

WS17

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

FROM: ROBERT BRYCE

TEL: 01449 612384

FAX: 01449 677185

EMAIL: RBRYCE@LSK.CO.UK



Our Ref: RB/AC/L816

16<sup>th</sup> December 2008

RED SITE PLAN  
REMOVED BY PROPOSE  
22.12.08

Dear Sirs,

**Site Allocation Development Plan Document  
Land Adjacent to Erratts Hill, Cowlinge**

My clients who are Messrs M & J Deeks of Blue Doors Farm, Cowlinge, have asked me to make a submission on their behalf for inclusion of certain land which they own within the development plan document.

I have completed the proposal forms which are enclosed herewith together with an Ordnance Survey extract showing the area of land edged in red. I trust you will find the submission in order, but if there are any errors or omissions please let me know.

I am aware that Cowlinge as a minor village is not currently targeted for any substantial development, and is expected to only have small scale infill development. Having said this I am not aware that there are any obvious sites within the existing village envelope which would prove suitable for small scale development, and therefore it seems to both myself and my clients that a limited revision of the existing boundaries would be appropriate in order to facilitate some organic growth of the community. As you will see the area of land included on the plan joins up two sections of the village which are currently somewhat disjointed and therefore I feel would provide sensible infill "development".

Yours sincerely



**Robert Bryce MRICS FAAV**

**ECONOMY &  
22 DEC 2008  
ENVIRONMENT**

MARKET PLACE STOWMARKET SUFFOLK IP14 1DN TEL: 01449 612384 FAX: 01449 677185  
DX 35907 STOWMARKET

*Partners* Rowland Beane FRICS FAAV, Roger Davison FNAEA, Chris Philpot BSc FRICS FNAEA, Robert Bryce MRICS FAAV, Philip Scarff BSc (Hons) MRICS FAAV, Gerard Smith BA (Hons) MRICS FAAV, George Lock FRICS FAAV

*Residential Manager* Jan Jones *Auction Centre Manager* Edward Crichton *Survey Department* Gerald Brown FRICS FAAV RMGS *Accounts Manager* Brian Fullam

AND AT BURY ST EDMUNDS SUFFOLK TEL: 01284 748600 FAX: 01284 748610

WS 17

# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document



*St Edmundsbury*  
BOROUGH COUNCIL

### SITE SUBMISSION FORM

Earlier in the year we invited developer/landowners to submit proposals for sites with development potential as part of the Local Development Framework. Sites submitted during that time are now the subject of public consultation.

This form is provided for the submission of any **additional** sites that you think should be considered by the Council for their availability for development over the next 20 years.

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

**Monday 5 January 2009** to:

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

Or email it to: [LDF@stedsbc.gov.uk](mailto:LDF@stedsbc.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](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 \_\_\_\_\_

Organisation \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Postcode \_\_\_\_\_

Telephone \_\_\_\_\_

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

Your agents (if applicable)

Organisation \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Postcode IP14 1DN

Telephone 01449-612384

Email address RBRUCE@LSK.CO.UK

Site Owner Messrs. M. & J. DEEKS

Address Blue Doors Farm

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Postcode CB8 9AS

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 LAND ADJACENT ERRATTS HILL COWLINGO  
 Location COWLINGO  
 Total Area ~~1.57~~ (ha) 0.788 0.788  
 Of which \_\_\_\_\_ (ha) is on brownfield land  
 Of which 0.788 (ha) is on greenfield land (1.94 acres)  
 Ordnance Survey Grid Reference TL 714540  
 Current use(s) (please specify last use if vacant)  
AGRICULTURAL

**Suggested uses**

RESIDENTIAL

**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?	150 metres (approx) Bus service numbers 225
How close is the nearest primary school?	metres 4500
How close is the nearest shop that will provide day-to-day food needs?	metres 4500
How close is the nearest doctor's surgery?	kilometres 4.5

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?

