



Ack by email 13-11-08

WS1

York House
7 Dukes Court
54-62 Newmarket Road
Cambridge
CB5 8DZ

Patsy Dell
Head of Planning & Engineering Services
PO Box 122
St Edmundsbury Way
Western Way
Bury St Edmunds
Suffolk
IP33 3YS

PLANNING

t +44 (0) 1223 326823
f +44 (0) 1223 329346
e sfletcher@januarys.co.uk
w januarys.co.uk

Our ref: SF/MS/12939HC
Your ref:

22 May 2008

Dear Miss Dell

**EMERGING ST EDMUNDSBURY BOROUGH COUNCIL LOCAL DEVELOPMENT FRAMEWORK
IDENTIFICATION OF SITES FOR DEVELOPMENT**

I contacted your Policy Department yesterday to find out the timetable for the promotion of sites through the Emerging LDF process and was dismayed to find that the closing date for these submissions was the 9th May 2008.

Januarys are on your notification list with regard to the Local Development Framework yet we have no record of being notified that the closing date for these submissions was on 9 May 2008.

The last correspondence I have from you is dated March 2008 where, with regard to land for development, it is stated that "in a separate exercise, we are inviting landowners and developers to let us know of any land etc etc". At no point in the letter does it specify that these submissions have to be made before 9 May.

Bearing in mind that this appears to have been poorly publicised and bearing in mind that this is not a statutory consultation period for which there is no flexibility, it would be greatly appreciated if consideration could be given to the Representations which are to be submitted to you on 23 May with regard to our Client Mr Barber's land in Clare and Rede. It is considered unfair to penalise our Client for this omission when in our view, this very important date was inadequately publicised.

I look forward to hearing your response on this matter.

Yours sincerely

Sally Fletcher BSc (Hons) MA MRTPI
Associate

Brown, David

From: Sally Fletcher [Sally@januays.co.uk]
Sent: 13 November 2008 12:52
To: Brown, David
Subject: Representations on Behalf of Mr and Mrs Barber, Land at Clare

David

Thank you for your email and I apologise for the confusion.

Please find attached:

- ◆ Letter to Patsy Dell dated 22 May 2008
- ◆ Site Submission Form: Land to South East of Chiltern Street Business Park (Clare)
- ◆ Site Submission Form: Land Adjoining Chiltern Street Business Park (Clare) + Accompanying Additional Statements
- ◆ Drawing No. 12939H (A) – Proposed Residential Allocation
- ◆ Drawing No. 12939H (A) – Proposed Employment Allocation

I will forward details for Rede tomorrow.

Regards

Sally Fletcher BSc (Hons) MA MRTPI
Associate



York House 7 Dukes Court
54-62 Newmarket Road
Cambridge CB5 8DZ

T 01 223 326 823
F 01 223 329 402

e sfletcher@januays.co.uk
w www.januays.co.uk

Development, Planning, Transactions & Analysis, Property Management, Building Surveying

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From: Brown, David [mailto:David.Brown@stedsbc.gov.uk]
Sent: 13 November 2008 10:34
To: Sally Fletcher
Subject: RE: Representations on behalf of Mr and Mrs Barber, land at Clare

Dear Sally

You have submitted four application forms, which have a number of blank pages attached, and two site plans. In addition your covering letter dated 13 November makes reference to 'Mr Barber's land in Clare and Reed' (did you mean Rede).

In order that the correct submissions are registered would you please submit each respective site submission in individual emails.

