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St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM



St Edmundsbury
BOROUGH COUNCIL

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

55101
mapped.

Or email it to: LDF@stedsbc.gov.uk

ECONOMY &

- 9 MAY 2008

ENVIRONMENT

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 John and Emma Briggs

Organisation _____

Address The Cottage
Ickleton Road
Elmdon
Essex Postcode CB10 4LT

Telephone 01763 836996

Email address johnbriggs@abpconsultancy.co.uk

Your agents (if applicable) Not applicable

Organisation _____

Address _____

Postcode _____

Telephone _____

Email address _____

Site Owner As above

Address _____

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 Denbet
 Location Mill Road Hengrave IP28 6LR
 Total Area 0.16 (ha)

Of which 0.16 (ha) is on brownfield land

Of which - (ha) is on greenfield land

Ordnance Survey Grid Reference TL 828 687 GB GRID

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

Residential buildings and garden

Suggested uses

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>160</u> metres
How close is the nearest primary school?	<u>1773</u> metres
How close is the nearest shop that will provide day-to-day food needs?	<u>1600</u> metres
How close is the nearest doctor's surgery?	<u>4.8</u> kilometres

Bus service numbers No 155, 352, 355, 955

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

No constraints known.

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

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 is not intrusive, is well screened and makes use of previously developed land adjacent to the Housing Settlement Boundary.

There is easy road access to the site and mains electricity, water and mains drainage are available

The site is very close to Bury St Edmunds with good road links and Hengrave is on several bus routes

- see continuation sheet

Site submission form continuation sheet
Denbet, Mill Road, Hengrave, IP28 6LR

There are good transport links to the local amenities, many of which can be accessed without the need for private vehicles.

Hengrave is identified in the Index of Villages as one of the villages capable of taking some minor development.

The site would help to meet the need for housing in Hengrave and would help the village to become self sufficient.

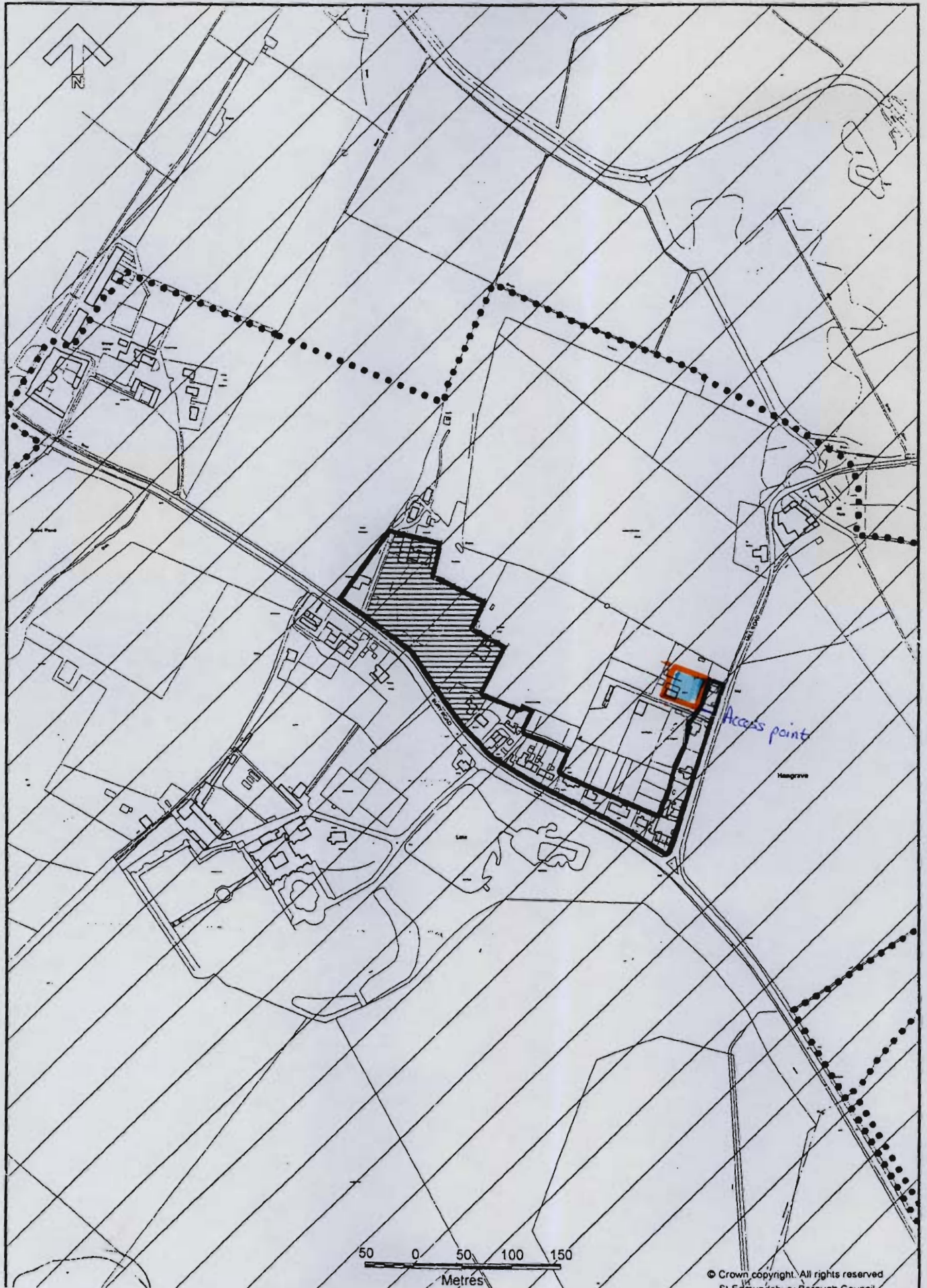
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SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	Please indicate whether your proposal will have a +ve or -ve 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	+ve
7	To meet the housing requirements of the whole community	+ve
8	To improve the quality of where people live and to encourage community participation	+ve
9	To improve water and air quality	
10	To conserve soil resources and quality	

	SA Objective	Please indicate whether your proposal will have a +ve or -ve contribution towards each objective
11	To use water and mineral resources efficiently, and re-use and recycle where possible	+ve
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	+ve
20	To revitalise town centres	+ve
21	To encourage efficient patterns of movement in support of economic growth	+ve
22	To encourage and accommodate both indigenous and inward investment	+ve





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