

EMAILED 13-11-08

WS3

Milburn Leverington Thurlow 3 Whiting Street Bury St Edmunds Suffolk IP33 1NX	Our Ref: LDF Please ask for: Planning Policy Direct Line: 01284 757352 e.mail: ldf@stedsbc.gov.uk Your Ref: aog/6203aog
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13th November 2008

Dear Aoife

Site Submissions Winter 2008 – Fornham St Martin

Thank you for your completed site submission form. All the site submissions from this consultation exercise will be processed and will be the subject of further consultation in the spring/summer of 2009, and at that time they will be made available to be viewed on our web site.

If you have any questions about the Local Development Framework or the consultation process, please contact us by telephoning 01284 757368 or by emailing ldf@stedsbc.gov.uk.

Yours sincerely



Ian Poole
Planning Policy & Specialist Services Manager

N.B. I note your letter is marked for the attention of Mr Paul – Ian's name is spelt Poole.

Patsy Dell BA (Hons) BSc MBA MRTPI • Head of Planning and Engineering Services
PO Box 122 • St Edmundsbury House • Western Way
Bury St Edmunds • Suffolk • IP33 3YS
T 01284 763233 • **F** 01284 757378 • **Typetalk** 18001 (01284) 757371
Departmental E-mail economy.environment@stedsbc.gov.uk
Website www.stedmundsbury.gov.uk

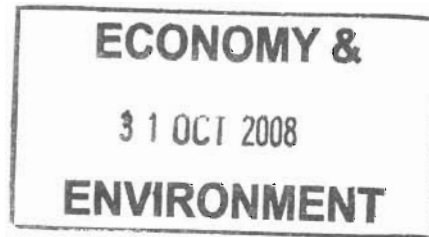


Our Ref: aog/6203/aog

29th October 2008

FAO: Ian Paul

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



Milburn & Company Ltd
3 Whiting Street
Bury St Edmunds
Suffolk
IP33 1NX

Registered in England
No 2215689

VAT No 521 4681 64

Dear Mr Paul

Re Site Allocations for the Local Development Framework

Please find attached a site submission form and supporting site plan for The Old Rectory, Fornham St Martin which we wish to be considered as part of the Local Development Framework.

We trust the enclosed is clear, however, should you require further information in support of this submission please do not hesitate to contact this office.

Yours sincerely,



Aoife O'Gorman

For and on behalf of

milburn leverington thurlow
ARCHITECTURE AND DESIGN

Enc 6203-002

Directors:

Max Milburn
MBIAT ACIOB

Lionel Thurlow
B.Arch(Hons) Dip Arch RIBA

Mark Savin
BA(Hons) Dip Arch RIBA

Associate:

Brian Halstead
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A member of the Royal
Institute of British Architects

RIBA

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM



St Edmundsbury
BOROUGH COUNCIL

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@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

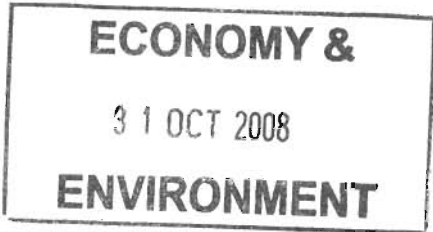
Guidance

- 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 _____
Organisation _____
Address _____

Postcode _____

Telephone _____
Email address _____

Your agents (if applicable)

Organisation Milburn Leverington Thurlow
Address 3 Whiting Street
Bury St Edmunds
Suffolk

Postcode IP33 1NX

Telephone 01284 761261
Email address design@mltarchitects.co.uk

Site Owner Messrs M&P Underwood
Address Cedar House
168 Westley Road
Bury St Edmunds

Postcode IP33 3SE

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 The Old Rectory

Location Fornham St Martin

Total Area 6.64 (ha)

Of which _____ (ha) is on brownfield land

Of which 6.64(ha) is on greenfield land

Ordnance Survey Grid Reference _____

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

Suggested uses

New Village Hall

Bowls Club

Residential Development

3. DEVELOPMENT CONSTRAINTS

Is the suggested use subject to any of the following constraints?

Constraint	Yes/No	Comments
Flood Plain	No	Site sits to the edge of River Lark but remains in Flood Zone 1.
Nature designation	No	
Land contamination	No	
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	50 metres Bus service numbers 84, 184, 191, 332, 333, 355
How close is the nearest primary school?	2 kilometres
How close is the nearest shop that will provide day-to-day food needs?	2 kilometres
How close is the nearest doctor's surgery?	2 kilometres

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

Site sits outside the current development boundary, however there appears to be justification for this to be reclassified.