COWLING IS A RURAL VILLAGE, CONSIDERED SUITABLE FOR RURAL IN FILL DEVELOPMENT. THE PROPOSED AREA IS INTENDED TO LINK UP DISJOINTED AREAS OF THE VILLAGE, AND TO ALLOW SOME ORGANIC GROWTH OF THE VILLAGE.

#### 4. OTHER INFORMATION

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

NO

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

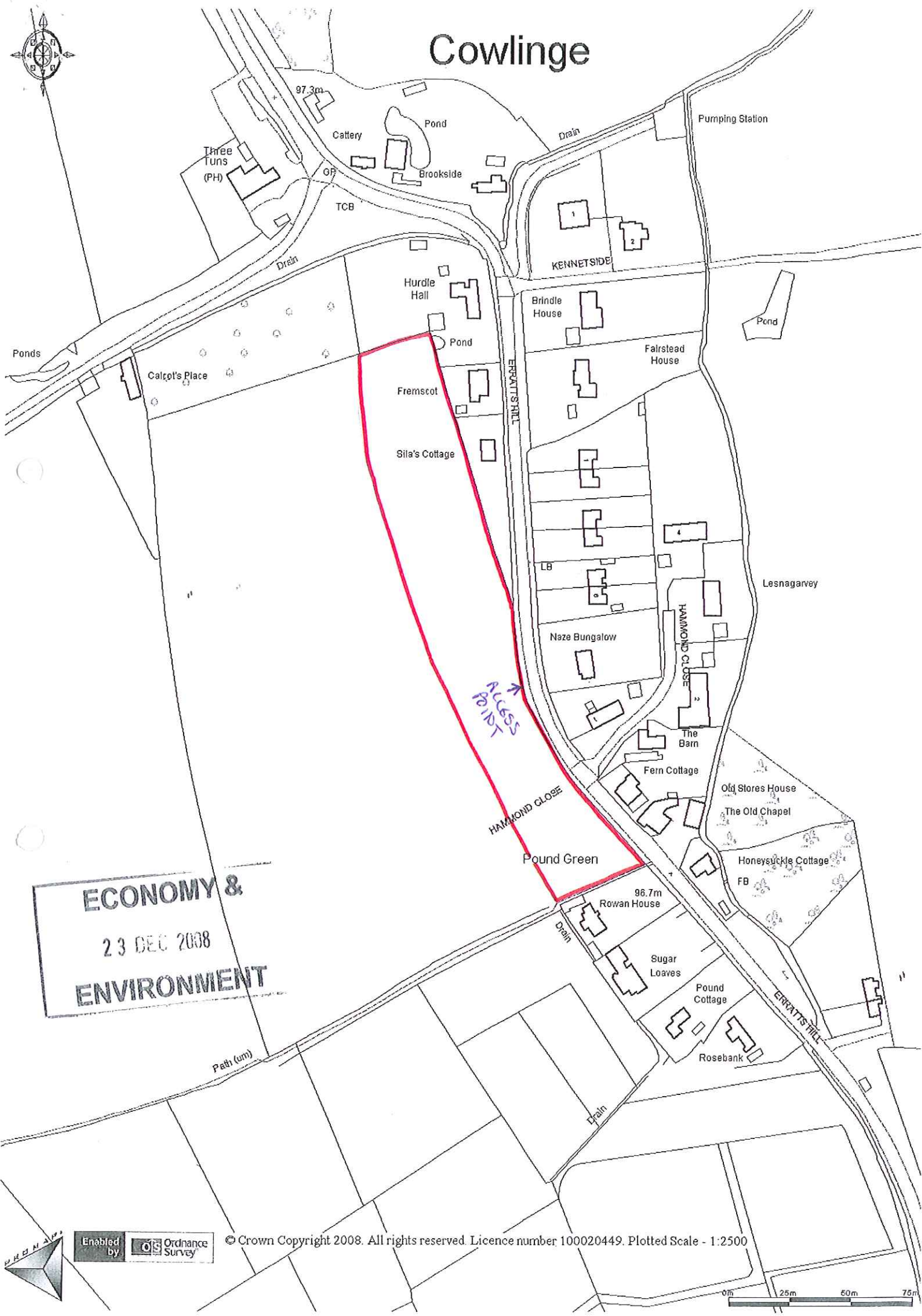
	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	—
2	To maintain and improve levels of education and skills in the population overall	—
3	To reduce crime and anti-social activity	CONTRIBUTE TO SUSTAINABILITY OF VILLAGE
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	TO HELP WITH THE ORGANIC GROWTH OF THE VILLAGE
8	To improve the quality of where people live and to encourage community participation	TO MAINTAIN VIABILITY OF THE VILLAGE COMMUNITY.
9	To improve water and air quality	—
10	To conserve soil resources and quality	—
11	To use water and mineral resources efficiently, and re-use and recycle where possible	—
12	To reduce waste	—



