

WS 30



St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

St Edmundsbury
BOROUGH COUNCIL

Site submission form



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.

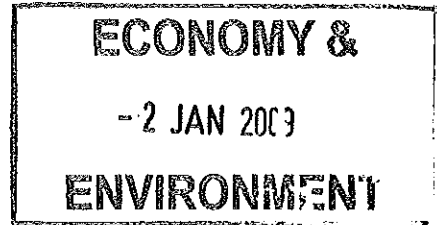
This form is provided for the submission of any **additional** sites that you think should be considered by the council for their availability for development over the next 20 years.

Please complete and return this form and a **map** clearly identifying the boundary of the site by:

Monday 5 January 2009 to:

Planning and Engineering Services
St Edmundsbury Borough Council
PO Box 122
Bury St Edmunds
Suffolk
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 DR JOHN PLACE

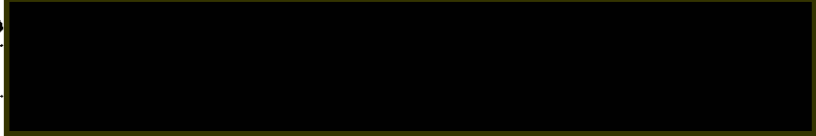
Organisation _____


Address VICARAGE FARM, UPTHORPE ROAD

STANTON

BURY ST. EDMUNDS

SUFFOLK Postcode IP31 2AP

Telephone 0 

Email address j 

Your agents (if applicable) N/A

Organisation _____

Address _____

Postcode _____

Telephone _____

Email address _____

Site owner DR J.D & MRS A.E. PLACE

Address VICARAGE FARM, UPTHORPE ROAD

STANTON

BURY ST. EDMUNDS

SUFFOLK Postcode IP31 2AP

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 VICARAGE FARM

Location UPTHORPE ROAD, STANTON, BSE

Total area 1.867 (ha)

Of which — (ha) is on brownfield land

Of which — (ha) is on greenfield land

Ordnance Survey Grid Reference TL 978 726

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

RESIDENTIAL - SINGLE FARMHOUSE

DWELLING PLUS BARN

AND HORSE STABLES

Suggested uses RESIDENTIAL - ADDITIONAL 2-3

HOUSES IN SIMILAR STYLE AS IN FILL

IN EXISTING BUILDING LINE

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?	metres	1450
	Bus service numbers	304, 337, 338
How close is the nearest primary school?	metres	1770
How close is the nearest shop that will provide day-to-day food needs?	metres	1450
How close is the nearest doctor's surgery?	kilometres	1.75

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

N/A

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

CONFORMS WITH ST. EDMUNDBURY CORE STRATEGY OF LIMITED ADDITIONAL DEVELOPMENT IN SETTLEMENTS IN RURAL AREAS IN PRIORITY AREA OF KEY SERVICE CENTRE (STANTON)

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.

THE ADDITION OF A SMALL NUMBER OF HOUSES WITH POTENTIAL OF HORSE STABLES AND PADDOCKS WOULD MAINTAIN THE DIVERSITY OF HOUSING AVAILABLE IN THE BOROUGH IN ADDITION TO DEVELOPMENTS CLOSE TO THE MAIN URBAN AREAS

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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	—
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	—
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	—
10	To conserve soil resources and quality	—
11	To use water and mineral resources efficiently, and re-use and recycle where possible	—

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
12	To reduce waste	—
13	To reduce the effects of traffic on the environment	—
14	To reduce contributions to climate change	—
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	—

ANCE SURVEY
REFERENCE

TL9772

Scale
1:2500

SUFFOLK

DISTRICT ST EDMUNDSBURY

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