Thank you

David Brown

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 *****S-E-B-C-***

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 and Mrs Barber
Organisation c/o Agents
Address _____

Postcode _____
Telephone _____
Email address _____

Your agents (if applicable) Sally Fletcher
Organisation Januaries Consultant Surveyors
Address York House, 7 Dukes Court,
54-62 Newmarket Road
Cambridge
Postcode CB5 8DZ
Telephone 01223 326823
Email address sfletcher@januaries.co.uk

Site Owner Mr and Mrs Barber
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 Land Adjoining Chiltern Street, Business Park (NW)

Location Clare

Total Area 1 (ha) (including existing allocation)
 Of which 0 (ha) is on brownfield land
 Of which 1 (ha) is on greenfield land

Ordnance Survey Grid Reference 767 464

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

Suggested uses

1. Employment uses Class B1

And

2. Possible creation of an estate road to serve residential development land to the South

(See accompanying representations)

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?	1609 metres	Bus service numbers 236, 373, 370, 372
How close is the nearest primary school?	1460 metres	
How close is the nearest shop that will provide day-to-day food needs?	1610 metres	
How close is the nearest doctor's surgery?	1.6 kilometres	

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

- ◆ The land adjoins an employment allocation in Adopted Local Plan.
- ◆ Creating additional employment opportunities in Clare in the interest of sustainability.

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

No

4. OTHER INFORMATION

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

No

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.

Please see accompanying statement

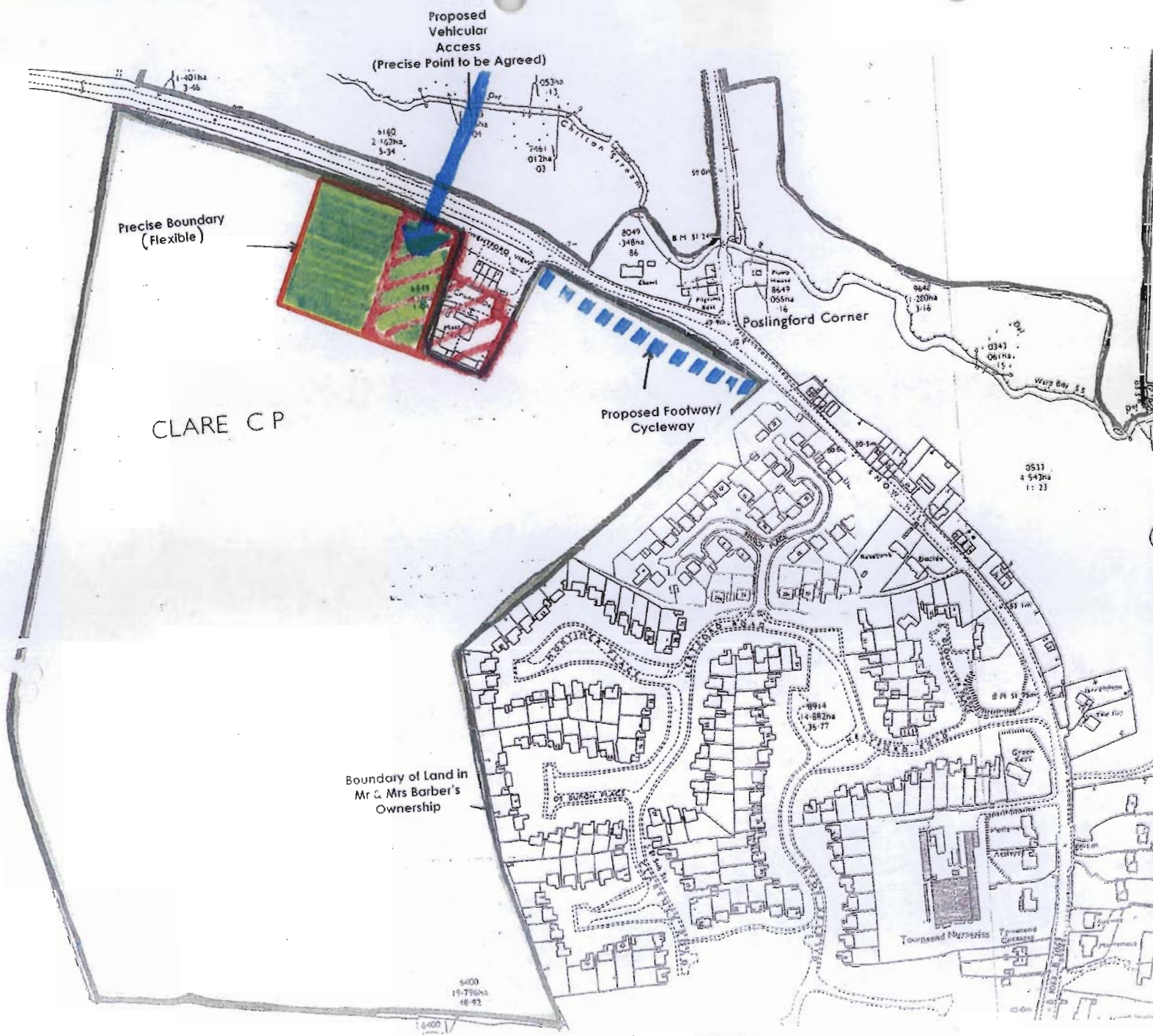
St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION SUSTAINABILITY APPRAISAL

