

W55

AKK 12/12

- 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**)

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1. CONTACT DETAILS

Your name David Byford

Organisation _____

Address Kildonald Cottage, Ballochgair, Campbeltown, PA28 6QR

Postcode _____

Telephone [REDACTED]

Email address [REDACTED].uk

Your agents (if applicable) Neil J. Akerman

Organisation Akermans Chartered Surveyors

Address 10A Market Hill, Framlingham, Woodbridge, Suffolk

Postcode IP13 9AN

Telephone 01728 621621

Email address neil@akermans.co.uk

Site Owner Pies Hill Farms Limited

Address c/o Kildonald Cottage, Ballochgair, Campbeltown

Postcode PA28 6QR

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 Back Field, Back Meadow, Stoney Pit

Location Clare

Total Area 16.1 (ha)

Of which _____ (ha) is on brownfield land

Of which 16.1 (ha) is on greenfield land

Ordnance Survey Grid Reference TL57652451

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

Arable land, set aside and orchard

Suggested uses Mixed housing, light industrial

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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?	250 metres Bus service numbers 236, 373 and 374
How close is the nearest primary school?	200 metres
How close is the nearest shop that will provide day-to-day food needs?	200 metres
How close is the nearest doctor's surgery?	0.15 kilometres

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

No

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

By meeting demand for housing the proposal complies with National Policy PPG3 (meeting the housing needs of the whole community) and Regional Policy RPG6 (need for an annual net increase of 2,600 houses in Suffolk). Also have regard to needs of Cambridge, Sudbury and the local policy focusing on rural service centres.

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

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.

See notes attached

Access to the site could be via Stoke Road and the current land allocation. There is a footpath which runs along the south side of Back Field which gives direct access to the town centre of Clare. It would be appropriate to include a car park in the south east corner of Back Field (suggested size 0.5 hectare) which could provide up to 100 car parking spaces for the benefit of the town of Clare.

Mr. Byford's farm is one of the British Trust of Ornithology's winter bird survey farms, which has been monitored for the past six years. The farm was a trial member of the Arable Stewardship pilot scheme which is now the basis for the entry level and high level stewardship schemes administered by DEFRA. Mr. Byford is passionate about conservation and would be very keen to include landscaping areas within the development.

Mr. Byford has previously assisted with a social/affordable housing scheme in Lutus Field and would welcome the 40% low cost/affordable housing element to any residential development of this area.

If demand was identified for any additional community facility, there is sufficient land to accommodate this on the site and he would be willing to consider any proposal put forward. For example, Clare Parish Council have contacted my client concerning the provision for BMX biking. This type of community use could be incorporated into an overall scheme.

Clare is one of eight key service centres which suggests that Clare should provide approximately 200 residential dwellings up to 2013, which would require 5.3 hectares (13 acres). This could be accommodated on the site in conjunction with landscaping, social housing, car parking, community facilities and a small light industrial element, if required, of approximately 100 sq. m.

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	Positive
2	To maintain and improve levels of education and skills in the population overall	Positive
3	To reduce crime and anti-social activity	Positive
4	To reduce poverty and social exclusion	Positive
5	To improve access to key services for all sectors of the population	Positive
6	To offer everybody the opportunity for rewarding and satisfying employment	Positive
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	Positive
10	To conserve soil resources and quality	Positive
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive
12	To reduce waste	Positive

	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	Positive
15	To reduce vulnerability to climatic events	Positive
16	To conserve and enhance biodiversity	Positive
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	Positive
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive
20	To revitalise town centres	Positive
21	To encourage efficient patterns of movement in support of economic growth	Positive
22	To encourage and accommodate both indigenous and inward investment	Positive

545

TL774

TL7645
1544
● (4)
15.28

TL7645
2515
● (5)
15.00

TL7645
5718
● (6)
3.13

TL7744
1450

544

TL7644
2183
● (2)
9.98

57650

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