

MacRae Farms Limited

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ack 15.05.08

kay.fisher@kilsustons.com

Planning & Engineering Services,
St Edmundsbury Borough Council,
PO Box 122,
Bury St Edmunds,
Suffolk
IP 33 3 YS.

17th April 2008

SS89
mapper

Dear Sir,

St Edmundsbury Local Development Framework Consultation.

Site Submission for Vinefields Farm, Bury St Edmunds.

Vinefields Farm has been put forward to various development plans for St Edmundsbury over the years for housing, office space, retail, and recreation development. Thus the site is very familiar to you.

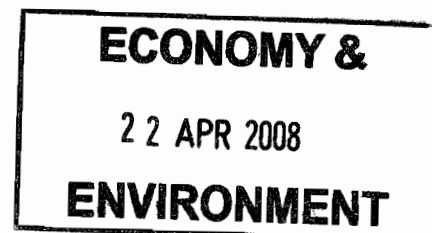
It cannot be denied that the site suits all the development criteria for inclusion into the emerging LDF, and with sensitive landscaping could provide a more attractive backdrop to the centre of Bury St Edmunds than currently. It is no longer financially viable to continue to farm this site in the centre of Bury St Edmunds, and neither is it safe to move slow farm machinery along the A14, or through the centre of Bury St Edmunds.

I hope I have given you enough information for this attractive site to be included in the LDF; if not perhaps you could contact me forthwith.

I look forward to a satisfactory outcome.

Yours sincerely.

Kay Fisher
Kay Fisher.



1. CONTACT DETAILS

Your name K. FISHER
Organisation MACRAE FARMS LTD
Address KILVERSTONE HALL
THETFORD
NORFOLK

Postcode IP24 2RL

Telephone 01842 751122

Email address Kay.fisher@kilverstonehall.com

Your agents (if applicable) SAVILLS

Organisation _____

Address UNEX HOUSE . 132-134 MILLS ROAD
CAMBRIDGE

Postcode CB 2 8PA

Telephone 01223 347080

Email address mrussell@savills.com

Site Owner MACRAE ESTATES

Address 9/0 KILVERSTONE MALL
THETFORD
NORFOLK

Postcode IP24 2RL

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Yes No

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2. SITE DETAILS

Site name VINEFIELDS FARM

Location BURY ST EDMUNDS

Total Area 22.63 (ha)

Of which _____ (ha) is on brownfield land

Of which 22.63 (ha) is on greenfield land

Ordnance Survey Grid Reference TL8664, TL8663,

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

Mono-culture-farming

Suggested uses Residential to the N & East of the A.14 and Recreation, Retail, Residential, - office use, to the South & West of the A14, adjacent to the Rushbrooke Roundabout.

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	Adjacent to
Special Landscape Area	NO	

How close is the nearest bus stop?	200 metres	Bus service numbers
How close is the nearest primary school?	200 metres	St James Primary School
How close is the nearest shop that will provide day-to-day food needs?	200 metres	Sainsbury's
How close is the nearest doctor's surgery?	2 kilometres	Marston Hall Surgery

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

There are no constraints to development here.

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

The site is adjacent to all services, and within walking distance of the centre of Bigg St Edmunds. Access to main roads, and transport networks are nearby. With a sensitive landscape plan the site could be greatly enhanced, and provide an attractive backdrop to the town, as well as much needed housing, business, retail and recreation use. It is no longer suitable or viable to continue to farm here.

4. OTHER INFORMATION

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

Yes. Much interest & local support

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 positive or negative contribution towards each objective
1	To improve the health of the population overall	Positive: Some where to live & work
2	To maintain and improve levels of education and skills in the population overall	Positive: Near to educational centres
3	To reduce crime and anti-social activity	Positive: Green spaces could be available
4	To reduce poverty and social exclusion	Positive: Could provide space for jobs
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	Positive
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	Positive, if designed satisfactorily
10	To conserve soil resources and quality	Positive
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive, if designed satisfactorily
12	To reduce waste	Positive, waste services nearby

	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: site links walking distance of <i>Parliament</i>
14	To reduce contributions to climate change	Positive: <i>Positive</i> (Landscape) <i>approx this</i>
15	To reduce vulnerability to climatic events	Positive " " "
16	To conserve and enhance biodiversity	Positive " " "
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Positive - <i>canal enhance town, better background Cathedral & Abbey Gardens.</i>
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	Positive
21	To encourage efficient patterns of movement in support of economic growth	Positive
22	To encourage and accommodate both indigenous and inward investment	Positive.

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rpa
rural payments agency

Main Holding Number
38/383/0001

Sheet Holding Number : **38/383/0001**

Updated IACS 2002 Information

Plot ID	Map Sheet	Field No.	Original Field Size (ha)	New Digital Field Size (ha)	Incorrect Boundary
1	OS Map Sheet	NG Field	2238 3.76	3.81	
2	TL8664		2898 2.89	1.76	
3	TL8663		3576 12.50	14.54	
4	TL8664		3502 2.67	2.52	

KEM

*Boundary of Vinefields Farm
Access points
Green fields have
Area already in whole LI*

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22 APR 2008

Print Name : **VINEFIELDS RPA**

Signed : Date : **17.04.08**

Scale 1:5000 Date printed : 16/12/2003
0m 50m 100m 150m 200m 250m
Version : Final

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