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e: liz.beighton@bidwells.co.uk  
Date: 22 December 2008



WS42



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Dear Sir/Madam

**St Edmundsbury Borough Council Local Development Framework –  
Site Allocations Development Plan Document**

Bidwells have been appointed The Trustees of the Vestey Settlement Dated 25<sup>th</sup> March 1942 (F&B) to submit representations in connection with the St Edmundsbury Borough Council– Site Specific Policies Development Plan Document in respect of their land holdings at Land South of Church Road, Little Thurlow. The representations comprise this letter together with the completed Site Submission Form and Site Location Plan, both of which are attached.

The 0.681 hectare site is located to the north of Little Thurlow. The northern and western boundaries of the site are formed by existing residential properties. To the east the site is bounded by a stream and the southern boundary comprises a Public Right of Way (PROW). There is an existing access point to the site from the west coming in off The Street, south of Pound Green House. This access currently serves four residential dwellings. The eastern slither of the site, adjacent to the stream, is located within a flood risk zone, however, by locating any development on the western portion and leaving open space to the east, there will be no flood risk impact associated with the development. In addition, the whole of the site is located within a Conservation Area.

The East of England Plan (EEP) advises that a minimum of 10,000 new homes need to be built between 2001 and 2021, with a minimum of a further 5,400 homes between 2021 and 2031. Taking into account completions and sites which have the benefit of planning permission but have yet to be implemented, the level of housing required between 2008-2031 is 8,150 (Table 4.1– Site Allocations Issues and Options Consultation Document).

The Core Strategy Preferred Options DPD (November 2008) lists Great and Little Thurlow as a Service Centre in Table CS2 (settlement hierarchy). The supporting text to this table acknowledges that Service Centres have a range of services that have environmental and infrastructure capacity to accommodate small groups of housing and/or new employment development to meet local needs and will contribute towards maintaining the vitality of the settlement. Paragraph 5.48 of the document lists the minimum services and facilities that are located in Service Centres.

Paragraph 5.49 confirms that some small scale housing and employment will be encouraged in Service Centres. As a general guide a limit of ten homes per development site is considered an appropriate level of provision, and more than one site in Great and Little Thurlow might be identified for development during the plan period. The text states that development sites should normally be located adjacent to existing housing settlement boundaries, i.e. not in isolated and unconnected locations.



This site has not previously been submitted to the Council, however, we believe that it represents a good opportunity for development, and an opportunity is presented to suggest any further sites to the Council for consideration. Paragraph 5.3 Site Allocations Issues and Options Development Plan Document (November 2008) states that the Council will partly assess the acceptability of each of the sites promoted for development based in the Sustainability Appraisal Objectives, as agreed through the SEBC LDF Scoping Report (2006). The 22 Sustainability Objectives are listed in Table 5.1 and repeated below:

- To improve the health of the population overall
- To maintain and improve levels of education and skills in the population overall
- To reduce crime and anti-social activity
- To reduce poverty and social exclusion
- To improve access to key services for all sectors of the population
- To offer everybody the opportunity for rewarding and satisfying employment
- To meet the housing requirements of the whole community
- To improve the quality of where people live and to encourage community participation
- To improve water and air quality
- To conserve soil resources and quality
- To use water and mineral resources efficiently, and re-use and recycle where possible
- To reduce waste
- To reduce the effects of traffic on the environment
- To reduce contributions to climate change
- To reduce vulnerability to climatic events
- To conserve and enhance biodiversity
- To conserve and where appropriate enhance areas of historical and archaeological importance
- To conserve and enhance the quality of local distinctiveness of landscapes and townscapes
- To achieve sustainable levels of prosperity and economic growth throughout the plan area
- To revitalise town centres
- To encourage efficient patterns of movement in support of economic growth
- To encourage and accommodate both indigenous and inward investment

In addition to the above Sustainability Objectives, paragraph 5.5 lists additional environmental, economic and social factors which should be considered as part of the promotion of sites. These additional factors have been duly considered as part of this site's promotion.

Development of this for up to ten dwellings accords with the settlement hierarchy (CS2) and paragraph 5.49 of the Core Strategy. The site is well contained and is within reach of the services and facilities within the village core, including the Primary School which is immediately to the south of the site. A residential use of the site would respect the character and land use of the surrounding area whilst not impeding on the character and appearance of the countryside. The immediate area is well serviced by public transport, with bus stops in close proximity to the site highlighting the accessibility of the site by public in addition to private means.

