

WS 52

Ousbey, Er [REDACTED]

**From:** [REDACTED]  
**Sent:** 14 February 2009 16:29  
**To:** ldf  
**Subject:** Attn: David Brown  
**Attachments:** Kedington house grounds.PDF

**Attn:David Brown**

David,

With reference to our conversation on Friday, please find attached the site plan for Kedington House and land.

Hope this will now suffice.

Regards

Kevin Johnson  
Kedington House  
Sturmer Rd  
Kedington  
CB9 7NT


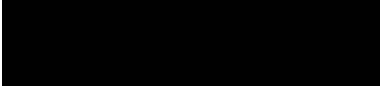
--- On Sat, 14/2/09, KEVIN JOHNSON <[REDACTED]> wrote:

From: KEVIN JOHNSON <[REDACTED]>  
Subject: House plans [REDACTED]  
To: "Joanne Johnson" <[REDACTED]> openworld.com>  
Date: Saturday, 14 February, 2009, 4:03 PM

WS 52

**Brown, David**

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**From:** Brown, David  
**Sent:** 18 February 2009 11:19  
**To:**   
**Subject:** 

Dear Mr Johnson

Further to my email of 15 January and subsequent telephone calls I must inform you that as we are presently processing all the site submissions in preparation for the consultation process if I do not receive the information requested by Monday 23 February I will consider your submission as withdrawn.

Thank you

David Brown  
Planning policy section

WS52

**Brown, David**

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From: Brown, David  
Sent: 15 January 2009 12:28  
To: [REDACTED]  
Subject: [REDACTED]

✓  
COUNCIL RESPONSE  
22-1-09  
+ AMANDA 13-2-09

Dear Mr Johnson

I refer to your site submission on land at Kedington House.

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

WS 52

# St Edmundsbury Local Development Framework



*(Handwritten green mark)*

St Edmundsbury  
BOROUGH COUNCIL

## Site Allocations Development Plan Document

### 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 Mr KEVIN JOHNSON  
 Organisation PRIVATE LANDOWNER  
 Address WEDINGTON HOUSE, STURMER ROAD  
WEDINGTON, SUFFOLK

Postcode CB97NT

Telephone

Email address

Your agents (if applicable)

Organisation

Address

Postcode

Telephone

Email address

Site owner

Address

AS ABOVE

AS ABOVE

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 KEDINGTON HOUSE + LAND

Location KEDINGTON

Total area 1.4 (ha)

Of which ? (ha) is on brownfield land

Of which ? (ha) is on greenfield land

Ordnance Survey Grid Reference \_\_\_\_\_

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

Suggested uses

HOUSING

## 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?	metres	200
How close is the nearest primary school?	metres	800
How close is the nearest shop that will provide day-to-day food needs?	metres	300
How close is the nearest doctor's surgery?	kilometres	.2

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

.....  
.....  
.....

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

SEE LOCAL PLAN MAP  
.....  
.....  
.....

#### 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

BY OWNER  
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	
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	POSITIVE
8	To improve the quality of where people live and to encourage community participation	POSITIVE
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	



	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
<b>12</b>	To reduce waste	
<b>13</b>	To reduce the effects of traffic on the environment	
<b>14</b>	To reduce contributions to climate change	
<b>15</b>	To reduce vulnerability to climatic events	
<b>16</b>	To conserve and enhance biodiversity	
<b>17</b>	To conserve and where appropriate enhance areas of historical and archaeological importance	
<b>18</b>	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	
<b>19</b>	To achieve sustainable levels of prosperity and economic growth throughout the plan area	
<b>20</b>	To revitalise town centres	
<b>21</b>	To encourage efficient patterns of movement in support of economic growth	
<b>22</b>	To encourage and accommodate both indigenous and inward investment	



Traffic

More...

