

WS 65

**Brown, David**

**From:** Jonathan Lambert [Jonathan.Lambert@berkeleygroup.co.uk]  
**Sent:** 25 February 2009 10:58  
**To:** Brown, David  
**Subject:** Land at Compiegne Way / A143 (Extended Site SS48)

David

I refer to your letter dated 23<sup>rd</sup> February 2009 in connection with the proposed extended site SS48.

As you say this site is the same as the strategic site which is being promoted as Strategic Site Option 6. It is my understanding that the strategic sites will be allocated in the Bury St Edmunds AAP rather than in the Site Allocations DPD. Therefore, I agree that the extended site SS48 should not be included in the second round of the Sites Submissions consultation.

Kind regards

**Jon Lambert**  
Development Manager

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THE QUEEN'S AWARDS  
FOR ENTERPRISE:  
SUSTAINABLE DEVELOPMENT  
2008  
The Berkeley Group Holdings plc

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Berkeley Strategic Land Limited  
Registered Office: 19 Portsmouth Road, Cobham, Surrey, KT11 1JG  
Registered in England and Wales Number 02264097

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25/02/2009

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**Contact** David Brown  
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**My Ref:** WS65

20 February 2009

Dear Mr Lambert

**Land at Compiegne Way / A143 (Extended Site SS48) Bury St Edmunds**

I refer to your recent Site Submission made under the terms of the St Edmundsbury Local Development Framework process.

As far as I can ascertain, your site is identical to Option 6 put forward by the Council in the Core Strategy Preferred Options and Strategic Sites Issues and Options Development Plan Document, and was therefore subject to a nine week consultation between November 2008 and early January 2009. To include this site in the consultation process for second round of Site Submissions will cause considerable confusion to the public and is an unnecessary duplication.

It is for this reason that I am writing to inform you that we will not be including in the second round of Site allocations consultation.

Yours sincerely

David Brown  
Planning Policy Section

**Patsy Dell BA (Hons) BSc MBA MRTPI Head of Planning and Engineering Services .**  
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COPY

WS BS



# 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 & Engineering Services  
St Edmundsbury Borough Council  
PO Box 122  
Bury St Edmunds  
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 Jon Lambert

Organisation Berkeley Strategic

Address Berkeley House

19 Portsmouth Road

Cobham

Surrey

Postcode KT11 1JG

Telephone 01932 584598

Email address [jonathan.lambert@berkeleygroup.co.uk](mailto:jonathan.lambert@berkeleygroup.co.uk)

Your agents (if applicable) N/A

Organisation \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone \_\_\_\_\_

Email address \_\_\_\_\_

Site Owner Major The Honorable JHA Broughton

Address The Manor House

Great Barton

Bury St Edmunds

Suffolk

Postcode IP31 2QR

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 Compiegne Way / A143 (Extended Site SS48)

Location Bury St Edmunds East

Total Area 133 ha (of which 40ha represents previously submitted site SS48)

Of which 0 (ha) is on brownfield land

Of which 133(ha) is on greenfield land

Ordnance Survey Grid Reference TL879658

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

Agriculture

### Suggested uses

A strategic mixed-use sustainable urban extension to Bury St Edmunds comprising of approximately 1,250 dwellings, a range of community facilities, including a site for a new secondary school, formal and informal public open space, highway and public transport infrastructure improvements.

## 3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	No	Refer to the attached statement
Nature designation	No	Refer to the attached statement
Land contamination	No	Refer to the attached statement
Conservation Area	No	Refer to the attached statement
Special Landscape Area	No	Refer to the attached statement

How close is the nearest bus stop?	150 metres Bus service numbers 83
How close is the nearest primary school?	1,000 metres
How close is the nearest shop that will provide day-to-day food needs?	1,600 metres
How close is the nearest doctor's surgery?	0.83 kilometres

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

Refer to the attached statement

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

Refer to the attached statement and submissions made by Berkeley Strategic in response to the Core Strategy Preferred Options and Strategic Sites Issues and Options document.

