

WS 78

Peter Cox  
Hill Brow  
Hollow Hill  
Withersfield  
Haverhill  
Suffolk  
CB9 7SH

**Contact** David Brown  
**Direct Dial** 01284 757368  
**E-mail** [david.brown@stedsbcc.gov.uk](mailto:david.brown@stedsbcc.gov.uk)  
**My Ref:** WS

20<sup>th</sup> February 2009

Dear Mr Cox

### Site Submissions

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

We are presently working through the submissions and checking the details prior to going out to consultation and it would appear that the site you have submitted has an area smaller than the 0.2 hectares that we set as a minimum on the Site Submission form. I note that you have stated the area to be 0.2 ha but this is not correct.

I am therefore writing to inform you that we will not be progressing your submission.

Yours sincerely

David Brown  
Planning policy section

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

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WS 78

Ward, Jackie

**From:** Peter and Ann Cox  
**Sent:** 02 January 2009 14:11  
**To:** Idf  
**Subject:** Site Allocations Development Plan  
**Attachments:** Development Boundary (Hill Brow).pdf; Site submission form (Hill Brow).pdf; Site Submission Supporting Statement (Hill Brow).pdf

Sir/Madam

Please see attached my Site Submission Form for an additional site in Withersfield which I wish to be considered by the Council for development as part of the LDF. Also attached are a Supporting Statement and Site Plan (Annexes A and B).

I would be grateful if you could confirm receipt of this submission. I can supply hard copies if necessary.

Regards

Peter Cox  
Hill Brow, Hollow Hill  
Withersfield  
CB9 7SH

# St Edmundsbury Local Development Framework



**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 & 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 (see Annex B)**

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 Peter Cox  
 Organisation  
 Address Hill Brow, Hollow Hill  
 Withersfield  
 Haverhill

Postcode CB9 7SH

Telephone  
 Email address

Your agents (if applicable) n/a

Organisation  
 Address

Postcode

Telephone  
 Email address

Site Owner Mr & Mrs P J Cox  
 Address 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

## 2. SITE DETAILS

**Site name** Land adjacent to Hill Brow, Hollow Hill

**Location** Withersfield

**Total Area** 0.2 (ha)

Of which 0.2 (ha) is on brownfield land 0.18 ha.

Of which 0 (ha) is on greenfield land

**Ordnance Survey Grid Reference** 564892, 247850

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

**Residential**

(Previously smallholding land with barns and sheds)

**Suggested uses**

**Residential (infill)**

## 3. DEVELOPMENT CONSTRAINTS

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

| Constraint             | Yes/No | Comments                              |
|------------------------|--------|---------------------------------------|
| Flood Plain            | N      |                                       |
| Nature designation     | N      |                                       |
| Land contamination     | N      |                                       |
| Conservation Area      | Y      | Within Withersfield Conservation Area |
| Special Landscape Area | N      |                                       |

|  |   |
|--|---|
| How close is the nearest bus stop?                                     | 300 metres                                  |
| How close is the nearest primary school?                               | Bus service numbers 16/17<br>2.0 kilometres |
| How close is the nearest shop that will provide day-to-day food needs? | 2.0 kilometres                              |
| How close is the nearest doctor's surgery?                             | 3.0 kilometres                              |

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

**none**

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

**See attached statement**

#### 4. OTHER INFORMATION

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

**Yes – see attached statement**

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.**

A supporting statement is attached at Annex A

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

**SITE SUBMISSION SUSTAINABILITY APPRAISAL**

| Please indicate whether your proposal will have a positive or negative contribution towards each objective | SA Objective  |    |
|--|---|----|
| Neutral  | To improve the health of the population overall                                       | 1  |
| Neutral  | To maintain and improve levels of education and skills in the population overall      | 2  |
| Neutral  | To reduce crime and anti-social activity  | 3  |
| Neutral  | To reduce poverty and social exclusion  | 4  |
| Neutral  | To improve access to key services for all sectors of the population                   | 5  |
| Neutral  | To offer everybody the opportunity for rewarding and satisfying employment            | 6  |
| Positive   | To meet the housing requirements of the whole community                               | 7  |
| Positive   | To improve the quality of where people live and to encourage community participation  | 8  |
| Neutral  | To improve water and air quality  | 9  |
| Neutral  | To conserve soil resources and quality  | 10 |
| Positive   | To use water and mineral resources efficiently, and re-use and recycle where possible | 11 |
| Positive   | To reduce waste   | 12 |

