	Neutral,
14	To reduce contributions to climate change	Neutral
15	To reduce vulnerability to climatic events	Neutral
16	To conserve and enhance biodiversity	Neutral
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	N/A
21	To encourage efficient patterns of movement in support of economic growth	N/A
22	To encourage and accommodate both indigenous and inward investment	N/A