

6LS79

Newe House  
Pakenham  
Bury St Edmunds  
Suffolk IP31 2JS

Email: 

David Brown  
Planning Policy Section  
St Edmundsbury Borough Council  
PO Box 122  
St Edmundsbury House  
Western Way  
Bury St Edmunds  
Suffolk IP33 3YS

26<sup>th</sup> February 2009

Dear Mr Brown

**Land at Newe House, Pakenham – Site Allocation Issues and Options**

Thank you for your letter dated 10<sup>th</sup> February 2009 and follow-up telephone call.

As requested, please find enclosed the submission form duly completed along with a map marked as instructed. As I mentioned we do believe the site is well-suited for potential development because it has direct access to the road and is not overlooked by any other existing properties apart from SS125 which is itself being proposed for residential development. There was a small house on the site when my family first bought the property in 1947 but that was demolished due to disrepair.

Please let me know if you have any questions or need anything else from me at this stage.

Thank you for your consideration in this matter.

Yours sincerely



Charles Spicer

# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document

### **SITE SUBMISSION FORM**



*St Edmundsbury*  
**BOROUGH COUNCIL**

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@stedsbc.gov.uk](mailto: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](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:

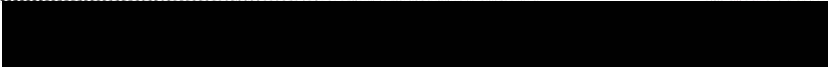
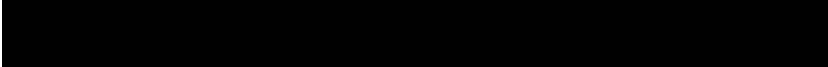
- The exact boundary details (**coloured red**) of the site that you would like considered
- Potential access points (*vehicular and non-vehicular*)
- Those areas identified as brownfield (**shaded blue**) and/or greenfield land (**shaded green**)

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- 2 MAR 2009  
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**1. CONTACT DETAILS**

Your name CHARLES SPICER  
 Organisation NEWE HOUSE PROJECTS  
 Address NEWE HOUSE, FEN ROAD  
PAKENHAM, BURY ST EDMUNDS

Postcode IP31 2SS

Telephone   
 Email address 

Your agents (if applicable) N/A

Organisation \_\_\_\_\_  
 Address \_\_\_\_\_

Postcode \_\_\_\_\_

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

Site Owner JULIAN SPICER  
 Address NEWE BARN, FEN ROAD  
PAKENHAM, BURY ST. EDMUNDS  
SUFFOLK

Postcode IP31 2SS

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Yes / ~~No~~

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- 2 MAR 2009  
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## 2. SITE DETAILS

Site name SCRUB LAND AT NEWE HOUSE

Location FEN ROAD, PAKENHAM

Total Area 0.26 (ha)

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

Of which 0.26 (ha) is on greenfield land

Ordnance Survey Grid Reference TL 932 677 GB

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

UNUSED SCRUB LAND CURRENTLY  
PREVIOUSLY RESIDENTIAL

Suggested uses RESIDENTIAL

DIRECT ACCESS FROM FEN ROAD

## 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?	<u>700</u> metres
How close is the nearest primary school?	Bus service numbers <u>337, 304</u> metres <u>2.5 km</u>
How close is the nearest shop that will provide day-to-day food needs?	<u>700</u> metres
How close is the nearest doctor's surgery?	<u>5</u> kilometres



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

NONE KNOWN

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

THE SITE IS IN THE CENTRE OF A THRIVING VILLAGE WITH GOOD ACCESS TO TRANSPORT, UTILITIES AND LOCAL AMENITIES.

#### 4. OTHER INFORMATION

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

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.**

THERE WAS A HOUSE ON THE SITE WHEN THE PROPERTY WAS FIRST ACQUIRED BY MY FAMILY WHICH WAS DEMOLISHED.

