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SP6

(RSAP0501)

**STRUTT  
& PARKER**

Planning Policy Section  
St Edmundsbury Borough Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
IP33 3YU

Direct Dial: 01603 883614  
E-Mail: lizzie.barran@struttandparker.com  
Our Ref: LB/JRK/

7<sup>th</sup> June 2010



Dear Sirs

**Riddlesworth Estate – Coney Weston Campsite**

Please find enclosed a Site Submission Form as an alternative site for development within 20 years.

The plan outlines the whole site belonging to my client. It may be that you would want to consider only part of the site for development, however I thought it would be helpful for you to see the extent of my client's ownership as I you will appreciate owning surrounding land of a development site provides greater flexibility for design, access and landscaping.

If you require any further information please do not hesitate to contact me.

I look forward to hearing from you in due course.

Yours sincerely

[Redacted signature]

**E M Barran (Miss) BSc (Hons) MRICS  
Land Agent**

Enc: Site submissions form and plan

# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document

### SITE SUBMISSION FORM



*St Edmundsbury*  
BOROUGH COUNCIL

This form is provided for the submission of any **alternative** sites that you think should be considered by the Council for their availability for development over the next 20 years.

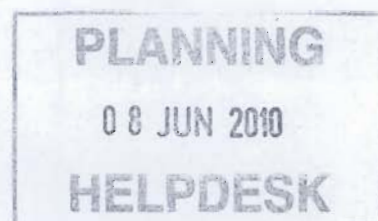
Any further sites submitted must be accompanied by a completed 'Rural Site Allocations Preferred Options Document – Response Form'.

Please complete and return these forms and a **map** clearly identifying the boundary of the site by:

5pm on 10th June 2010 to:

Planning Policy Section  
St Edmundsbury Borough Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
IP33 3YU

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**)

**PLANNING**  
 08 JUN 2010  
**HELPDESK**

**1. CONTACT DETAILS**

Your name SEE BELOW

Organisation \_\_\_\_\_

Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone \_\_\_\_\_

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

Your agents (if applicable) ELIZABETH BARRAN

Organisation STRUTT AND PARKER

Address 4 UPPER KING STREET, NORWICH  
 \_\_\_\_\_  
 \_\_\_\_\_

Postcode NR3 1HA

Telephone 01603 888 111

Email address [REDACTED]@struttandparker.com

Site Owner MISS AMY NOEL

Address C/O STRUTT AND PARKER,  
4 UPPER KING STREET, NORWICH  
 \_\_\_\_\_  
 \_\_\_\_\_

Postcode NR3 1HA

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 CONEY WESTON CAMPSITE

Location SOUTH OF THE STREET, CONEY WESTON

Total Area 2.124

Of  
which 0.76(ha) is on brownfield land

Of  
which 1.364 (ha) is on greenfield land

Ordnance Survey Grid Reference TL9577 9779

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

USED IN PART DURING THE WWII AS A CAMPSITE FOR THE NEARBY AIRFIELD. THE SITE CONTAINS CONCRETE BASES OF THE DEMOLISHED WARTIME BUILDINGS MAKING THE LAND UNSUITABLE FOR AGRICULTURE. THE SITE IS THEREFORE DERELICT.

Suggested uses

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		EX-WARTIME BUILDING FOUNDATIONS
Conservation Area	NO	
Special Landscape Area	NO	

How close is the nearest bus stop?	650 METRES (SERVICE NUMBERS 338& 339)
How close is the nearest primary school?	1.9 KM
How close is the nearest shop that will provide day-to-day food needs?	2.4 KM
How close is the nearest doctor's surgery?	5.6 KM

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

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

**DEVELOPMENT SYMPATHETIC TO THE LOCAL SURROUNDINGS AND NATIONAL PLANNING OBJECTIVES WOULD ENSURE DEVELOPMENT TO BE COMPLIANT WITH NATIONAL, REGIONAL AND LOCAL PLANNING POLICIES. HOWEVER, POLICY CS4 OF THE CORE STRATEGY DOCUMENT IS CURRENTLY INHIBITING CONSIDERATION OF THIS SITE FOR DEVELOPMENT DUE TO CONEY WESTON'S SETTEMENT HIERACHY STATUS OF AN INFILL VILLAGE.**

**CONEY WESTON HAS THREE OF THE FIVE CHARACTERISTICS REQUIRED TO MEET THE CRITERIA OF A LOCAL SERVICE CENTRE:**

- **COMMUNITY AND LEISURE FACILITIES – PLAYING FIELD WITH CHILDREN'S PLAYING AREA, WELL USED VILLAGE HALL AND A BOWLING GREEN**
- **GOOD JOURNEY TO WORK/PUBLIC TRANSPORT – REGULAR BUS SERVICE NUMBERS 338 AND 339 TO BURY ST EDMUNDS**
- **LOCAL EMPLOYMENT OPPORTUNITIES- PUBLIC HOUSE, FARM HOLDINGS, TWO BUILDERS YARDS, HAIRDRESSERS, CATTERY, NURSERY, SAWMILL AND TIMBER YARD**

