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



FROM: ROGER DAVISON
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ECONOMY &
19 DEC 2008
ENVIRONMENT

Our Ref: RDD/sjt/33783

16th December 2008

Dear Sirs

**Re: Dutton Trusts – Submission for Land Bid
Land at Thetford Road, Fornham St Martin, Bury St Edmunds, Suffolk**

Please find enclosed herewith completed Site Submission form and 4 copies of a Supporting Statement in respect of the above.

We trust you will consider my client's land has much to commend it and consider it worth inclusion for further consideration to enable medium and longer term strategic planning to meet the projected growth requirements of Bury St Edmunds.

Please do not hesitate to contact the undersigned if you have any queries in respect of the enclosed.

Yours faithfully

[Redacted signature]

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 Beaney 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/MS FRES *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

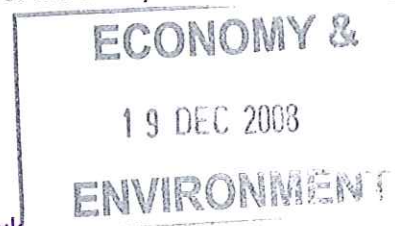
We are currently identifying sites with development potential as part of the Local Development Framework. This form should be completed to suggest sites that you think should be considered by the Council for their availability for development over the next 20 years.

Please return this form and a map clearly identifying the boundary of the site by:-

Monday 5th January 2009 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

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 Dutton Trusts
c/o Greene & Greene Solicitors

Address 80 Guildhall Street
Bury St Edmunds
Suffolk **Post Code** IP33 1QB

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 Thetford Road

Location Fornham St Martin
Bury St Edmunds
Suffolk

Total Area 8.78 hectares (21.72 acres)

Ordnance Survey Grid Reference O.S. No. 102

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

Agriculture

Suggested uses

Provision of range of housing to cater for a broad market to include affordable and lower cost housing and free market housing.

Potential for employment and community uses to be integrated.

The land may offer long term strategic potential in conjunction with adjoining sites.

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?	210 metres Bus service numbers – 332, 333, 355 356 and 193 – 400 metres
How close is the nearest primary school?	0.7 of a mile (Tollgate Primary)
How close is the nearest shop that will provide day-to-day food needs?	0.4 of a mile (Tollgate Service Station)
How close is the nearest doctor's surgery?	1 mile (Guildhall Surgery)

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

No known constraints to development.

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

Currently identified as "Countryside" in the current Local Plan. Please see accompanying statement.

4. OTHER INFORMATION

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

Lacy Scott & Knight advise that in the event of achieving an allocation and planning permission, there would be a high level of developer interest.

Level of developer interest, if known:

The market has as yet not been tested.

Likely time frame for development:

A phased scheme from 0 to 10 years.

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

Please see attached supporting statement

St Edmundsbury Local Development Framework Site Allocations Development Plan Document

