

Brown, David

From: Brown, David
Sent: 22 December 2008 11:25
To: 'gbrown@bigwood.uk.com'
Subject: Site Allocations: issues and Options Document

Attachments: Site submission form.doc



Site
submission form.doc

Dear Sir or Madam

I refer to your letter dated 15th December in respect of Nowton Court, Nowton (Former 'Small House' site).

Could you please clarify what you mean by 'register this site'. If it is your intention to have this site considered under the terms of the St Edmundsbury Borough Council LDF process would you please complete and return the attached form. If you are not submitting this site under the LDF process would you please clarify the reason for your letter.

I will look forward to hearing from you by 5th January if it is your intention to have the site considered under the LDF consultation process.

David Brown
Planning policy section

Brown, David

From: N Gough / G Brown [gbrown@bigwood.uk.com]
Sent: 08 January 2009 10:57
To: ldf
Cc: Brown, David
Subject: SITE ALLOCATIONS: ISSUES AND OPTIONS DOCUMENT

I refer to my email of the 5th January and have now had confirmation of the missing information. I set out that information below:

Site Area:

Total Site Area: Nowton Court is 1.99 ha. The area in which Smallhouse sites is 0.52 ha
Current Use: Part of grounds to Nowton Court

Local Service Provision:

1. Nearest bus stop – 350 metres – no. 81 to town centre
2. Nearest Primary School – 1.6k (Hardwick)
3. Nearest shop that will provide day to day food needs – 1.7k (One Stop)
4. Nearest Doctor's surgery – 1.7k (The Complimentary Medical Centre)

I hope this helps. If you would like me to re-submit the Site Suggestion Form with these amendments, perhaps you would let me know.

Regards.

Gill

Gill Brown
 Adv. Dip. - Planning and the Environment
 Town Planning and Development Assistant

DD 0121 456 8886
 Fax 0121 456 4008



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-----Original Message-----

From: N Gough / G Brown
Sent: 05 January 2009 15:26
To: 'ldf'
Cc: 'Brown, David'
Subject: RE: SITE ALLOCATIONS: ISSUES AND OPTIONS DOCUMENT

Dear Jackie

Thank you for your email relative to the above.

I now attach herewith the site submission form as forwarded by David Brown before Christmas. I have ascertained the majority of the information required with the exception of the extent of the site. As soon as this is to hand I will contact you again.

Perhaps you would be kind enough to acknowledge due receipt.

Please do not hesitate to let me know if you require any further information.

Regards.

Gill

Gill Brown
 Adv. Dip. - Planning and the Environment
 Town Planning and Development Assistant

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-----Original Message-----

From: ldf [mailto:ldf@stedsbc.gov.uk]
Sent: 05 January 2009 14:18
To: N Gough / G Brown
Subject: RE: SITE ALLOCATIONS: ISSUES AND OPTIONS DOCUMENT

Dear Gill

08/01/2009

Please find attached a formal letter of acknowledgement with your reference number. Please note that to process the site submission at Nowton Court we will require our form to be completed. Please find the Site Submission form attached for completion and return as soon as possible. When returning the form please ensure that you quote your reference number WS16.

Thank you.

Jackie Ward
Planning Policy Team
St Edmundsbury Borough Council
Tel: 01284 757364

From: N Gough / G Brown [mailto:gbrown@bigwood.uk.com]
Sent: 19 December 2008 16:43
To: ldf
Subject: SITE ALLOCATIONS: ISSUES AND OPTIONS DOCUMENT

Please find attached herewith response in respect of the above consultation. The original will be in the post, first class, this evening.

I would be grateful if you would kindly acknowledge due receipt.

