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St Edmundsbury Local Development Framework



St Edmundsbury
BOROUGH COUNCIL

Site Allocations Development Plan Document

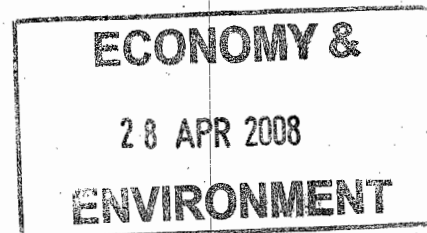
SITE SUBMISSION FORM

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:
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@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:

- 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 PAUL MANNING
Organisation Suffolk AUTOMATIC TRANSMISSIONS
Address THE OLD PUMPING STATION,
BABEL GREEN, LOWER RD, HUNOON,
SUDBURY, Suffolk.
Postcode CO10 8DZ
Telephone 01440 786555 / 07850 050122.
Email address Suffolktransauto@aol.com

Your agents (if applicable) _____
Organisation _____
Address _____
Postcode _____
Telephone _____
Email address _____

Site Owner PAUL MANNING
Address 27 CALFORD DRIVE, HAVERHILL,
Suffolk
Postcode CB9 7WH

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 THE OLD PUMPING STATION.
 Location LOWER RD, HUNDON, CO10 8DZ
 Total Area -3 (ha)
 Of which -3 (ha) is on brownfield land
 Of which 0.2 (ha) is on greenfield land

Ordnance Survey Grid Reference _____

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

THE LAND HAS 2 WORKSHOPS WHICH ARE
BEING USED AS A CARBOX REPAIR BUSINESS.

Suggested uses

THE SITE WOULD BE IDEAL FOR DEVELOPEMENT,
I.E. SMALL HOUSES 2-3 BEDROOM AS THERE
ARE NO HOMES AVAILABLE OF THIS SIZE FOR YOUNG
PEOPLE WHO ARE STILL LIVING WITH THEIR PARENTS IN
THE VILLAGE AND WANT TO STAY LIVING IN HUNDON.
THE SITE IS A BROWNFIELD SITE.

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?	<u>400</u> metres
How close is the nearest primary school?	<u>400</u> metres
How close is the nearest shop that will provide day-to-day food needs?	<u>500</u> metres
How close is the nearest doctor's surgery?	<u>5-6</u> kilometres

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

FIVE PEOPLE WORK ON THE SITE, BUT
THE BUSINESS WOULD BE RELOCATED TO HAVERHILL
WHERE THE STAFF MEMBERS LIVE.

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

LOCAL PLANNING OFFICES ARE AIMING TO
ACCOMMODATE ANOTHER 7,500 HOMES WITHIN
ST EDMUNDSBURY OVER THE NEXT 20 YEARS.

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 SITE ALREADY HAS A ACCESS, WATER,
ELECTRICITY, ACCESS IS ONTO THE MAIN
RD, BEING LOWER RD.

THE SITE HAS BEEN CHECKED FOR CONTAMINATION
LAST YEAR BY W.S.P ENVIRONMENTAL; TEL NO = 0207 3145000.

