

ack 21-05-08

WYKEN HALL
STANTON
BURY ST. EDMUNDS
SUFFOLK IP31 2DW
TELEPHONE 01359 250240

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

5521
mapped.

23 April 2008

Dear Planning and Engineering Services,

St Edmundsbury: Site Submission at Stanton

Following my discussion at the Stanton Village Hall on 16th April, I have pleasure in enclosing my Site Submission Form. As you will note, the land is adjacent to Honeymede Close on the south side of the village.

I hope that this information is all that you require at present. However, should you want more detail, please let us know and we will supply what you need. I was advised that the map is sufficient for you to identify the site.

As yet we have no Agent because we think that is premature at this point. Nevertheless we have some views on the type of development we would favour should the Council feel that this site is suitable. If you decide that it is, we would want to work closely with St Edmundsbury and Stanton to achieve a first class development acceptable to local people.

Thank you for considering this submission.

Yours sincerely,
Kenneth Carlisle

Kenneth Carlisle

25 APR 2008

VIRONMEN

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

ECONOMY &

25 APR 2008

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 SIR KENNETH CARLISLE

Organisation WYKEN FARM PARTNERSHIP

Address WYKEN HALL, STANTON

BURY ST EDMUNDS

SUFFOLK

Postcode IP31 2DW

Telephone 01359-250240 [home] 01359-253420 [office]

Email address kc@wykenhall.finet.co.uk

Your agents (if applicable) None appointed yet

Organisation _____

Address _____

Postcode _____

Telephone _____

Email address _____

Site Owner KENNETH and CARLA CARLISLE

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 Yes/~~NO~~

2. SITE DETAILS

Site name NEWLANDS
 Location At the South of Stanton, adjoining Honeymade Close
 Total Area 2.43 (ha)
 Of which — (ha) is on brownfield land
 Of which 2.43 (ha) is on greenfield land
 Ordnance Survey Grid Reference TL 965 720
 Current use(s) (please specify last use if vacant)
ARABLE FARMING

Suggested uses A high quality residential development; including 40% affordable housing [with some for local people as in Newlands Close], some medium houses and a few larger Suffolk style houses. Thus a mixed development. We want good landscaping to soften the edge next to existing houses, and perhaps an open space for the village by the Bowling Green.

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>500</u>metres Bus service numbers <u>304, 337, 338</u>
How close is the nearest primary school?	<u>400</u>metres
How close is the nearest shop that will provide day-to-day food needs?	<u>500</u>metres
How close is the nearest doctor's surgery?	<u>0.7</u>kilometres

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

There are no obvious constraints. If some appear, would want to work with the Council and Stanton to resolve them.

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

Stanton is a "Key Service Centre". This development fits in with the national need for more houses in Suffolk and the local planning policy to develop "Key Service Centres". Local services and employment are nearby, and Stanton has good communications, with the A143 and bus services.

4. OTHER INFORMATION

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

Yes. Both the Bowls Club and Newlands Close [affordable housing for local people] have been developed without problems on this site, outside the custodianship of the village.

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

or that agreed with the Council.

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

Please see attached separate sheet.

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	Two local surgeries in village. Good playing fields
2	To maintain and improve levels of education and skills in the population overall	Primary and Middle Schools within village
3	To reduce crime and anti-social activity	Local police officer, + active village community
4	To reduce poverty and social exclusion	Affordable housing. Employment in neighbourhood and good bus services
5	To improve access to key services for all sectors of the population	Good communications with Bury Good services in village
6	To offer everybody the opportunity for rewarding and satisfying employment	Shepherds Grove is developing. Good communications in the Bury
7	To meet the housing requirements of the whole community	We aim for an attractive MIXED development
8	To improve the quality of where people live and to encourage community participation	High quality development in rural setting. + Stanton is an active village
9	To improve water and air quality	Development to use the best environmental technology
10	To conserve soil resources and quality	The site has sandy soil with good drainage. Surplus water to the Ground
11	To use water and mineral resources efficiently, and re-use and recycle where possible	We aim for a good, environmental build.
12	To reduce waste	Close to village services and recycling

