

WS29

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FURTHER INFORMATION.

1. REGRETTABLY I HAVE NO ACCESS TO SECRETARIAT FACILITIES THROUGHOUT THE HOLIDAY PERIOD AND PERFORCE, IN ORDER TO MEET THE (IMPOSED) DEADLINE FOR ACCEPTANCE OF SITE SUBMISSION FORMS, I HAVE NO ALTERNATIVE TO USING THIS LONGHAND STYLE. BUT WITH APOLOGIES FOR DOING SO. SIMILARLY I CANNOT AT THIS JUNCTURE GET ACCESS TO ORDINANCE SURVEY MAPS AND THEREFORE, PARA 2 OF THE SUBMISSION FORM, ENCLOSE OMISSION SITE REF. 055, SENT TO ME BY COUNCIL IN 2005, TO IDENTIFY OUR LAND.
2. MY WIFE (AGED 74 YEARS) AND I (AGED 86 YEARS) OWN THE LAND AS TENANTS IN COMMON. ON OUR DEMISE IT WILL PASS TO OUR SON AND DAUGHTER.

3.

IN 1999/2001 THE BUILDING FIRM BELLWAT PRESSED US TO SELL TO THEM OPTION RIGHTS TO PURCHASE OUR 5 $\frac{1}{2}$ ACRE PADDocks FOR RESIDENTIAL DEVELOPMENT. WITHIN THIS PERIOD THERE WAS CORRESPONDENCE BETWEEN THE COUNCIL AND OURSELVES, MY LETTER TO MR LIVALL OF 17 APRIL 2000 BEING OF SIGNIFICANCE, A COPY OF IT IS ENCLOSED AND IT WILL BE SEEN THAT ITS SUBSTANCE HAS RELEVANCE IN TODAY'S SITUATION. FOR A NUMBER REASON WE WITHDREW FROM FURTHER NEGOTIATIONS WITH BELLWAT.

4.

IN 2005 THE SITE WAS IDENTIFIED BY VARIOUS RESIDENTS OF CHAZIE AS AN OMISSION SITE IN SUPPORT OF APPEALS AGAINST SOME OF COUNCIL'S ANNOUNCE INTENTIONS WITHIN THE CURRENT PLANNING PERIOD.

THERE WAS NO PRIOR CONSULTATION WITH US BY APPELLANTS BUT WHEN APPROACHED BY COUNCIL WE GAVE OUR SUPPORT. THE OUTCOME OF THE PUBLIC ENQUIRY, HOWEVER, MAINTAINED THE STATUS QUO.

5. THE FUTURE OF CLARE MIDDLE SCHOOL IS UNDER CONSIDERATION. IF A DECISION WAS TO CLOSE AND DEVELOP A NEW THE EXIST APPROACHES TO THE SCHOOL COULD WELL PROVIDE SUITABLE ACCESS TO OUR LAND. OTHERWISE ACCESS COULD BE OFF CHIVENDISH ROAD AT THE WESTERN END OR SIMILARLY AT THE EASTERN END OF OUR LAND. IF IT WERE TO BE DEVELOPED, IT WOULD BE IMPORTANT THAT IT BE ACCOMPANIED BY APPROPRIATE ROAD SAFETY MEASURES. I MENTIONED THIS IN MY LETTER OF 17 APRIL 2000.

6. THE OCCUPANTS OF CLARE HALL
HAVE ASKED THAT, IF DEVELOPMENT
IS TO BE APPROVED, THERE BE A BUFFER
ZONE OF SOME 15 FEET BETWEEN THEIR
PROPERTY AND ANY SUCH DEVELOPMENT.

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St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM



St Edmundsbury
BOROUGH COUNCIL

WS29



Earlier in the year we invited developer/landowners to submit proposals for sites with development potential as part of the Local Development Framework. Sites submitted during that time are now the subject of public consultation.

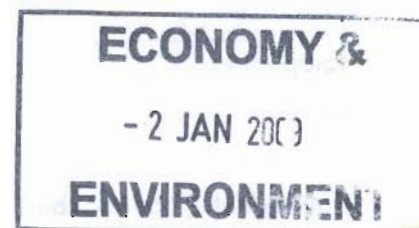
This form is provided for the submission of any **additional** sites that you think should be considered by the Council for their availability for development over the next 20 years.

Please complete and 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@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
 - 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:

PS2W

- The exact boundary details (**coloured red**) of the site that you would like considered
- Potential access points (vehicular and non-vehicular) (SEE PARA 5 OF NOTES)
- Those areas identified as brownfield (**shaded blue**) and/or greenfield land (**shaded green**)

1. CONTACT DETAILS

Your name ARNOLD TERENCE SMITH

Organisation RETIRED

Address "GRUNTERS"
CAVENISH ROAD, CLARE, SUDBURY
SUFFOLK

Postcode CO10 8PT

Telephone 

Email address NONE

Your agents (if applicable) NONE

Organisation _____

Address _____

Postcode _____

Telephone _____

Email address _____

Site Owner A.T. & B. SMITH

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 / ~~No~~

2. SITE DETAILS

Site name NONE

Location BORDERS CLARE MIDDLE SCHOOL TO THE WEST AND
CLARE HALL TO THE EAST (FORMERLY HILL FARM)

Total Area 5 1/2 ACRES
 Of which _____ (ha) is on brownfield land
 Of which THE WHOLE (ha) is on greenfield land

Ordnance Survey Grid Reference _____

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

THE LAND WAS AN INCLUSIVE PART OF THE SALE
TO US OF "CRUNTERS" AND WAS USED TO STABLE
FAMILY HORSES BUT IS NO LONGER REQUIRED FOR THAT
PURPOSE.