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

The site is an infill plot of land, which is sandwiched between residential and leisure usage.

The site is close to an area of general employment and has good transport links

The site will provide further community facilities for the existing village of Fornham St Martin.

4. OTHER INFORMATION

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

Site sits in the centre of the village of Fornham St Martin which has village amenities and good transport links into Bury St Edmunds

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 attached sheet.

The Old Rectory.... FORNHAM ST MARTIN

The land available extends 6.64 ha and remains in family ownership. It adjoins existing development and has 70 m main road frontage with potential for good highway access. The southern boundary abuts the edge of the settlement area which once defined the original village. It is well served by established transport routes

Prior to the grant of planning consent in 1973 for a golf course with associated housing on land adjoining the north and east boundaries, the site comprised part of the extensive grounds of a victorian rectory previously overlooking open countryside.

Following full implementation of the consent, the dwelling known as The Old Rectory, was effectively leap frogged and encompassed by new the developments. The house was later subdivided and the surplus land remaining became redundant. It is now used occasionally for grazing.

The new estate development to the north has resulted in a village comprising two distinct communities with the subject land located in between. There is now an opportunity for this to be used more effectively to serve the community

The proposal seeks allocation for **leisure and recreational** use within the lower section of the site adjacent to the river and adjoining the existing golf course. This use is further endorsed by a locally based Sports Club wishing to relocate from an inconvenient site closer to the town centre. Approximately 50% of the site is ideally located for some extension of adjacent housing development.

The section of land closest to The Rectory with frontage to the main road is well related to both settlements and offers a unique opportunity for the provision of affordable **housing** and possibly **sheltered accommodation** combined with **communal** facilities incorporating elements such as a new **village hall** with **health care** and **further education**. It could replace or simply augment the adjacent out dated and inadequate village hall which has no safe parking nor facilities for outdoor activity.

There is an existing network of public footpaths within the site and these proposals will assist closer integration of the disparate settlements which currently comprise the village of Fornham St Martin.

Milburn Leverington Thurlow
October 2008

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

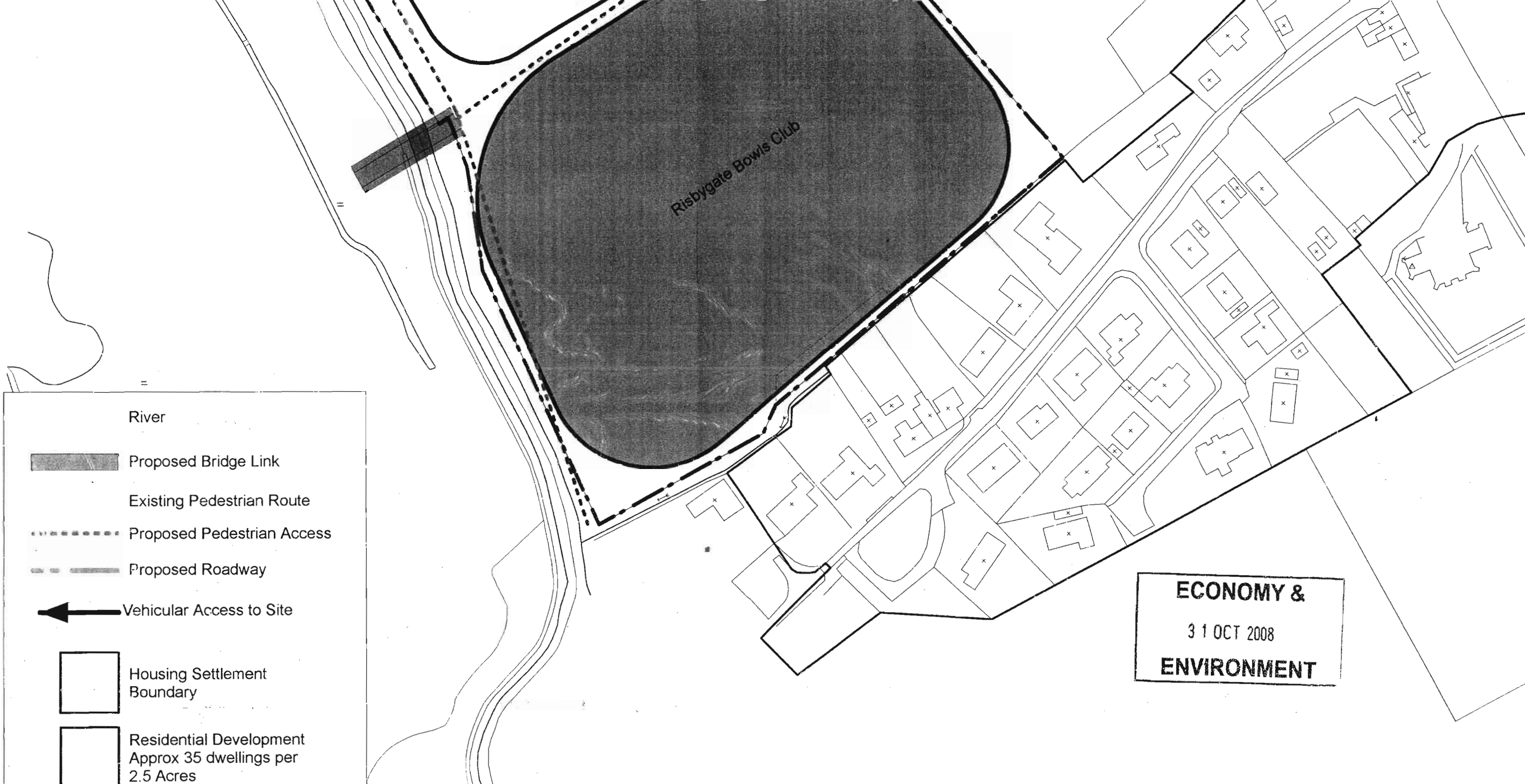
SITE SUBMISSION SUSTAINABILITY APPRAISAL