	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	Easy walking to Primary School and Shop/P.O. etc. Good Bus services
14	To reduce contributions to climate change	Use best environmental technology in buildings
15	To reduce vulnerability to climatic events	The site has a good slope with good drainage.
16	To conserve and enhance biodiversity	We want gardens and green space; better than arable crops
17	To conserve and where appropriate enhance areas of historical and archaeological importance	None on this site
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	The site is sheltered by a belt of trees and nestles close to Station. We aim for Suffolk architecture
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Shepherds Green is on the local area have many jobs + busy close by
20	To revitalise town centres	Not applicable
21	To encourage efficient patterns of movement in support of economic growth	Site near heart of village and local jobs nearby - eg Shepherds Green
22	To encourage and accommodate both indigenous and inward investment	A very attractive mixed development will help this.

Site Allocations Development Plan Document

'Any Further Information'

We believe that a sensitive development on Wyken's Newlands site can meet all the Adopted Local Plan Strategic Aims A to I listed in para 4.5 of the 'St Edmundsbury Core Strategy: Issues and Options Report'.

We would want to work with Stanton Village and St Edmundsbury to develop a mixed development of high architectural standard that would reflect good Suffolk designs, and also incorporate all the most recent environmental technology. Having made land available for 'affordable housing' for local people some years ago at Newlands Close, we would like to develop further 'affordable housing' in a sympathetic style. We also believe that Stanton will need some larger family homes, as well as some traditional Suffolk houses, perhaps like those very attractive paraged ones to the south of Norton. We do not aim for one of those uniform block developments that have been built on the edge of so many Suffolk villages. We want the variety and mix that used to be natural to Suffolk villages.

We believe that this development should also have some open space, sensitively planted.

Surrounding houses will naturally feel threatened by any development of Newlands. The boundary between Honeymede Close and this development should be treated with care, with no crowding. It may help that no windows in Honeymede Close actually look out over this area.

The land directly to the South of the Bowling Green needs to be treated with especial sensitivity to protect the character of the Green and the rural character of Bury Lane. We would be happy for this to be open space or have very limited development. We could discuss with Stanton the use of this area for the benefit of the village.

At this stage, for obvious reasons, we have had no discussions with any architect. Nor do we think it right at this early stage to instruct an Agent. The ideas above are those we have had ourselves for a development of which Stanton might be proud. We also believe that a development here could nestle between Bury Lane, Honeymede Close, Wyken Road and the belt of trees to the South without undue intrusion into the landscape.

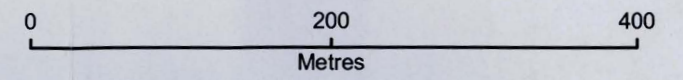
Wyken April 2008



ENTRY LEVEL STEWARDSHIP OPTIONS MAP

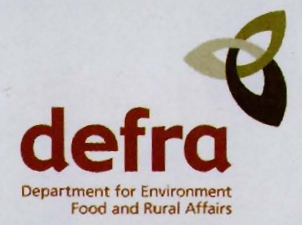
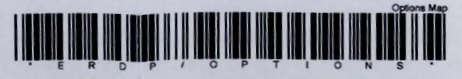
Options	Assigned colour	Applicants colour match
	Location of other AE scheme options (e.g. CSS, ESA, OFS or ECS)	
EB	Hedgerow management	
EB	Stone faced hedge bank management	
EB	Ditch management	
EB	Stone wall protection and maintenance	
EC	Maintenance of woodland fences/ Management of woodland edges	
EC	Protection of In-field trees *Number within circle represents number of trees in parcel	
ED	Options for historic and landscape features	
EE	Options for buffer strips	
EF	Options for arable Land	
EG	Options to encourage a range of crop type	
EJ	Options to protect soil	
EK	Options for Grassland (outside the LFA)	
EL	Options for the uplands (LFA Land)	
1234	RLR field number	
	Holding parcels (buff coloured parcels are to be marked up on this map. Any grey parcels are covered on other maps)	

You must write the specific option codes you have selected in black on the map, e.g. EB1, EE3, EF9



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Application Ref: AG00203994



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