Gill

Gill Brown
Adv. Dip. - Planning and the Environment
Town Planning and Development Assistant

DD 0121 456 8886
Fax 0121 456 4008



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This footnote confirms that this email message has been swept for the presence of computer viruses and content security threats.
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*****-S-E-B-C-*****

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document



St Edmundsbury
BOROUGH COUNCIL

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:
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 _____
Organisation Euronite Ltd
Address C/o Bigwood Associates Ltd
51 / 52 Calthorpe Road
Edgbaston
Birmingham Postcode B15 1TH
Telephone _____
Email address _____

Your agents (if applicable) Mr Nigel Gough
Organisation Bigwood Associates Ltd
Address 51 / 52 Calthorpe Road
Edgbaston
Birmingham
West Midlands Postcode B15 1TH
Telephone 0121-456-8886
Email address ngough@bigwood.uk.com

Site Owner Euronite Ltd
Address C/o Bigwood Associates Ltd
51 / 52 Calthorpe Road
Edgbaston
Birmingham Postcode B15 1TH

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

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

None

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

The proposal seeks to address anomalies of provision for one of the fastest rising sectors of the population, that of the elderly. National policy, together with your emerging Core Strategy, has identified there will a significant rise in this age profile by 2031. As indicated, this proposal will seek to provide facilities for this sector.

Situated adjacent to Nowton Court, this use will be in a sustainable location.

4. OTHER INFORMATION

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

Located adjacent to Nowton Court, and complementary to that usage, we understand the site will be viable for the purpose anticipated.

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.

The proposal for the residential Hotel will be both complementary to Nowton Court and also substantially benefit the town of Bury St. Edmunds and the district as a whole as an acknowledged sub-Regional centre for the elderly with associated facilities.

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	Negative
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	Not applicable
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	Not Applicable
10	To conserve soil resources and quality	Not Applicable
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Not Applicable
12	To reduce waste	Not Applicable

	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	Positive
15	To reduce vulnerability to climatic events	Positive
16	To conserve and enhance biodiversity	Not Applicable
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	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

Brown, David

From: N Gough / G Brown [gbrown@bigwood.uk.com]
Sent: 20 January 2009 10:50
To: Brown, David
Subject: RE: LDF - Site Submission

Dear Mr Brown

Nigel Gough has now had a chance to look at the plan and confirms it to be correct.

Gill

Gill Brown
Adv. Dip. - Planning and the Environment Town Planning and Development
Assistant

DD 0121 456 8886
Fax 0121 456 4008

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-----Original Message-----

From: Brown, David [mailto:David.Brown@stedsbc.gov.uk]
Sent: 15 January 2009 11:33
To: N Gough / G Brown
Subject: LDF - Site Submission

Brown, David

From: Brown, David
Sent: 15 January 2009 11:33
To: 'gbrown@bigwood.uk.com'
Subject: LDF - Site Submission