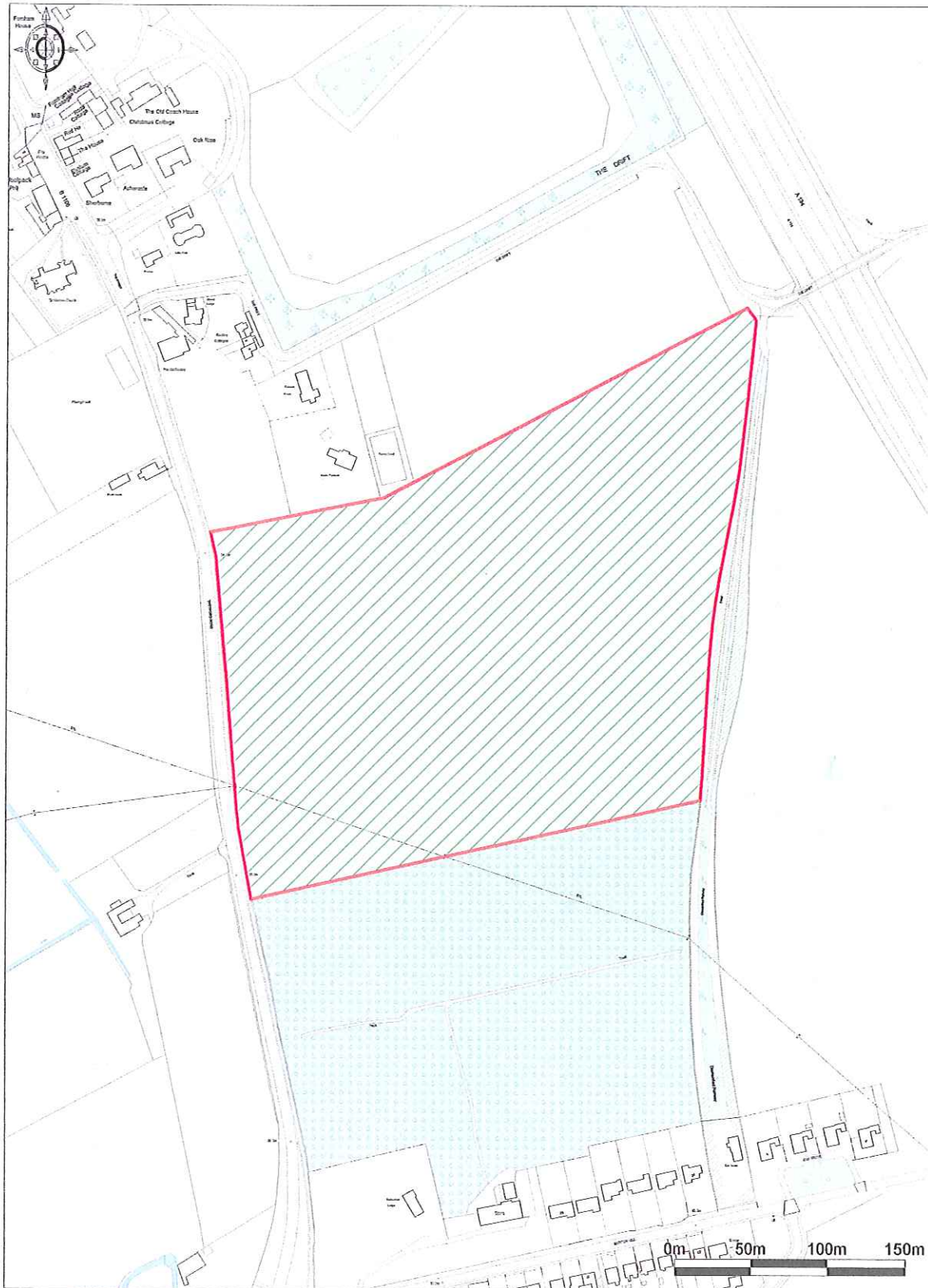
SITE SUBMISSION SUSTAINABILITY APPRAISAL

	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 – easy access to Doctors surgery – Guildhall Surgery - and NHS Health Centre in Looms Lane.
2	To maintain and improve levels of education and skills in the population overall	Neutral
3	To reduce crime and anti-social activity	+ve – affordable housing included
4	To reduce poverty and social exclusion	+ve – affordable housing offered
5	To improve access to key services for all sectors of the population	+ve – opportunities to extend key services
6	To offer everybody the opportunity for rewarding and satisfying employment	+ve – opportunity to include employment quota
7	To meet the housing requirements of the whole community	+ve (affordable and free market housing offered)
8	To improve the quality of where people live and to encourage community participation	+ve
9	To improve water and air quality	Neutral
10	To conserve soil resources and quality	Neutral

	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	Neutral
12	To reduce waste	Neutral
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	Neutral
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+ve – by use of high quality designs and landscaping
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Neutral
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

Lacy Scott & Knight
9th December 2008

Dutton Trust's Land at Thetford Road Fornham St Martin (21.72 acres)