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SITE SUBMISSION SUSTAINABILITY APPRAISAL

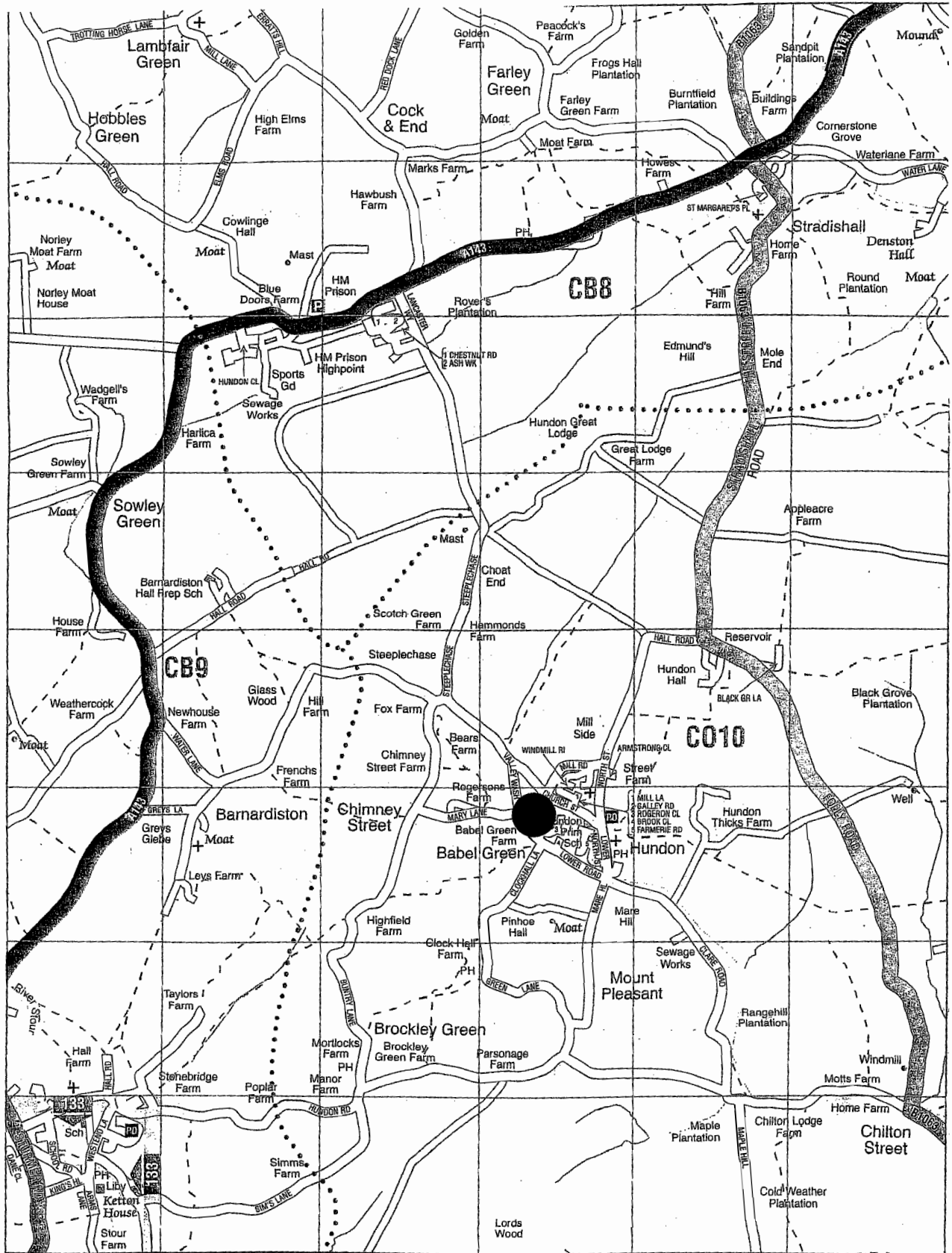
	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	Positive
2	To maintain and improve levels of education and skills in the population overall	Positive
3	To reduce crime and anti-social 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

