

Ms Ann-Marie Howel
Local Development Framework Project Manager
St Edmundsbury Borough Council
Po Box 122, St Edmundsbury House
Western Way
Bury St Edmunds
Suffolk IP33 3YS

Our Ref: RDD/SJB/35034

30th December 2008

Dear Ms Howel

**St Edmundsbury Borough Council Local Development Framework
Submission of Land at Barningham Hall, Barningham, Suffolk**

Please see enclosed the above and four copies of our supporting statement.

I trust this will receive the Council's favourable consideration and will be pleased to supply any further

information required.

R D Davison

Encl

WS33

FROM: ROGER DAVISON

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EMAIL: RDAVISON@LSK.CO.UK



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St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM

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:-
Monday 5th 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

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

The 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 area identified as brownfield (**shaded blue**) and/or greenfield land (**shaded green**).

I. CONTACT DETAILS

Your name Roger Davison.....

Organisation Lacy Scott & Knight.....

Address 10 Risbygate Street.....
Bury St Edmunds.....
Suffolk.....
.....**Post Code** IP33 3AA

Telephone 01284 748600.....

Email address rdavison@lsk.co.uk.....

Your agents NOT APPLICABLE

Site Owner Mr David and Mrs Patricia Callear

Address Barningham Hall
Coney Weston Road
Barningham
Suffolk **Post Code** IP31 1DH

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

Location Coney Weston Road, Barningham

Total Area 0.745 hectares (1.84 acres)

Ordnance Survey Grid Reference

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

Amenity land

Suggested uses

Private sector and affordable 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 480 Bus service numbers – 338
How close is the nearest primary school?	460 metres
How close is the nearest shop that will provide day-to-day food needs?	500 metres
How close is the nearest doctor's surgery?	3.2 miles

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

No known constraints.....
.....

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

See supporting statement

4. OTHER INFORMATION

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

No approach has been made to developers. Lacy Scott & Knight advise that Barningham is a sought after location thus response to marketing is therefore likely to be positive and the site should prove readily economically viable.

Level of developer interest, if known:

No approaches to developers have been made but high level of interest is anticipated if allocated.

Likely time frame for development:

0-3 years

Any further information: Please supply four copies of any supportive statements or an electronic version.

Please see supporting 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 +ve or -ve contribution towards each objective
1	To improve the health of the population overall	+ve – surgery at Stanton
2	To maintain and improve levels of education and skills in the population overall	Neutral
3	To reduce crime and anti-social activity	+ve – see supporting statement
4	To reduce poverty and social exclusion	+ve – affordable housing needs contribution
5	To improve access to key services for all sectors of the population	+ve bus service and good rail links
6	To offer everybody the opportunity for rewarding and satisfying employment	Neutral
7	To meet the housing requirements of the whole community	+ve affordable and free market housing offered
8	To improve the quality of where people live and to encourage community participation	*ve
9	To improve water and air quality	Neutral
10	To conserve soil resources and quality	Neutral

	SA Objective	Please indicate whether your proposal will have a +ve or -ve contribution towards each objective
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Neutral
12	To reduce waste	Neutral
13	To reduce the effects of traffic on the environment	Neutral
14	To reduce contributions to climate change	Neutral
15	To reduce vulnerability to climatic events	Neutral
16	To conserve and enhance biodiversity	Neutral
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Neutral
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+ve – use of high quality landscape/design
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Neutral
20	To revitalise town centres	Neutral
21	To encourage efficient patterns of movement in support of economic growth	Neutral
22	To encourage and accommodate both indigenous and inward investment	Neutral

Lacy Scott & Knight
December 2008

ENVIRONMENT



Reproduced from the Ordnance Survey map
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ST EDMUNDSBURY BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

**SITE SUBMISSION
AND
SUPPORTING STATEMENT**

**LAND AT
BARNINGHAM HALL
CONEY WESTON ROAD
BARNINGHAM
BURY ST EDMUNDS
SUFFOLK IP31 1DH**

**SUBMITTED ON BEHALF OF
MR DAVID and MRS PATRICIA CALLEAR**

**By
LACY SCOTT AND KNIGHT**

30th December 2008

ECONOMY &

- 2 JAN 2009

ENVIRONMENT

Location

Barningham is a well served village situated approximately 12 miles to the north east of Bury St Edmunds and 6 miles to the south east of Thetford.

The submission site is located approximately 0.3 of a mile from the centre of the village on the western side of Coney Weston Road.

Existing dwellings lie adjacent to the northern and southern boundaries.

Brief Description of Site

The site has a road frontage of approximately 100 metres and an area of approximately 0.745 of a hectare. It is level in nature laid to grass and provides amenity land to Barningham Hall which currently stands in grounds of approximately 4.25 hectares (10.5 acres).

Facilities and Amenities

Barningham is an active and well served community with good local amenities. These include:

- | | |
|---|----------------|
| • Primary school | 460 metres |
| • Spar General Stores & Post Office (open 7 days a week) | 500 metres |
| • The fine St Andrew's church | 450 metres |
| • The Royal George Public House with acclaimed restaurant | 480 metres |
| • Village Hall (actively used and well supported) | 0.25 of a mile |

In addition there are a number of locally established activity groups and services including the British Legion, Barningham Heritage Group, Barningham WI, a mobile library, Paigles Flower Shop, a mobile barber and Parish Council.

There are Doctors surgeries at Stanton, Hopton and Ixworth.

Recreational and leisure facilities may be enjoyed with local walks and rides and Nettishall Heath country park.

Stanton located just over 3 miles away has a very well served centre and amenities that include nursery, primary and middle schools, a hairdressers, general stores and Trip Batt hardware store.

Employment

Extensive employment opportunities at Shepherds Grove Industrial Estate, Stanton.

Development Proposal and Policy

The area submitted for consideration will comfortably accommodate a small group of dwellings catering for affordable homes, low cost homes and small family homes for the private sector.

It is submitted that allocation of this site in the Local Development Framework will accord with the proposal in the draft Core Strategy to define Barningham as a "Service Centre" and enable a significant contribution to be made to the social structure of the village.

It is understood that as at the date of this submission no further proposals for land bids have been forthcoming in Barningham and we submit it is vital that carefully considered and controlled growth is essential to maintain the existing quality of life enjoyed in this important area

Highways

The site has significant frontage to Coney Weston Road and subject to a formal survey it is considered requisite visibility splays can be achieved. We are advised that it is the intention of Barningham Parish Council to make representation to Suffolk County Council that the 30 mile per hour speed restriction in the village be extended to include the highway serving the existing dwellings in this part of the village. If implemented this will be to the benefit of residents in addition to improving safety for the subject site.

Planning Policy

It is considered the site can meet the aims of Core Strategy proposals and have no difficulty in achieving acceptable levels of biodiversity, economy, environmental issues, flood risk, archaeology, contamination and open space requirements.

Conclusion

In view of our submission set out as above, it is requested that St Edmundsbury Borough Council to allocate this site for development for affordable and free market housing.

R D Davison
Lacy Scott & Knight

December 2008

