

## 1. CONTACT DETAILS

Your name

Organisation Colyer – Ferguson Charitable Trust

Address C/O Agent

Postcode

Telephone

Email address

Your agents (if applicable) Nicola Bickerstaff

Organisation Strutt and Parker LLP

Address Coval Hall, Rainsford Road, Chelmsford, Essex

Postcode CM1 2QF

Telephone 01245 258 201

Email address nicola.bickerstaff@struttandparker.com

Site Owner Colyer – Ferguson Charitable Trust

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** Land to the west of Bury St Edmunds

**Location** To the south of Westley road and to the east of Westley Lane

**Total Area** 53 (ha)

Of which - (ha) is on brownfield land

Of which 53 (ha) is on greenfield land

**Ordnance Survey Grid Reference**

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

Agricultural Land

**Suggested uses** Residential

## 3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	Yes	Part of the site to be open space
Nature designation	No	
Land contamination	No	
Conservation Area	No	
Special Landscape Area	Yes	

How close is the nearest bus stop?	800 metres Bus service numbers 82, 343
How close is the nearest primary school?	1000 metres
How close is the nearest shop that will provide day-to-day food needs?	2500 metres
How close is the nearest doctor's surgery?	2.5 Kilometres

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

Part of the site is located in the Environment Agency Flood Zone 3, this area would be maintained as an area of open space, in line with Local Plan Policy L4 – standards of open space and recreation provision.

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

PPS 3 (paragraph 10) sets out a list of outcomes that the planning system should deliver including: the provision of a sufficient quantity of housing taking into account need and demand and seeking to improve choice; and the provision of housing in suitable locations, which offer a good range of community facilities, and with good access to jobs, key services and infrastructure. It is considered that the proposal would contribute to achieving these objectives. 4 out of 5 of the Core Strategy Issues and Options, spatial strategy options would require development to take place on greenfield land.

#### 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 proposed for development to the west of Bury St Edmunds is well related to the built form of the town. It is located adjacent to the settlement boundary. Access to the site could be gained from Westley Road, Westley Lane, or Starre Road.

There are a wide range of services, facilities, employment opportunities and transport links located in Bury St Edmunds, the site is located approximately 1.5 miles from the town centre.

This representation and accompanying site plan indicates a large area of the client's ownership, the site boundary for the proposed development is considered to be flexible and it would be possible to maintain areas of open space around the banks of the River Linnet or to alter the boundary to accommodate a smaller development.