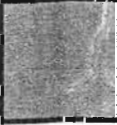

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	N/A
2	To maintain and improve levels of education and skills in the population overall	N/A
3	To reduce crime and anti-social activity	N/A
4	To reduce poverty and social exclusion	N/A
5	To improve access to key services for all sectors of the population	N/A
6	To offer everybody the opportunity for rewarding and satisfying employment	N/A
7	To meet the housing requirements of the whole community	Positive: The site is within an existing village location and has good links to larger town employment areas, this will allow for a sustainable residential development.
8	To improve the quality of where people live and to encourage community participation	Positive: The proposals are to provide a village hall and bowls club for the existing village
9	To improve water and air quality	N/A
10	To conserve soil resources and quality	N/A

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
11	To use water and mineral resources efficiently, and re-use and recycle where possible	N/A
12	To reduce waste	N/A
13	To reduce the effects of traffic on the environment	Positive: The residential proposals are set in the centre of an existing village and also have good public transport links to nearby towns.
14	To reduce contributions to climate change	N/A
15	To reduce vulnerability to climatic events	Positive: The area does not sit within a flood risk zone.
16	To conserve and enhance biodiversity	N/A
17	To conserve and where appropriate enhance areas of historical and archaeological importance	N/A
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Positive: The proposals are set to enhance the riverside walkway.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive: The development will bring further money into the village as well as providing further community facilities and also provides good transport links to areas of general employment.
20	To revitalise town centres	N/A
21	To encourage efficient patterns of movement in support of economic growth	Positive: The proposals are set to infill a piece of land, which divides the existing village in two. Better village amenities such as the village hall and the bowls club will encourage people into the area.

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
22	To encourage and accommodate both indigenous and inward investment	Positive: The bowls club will provide employment as well as community facilities.



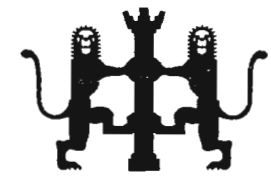


- River
-  Proposed Bridge Link
-  Existing Pedestrian Route
-  Proposed Pedestrian Access
-  Proposed Roadway
-  Vehicular Access to Site
-  Housing Settlement Boundary
-  Residential Development
Approx 35 dwellings per 2.5 Acres
-  Village Hall
Approx 0.8 Acres
-  Risbygate Bowls Club
Approx 5 Acres
-  Area Designated for Leisure Use

**ECONOMY &
31 OCT 2008
ENVIRONMENT**

Project Proposed Development at Fornham St Martin	Drawing Title Proposed Scheme Layout	Drawing Number 6203-002
	Scale 1:1250	Date 28.08.08

NOTE
DO NOT SCALE THIS DRAWING - USE DIMENSIONS
The Contractor is to check and verify all dimensions on site
before starting work and report any omissions or errors.
This drawing is to be read in conjunction with all relevant
consultants and specialists drawings.
This Drawing is Copyright



milburn leverington thurlow
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