



Our Ref: AJH/jh/27-8028

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Bury St Edmunds Suffolk IP33 1UZ
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E bury@brown-co.com

15th May 2008

Planning & Engineering Services
St Edmundsbury Borough Council
PO Box 122
Bury St Edmunds
Suffolk
IP33 3YS

5532
mapped.

ECONOMY &
19 MAY 2008
ENVIRONMENT

Dear Sirs

**ST EDMUNDSBURY LOCAL DEVELOPMENT FRAMEWORK REVIEW
SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT
LAND AT BRADFIELD ST GEORGE**

Please find enclosed our Site Submission Form duly completed on behalf of our client, Mr C Rush. We also attach the appropriate plans and policy documents.

Should you require any further details, please let me know.

Yours faithfully

R A J Holliday FRICS

For and on behalf of Brown & Co - Property and Business Consultants LLP
Direct Dial: 01284 731453 Email: anthony.holliday@brown-co.uk

Encs:

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@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
 - 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 **C RUSH**

Organisation **- - -**

Address **ARDRELLA, FREEWOOD STREET. BRADFIELD ST GEORGE, BURY ST EDMUNDS,
SUFFOLK**

Postcode **IP30 0AY**

Telephone **-**

Email address **-**

Your agents (if applicable) **R A J HOLLIDAY FRICS**

Organisation **BROWN & CO**

Address **ANGEL CORNER
8 ANGEL HILL, BURY ST EDMUNDS, SUFFOLK**

Postcode **IP33 1UZ**

Telephone **01284 725715**

Email address **anthony.holliday@brown-co.com**

Site Owner **C RUSH**

Address **As above**

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 AT BRADFIELD ST GEORGE

Location FREWOOD STREET, BRADFIELD ST GEORGE

Total Area 2.72 (ha)

Of which ---(ha) is on brownfield land

Of which 2.72 is on greenfield land

Ordnance Survey Grid Reference TL 9160 AND 3906

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

Agricultural

Suggested uses

Residential

3. DEVELOPMENT CONSTRAINTS

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

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

How close is the nearest bus stop?	100 metres Bus service numbers
How close is the nearest primary school?	TBC metres
How close is the nearest shop that will provide day-to-day food needs?	TBC metres
How close is the nearest doctor's surgery?	TBC kilometres

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

Not aware of any

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

PROVISION OF AFFORDABLE HOUSING

4. OTHER INFORMATION

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

NO

Level of developer interest, if known:

Low

Medium

High

Likely time frame for development:

6-10 years

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

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	NEUTRAL
2	To maintain and improve levels of education and skills in the population overall	NEUTRAL
3	To reduce crime and anti-social activity	NEUTRAL
4	To reduce poverty and social exclusion	NEUTRAL
5	To improve access to key services for all sectors of the population	NEUTRAL
6	To offer everybody the opportunity for rewarding and satisfying employment	NEUTRAL
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	
9	To improve water and air quality	NEUTRAL
10	To conserve soil resources and quality	NEUTRAL
11	To use water and mineral resources efficiently, and re-use and recycle where possible	NEUTRAL
12	To reduce waste	NEUTRAL

	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	NEUTRAL
15	To reduce vulnerability to climatic events	NEUTRAL
16	To conserve and enhance biodiversity	NEUTRAL
17	To conserve and where appropriate enhance areas of historical and archaeological importance	NEUTRAL
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	NEUTRAL
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	NEUTRAL
20	To revitalise town centres	NEUTRAL
21	To encourage efficient patterns of movement in support of economic growth	NEUTRAL
22	To encourage and accommodate both indigenous and inward investment	NEUTRAL

Brown, David

From: ldf
Sent: 19 May 2008 17:01
To: 'bury@brown-co.com'
Subject: FW: Site Allocations Development Plan

-----Original Message-----

From: ldf
Sent: 19 May 2008 16:58
To: 'Anthony.holiday@brown-co.uk'
Subject: Site Allocations Development Plan

Dear Mr Holliday

I refer to your site submission dated 15 May and received in this office today, which was made on behalf of C Rush (your ref AJH/jh/27-8028) .