# St Edmundsbury Local Development Framework

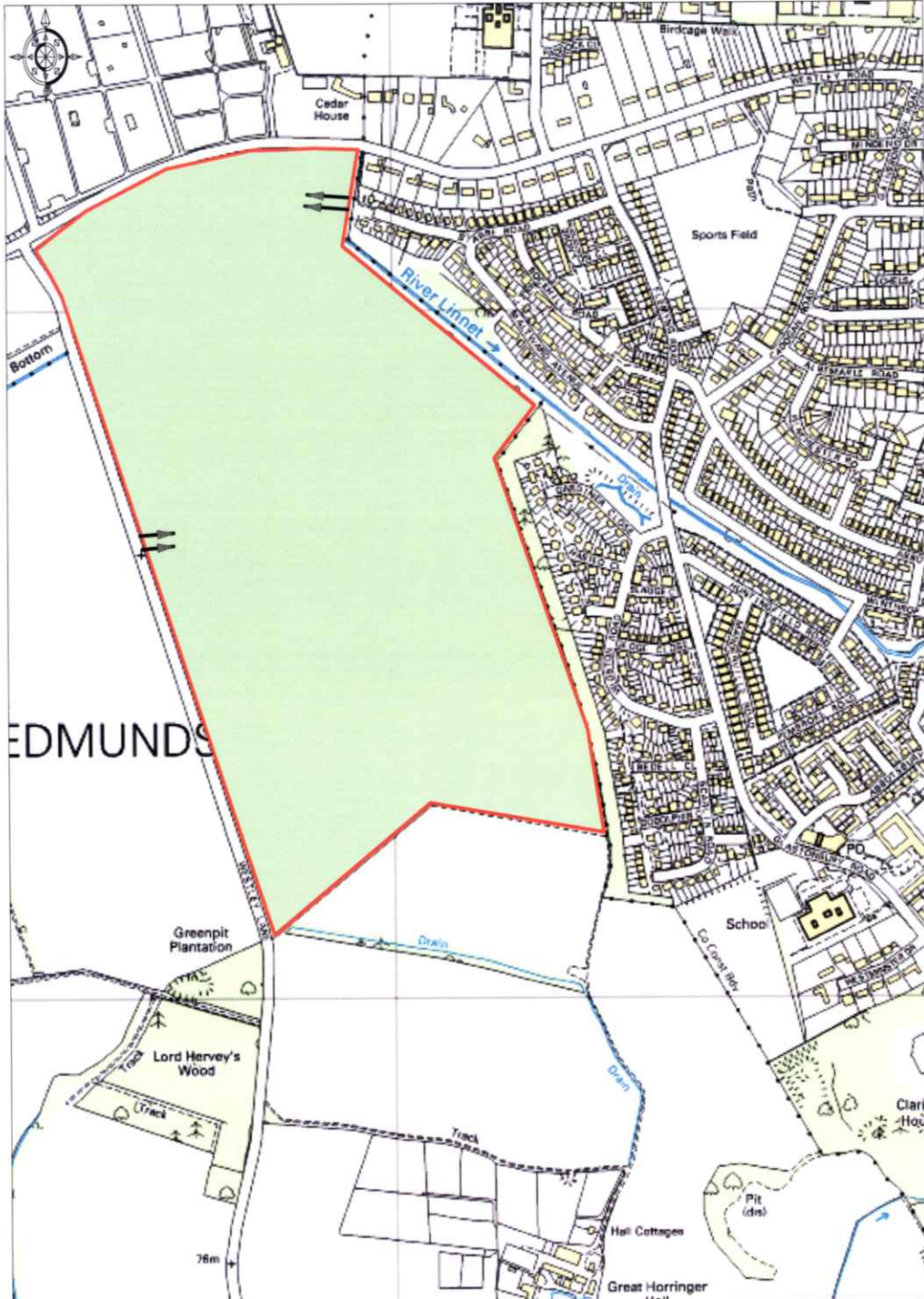
## Site Allocations Development Plan Document

### SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
<b>1</b>	To improve the health of the population overall	Positive
<b>2</b>	To maintain and improve levels of education and skills in the population overall	Positive
<b>3</b>	To reduce crime and anti-social activity	Positive
<b>4</b>	To reduce poverty and social exclusion	Positive
<b>5</b>	To improve access to key services for all sectors of the population	Positive
<b>6</b>	To offer everybody the opportunity for rewarding and satisfying employment	Positive
<b>7</b>	To meet the housing requirements of the whole community	Positive
<b>8</b>	To improve the quality of where people live and to encourage community participation	Positive
<b>9</b>	To improve water and air quality	Positive
<b>10</b>	To conserve soil resources and quality	Positive
<b>11</b>	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive
<b>12</b>	To reduce waste	Positive

	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
<b>13</b>	To reduce the effects of traffic on the environment	Positive
<b>14</b>	To reduce contributions to climate change	Positive
<b>15</b>	To reduce vulnerability to climatic events	Positive
<b>16</b>	To conserve and enhance biodiversity	Positive
<b>17</b>	To conserve and where appropriate enhance areas of historical and archaeological importance	Positive
<b>18</b>	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Positive
<b>19</b>	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive
<b>20</b>	To revitalise town centres	Positive
<b>21</b>	To encourage efficient patterns of movement in support of economic growth	Positive
<b>22</b>	To encourage and accommodate both indigenous and inward investment	Positive

# Land to the west of Bury St Edmunds



Ordnance Survey

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