Map

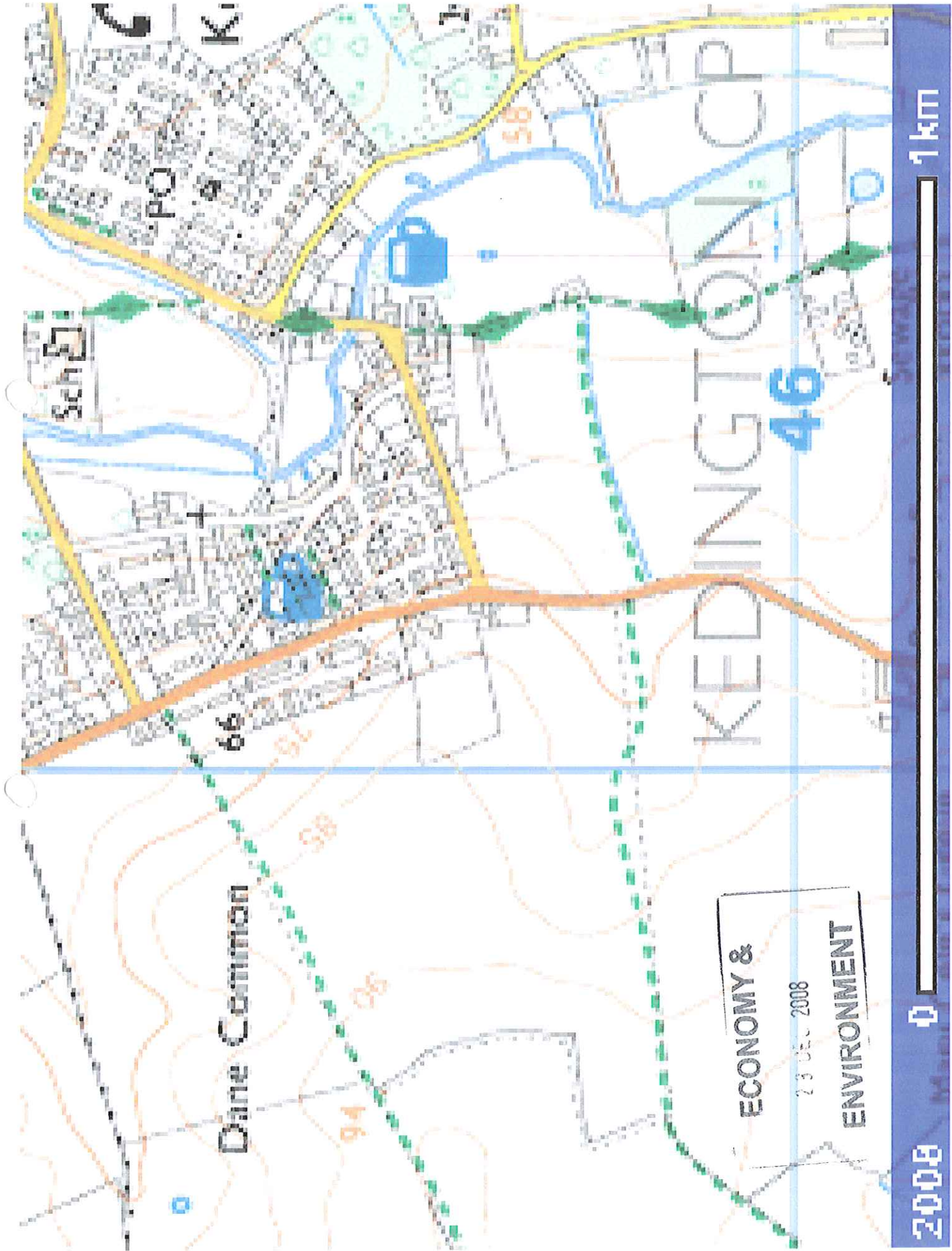
Satellite

Terrain



**ECONOMY &  
ENVIRONMENT**  
23 DEC 2008

100 ft



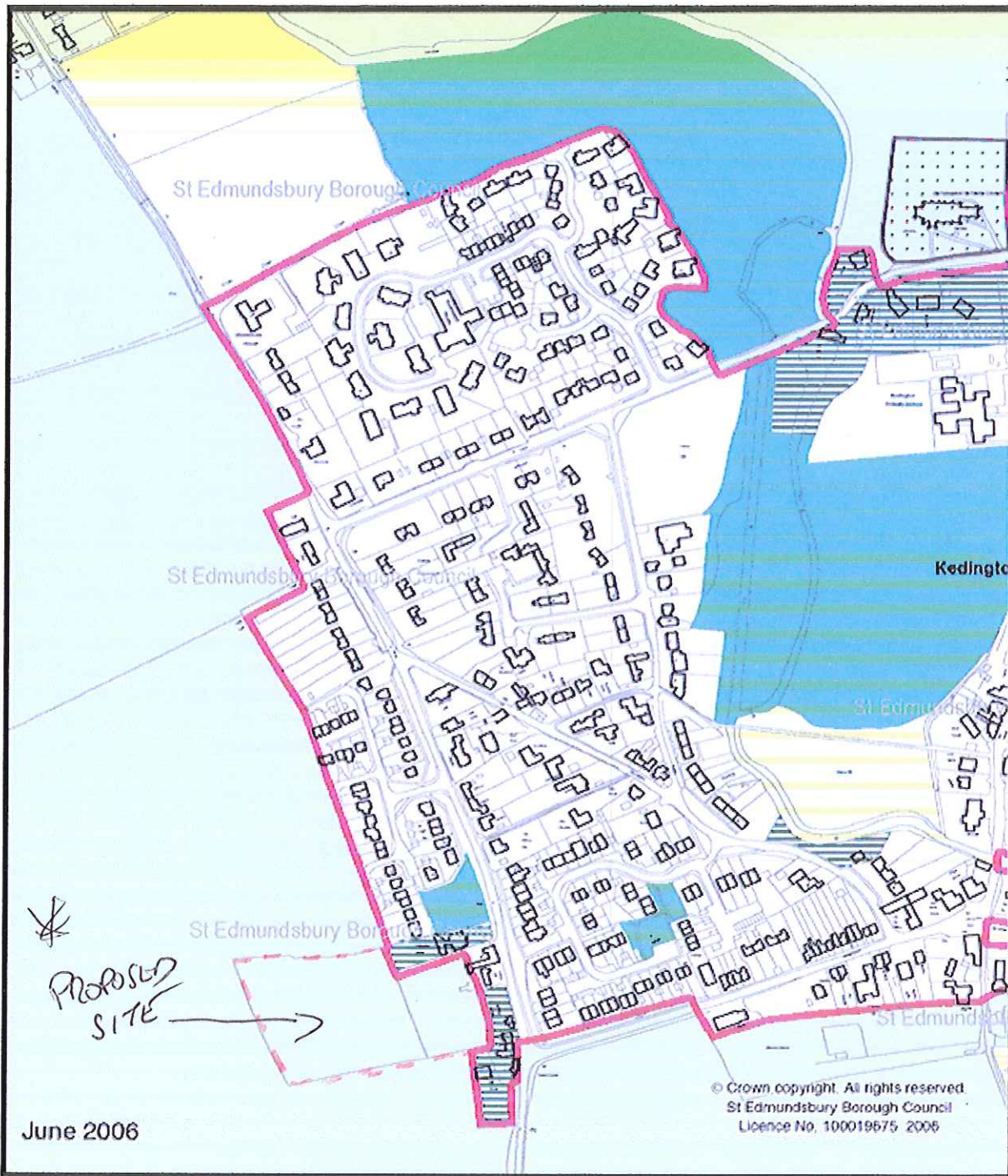
**ECONOMY &  
ENVIRONMENT**  
23 DEC 2008

2008



1 km

# Kedington - West



**ECONOMY &**  
 23 DEC 2008  
**ENVIRONMENT**

ORDNANCE SURVEY  
PLAN REFERENCE

TL7046

Scale 1/1250  
Enlarged from 1

COUNTY SUFFOLK

DISTRICT ST EDMUNDBURY

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