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Willow Mere House, Compass Point Business Park, Stocks Bridge Way, St. Ives, Cambridgeshire PE27 5JL
T +44 (0)1480 466335 F +44 (0)1480 302756 E rpscamb@rpsgroup.com W www.rpsgroup.com

Our Ref: LJA/JMA2551
Your Ref:

E-mail: atkinsonl@rpsgroup.com
Direct Dial: 01480 302784
Date: 14th April 2008

Planning and Engineering Services
St Edmundsbury Borough Council
PO BOX 122
St Edmundsbury House
Bury St Edmunds
Suffolk
IP33 3YS



SS14
mapped

Dear Sir/ Madam

St Edmundsbury Core Strategy: Site Specific Submissions

I write with reference to the above and the request for sites to be submitted that will be considered for development in the Council's Site Specific DPD Issues and Options paper.

On behalf of our client, Mr S Oakley, please find enclosed with this letter the completed site submission details form and attached site location plan.

I trust that the above is self-explanatory but should you need to discuss this matter in any further detail then please do not hesitate to contact me. We look forward to receiving confirmation that these representations have been received in due course.

Kind regards

Yours sincerely
For RPS

Laura Atkinson

Laura Atkinson
Principal Planner

Encs.

cc- Mr S Oakley

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM



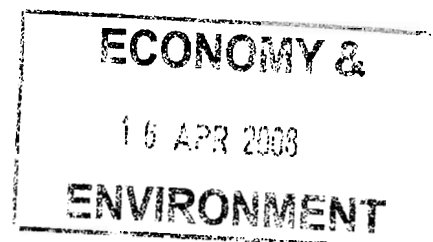
St Edmundsbury
BOROUGH COUNCIL

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:
Friday 9 May 2008 to:

Planning & Engineering Services
St Edmundsbury Borough Council
PO Box 122
Bury St Edmunds
IP33 3YS

Or email it to: 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
 - 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

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 S Oakley

Organisation C/O Agent

Address

Postcode

Telephone

Email address

Your agents (if applicable) Contact: Mr Roger Sargent

Organisation RPS Planning and Development

Address Willow Mere House, Compass Point Business Park, Stocks Bridge Way, St. Ives,
Huntingdon, Cambridgeshire

Postcode PE27 5JL

Telephone 01480 466335

Email address rpscamb@rpsgroup.com

Site Owner Mr S Oakley

Address C/O Agent

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 Charter House Trading Estate

Location Sturmer Road, Haverhill

Total Area 0.61 (ha)

Of which 0.61 (ha) is on brownfield land

Of which -(ha) is on greenfield land

Ordnance Survey Grid Reference TL680446

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

Employment Land (buildings date back to 1960's with asbestos roofs so no insulation)

Suggested uses

Residential re-development of the site

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	No	Not within area at risk of flooding
Nature designation	No	No designation over site
Land contamination	No	No known contamination of site
Conservation Area	No	Not within Conservation Area
Special Landscape Area	No	Not within Special Landscape Area

How close is the nearest bus stop?	None close to site, but site is located on main bus route to/from Sudbury and Braintree Bus service numbers 236, 89 and 89B
How close is the nearest primary school?	630 metres
How close is the nearest shop that will provide day-to-day food needs?	100 metres
How close is the nearest doctor's surgery?	1.15 kilometres

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

Only potential constraints are adjacent industrial estate. However, there are residential dwellings in close proximity to the site and with appropriate attenuation measures noise should not be a significant issue.

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

The redevelopment of the site would make best use of a brownfield site, in line with current guidance. There is a huge amount of new industrial and employment related development in Haverhill, and it is considered that the older areas, such as Charter House along Sturmer Road should be redeveloped to allow continued business development within the newer estates.