#### 4. OTHER INFORMATION

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

Refer to the attached statement

Level of developer interest, if known:  
Low Medium High

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.**

Refer to the attached statement

# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document

### SITE SUBMISSION SUSTAINABILITY APPRAISAL

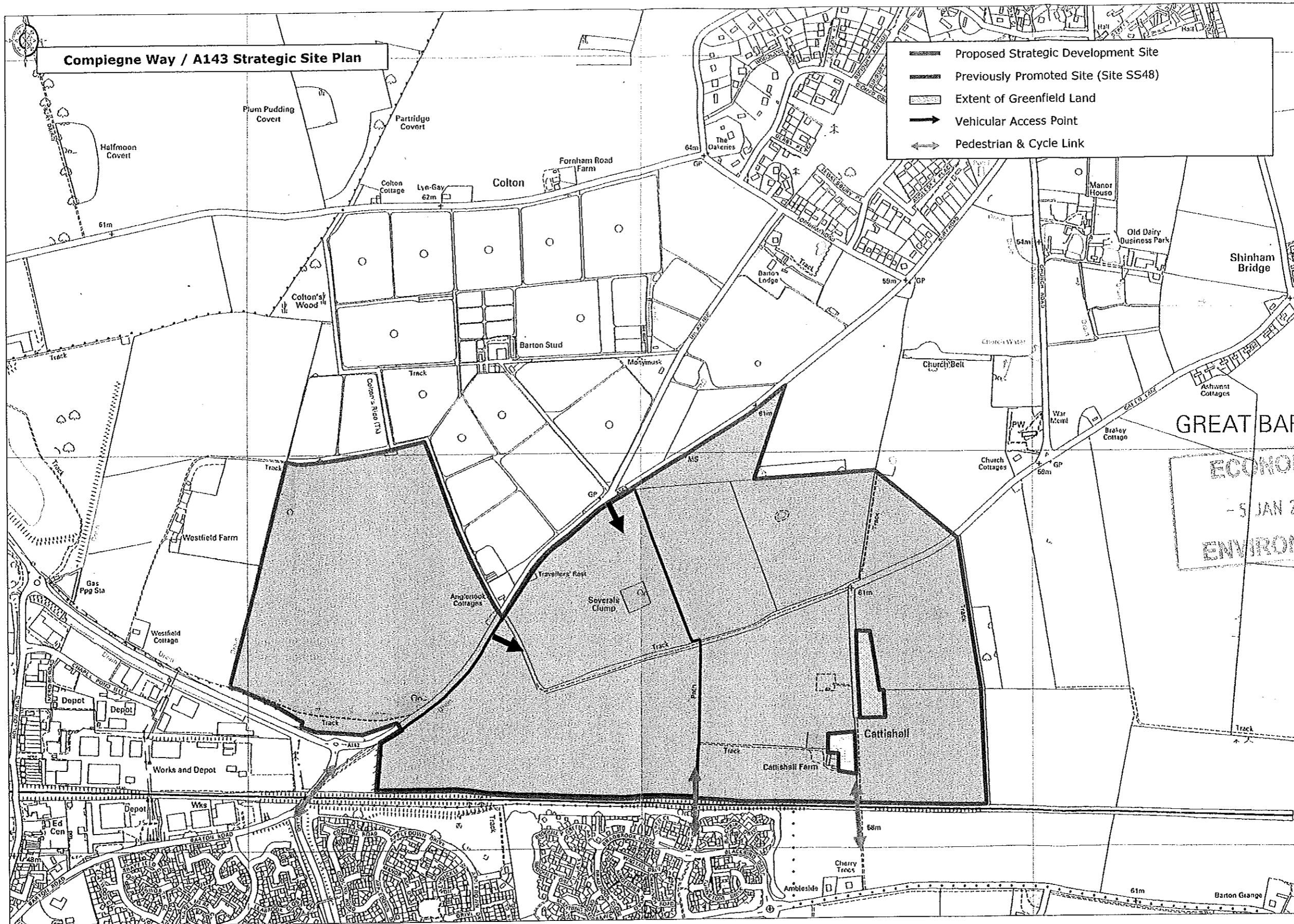
	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	<b>Refer to the attached statement</b>
2	To maintain and improve levels of education and skills in the population overall	
3	To reduce 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	
8	To improve the quality of where people live and to encourage community participation	
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	

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



Compiègne Way / A143 Strategic Site Plan

- Proposed Strategic Development Site
- Previously Promoted Site (Site SS48)
- Extent of Greenfield Land
- Vehicular Access Point
- Pedestrian & Cycle Link



GREAT BARRINGTON  
ECONOMY  
- 5 JAN 2013  
ENVIRONMENT