

WS18

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

FROM: ROGER DAVISON  
DIRECT TEL: 01284 748611  
FAX: 01284 748612  
EMAIL: RDAVISON@LSK.CO.UK

Our Ref: RDD/sjt/35034

18<sup>th</sup> December 2008

ECONOMY &  
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ENVIRONMENT

Dear Sirs

**Re: Submission of Land Bid  
Property at Little Hill Farmhouse, Hilltop, Stanton, Bury St Edmunds IP31 2DT**

Please find enclosed herewith our completed Site Submission form and 4 copies of a Supporting Statement in respect of the above.

We trust this will meet with your Council's support and will be considered for allocation in this important village.

Please do not hesitate to contact the undersigned should you have any queries in relation to this submission.

Yours faithfully

  
**R/D Davison**

enc:

10 RISBYGATE STREET BURY ST EDMUNDS SUFFOLK IP33 3AA DX 57246 BURY ST EDMUNDS  
TEL: 01284 748600 FAX: 01284 748610

*Partners* Rowland Beany FRICS FSAV, Roger Davison FNAEA, Chris Philpot BS(FRICS) FNAEA, Robert Bryce MRICS FSAV, Philip Scarff BS(FRICS) MRICS FSAV, Gerard Smith BA(HONS) MRICS FSAV,  
George Lock FRICS FSAV  
*Residential Manager* Jan Jones *Auction Centre Manager* Edward Crichton *Survey Department* Gerald Brown FRICS FSAV MRICS *Accounts Manager* Brian Fullam

AND AT STOWMARKET SUFFOLK TEL: 01449 612384 FAX: 01449 677185

## **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 5 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](mailto: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](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**

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](mailto:rdavison@lsk.co.uk).....

**Your agents** NOT APPLICABLE

**Site Owner** Mr John Parkington

**Address** 24 Westbury Avenue  
Bury St Edmunds  
Suffolk  
**Post Code** IP33 2QE

**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** Little Hill Farmhouse

**Location** Hilltop, George Hill, Stanton IP31 2DT

**Total Area** 0.35 (ha)

Of which ..... (ha) is on brownfield land

Of which 0.35 (ha) is on greenfield land

**Ordnance Survey Grid Reference** Pt O.S. 3836

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

Part of the former Little Hill Farm.....

.....

**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?	Lay by adjacent to the site – Service No. 338
How close is the nearest primary school?	2,400 metres
How close is the nearest shop that will provide day-to-day food needs?	160 metres
How close is the nearest doctor's surgery?	1,120 kilometres

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

No constraints.....  
.....

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

**4. OTHER INFORMATION**

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

No approaches made to developers. Lacy Scott & Knight advise Stanton is a sought after area and there would be a high level of interest if brought to the market with planning permission.

**Level of developer interest, if known:** High – anticipated

**Likely time frame for development:** 0-5 years

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

Please see attached supporting statement

**St Edmundsbury Local Development Framework  
Site Allocations Development Plan Document**

**SITE SUBMISSION SUSTAINABILITY APPRAISAL**

	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a +ve or -ve contribution towards each objective</b>
1	To improve the health of the population overall	+ve – surgery in Stanton village
2	To maintain and improve levels of education and skills in the population overall	Neutral
3	To reduce crime and anti-social activity	Positive – see supporting statement. Social housing policies will apply.
4	To reduce poverty and social exclusion	As above
5	To improve access to key services for all sectors of the population	+ve – surgery and selection of shops in village.
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

