

WS 43

Brown, David

From: Brown, David
Sent: 13 January 2009 12:33
To: 'pscarff@lsc.co.uk'
Subject: LDF site submission



CHASED RESPONSE
22.1.09

Dear Mr Scarff

I refer to your submission at Ixworth on behalf Mr and Mrs David Reeve.

As the document will be placed in the public domain in due course, and so as to avoid any misunderstanding/misinterpretation, could you please resubmit a site plan with just your site outlined in red.

The plan you have submitted, which is copyright on the Council, indicates a number of areas outlined in red and may be misread by members of the public.

I will look forward to hearing from you as soon as possible.

David Brown
Planning policy section

WS43

AS

St Edmundsbury
BOROUGH COUNCIL

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

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:-
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

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

The 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 area identified as brownfield (**shaded blue**) and/or greenfield land (**shaded green**).

I. CONTACT DETAILS

Your name Philip Scarff.....

Organisation Lacy Scott & Knight.....

Address Market Place.....
Stowmarket.....
Suffolk.....
.....**Post Code** IP14 DN

Telephone 01449 612384.....

Email address pscarff@lsc.co.uk

Your agents NOT APPLICABLE

Site Owner Mr & Mrs David Reeve

Address Dover House
Ixworth
Bury St Edmunds
Suffolk
Post Code IP31 2JN

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: YES

2. SITE DETAILS

Site name Land adjacent A143 Ixworth

Location A143 Ixworth, Bury St. Edmunds

Total Area Flexible. Up to say 2 hectares.
Of which 2.00 (ha) is on greenfield land

site outlined = 2.5 ha

Ordnance Survey Grid Reference TL9370 9508

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

Arable farm land.....

Suggested uses Affordable housing. Please see later notes.

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?	Within 0.5 miles
How close is the nearest primary school?	0.40 miles – Ixworth Primary School
How close is the nearest shop that will provide day-to-day food needs?	0.40 miles (within Ixworth High Street)
How close is the nearest doctor's surgery?	0.40 miles - Ixworth

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

No constraints.....
.....

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.

Not at this stage. Previous studies commissioned by the Borough Council have shown a local need for affordable housing and it is anticipated that there will be a continued demand for affordable housing sites during the planned period. If the Borough felt the site was appropriate in principle, Housing Associations would be approached.

Level of developer interest, if known: High – anticipated

Likely time frame for development: 0-10 years

Any further information: Please supply four copies of any supportive statements or an electronic version.

Please see attached supporting statement

**St Edmundsbury Local Development Framework
Site Allocations Development Plan Document**

SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	Please indicate whether your proposal will have a +ve or -ve contribution towards each objective
1	To improve the health of the population overall	Positive – surgery within Ixworth
2	To maintain and improve levels of education and skills in the population overall	Neutral
3	To reduce crime and anti-social activity	Positive – see supporting statement. Social housing policies will apply.
4	To reduce poverty and social exclusion	As above
5	To improve access to key services for all sectors of the population	Positive. Ixworth is a well served village and recognised as such being a Rural Service Centre.
6	To offer everybody the opportunity for rewarding and satisfying employment	Neutral
7	To meet the housing requirements of the whole community	Positive - affordable housing
8	To improve the quality of where people live and to encourage community participation	Positive
9	To improve water and air quality	Neutral
10	To conserve soil resources and quality	Neutral

	SA Objective	Please indicate whether your proposal will have a +ve or -ve contribution towards each objective
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Neutral
12	To reduce waste	Neutral
13	To reduce the effects of traffic on the environment	Neutral
14	To reduce contributions to climate change	Neutral
15	To reduce vulnerability to climatic events	Neutral
16	To conserve and enhance biodiversity	Neutral
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Neutral
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Positive – good use of design and landscaping
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Neutral
20	To revitalise town centres	Neutral
21	To encourage efficient patterns of movement in support of economic growth	Neutral
22	To encourage and accommodate both indigenous and inward investment	Neutral

Lacy Scott & Knight

12 December 2008

ST EDMUNDSBURY LOCAL DEVELOPMENT FRAMEWORK

SITE SUBMISSION

LAND ADJACENT A143 IXWORTH BURY ST EDMUNDS SUFFOLK

Brief Description

The site is outlined for identification purposes in red on the attached plan and forms part of a larger field extending to around 15 hectares (edged purple) owned by the applicant. The part that has been put forward as possibly suitable for affordable housing amounts to around 2 hectares (edged red and coloured green). The amount of land to be included is flexible to suit eventual needs once they are established.

