

# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document

### SITE SUBMISSION FORM - March 2012



*St Edmundsbury*  
BOROUGH COUNCIL

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

Any further sites submitted must be accompanied by a completed and appropriate (Bury, Haverhill or Rural) 'Vision 2031 Preferred Options Document Questionnaire'.

Please complete and return these forms and a **map** clearly identifying the boundary of the site by:

5pm on 30<sup>th</sup> April 2012 to:

Planning Policy Section  
St Edmundsbury Borough Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
IP33 3YU                      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](http://www.environment-agency.gov.uk)
  - Information on nature designations can be found at [www.natureonthemap.org.uk](http://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](http://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 **The Thurlow Estate**

Organisation

Address **The Estate Office , Great Thurlow.**

Postcode

Telephone **01284 753271**

Email address

Your agents (if applicable) **Brian barrow**

Organisation **Acorus Rural Property Services**

Address **The Old Market Office, 10 Risbygate St**

**Bury St Edmunds**

Postcode **IP33 3AA**

Telephone **01284 753271**

Email address **Brian.Barrow@acorus.co.uk**

Site Owner **E H Vesty Marriage Settlement**

Address **,c/o The Thurlow Estate**

Postcode

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 Goldings Farm

Location Great Thurlow

Total Area 0.25 ha

Of which 0.25 (ha) is on brownfield land

Of which (ha) is on greenfield land

Ordnance Survey Grid Reference \_\_\_\_\_

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

Agriculture, parking for cars

**Suggested uses**

housing

## 3. DEVELOPMENT CONSTRAINTS

Is the suggested use subject to any of the following constraints?

Constraint	Yes/No	Comments
Flood Plain	n	
Nature designation	n	
Land contamination	n	
Conservation Area	y	
Special Landscape Area	n	

How close is the nearest bus stop?	<b>109 metres</b>
How close is the nearest primary school?	<b>600m in Little Thurlow</b>
How close is the nearest shop that will provide day-to-day food needs?	<b>50m</b>
How close is the nearest doctor's surgery?	<b>4 miles in Haverhill</b>

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

**Development on 3 sides, no constraints identified**

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

**The development would help support village services**

#### 4. OTHER INFORMATION

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

**No but no use for agriculture as too small and within the village confines**

Level of developer interest, if known:

Low

Medium

High

Likely time frame for development: less than 5 years

**Any further information: (Continue on separate sheets if necessary). Please supply four copies of any supportive statements or an electronic version.**

	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	
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	✓

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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	Y
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	Y
8	To improve the quality of where people live and to encourage community participation	Y
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	
12	To reduce waste	

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