	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	-
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	-

**ECONOMY &**  
 22 DEC 2008  
**ENVIRONMENT**

# Cowlinge



**ECONOMY &  
23 DEC 2008  
ENVIRONMENT**



Planning & Engineering Services  
St. Edmundsbury Borough Council  
PO Box 122  
Bury St. Edmunds  
IP33 3YS

FROM: ROBERT BRYCE

TEL: 01449 612384

FAX: 01449 677185

EMAIL: RBRYCE@LSK.CO.UK

Attention of Mr David Brown

ECONOMY &  
23 DEC 2008  
ENVIRONMENT

WS17

Our Ref: RB/IG/L829

22 December 2008

Dear Mr Brown

**Site Allocation Development Plan Document  
Land adjacent to Erratts Hill, Cowlinge**

I write further to my letter of 16 December relating to the above, and further to your subsequent telephone message.

I understand that I neglected to include a coloured plan within my original letter, and I would thank you for drawing this oversight to my attention.

I will attach the necessary plan to this letter, which will hopefully meet your requirements.

Many thanks.

Yours sincerely



**Robert Bryce MRICS FAAV**

Encs.

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AND AT BURY ST EDMUNDS SUFFOLK TEL: 01284 748600 FAX: 01284 748610

**Brown, David**

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**From:** Brown, David  
**Sent:** 16 February 2009 16:47  
**To:** 'rbryce@lsk.co.uk'  
**Subject:** Site submission @ Cowlinge

Dear Mr Bryce

I refer to your site submission made on behalf of Messrs M & J Deeks.

Can I raise two matters on your form that need clarification please before I can progress your submission:

You have stated that the site area is 1.57 hectares - according to our mapping system it is 0.788 hectares (1.94 acres): can I ask you to recheck your quoted figure please.

Secondly - you have not entered an answer to the question; how close is the nearest bus stop and the bus service numbers; can I request a response to this question please.

I will look forward to hearing from you as possible.

Regards

David Brown  
Planning policy section

**Brown, David**

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**From:** Amanda Crouch [acrouch@lsk.co.uk] on behalf of Robert Bryce [rbryce@lsk.co.uk]  
**Sent:** 17 February 2009 16:22  
**To:** Brown, David  
**Subject:** Site Submission at Cowlinge - Messrs M & J Deeks

Dear Mr Brown,

I am responding to your email of the 16<sup>th</sup> February.

With regards to the area of land involved, I have a slight doubt in my mind concerning the scale of the plan I was measuring from, and therefore I am happy to go with your figure.

With regards to the nearest bus stop, it is at the Three Tuns Public House, which is approximately 150 yards north of the site. I understand it is a Newmarket to Haverhill service number 225.

Hopefully the above meets your requirements.

Yours sincerely,

On behalf of  
Robert Bryce MRICS FAAV  
Lacy Scott & Knight  
Market Place  
Stowmarket  
IP14 1DN  
Tel: 01449 612384  
Fax: 01449 677185

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17/02/2009