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



## Annex A

### SITE SUBMISSION – LAND ADJACENT TO HILL BROW, HOLLOW HILL, WITHERSFIELD

#### INTRODUCTION

*Housing Settlement Boundaries represent the development limits or residential areas within which development proposals would be acceptable, subject to complying with other policies contained in the Development Plan. They seek to prevent development from gradually extending into the surrounding countryside.*

The new requirement in St Edmundsbury District for an additional 8,500 houses by 2031 means that Withersfield, as an Infill Village, should be able to accommodate some of this total. If development is allocated pro rata, this equates to about 11 new houses. In fact, the current HSB is so tightly drawn that no additional sites are apparent. This constricts it likely to perpetuate the decline in village services, contrary to National Policies. The village no longer has a school or post office and there is only one pub, when three existed only a few years ago.

The HSB for Withersfield excludes established parts of the built-up area of the village, even those which have historically been central to the village structure for centuries. Even the Proposals Map does not show the whole village! Despite major growth in population and changes to National Policies over the past few years, the HSB has not been adjusted for many years. As a result, the village is in danger of atrophy.

There has been a focus in local planning policy over many years on large-scale residential development on new estates, often on Greenfield sites, whilst small-scale development of one or two houses has been extremely restricted. Nationally though, one-off houses, often built by self-builders, account for over 10% of the total of new units built each year (much more than any of the largest volume house-builders). Clearly, there is scope for this type of development to contribute substantially towards the target in an organic, low-impact way, whilst preserving the nature and viability of villages.

#### NATIONAL POLICY

PPS3 states that LPAs should recognise (my highlights):

The need to provide housing in rural areas, not only in market towns and local service centres but also in villages in order to enhance or maintain their sustainability. This should include, particularly in small rural settlements, considering the relationship between settlements so as to ensure that growth is distributed in a way that supports informal social support networks, assists people to live near their work and benefit from key services, minimise environmental impact and, where possible, encourage environmental benefits.

PPS7 states LPAs should seek:

- (i) To raise the quality of life and the environment in rural areas through the promotion of:
  - thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods;
  - sustainable economic growth and diversification;
  - good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside; and
  - continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources.

(ii) To promote more sustainable patterns of development:

- focusing most development in, or next to, existing towns and villages;
- preventing urban sprawl;
- discouraging the development of 'greenfield' land, and, where such land must be used, ensuring it is not used wastefully;
- promoting a range of uses to maximise the potential benefits of the countryside fringing urban areas; and
- providing appropriate leisure opportunities to enable urban and rural dwellers to enjoy the wider countryside.

and:

New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all.

(v) Priority should be given to the re-use of previously-developed ('brownfield') sites in preference to the development of greenfield sites, except in cases where there are no brownfield sites available, or these brownfield sites perform so poorly in terms of sustainability considerations (for example, in their remoteness from settlements and services) in comparison with greenfield sites.

In planning for housing in their rural areas, local planning authorities should apply the policies in PPG3. They should:

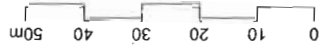
- (i) have particular regard to PPG3 guidance on the provision of housing in villages and should make sufficient land available, either within or adjoining existing villages, to meet the needs of local people; and
- (ii) strictly control new house building (including single dwellings) in the countryside, away from established settlements or from areas allocated for housing in development plans.

## THE PROPOSED SITE

This proposal is only for land within my ownership, but the extension of the HSB could easily also include the adjoining properties (Nos: 1 – 10 Hollow Hill). The site is less than 200m from the village church and opposite The White Horse Inn, a 16<sup>th</sup>C coaching inn. It is an integral part of the village, within the Conservation Area, and would not form any extension of the village into open countryside. It satisfies Planning Policy Statements listed above and would provide a small, but nonetheless important development site, especially suitable for a single house or live/work unit.

There is an existing separate access that meets Suffolk County Council Highways' requirements and there would be minimal impact on neighbours and the street scene. There are no other constraints to development (eg flood risk or contaminated land).

Alongside the existing house, I propose to construct an environmentally-sensitive single dwelling with workspace for my own use, so that I can avoid using my car for commuting and minimise energy consumption generally.



1:1250



Site Submission  
Hill Brow, Hollow Hill  
Withersfield CB9 7SH

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