

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

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: ~~Simon Lott~~ Simon Lott
 Organisation: Simon Lott Ltd
 Address: Capstone House, Prospect Park, Dunsboro Way, Chesterfield, Derbyshire

Telephone: (01246) 455900
 Postcode: S44 9BH

Email address: Simon.Lott@simon.ltd

Your agents (if applicable): AML & CRUIK
 Organisation: SAVA SERVICES
 Address: 21 DOCTHER ROAD, BURY ST EDMUNDS, SUFFOLK

Telephone: 0788 432 6688
 Postcode: IP33 2HL

Email address: SUMAX@SVADET.CO.UK

Site Owner: MacRae Estates
 Address: KILVINSTONE HALL, THE FORD

Postcode: IP24 2RL

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: VINEFIELDS FARM
 Location: BOY ST AND HOADS
 Total Area: 18.25 (ha)
 Of which: — (ha) is on brownfield land
 Of which: All (ha) is on greenfield land
 Ordnance Survey Grid Reference: TL 863 637
 Current use(s) (please specify last use if vacant): AGRICULTURAL

MANICULTURE on LOTION

- Suggested uses:
- i) WORK AND CONFERENCE VENUE - 6HA
 - ii) WALKING / RECREATION / SPORT - 16HA
 - iii) EMPLOYMENT - SMALL SCALE 81 AND 85
 - iv) USERS TO USE. A COUNTRY WALKER (WALK-ROAD)
 - v) PARK AND RIDE FACILITY - 6HA

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	No	
Nature designation	No	BUT ADJACENT
Land contamination	No	
Conservation Area	No	ADJACENT TOO
Special Landscape Area	No	

How close is the nearest bus stop?	metres	ADJACENT (SOUTH)
How close is the nearest primary school?	metres	ADJACENT (NORTH)
How close is the nearest shop that will provide day-to-day food needs?	metres	200
How close is the nearest doctor's surgery?	kilometres	0.5 miles

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

LOCAL DEMAND STUDY SHOWS STRONG INTEREST FROM OCCASIONAL OPERATORS AS WELL AS OTHER EMPLOYERS PRESENT, THE RESULTS PRESENT AND OTHER EMPLOYERS OPERATORS. FROM AND RIDE APPEARS TO BE A USEFUL FACILITY BUT ALSO STUDY HAS BEEN UNDERWRITTEN.

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

4. OTHER INFORMATION

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

Yes.

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

SUSTAINABLE EMPLOYMENT GUARANTEES.

Access to resources: A large area of existing resources and facilities - physically practical if the site is used for other purposes.

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

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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	✓ - LESSURE 2 REPERMITS
2	To maintain and improve levels of education and skills in the population overall	✓ - LEAD + SPAN BUDG + EMPLOY
3	To reduce crime and anti-social activity	? - REPERMITS/AMENDMENTS FOR HELP
4	To reduce poverty and social exclusion	✓ - SKILLS FOR LIFE + EMPLOYMENT
5	To improve access to key services for all sectors of the population	✓ - PARK 2 RIDE
6	To offer everybody the opportunity for rewarding and satisfying employment	✓ - QUALITY OF JOB OPPORTUNITIES
7	To meet the housing requirements of the whole community	N/A
8	To improve the quality of where people live and to encourage community participation	✓ - ALL ASPECTS
9	To improve water and air quality	N/A
10	To conserve soil resources and quality	X - CAUSE REPERMITS/SUPPERS
11	To use water and mineral resources efficiently, and re-use and recycle where possible	N/A
12	To reduce waste	N/A

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	✓ - REDUCE ROAD TRAFFIC
14	To reduce contributions to climate change	✓ - REDUCE CONTRIBUTIONS TO CLIMATE CHANGE
15	To reduce vulnerability to climatic events	N/A
16	To conserve and enhance biodiversity	NO
17	To conserve and where appropriate enhance areas of historical and archaeological importance	✓ - BY REDUCING TRAFFIC AND ROAD CENTRES
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	✓ - LAND TO BE SAVERED IS OF HISTORICAL VALUE.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓ - ECONOMICALLY VIABLE USES PROPOSED
20	To revitalise town centres	✓ - STREETS 13/14 ABOVE
21	To encourage efficient patterns of movement in support of economic growth	✓ - " " "
22	To encourage and accommodate both indigenous and inward investment	✓ - ENCOURAGE VISITORS + CREATE LOCAL JOBS.

ACCESS - A - AGRICULTURAL
B - FOOTPATH AND / CYCLES

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