4. OTHER INFORMATION

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

N/A

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

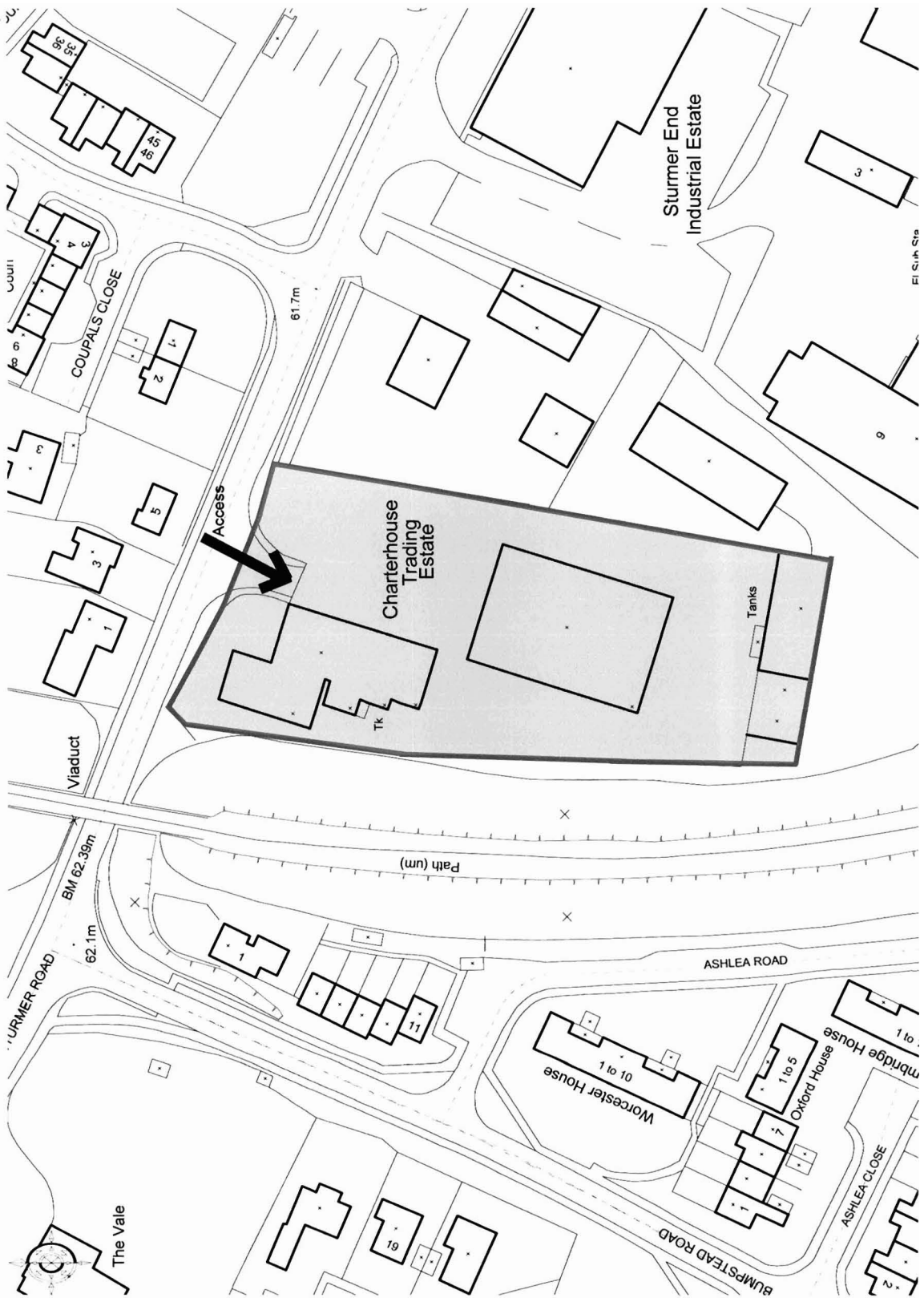
Any further information: (Continue on separate sheets if necessary) Please supply four copies of any supportive statements or an electronic version.

The site as illustrated on the attached plan is considered suitable for residential redevelopment as it is now considered dated given that the buildings were erected in ????. There are a lot of new employment sites being developed in Haverhill and the older areas (such as our client's site at Charter House Trading Estate) is not considered to be attractive given the dated buildings and lack of internal technology.

Redeveloping the site for residential uses will make an efficient and effective use of the site and relate well to the site's immediate surroundings, being residential in nature.

Whilst the Sturmer End Industrial Estate is located immediately to the east of our client's site, it is considered that a sufficient separation can be achieved between the uses. Our client's site relates well to the existing residential development immediately opposite his site in Coupals Court and the detached dwellings fronting directly onto Sturmer Road, as illustrated on the attached site plan. Our site is also situated at the western end of the industrial estate, therefore making it the most appropriate and acceptable to be released for residential redevelopment.

The redevelopment of the site would help to meet housing requirements for the District and improve the quality of the immediate environment. In addition the townscape of the area would be enhanced if the site were redeveloped.



ECONOMY &
 16 APR 2008
ENVIRONMENT

St Edmundsbury Site Allocations Development Plan Document Project:
 Site Submission Form

RPS Planning

Date: April 2008 Scale: 1:1250 Rev:
 Job No: JMA2551 Drawn: LJA Checked: RAS

Title:
 Site Location Plan
 Figure No:
 JMA2551