The site is located adjacent to A143 with Ixworth adjacent to the existing settlement boundary.

The land is currently used in arable rotation and the site forms part of a larger arable field.

Facilities and Amenities

The centre of the village of Ixworth lies approximately 0.4 miles to the west. This is a well served village designated as a Rural Service Centre in the current Local Plan and proposed to remain as such in the Core Strategy. Amenities within the village include:-

❖	Schools	within village centre 0.4 miles
❖	Doctors Surgery	0.4 mile
❖	2 Public Houses	0.4 miles and 0.5 miles
❖	Bus service	0.5 miles
❖	Extensive employment in the Shepherds Grove Industrial Estate at Stanton	5 miles
❖	Small businesses located within the High Street	0.4 miles

Services and shopping facilities in Ixworth include the Post Office/convenience store, Mulleys Garage, Fordhams Garage, village hall and butchers.

Development Proposal

The area submitted for consideration is available for affordable housing. The owners also own the site known in the Local Development Framework document as LP15. The majority of this site is located within the Conservation Area for Ixworth. It is also noteworthy that there are Listed barns on site. It is felt by the applicant that due to these factors the site in Ixworth is more suited to low density housing and is proposing that the affordable housing requirement for that site is moved onto the land within this bid. Further affordable housing could also be located on the site that is proposed in this submission.

Highways

The site could be accessed from the roundabout of the A143 which serves the main village, but if felt appropriate alternative arrangements could be made along the A1088 within the site area and could be made available for landscaping and open space and recreational facilities.

Planning Policy

The site has no history of flooding. Development would not have any adverse impact on the historic issues, environment and local biodiversity nor lead to coalescence of settlements.

There is good road access and public transport. Ixworth is a Rural Service Centre and the proposal will provide much needed affordable housing in a sustainable area.

Conclusion

In view of the submission set out above the Borough is requested to allocate the site for affordable housing.

P W Scarff
Lacy Scott & Knight

15th December 2008

WS43

Ward, Jackie

From: Irene Gates [igates@lsk.co.uk] on behalf of Philip Scarff [pscarff@lsk.co.uk]
Sent: 19 December 2008 15:58
To: ldf
Subject: Site Submission Form
Attachments: Reeve - Site Submission Forms.pdf

Dear Sirs

Site Submission Form

Please find attached a Site Submission Form on behalf of Mr & Mrs Reeve for land adjacent the A143 Ixworth.

We trust you find the document straight forward and would be grateful if you could acknowledge receipt of this e-mail.

Yours faithfully

P W Scarff
Lacy Scott & Knight
Market Place, Stowmarket, IP14 1DN

Tel: 01449 612384
Fax: 01449 677185
www.lsk.co.uk

WS43
new site plan

D Brown Esq.
St. Edmundsbury Borough Council
PO Box 122
St. Edmundsbury House
Western Way
Bury St. Edmunds
IP33 3YS

FROM: PHILIP SCARFF
TEL: 01449 612384
FAX: 01449 677185
EMAIL: PSCARFF@LSK.CO.UK
MOBILE: 07899 927567

Our ref: PWS/IG/L9050

30 January 2009

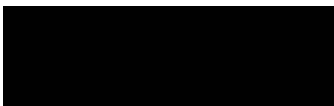
Dear Mr Brown

Reeve: Local Development Framework Submission

Thank you for your e-mail regarding the above.

I attach herewith a copy of a plan showing the land edged red as requested. I trust this is satisfactory but should you require any further information please do not hesitate to contact me.