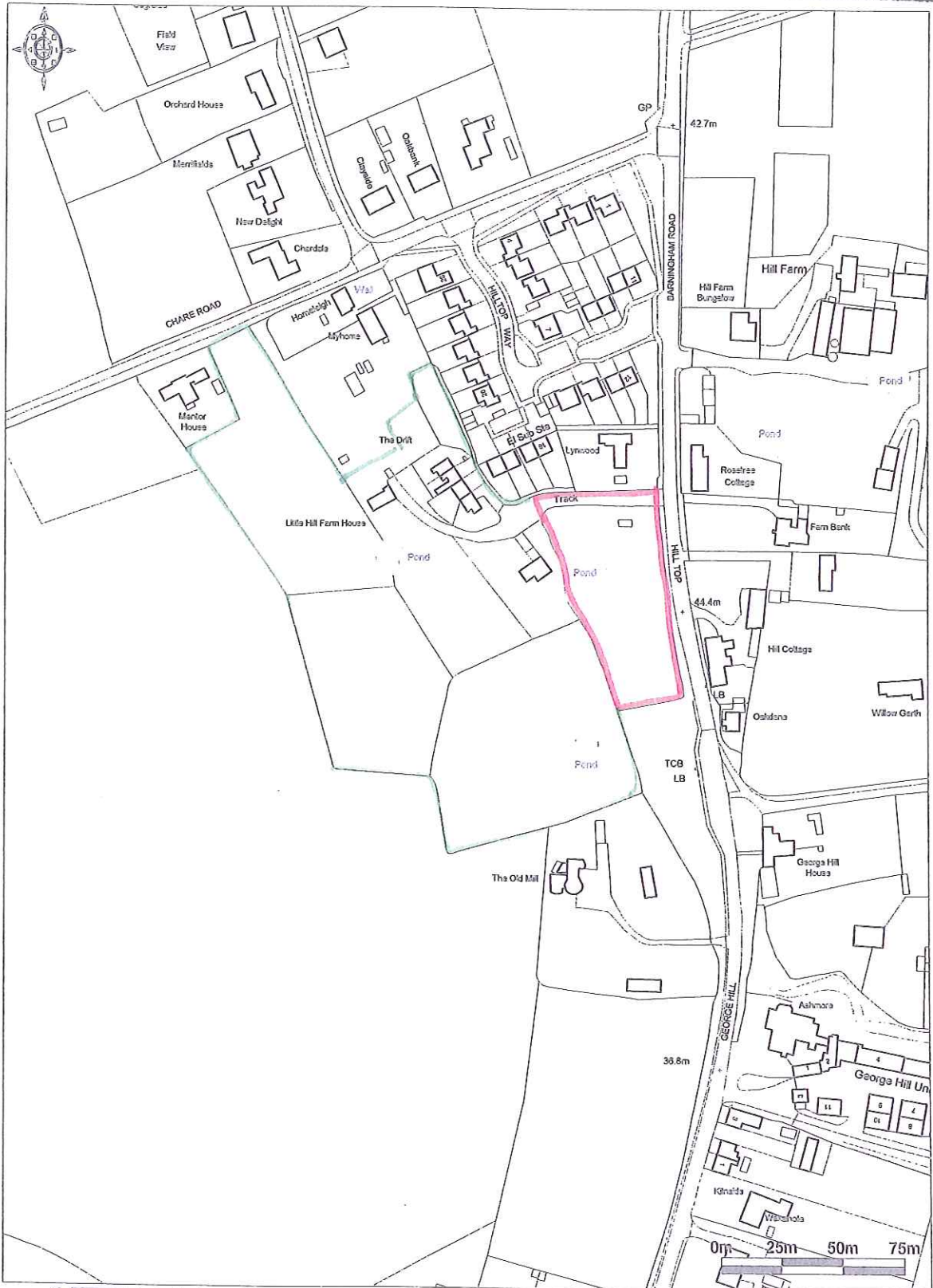
	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a +ve or -ve contribution towards each objective</b>
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Neutral
12	To reduce waste	Neutral
13	To reduce the effects of traffic on the environment	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 – good use of design and landscaping
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**

**5<sup>th</sup> December 2008**

Little Hill Farm, George Hill, Stanton

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**ST EDMUNDSBURY BOROUGH COUNCIL**

**LOCAL DEVELOPMENT FRAMEWORK**

**SITE SUBMISSION**

**SUPPORTING STATEMENT**

**ON**

**LAND AT  
LITTLE HILL FARMHOUSE  
HILLTOP  
STANTON  
BURY ST EDMUNDS  
SUFFOLK IP31 2DT**

**DECEMBER 2008**

**ECONOMY &  
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### **Brief Description**

The site is outlined for identification purposes in red on the attached plan and has an estimated area of approximately 0.35 hectares. It forms part of a larger area extending to in total an estimated 2 hectares identified outlined in green on the plan.

It is located at Hilltop, George Hill, Stanton, approximately 0.5 miles to the north of the A143 and lies adjacent to existing housing and the settlement boundary.

The site has remained derelict and unattended for many years and within the green area has existing uninhabitable dwellings and a large early clay lump and timber barn, all served by access from Hilltop.

The pond indicated on the attached plan has been dry for many years and supports no endangered species or wildlife.

### **Facilities and Amenities**

The centre of the village of Stanton lies approximately 0.7 miles to the south. This is a particularly well served village designated as a Key Service Centre in the current Local Plan and proposed to remain as such in the Core Strategy. Amenities within the village include:-

❖	Primary School and Nursery School	1 mile
❖	Middle School	1 mile
❖	2 Doctors Surgeries	0.7 mile
❖	2 Public Houses	0.5 miles and 0.71 miles
❖	Bus service	Halt adjacent to site
❖	Extensive employment in the Shepherds Grove Industrial Estate	1.9 miles
❖	Local employment on the George Hill Units (5 firms)	0.1 miles
❖	Ashborne Nursing Home	0.1 miles
❖	Hilltop Nurseries, Bakery and Farm Shop	0.1 miles
❖	Veterinary Surgery	0.1 miles
❖	Primary School (Barningham)	2.5 miles
❖	Church	0.6 miles
❖	Methodist Chapel	1 mile
❖	Golf, Rambling and Horse Riding all in locality.	

Shopping facilities in Stanton village include the Post Office stores, general stores, bakery, hairdressers and Trip Batt hardware store.

There is a village stores and Post Office at Barningham 2.5 miles away.

### **Development Proposal**

The area submitted for consideration would be capable of taking 12 to 14 dwellings to accord with current policy enabling at 40% allocation 4 to 6 affordable homes. If allocated there would be benefit in strengthening the community at Hilltop, providing additional support to the facilities in the area and easy access to local employment opportunities and at Thetford and Bury St Edmunds.