This proposal would support the Objectives in providing residential, economic, social and environmental benefits and outcomes and should be allocated accordingly. Allocation of the site will also respect draft policy CS3 of the Core Strategy Preferred Options and Strategic Sites Issues and Options which seeks to protect the setting and identity of the village and cohesion of nearby settlements.

Whilst there are certain site factors which need to be considered, these are matters related to detailed design considerations, such as visual impact, impact on character and appearance of the Conservation Area, amenity issues etc. Whilst such matters could affect developability or deliverability of the site, in this instance careful Masterplanning and design would seek to ensure that a sympathetic scheme could be brought forward which would positively enhance the site.

**Site Allocations Development Plan Document Representations**

22 December 2008

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The site is suitable and available for the delivery of housing, and its allocation would aid in maintaining the viability of the Service Centre. Development of the site would also seek to deliver housing which would not only meet local housing requirements of the community, but also deliver a significant amount of affordable housing and aid SEBC in meeting the housing delivery targets as set out in the East of England Plan. The site is within sole ownership of our client who has the necessary commitment to ensuring deliverability.

Based on the information contained in this letter together with the completed Site Submission Form, we believe that allocation of the site for residential purposes would be in line with the settlement hierarchy as identified in the Core Strategy and help deliver housing to meet local community requirements including an element of affordable housing. The site is in a sustainable location close to existing services and facilities and through detailed design and Masterplanning, a sympathetic residential scheme can be brought forward.

The site is available and deliverable and our client has a firm commitment to bringing the site forward for development at an early stage in the Plan process.

I trust that the Council can see the merits of the site and allocate it accordingly in the Development Plan Document.

Should you require any further information please do not hesitate to contact me.

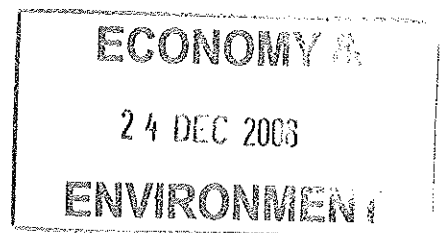
Yours faithfully



**Liz Beighton BA (Hons) MTP MRTPI**  
Planning Associate

Encl Site Submission Form  
Site Location Plan

Copy Client



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

Or email it to: [LDF@stedsbcc.gov.uk](mailto: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](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** THE TRUSTEES OF THE VESTEY SETTLEMENT DATED 25TH MARCH 1942 (F&B)

**Address** C/O AGENT

.....

.....

..... **Postcode** .....

**Telephone** .....

**Email address** .....

**Your agents (if applicable)** BIDWELLS (LIZ BEIGHTON)

**Organisation** BIDWELLS

**Address** BIDWELL HOUSE, TRUMPINGTON ROAD

CANBRIDGE

.....

..... **Postcode** CB2 9LD

**Telephone** 01223 559440

**Email address** liz.beighton@bidwells.co.uk

.....

**Site owner** E H VESTEY'S MARRIAGE SETTLEMENT

**Address** C/O AGENT

.....

..... **Postcode** .....

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 SOUTH OF CHURCH ROAD, LITTLE THURLOW

Location LITTLE THURLOW

Total area 0.681 (ha)

Of which \_\_\_\_\_ (ha) is on brownfield land

Of which 0.681 (ha) is on greenfield land

Ordnance Survey Grid Reference TL 6751 SE

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

AGRICULTURE

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Suggested uses RESIDENTIAL

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*0.7ha*

**3. Development constraints**

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

Constraint	Yes/no	Comments
Flood Plain	YES	VERY EASTERN STRIP ONLY
Nature designation	NO	
Land contamination	NO	
Conservation Area	YES	
Special Landscape Area	NO	

How close is the nearest bus stop?	100 metres Bus service numbers 16A
How close is the nearest primary school?	0 metres immediately adjacent
How close is the nearest shop that will provide day-to-day food needs?	<del>metres</del> 5km
How close is the nearest doctor's surgery?	kilometres 3 miles

If there are constraints to development, what interventions could be made to overcome them?  
Flood Risk Conservation Area - can be overcome by the Masterplanning  
of the site

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

The proposal for residential development would conform with national,  
regional and emerging LDF policies in that it would help deliver housing  
targets

#### 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 attached sheet

# Land at Little Thurlow



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Drawing Number : A.35,607  
 O.S. Ref : TL 6751 SE  
 Date : 18.12.08

**BIDWELLS**

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**ECONOMY &**

24 DEC 2003

**ENVIRONMENT**