# St Edmundsbury Local Development Framework

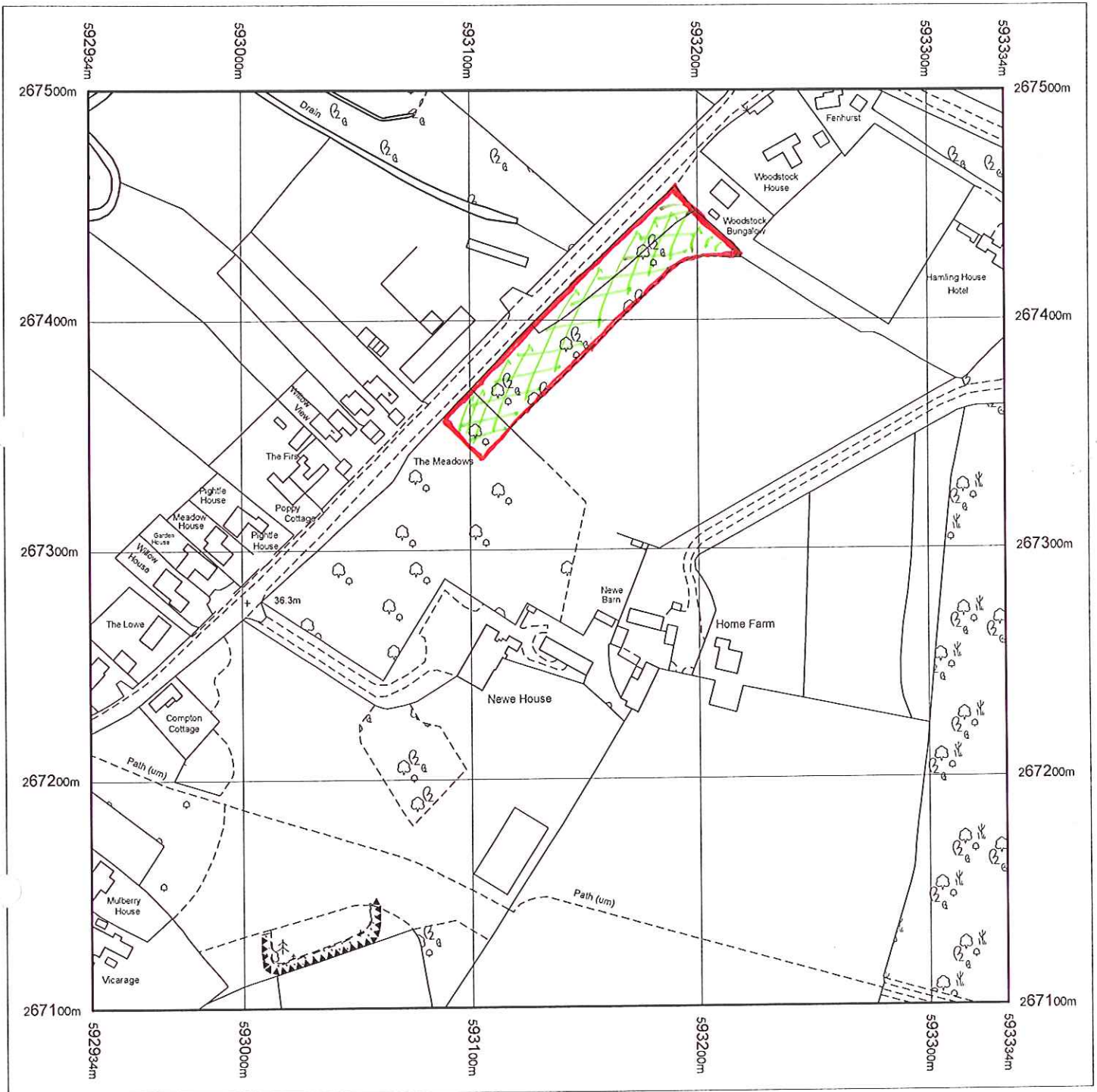
## Site Allocations Development Plan Document

### 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	POSITIVE
2	To maintain and improve levels of education and skills in the population overall	N/A
3	To reduce crime and anti-social activity	N/A
4	To reduce poverty and social exclusion	POSITIVE
5	To improve access to key services for all sectors of the population	POSITIVE
6	To offer everybody the opportunity for rewarding and satisfying employment	POSITIVE
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	N/A
10	To conserve soil resources and quality	N/A
11	To use water and mineral resources efficiently, and re-use and recycle where possible	N/A
12	To reduce waste	POSITIVE

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





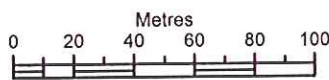
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:2500

Supplied by: **Latitude - Southampton**  
 Serial number: 01486200  
 Centre coordinates: 593133.5 267300.5

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:  
[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

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