For Identification Purposes Only



APPENDIX TWO



KEMSLEY

113 New London Road
Chelmsford
Essex CM2 0QT

Subject

Date

Scale

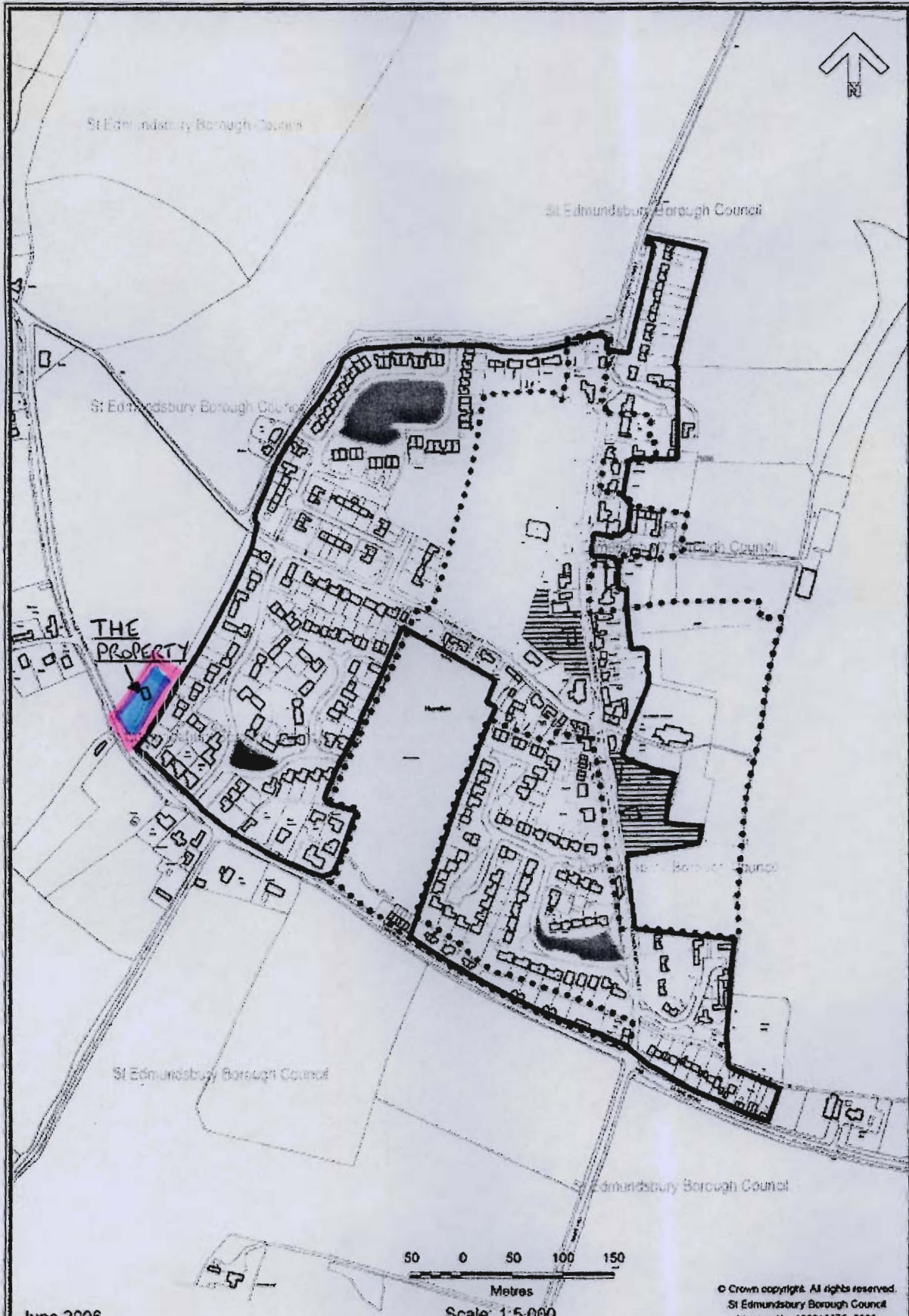
APPENDIX THREE

KEMSLEY
WHITELEY & FERRIS
Chartered Surveyors



APPENDIX FOUR

Hundon



KEMSLEY

WHITELEY & FERRIS
Chartered Surveyors

The Old Pumping Station, Valley Wash, Bable Green, Hundon



Entrance to Site



KEMSLEY

WHITELEY & FERRIS
Chartered Surveyors

The Old Pumping Station, Valley Wash, Bable Green, Hundon



Front of Existing Buildings