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

	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	Local employment facilitates walking/cycling to work
14	To reduce contributions to climate change	Reduction in journey to work
15	To reduce vulnerability to climatic events	-
16	To conserve and enhance biodiversity	-
17	To conserve and where appropriate enhance areas of historical and archaeological importance	-
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓
20	To revitalise town centres	-
21	To encourage efficient patterns of movement in support of economic growth	✓
22	To encourage and accommodate both indigenous and inward investment	✓



Notes
 The responsibility of this document is retained by the project
 Landmark Planning
 It is intended that this is attached to the site by the contractor
 unless otherwise stated in the site plan and the site plan
 is not to be used as a guide to the site plan.

Proposed

Januarys
 Land Survey
 Civil & Structural
 Chartered Surveyors
 24 Jervis Street
 Dublin 2, Ireland

**LAND ADJOINING
 NEWFORD VIEW, CLARE ROAD,
 CLARE**

Proposed Employment Allocation

Scale
 1:2500

Date
 May 2008 (8)

Project No.
 12930H(A)

**REPRESENTATIONS
PROPOSED RESIDENTIAL ALLOCATION AT CLARE**

for

MR AND MRS BARBER

ADDITIONAL STATEMENT

May 2008

Prepared by: Sally Fletcher

**Januarys, York House, Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8D
Tel: 01223 326828 Fax: 01223 329346 email: sfletcher@januarys.co.uk**

1.0 INTRODUCTION

- 1.1 The land proposed for residential development lies immediately to the North of the existing residential estate, to the North of Clare, and immediately to the South East of the Chiltern Street Business Park allocation.
- 1.2 The allocation of land is considered to represent a "rounding off" of the Development Framework of Clare.
- 1.3 At the present time, the Northern boundary of the residential development has no structural landscaping along the boundary with the open agricultural land and especially as it is on a ridge. It presents an incongruous view when Clare is approached from the North (Document 1 Photograph 3 and 5). In addition, the existing industrial unit is also quite visible both from traffic approaching from the North and from the South (Document 1 Photograph 4).
- 1.4 It is considered that, with the introduction of the significant belt of strategic landscaping which would be feasible owing to the land in my client's ownership then the Northern approach to Clare would be significantly enhanced by a suitably designed residential development scheme with structural landscaping around.
- 1.5 It should be noted that the Western boundary of the land is flexible and that, should a lesser residential development be required, then the land proposed to be allocated could be amended accordingly.

2.0 ACCESS

- 2.1 It is proposed that the vehicular access to serve this land should be immediately to the North of the cottages known as Wentford View (Document 1 Photograph 2 and 6). It has been confirmed by a Traffic Consultant that adequate vehicular access to the satisfaction of the Local Highway Authority could be achieved at this point.
- 2.2 By obtaining access at this point and leading round to the proposed residential development, it would enable the mature hedge along the frontage of Chiltern Street to remain as existing, with a proposed footway/cycle way provided immediately adjoining the retained hedge on the frontage. If preferred, it is possible the link could be provided on the existing grass verge.