Suggested uses

RESIDENTIAL DEVELOPMENT

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?	150 metres Bus service numbers
How close is the nearest primary school?	IN CLARE ABOUT 3/4 MILE. metres
How close is the nearest shop that will provide day-to-day food needs?	IN CLARE " " metres
How close is the nearest doctor's surgery?	IN CLARE ABOUT 1 MILE kilometres

If there are constraints to development, what interventions could be made to overcome them? THE LAND ORIGINALLY FORMED PART OF HILL FARM AND WHEN SOLD A COVENANT IN FAVOUR OF THE OCCUPANTS OF "CRUAGERS" AND CLARE HALL WAS IMPOSED RESTRICTING USE TO EQUESTRIAN PURPOSES. THE OCCUPANTS OF CLARE HALL HAVE INDICATED A WILLINGNESS TO LIFT THE COVENANT AS WE ARE.

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

THE LAND WAS NOMINATED AS AN OMISSION SITE IN 2005 AND WAS CONSIDERED BY THE INSPECTOR WHO GAVE NO INDICATION THAT IT TRANSCENDED ANY OF THESE POLICIES

4. OTHER INFORMATION

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

Level of developer interest, if known:
Low Medium High

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 SEPARATE INFORMATION SHEETS OF WHICH 4 COPIES ARE ENCLOSED.



29/12/2008

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	IT WOULD DO NO HARM AND COULD HAVE FAVOURABLE IMPACT
2	To maintain and improve levels of education and skills in the population overall	— " —
3	To reduce crime and anti-social activity	NEUTRAL
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	— " —
7	To meet the housing requirements of the whole community	POSITIVE
8	To improve the quality of where people live and to encourage community participation	POSITIVE
9	To improve water and air quality	NEUTRAL
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	POSITIVE
14	To reduce contributions to climate change	NEUTRAL
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	POSITIVE
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	POSITIVE

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Redeposit Replacement St Edmundsbury Borough Local Plan
Omission Sites

Omission Site Ref: O57

Location: Adjacent Highfields, Cavendish
Road, Clare

CLARE M.I.D. J.C.E. SCHOOL

Proposals Map No: 15



Objectors Ref(s): RD1037, RD1055, RD1057, RD1058, RD1066, RD1069, RD1070, RD1071, RD1072, RD1073, RD1074, RD1075, RD1076, RD1128, RD1158, RD1159

Summary of Objection: Recommended that the site used for housing, it is easy walking distance from the school and village.

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R Livall Esq
Local Plans Manager
Department of Planning & Transportation
St Edmundsbury Borough Council
Western Way
Bury St Edmunds
Suffolk
IP33 3YS

Your Ref: RWL/DP/2.2.7
17 April 2000

Dear Mr Livall

LAND ADJOINING CLARE MIDDLE SCHOOL, CAVENDISH ROAD, CLARE - ISSUES REPORT

I refer to your letter dated 5 April 2000 relating to land in my ownership adjoining Clare Middle School.

I did not feel able to adequately respond to your questions and therefore sought some professional advice. It seems you would welcome thoughts and clarification on three main points as follows:

- (i) Site boundary and details of number of units potentially achievable;
- (ii) Sustainability and linkages to Clare;
- (iii) Provision of new infrastructure.

I address each in turn below:

(i) **Site boundary and units**

The site as indicated on the attached plan is bounded by Clare Middle School on the west, Cavendish Road to the south, the garden of Clare Hall to the east and a fence along the northern boundary with farmland beyond.

The land extends to 5.5 acres or 2.2 hectares and I note that the most recent Government Guidance (PPG3) entertains densities of between 30 and 50 to the hectare, as well as requiring that best use be made of sites. I would have thought that between 50 and 60 units could be accommodated, as well as roads, landscaping and open space.

(ii) **Sustainability and linkages to Clare**

The site is approximately one mile from the retail and service centre of Clare, which is within easy walking and cycling distance. The Middle School is just next door and the Country Park can be accessed nearby. I note that there is an adequate footpath out of town, as far as the school, which could be utilised.

On a more general note, I am aware that approximately one fifth of the residents of Clare actually work there and I would hope that many of the new residents would also do so. Similarly there are several youngsters seeking homes who could remain in Clare, if the development progressed. New housing on this site would help sustain Clare as a balanced and vital community. The village is acutely aware of the precarious position of the village services, as demonstrated by the loss of Barclays Bank.

(iii) **Provision of New Infrastructure**

In addition to social housing provision and education contributions (established in line with need), I would be pleased to discuss a contribution to sustainable transport/traffic calming initiatives in the vicinity of the school and the site. I would suggest a roundabout junction at the entrance to the site, as well as a crossing for the school with footpath widening/extension as deemed necessary by the Highway Authority. Currently many drivers do enter the village at excessive speed and safety measures are urgently required.

I would also add that the site is well contained and of little agricultural value. There are few, if any, constraints to its development and a sympathetically and well designed scheme would respect the historic and landscape setting of Clare.

I trust the above is sufficient for your purposes and look forward to hearing from you in due course.

Yours sincerely

A T Smith Esq

cc:
Mrs Burry, Clerk to Clare Parish Council