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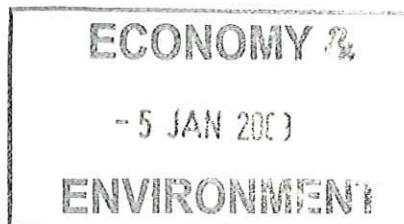
Planning Policy & Specialist Services Manager
Planning and Engineering Services
St Edmundsbury Borough Council
PO Box 122
Bury St Edmunds
Suffolk
IP33 3YS

Attention: Mr Ian Poole

2 January 2009

Dear Sirs

**SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT
SITE SUBMISSION – SITE TO NORTH OF ELMWOOD FORNHAM LANE WESTLEY BURY ST
EDMUNDS IP33 3TQ**



We enclose a Site Submission Form regarding the above site and comment as follows: -

The existing Local Plan splits the property, Elmwood into two with part being designated as "Area Subject to Planning Restrictions" and part as "Countryside". The part designated as "Area Subject to Planning Restrictions" is acknowledged to be within the Settlement Boundary of Westley Village while the part designated as "Countryside" is identified as outside the Settlement Boundary. Both parts are, however, fully integrated as a single whole forming the curtilage of Elmwood, with the "Countryside" part used and enjoyed as garden, and clearly separated from the adjoining land by tall hedges.

If the proposals for the development of the site between Westley and the Westley Estate proceed we request that this site be included within the settlement boundary of Westley to prevent it being left as an incongruous island of "open countryside" between the village of Westley and any new development.

In the event that the area between Westley and the Westley Estate is not developed we request that the settlement boundary be repositioned to reflect the fact that this land is included within the village of Westley as described above.

We would further request that the designation of "Area Subject to Planning Restrictions" be lifted so that the whole site occupied by Elmwood can be considered for residential development now that the existing house nears the end of its economic life.

We will be grateful if the proposed site would be considered as part of the Local Development Framework.

Yours faithfully

Jonathan Mann

ECONOMY &
- 5 JAN 2003
ENVIRONMENT

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

Site submission form



St Edmundsbury
BOROUGH COUNCIL

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.

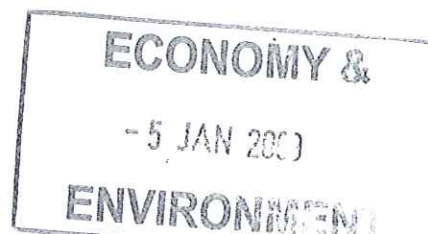
This form is provided for the submission of any **additional** sites that you think should be considered by the council for their availability for development over the next 20 years.

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

Monday 5 January 2009 to:

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

Or email it to: 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;
 - 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 JONATHAN MANN
Organisation SAXHAM PROPERTIES LIMITED
Address HOSTE HOUSE
 WHITING STREET
 BURY ST EDMUNDS
 SUFFOLK Postcode IP33 1NR
Telephone 01284 755775
Email address saxham@btconnect.com

Your agents (if applicable)

Organisation
Address
 Postcode
Telephone
Email address

Site owner Mr & Mrs K.J. MANN
Address ELWOOD, FORNHAM LANE
 WESTLEY,
 BURY ST EDMUNDS
 SUFFOLK Postcode IP33 3TQ

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 TO NORTH OF KIMWOOD, FURNHAM LANE, WESTLEY
 Location { IP33 3TQ
 Total area ^{APPROX} 0.5 (ha) 0.4ha
 Of which 0 (ha) is on brownfield land
 Of which 0.5 (ha) is on greenfield land

Ordnance Survey Grid Reference _____

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

GARDEN / ORCHARD

Suggested uses

RESIDENTIAL DEVELOPMENT

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	NONE	TO OUR KNOWLEDGE, E.
Conservation Area	NO	
Special Landscape Area	NO	

How close is the nearest bus stop?	APPROX	400 metres Bus service numbers
How close is the nearest primary school?	APPROX	1000 metres
How close is the nearest shop that will provide day-to-day food needs?	APPROX	800 metres
How close is the nearest doctor's surgery?	APPROX	2.5 kilometres

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

NONE KNOWN

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

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.

PLEASE SEE LETTER OF 2/1/09.

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	YES
2	To maintain and improve levels of education and skills in the population overall	NO
3	To reduce crime and anti-social activity	UNKNOWN
4	To reduce poverty and social exclusion.	UNKNOWN.
5	To improve access to key services for all sectors of the population	No.
6	To offer everybody the opportunity for rewarding and satisfying employment	UNKNOWN.
7	To meet the housing requirements of the whole community	YES
8	To improve the quality of where people live and to encourage community participation	YES.
9	To improve water and air quality	UNKNOWN
10	To conserve soil resources and quality	UNKNOWN.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	YES.

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
12	To reduce waste	UNKNOWN.
13	To reduce the effects of traffic on the environment	YES.
14	To reduce contributions to climate change	YES.
15	To reduce vulnerability to climatic events	UNKNOWN.
16	To conserve and enhance biodiversity	POSSIBLY
17	To conserve and where appropriate enhance areas of historical and archaeological importance	NO
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	YES.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	YES
20	To revitalise town centres	YES
21	To encourage efficient patterns of movement in support of economic growth	YES.
22	To encourage and accommodate both indigenous and inward investment	YES.

Scale 1:5000 50 100 150 200m



ECONOMY &
ENVIRONMENT

15 JAN 2003

Westley