3.0 OPEN SPACE

3.1 It is considered that any housing allocation could make a generous provision of Public Open Space not only to serve the proposed dwellings but also to benefit the existing residential properties to the South. It will be seen that, owing to the date at which this estate was built, that Public Open Space and play facilities provision is at a minimum and there would be advantage in providing additional facilities in the Northern part of Clare.

4.0 ACCESSABILITY

4.1 It is considered that the site would be well connected to facilities and services within Clare, all of which would be within reasonable walking distance.

4.2 In addition, it has been confirmed that there are at least four bus services serving Clare, all of which are within easy walking distance.

4.3 It should be noted that it is proposed that a footpath/cycleway link be provided within/along the site and consideration could be given to see whether this could be further extended.

4.4 The site would be extremely well located adjacent to the Chiltern Park Employment Area when this allocation is implemented.

4.5 It is recognised that Clare is a village with important historic and architectural features which are important to retain whilst at the same time facilitating further growth in this site of settlement. It is considered that the site being proposed is an ideal site as it does not impact on the central Conservation Area within the village and yet would significantly enhance the Northern approach on account of the proposed structural landscaping which would screen the existing and proposed development.

4.6 It is also important to recognise that traffic from the residential development need not necessarily travel along the A1092 through the centre of the village as there is to the A11, M11 and A14 which can be reached by travelling along the A143.

5.0 CONCLUSION

- ◆ It is considered that Clare is of sufficient size and with sufficient facilities to be able to satisfactorily accommodate up to 80-100 additional residential units which could be accommodated on the land proposed.
- ◆ The area of land proposed for residential development can be informed by need so that the precise area of land allocated can be determined at a later stage.
- ◆ There is sufficient land in my client's ownership to facilitate a generous provision of Public Open Space within the site which could serve not only the proposed dwellings but rectify any shortfall in the locality.
- ◆ The residential development would not be detrimental to the street scene along Chiltern Road as it is proposed that the existing hedge line be retained.
- ◆ Adequate vehicular access could be provided to the North West of Wentford View. This could be in conjunction with the proposed development of the Business Park, such an access being appropriately tree lined or landscaped to facilitate an attractive approach into the residential allocation. As stated previously, an alternative approach by foot/cycle would be facilitated.
- ◆ All traffic need not go through the historic core of Clare as there is access to major routes from the North of Clare.

Photographs of Wentford Farm, Clare, Suffolk



**REPRESENTATIONS
EMPLOYMENT LAND AT CLARE**

for

MR AND MRS BARBER

ADDITIONAL STATEMENT

May 2008

Prepared by: Sally Fletcher

**Januarys, York House, Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8D
Tel: 01223 326828 Fax: 01223 329346 email: sfletcher@januarys.co.uk**

1.0 INTRODUCTION

1.1 These Representations seek the retention of the existing unimplemented Green Field Allocation for Employment Use at the Chiltern Road Business Park in Clare, together with proposing an extension to the North West which would give an overall area of 1 hectare.

2.0 THE LAND

2.1 The land proposed to be allocated comprises an existing Employment Use, an existing allocation together with a proposed extension to the allocation to the North West.

2.2 There is an existing Employment Use situated in a large industrial unit with an adjoining hard standing which is used for car parking and manoeuvring. Access is currently to the South of the terrace of four residential properties which front onto Chiltern Road (Document 1 Photographs 1 and 2).

2.3 The side elevations of the existing building are clearly visible when approaching Clare from the North on account of lack of any tree screening (Document 1 Photograph 3). In addition the building is visible when viewed from the South (Document 1 Photograph 4). It will be seen that the site is clearly visible from the existing residential development on the Northern edge of Clare (Document 1 Photograph 3 and 5).

