

1. CONTACT DETAILS

Your name

Organisation

REGIONAL AND CITY ESTATES

Address

C/O AGENT

Postcode

Telephone

Email address

Your agents (if applicable)

MR MATTHEW HARD

Organisation

DLP PLANNING LTD

Address

13 CATHEDRAL ROAD

CARDIFF

Postcode

CF 10 4NS

Telephone

Email address

Site Owner

REGIONAL AND CITY ESTATES / HAVEBURY HOUSING ASSOCIATION

Address

C/O AGENT

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 LAND SOUTH OF KING'S ROAD

Location BURY ST EDMUNDOS

Total Area 1.070 (ha)

Of which 1.070 (ha) is on brownfield land

Of which 0 (ha) is on greenfield land

Ordnance Survey Grid Reference 58471, 26412

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

STONE MASONS, BUILDER'S YARD, GARAGES & PARKING COURT,

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	ACCORDING TO EA'S FLOOD MAPS
Nature designation	No	
Land contamination	Yes	POTENTIALLY
Conservation Area	Yes	THE STONE MASONS IS WITHIN A C.A.
Special Landscape Area	No	

How close is the nearest bus stop?	60 metres Bus service numbers 92
How close is the nearest primary school?	650 metres (WESTGATE)
How close is the nearest shop that will provide day-to-day food needs?	200 metres TO EDGE OF TOWN CENTRE
How close is the nearest doctor's surgery?	0.2 kilometres (VICTORIA STREET)

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

REMEDICATION OF LAND, IF NECESSARY

CAREFUL DESIGN TO PRESERVE/ENHANCE THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

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

THE MAJORITY OF THE LAND IS ALLOCATED FOR RESIDENTIAL DEVELOPMENT IN THE ADOPTED LOCAL PLAN

4. OTHER INFORMATION

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

THE LANDOWNER HAS SPOKEN TO LOCAL AGENTS AND CONCLUDED IT WOULD BE VIABLE TO DEVELOP THE SITE.

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.

AS THE LOCAL AUTHORITY WILL BE AWARE, A DRAFT DEVELOPMENT BRIEF HAS BEEN PREPARED FOR THIS SITE IN CONJUNCTION WITH LAND TO THE SOUTH.

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	
2	To maintain and improve levels of education and skills in the population overall	
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	
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	POSITIVE
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	NEGATIVE
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	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	



- POSSIBLE VEHICULAR ACCESS
- POSSIBLE NON-VEHICULAR ACCESS

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<p>Client</p> <p>REGIONAL & CITY ESTATES</p>	
<p>Scale</p> <p style="text-align: center; font-size: 1.2em;">1:2500</p>	<p style="text-align: center;">30mm on Original</p>

<p>Project</p> <p>LDF SITE SUBMISSION</p>
<p>Title</p> <p>LAND OFF KINGS ROAD BURY St. EDMUNDS</p>

<p>DLP PLANNING LTD 13 CATHEDRAL ROAD, CARDIFF, CF11 9HA TEL: 029 2064 6810 cardiff@dipconsultants.co.uk www.dipconsultants.co.uk Also at: Bedford, Bristol, Reading & Sheffield</p>		
<p>Project No.</p> <p style="font-size: 1.2em;">SF90P</p>	<p>Drawing No.</p> <p style="font-size: 1.2em;">002</p>	<p>Issue</p> <p style="font-size: 1.2em;">01</p>

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