Attachments: Nowton court site plan - Bigwood.pdf



Nowton court
e plan - Bigwc

Dear Gill

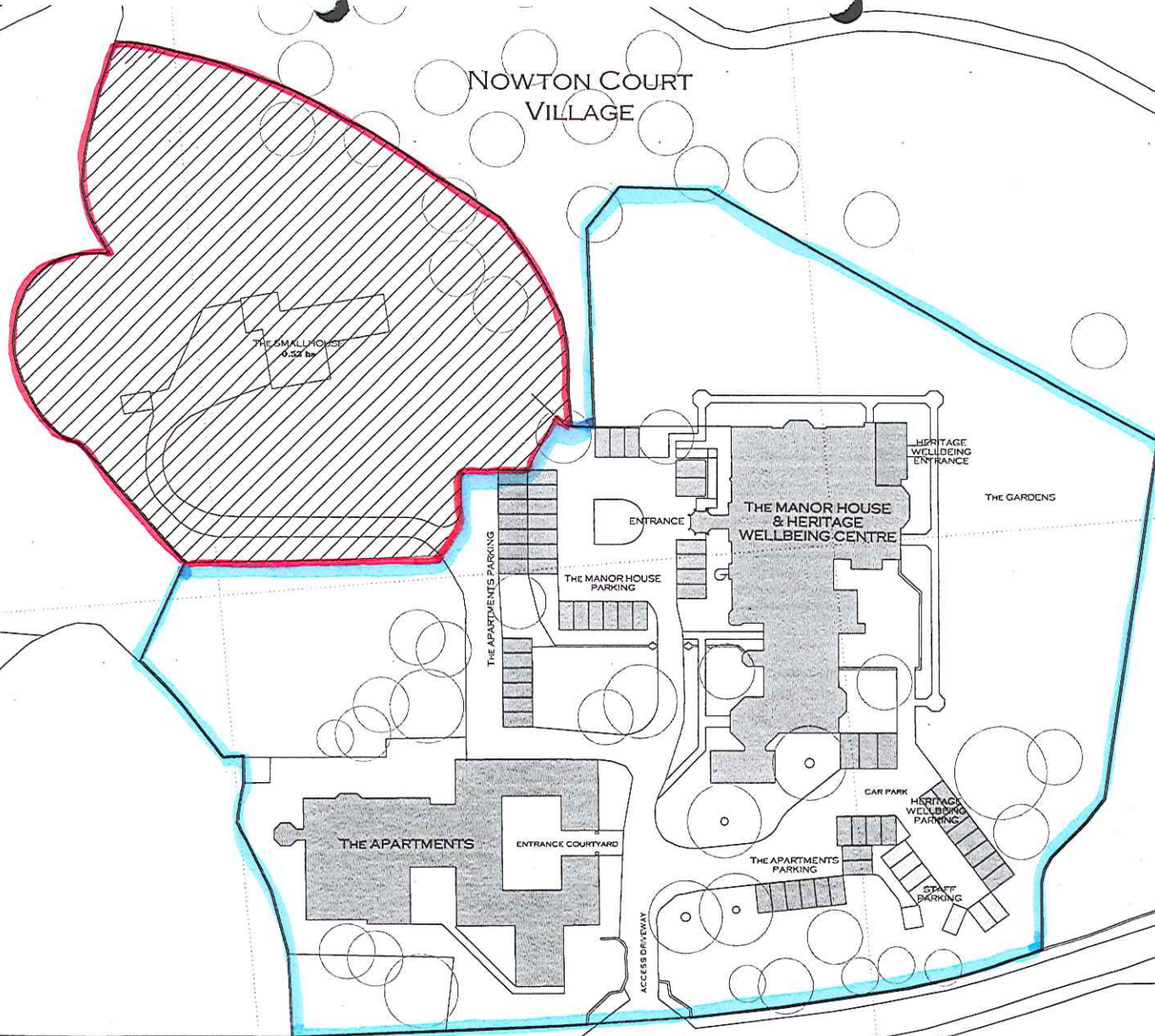
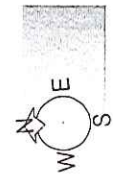
I refer to our telephone conversation this morning in respect of your site submission at The Small House, Nowton Court, Nowton, submitted on behalf of Euronite Ltd.

I attach a site plan with the 'site' outlined in red and other land in the same ownership outlined in blue and would request your confirmation that this is correct. Alternatively would you please amend the plan accordingly and return.

Regards

David Brown
Planning policy section

NOWTON COURT
VILLAGE



THE SMALL HOUSE
0.52 ha

THE MANOR HOUSE
& HERITAGE
WELLBEING CENTRE

THE APARTMENTS

THE APARTMENTS PARKING

THE MANOR HOUSE
PARKING

CAR PARK

HERITAGE
WELLBEING
PARKING

THE APARTMENTS
PARKING

STAFF
PARKING

HERITAGE
WELLBEING
ENTRANCE

ENTRANCE

ENTRANCE COURTYARD

THE GARDENS

POND

ACCESS DRIVEWAY

M S²

SITE PLAN
1:1000

565 100
27 DEC 2008