The property has recently been inherited by the current owner, Mr Parkington, and it is his wish to restore the vacant existing dwellings and derelict state of the site. An allocation on the submitted area would assist in the funding of plans to bring derelict properties into habitable occupation in addition to new homes constructed upon the submitted site.

Development Design for the private sector would be anticipated to be for smaller terraced and semi-detached housing providing opportunity for first and second time buyers to purchase.

### **Highways**

The submitted site has extensive frontage to Hill Top and excellent visibility provided to the north and south.

### **Planning Policy**

The site has no history of flooding. Development would not have any adverse impact on the historic issues, environment and local biodiversity nor lead to coalescence of settlements.

There is good road access and public transport. The settlement at Hilltop, Stanton, will in our view benefit from a limited sized development, be viable and help to sustain this area and supplement proposals for allocation in Stanton.

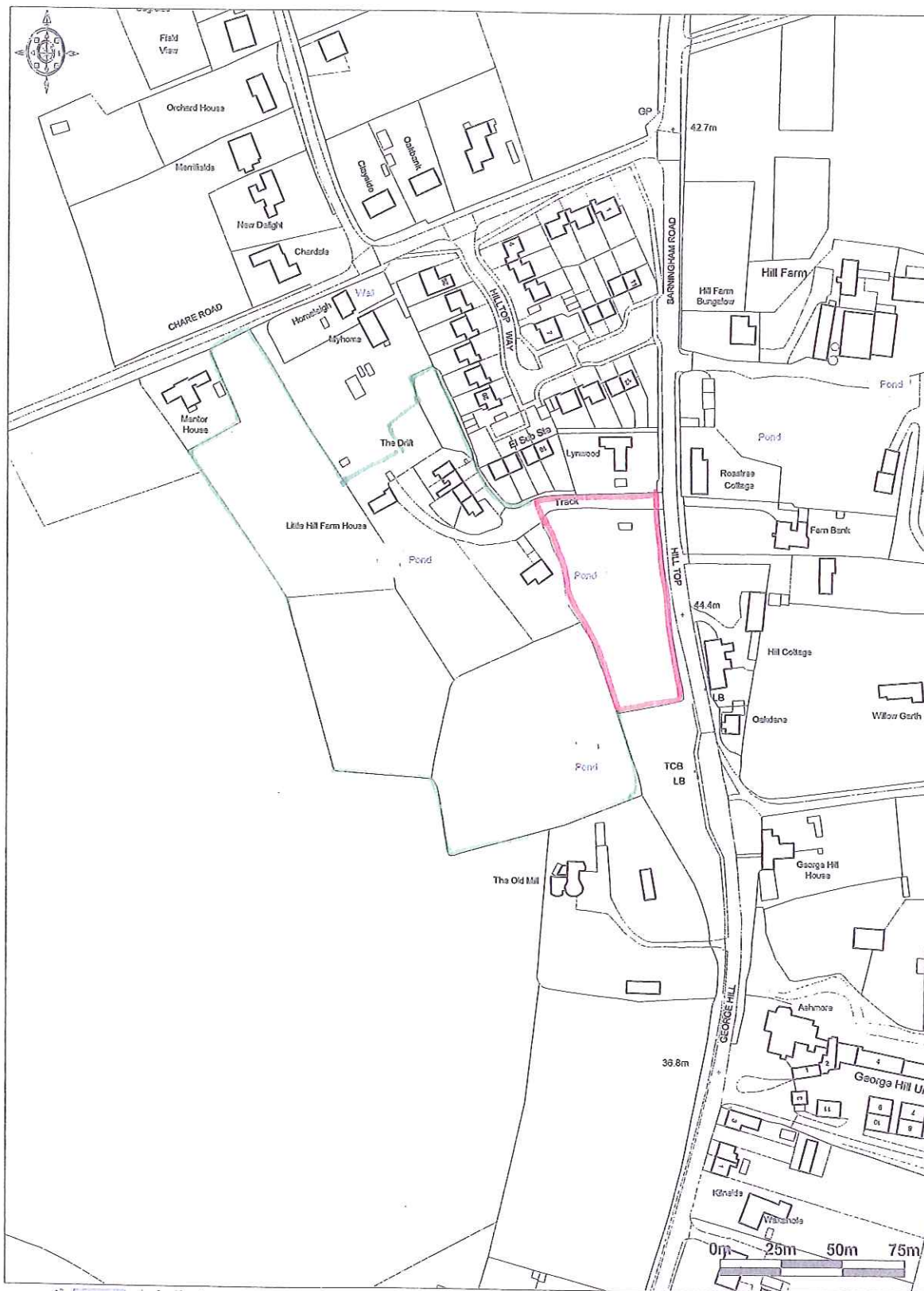
### **Conclusion**

In view of the submission set out above the Borough is requested to allocate the site for development of free market and affordable housing.

**R D Davison  
Lacy Scott & Knight**

**December 2008**

# Little Hill Farm, George Hill, Stanton



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