

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document



St Edmundsbury
BOROUGH COUNCIL

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@stedsbcc.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 _____

Organisation NATIONAL GRID PROPERTY (HOLDINGS) LIMITED

Address AVERY COURT, WADE ROAD, BASINGSTOKE

Postcode RG24 8G2

Telephone REFER TO AGENT

Email address _____

Your agents (if applicable) _____

Organisation PLANNING PERSPECTIVES LLP

Address 24 BRUTON PLACE, LONDON

Postcode W1J 6NE

Telephone 020 7493 6008

Email address tim.waters@planper.com

Site Owner NATIONAL GRID (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 GAS HOLDER SITE AND ADJOINING LAND

Location TAYFEN ROAD, BURY ST EDMUNDS

Total Area 1.21 (ha)

Of which 1.21 (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)

OPERATIONAL GAS HOLDER AND GAS PRESSURE REDUCTION STATION WITH DEPOT

Suggested uses

AS PER CURRENT AND ADOPTED POLICY BSE9 OF ST EDMUNDSBURY BOROUGH REPLACEMENT LOCAL PLAN 2006 (RETAIL WAREHOUSING, FOODSTORE, RESIDENTIAL, LEISURE)

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	YES	AS DESCRIBED IN CONCEPT STATEMENT (OCTOBER 2007)
Nature designation	NO	
Land contamination	YES	AS DESCRIBED IN CONCEPT STATEMENT (OCTOBER 2007)
Conservation Area	NO	
Special Landscape Area	NO	

How close is the nearest bus stop?	260 metres (MAIN BUS STATION) Bus service numbers NOT KNOWN
How close is the nearest primary school?	840 metres (ST LOUIS CATHOLIC MIDDLE SCHOOL)
How close is the nearest shop that will provide day-to-day food needs?	metres PROPOSED REGENERATION SCHEME WILL PROVIDE
How close is the nearest doctor's surgery?	0.5 kilometres (SWAN SURGERY, NORTHGATE BUSINESS CENTRE)

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

DECOMMISSIONING OF GAS HOLDER, SITE REMEDIATION AND REQUIREMENT TO RETAIN GAS PRESSURE REDUCTION STATION.

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

SUBJECT OF ADOPTED DEVELOPMENT PLAN ALLOCATION (POLICY BSE9)

4. OTHER INFORMATION

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

NO -- BUT SITE WILL BE SUBJECT TO ABNORMAL COSTS ASSOCIATED PRINCIPALLY WITH GAS HOLDER REMOVAL AND REMEDIATION.

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.

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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	NEUTRAL
3	To reduce crime and anti-social activity	POSITIVE
4	To reduce poverty and social exclusion	NEUTRAL
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	NEUTRAL
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