Enabled by Ordnance Survey

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ECONOMY &
19 DEC 2008
ENVIRONMENT

ST EDMUNDSBURY BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

SITE SUBMISSION

SUPPORTING STATEMENT

ON

**LAND AT
THETFORD ROAD
FORNHAM ST MARTIN
BURY ST EDMUNDS
SUFFOLK**

ECONOMY &

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DECEMBER 2008

DUTTON TRUSTS

Description of Site and Surrounding Area

The site is currently fallow and comprises an open field extending to approximately 8.78 hectares (21.72 acres). It lies elevated on the eastern side of Thetford Road, Fornham St Martin, with the rear eastern boundary formed by the embankment of the former Bury St Edmunds to Thetford railway. It is open and a single enclosure and transversed by overhead power lines.

Located almost opposite is the village playing field with a football pitch and children's play equipment and close by is the Woolpack Public House, St Martin's church and Fornham Nursing Home. The Land has been employed in agriculture.

Facilities and Amenities

The site is well located for a range of amenities and facilities that include:-

Schooling

Tollgate Primary School is approximately 0.7 of a mile from the southern end of the site and a quarter of a mile beyond this are the upper schools of St Benedict's and County Upper School. Culford private school is approximately 3 miles to the north.

Bus Route

Within approximately 200 metres there is a bus stop with services as set out in the Site Submission Form providing services to both the town, Thetford, Mildenhall and Stanton Downham.

Rail

Commuter and local services 0.8 of a mile.

Shopping

The closest store available for general needs is at the Tollgate petrol service station approximately 0.4 of a mile distant and this provides general day to day needs. The town centre and the broad ranging shopping facilities provided there, is just over one mile distant.

Employment

The site is particularly well located for easy access to employment opportunities including the generally garage related businesses to the south in Thetford Road (0.4 miles), the industrial estates in the Mildenhall Road (approximately 1 mile) and education in Tollgate Lane.

The retail and commercial centre of the town affords extensive employment facilities and the "New Community Village" currently under construction in Western Way some 1½ miles distant will offer extensive local government opportunities.

Village Facilities

St Martin's church is a fine and well supported church. The Woolpack public house is well established as both a pub and restaurant. There is a playing field with children's play equipment very close to the site. There is a nursing home and country club with golf course and gymnasium at Lark Valley. Country walks and byways may be enjoyed from the site.

A public footpath runs the whole length of the frontage providing pedestrian access to the village and Bury St Edmunds.

Development Constraints

There are no known development constraints that would be likely to impede development in the event of allocation. All mains services are available. The site is owned by the Dutton Trusts and could be brought forward for development, subject to planning permission, without undue delay.

The site is outside of the flood zone and not subject to this risk.

Development Proposals

The site offers an exceptional opportunity to contribute towards the requirement for housing within the Bury St Edmunds plan period and to the longer strategic aims of the Local Development Framework of the next 20 years or so.

If allocated development anticipated would include a range of housing to meet the lower and middle sectors of the free market together with 40% affordable housing provision. The site is of a sufficient size to enable consideration of mixed use development to include employment and community use.

It is well located within a short and uncongested travelling distance of the town boundary and town centre and with good road links to Bury St Edmunds town centre, Compiègne Way and A14. Commuter and local services are available at Bury St Edmunds railway station approximately ¾ mile distant.

The current designation in the replacement Bury St Edmund's Local Plan 2016 is Countryside. In terms of national and local planned policies relating to sustainability there are currently no brownfield sites within the locality that offer opportunity for a far reaching and all encompassing development that a site can provide.

Land adjoining to the south and on the opposite side of Thetford Road has been submitted to the Council for consideration for development and in our view the combined areas provide an exceptional opportunity to plan strategically for development in this area.

Conclusion

For the reasons as set out above it is requested that St Edmundsbury Borough Council allocate the site for phased development to provide housing at all levels, local need opportunities, community and employment opportunities.

R D Davison
Lacy Scott & Knight

December 2008