#### **4. OTHER INFORMATION**

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

**NO**

Level of developer interest, if known: **UNKNOWN. SITE COULD POTENTIALLY BE DEVELOPED BY OWNER**

Low

Medium

High

Likely time frame for development: **0-10 YEARS**



# St Edmundsbury Local Development Framework

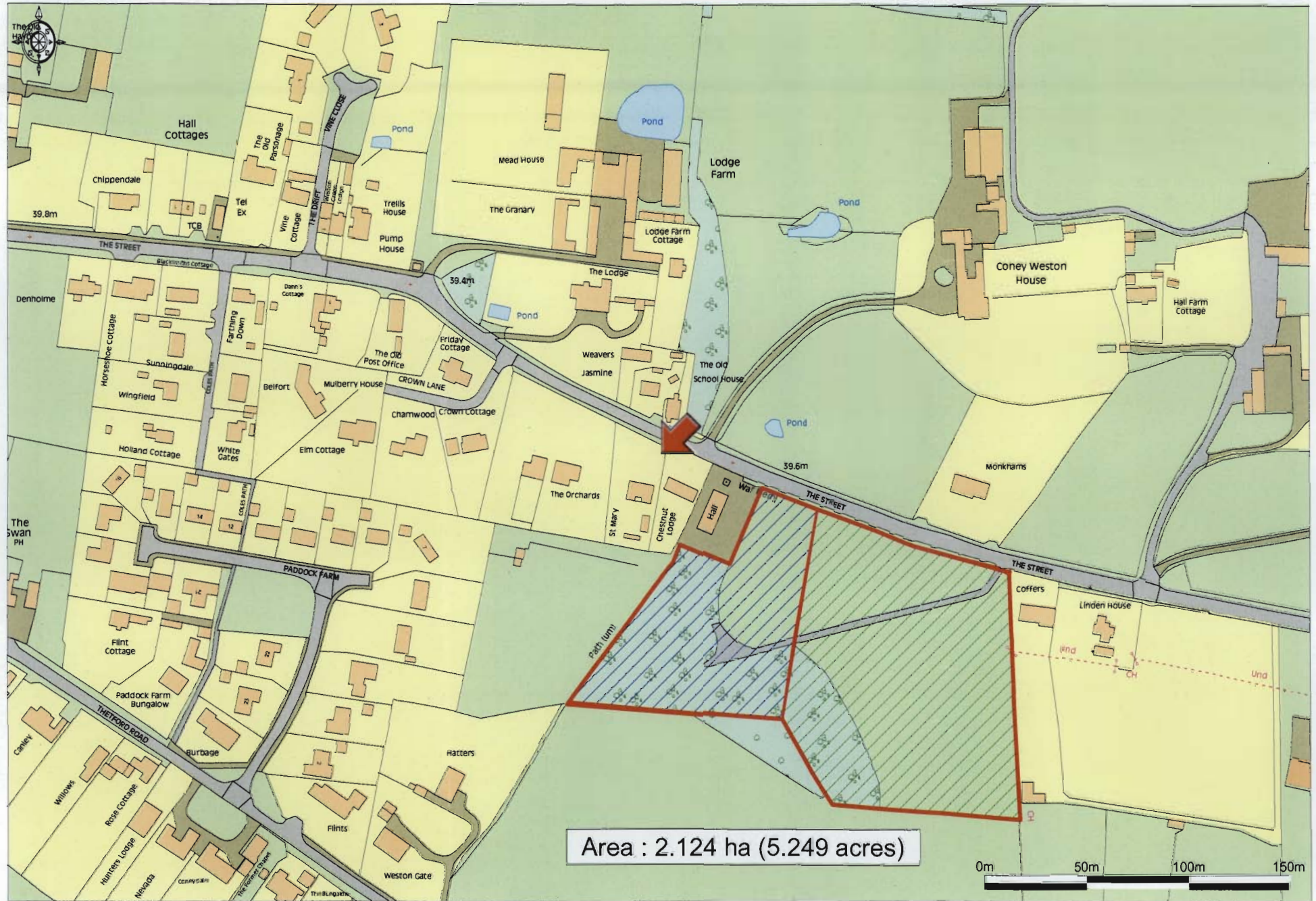
## Site Allocations Development Plan Document

### SITE SUBMISSION SUSTAINABILITY APPRAISAL

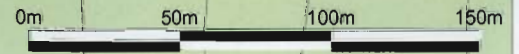
	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	POTENTIAL TO BE POSITIVE
2	To maintain and improve levels of education and skills in the population overall	POTENTIAL TO BE POSITIVE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

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

# 2.12 Hectares (5.25 acres) at Coney Weston IP31 1HG



Area : 2.124 ha (5.249 acres)



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# Coney Weston - Inset 11