3.0 SIZE OF GROWTH ALLOCATION

3.1 In the Adopted Local Plan an overall developable area of 0.5 hectares is proposed to be allocated at the Clare Chiltern Street Business Park for Class B1 purposes.

3.2 However, it is estimated that around 0.25 hectares of this allocation comprises the existing employment land to the rear of the residential properties thereby only allocating 0.25 hectares for new development.

3.3 However, as the allocation does not include the existing access into the employment unit, it is assumed that both areas are proposed to be served by a new vehicular access to be created over the proposed extension to the Business Park (Document 1 Photograph 6). However, this area is considered to be too narrow in width to satisfactorily facilitate the construction of this access road and development on either side.

3.4 In addition, the cost of providing the new vehicular access to serve both that proposed and that existing would be prohibitive bearing in mind the area of new developable land which would be available.

3.5 It is, therefore, considered to be far more feasible to extend the allocation so as to facilitate not only the implementation of the existing allocation but also more sensible access layout arrangements within the allocation.

4.0 ACCESS AND CONNECTIVITY

4.1 A Highway Consultant has confirmed that it is feasible to create an access to the satisfaction of the Local Highway Authority in the position indicatively shown on the plan accompanying these Representations.

4.2 It is suggested that there would be a need to improve connectivity to the remainder of Clare by means of a footpath/cycleway, and it has been confirmed that this can be provided on land in the same ownership as that indicated on the submitted plan.

4.3 It is considered that the proposed cycle way/footway to be accommodated behind the existing hedge way so as to minimise visual impact on the area although it could possibly be incorporated in the existing grass verge.

5.0 ACCEPTABLE RANGE OF USES

5.1 The existing allocation in the Adopted Local Plan is for Class B1 units only.

5.2 Whilst this restriction would be acceptable should the employment allocation be extended, it is considered that consideration should be given to extending the allocation to incorporate Class B2/B8 uses. It is considered that conditions could be attached to any planning permission granted to restrict outside operations or storage, together with the requirement that acceptable noise insulation etc details be provided.

5.3 It is significant to note that the existing occupier on the site is EBF which is a printing business and lithographers who, as stated in the Land Use Gazetteer, is a Class B2 use. This would appear to operate without any problems even though it is in close proximity to the existing residential units.

- 5.4 It is considered that B8 uses would be acceptable in this location especially on account of the fact that traffic could access Chiltern Street without the need to go through the centre of Clare. It should be appreciated that the A14, A1 and A11 can all be accessed from the site without travelling along the A1092 which goes through the centre of Clare and other historic villages.
- 5.5 It is suggested that any planning permission granted could be conditioned to ensure that HGVs access the site from the North and do not go through the centre of Clare.
- 5.6 On account of all the reasons stated above, it is considered that a wider range of uses could be permissible on the site so as to provide maximum flexibility to potential operators providing that any planning permission granted is suitably conditioned.

6.0 POTENTIAL FOR SCREENING

- 6.1 As detailed in Section 2 above, and in the photographs attached at Document 1 it will be seen that there is at present no screening between either the existing Employment Uses or the existing residential development which, as a consequence are visible over a considerable distance.
- 6.2 It is suggested that a tree screening could be established around any proposed business park extension which would enable the assimilation of that proposed into the setting of Clare.
- 6.3 It should be noted that my client owns land around the proposed allocation on which structural planting could be implemented if required.

7.0 CONCLUSIONS

- 7.1 The following are considered advantages of a larger employment allocation at Chiltern Street:
- ◆ A large area would be economically viable.
 - ◆ It would facilitate the provision of a satisfactory access together with development alongside thereby making the best use of the land.
 - ◆ Strategic landscaping could more easily be incorporated within the larger area to the benefit to the visual amenity.

Representations
Employment Land at Clare

- ◆ Benefits of scale will result from a larger grouping of employment uses.
- ◆ Traffic from the business park need not travel through the centre of Clare.
- ◆ Any planning permission granted could be conditioned to ensure HGVs access the business park from the North.