Yours sincerely



P W Scarff

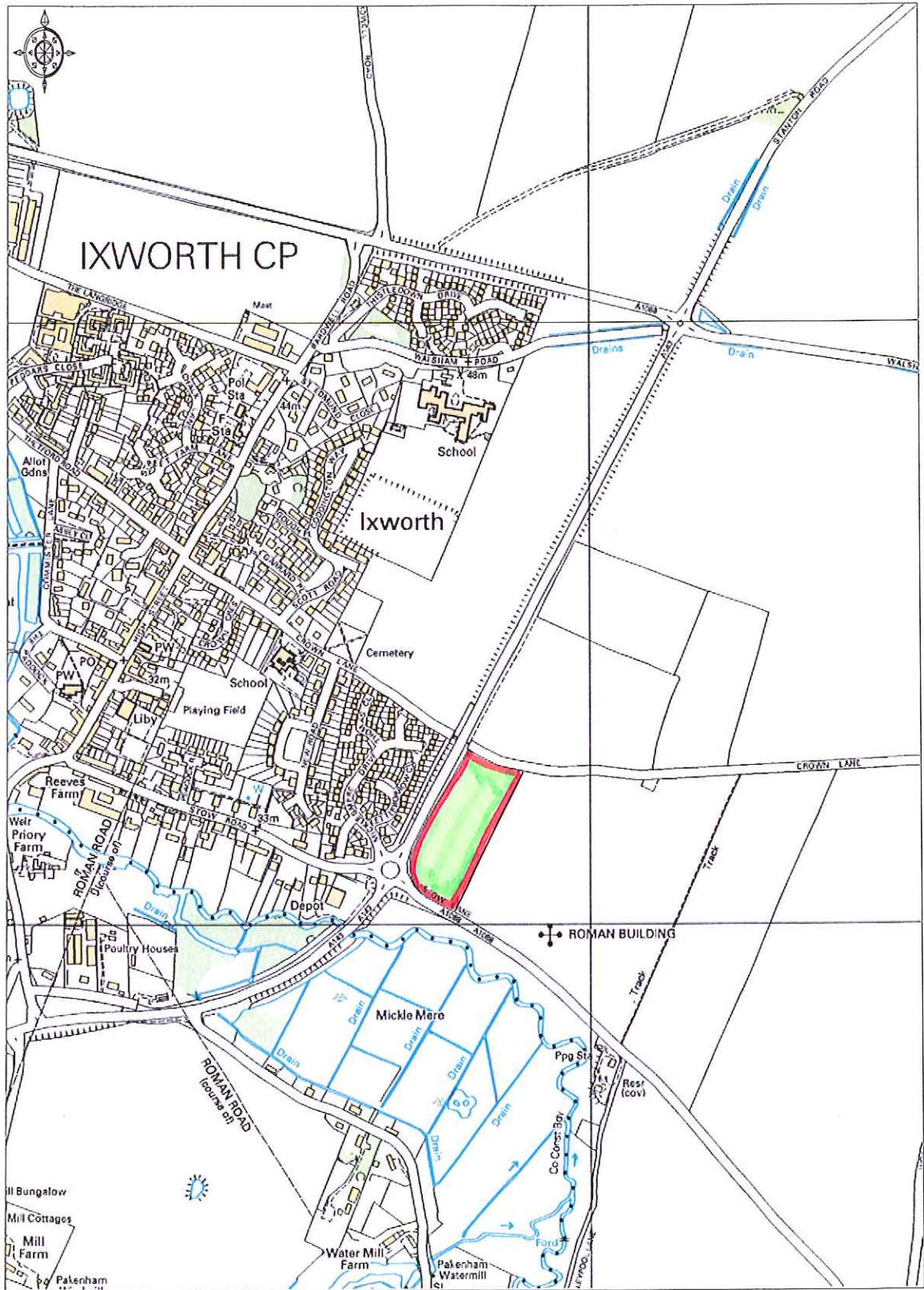
Encs.

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

Partners Rowland Beaney 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 FAAVRMS *Accounts Manager* Brian Pullam

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



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