The date for receipt of LDF Site Submissions was Friday 9th May - having been widely publicised prior to that date.

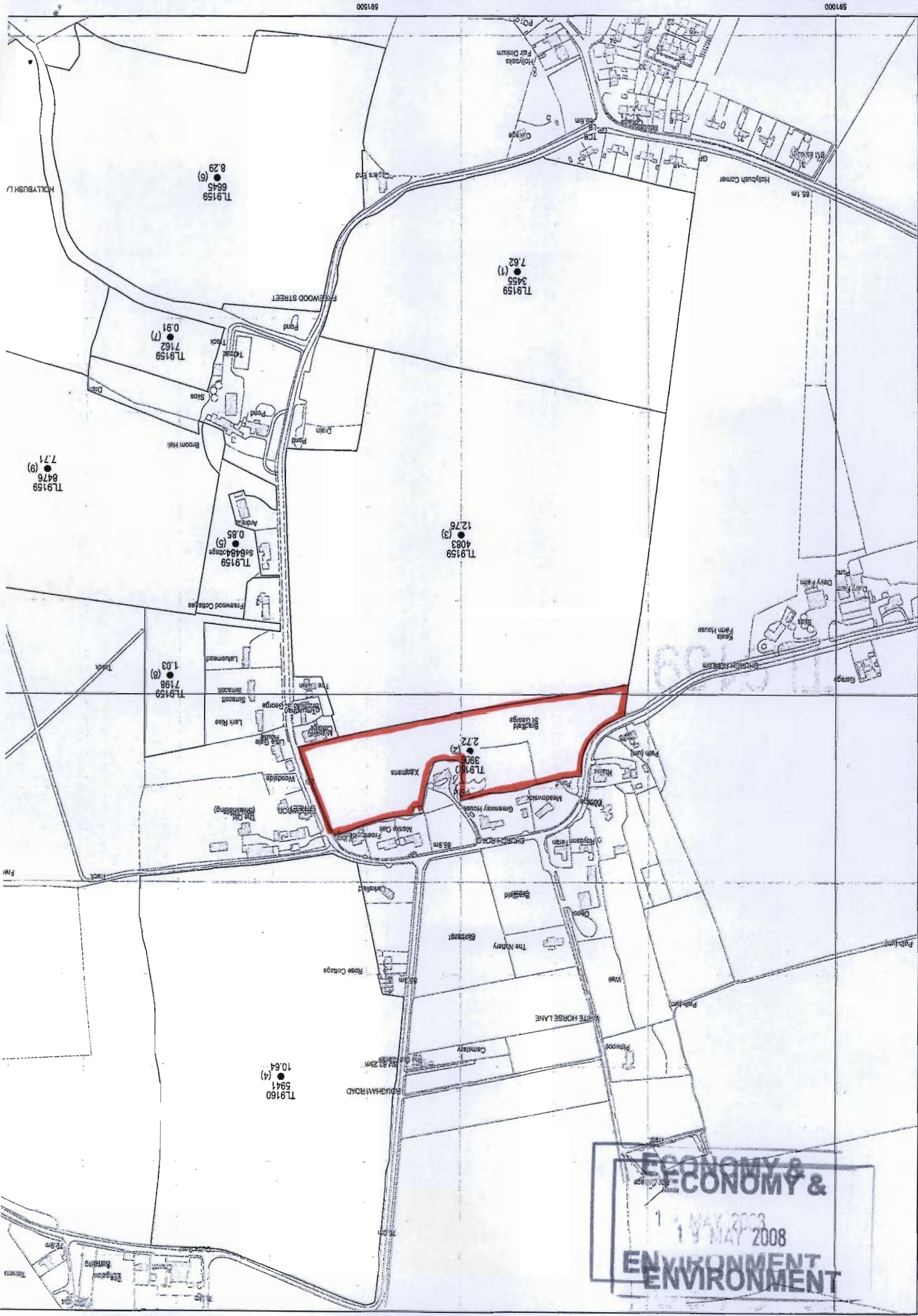
Unfortunately, I cannot give you any assurance that your submission will be able to go through the full process than those submissions received before the deadline date will be subject to and consider that this situation should be brought to your attention and in turn that you should also advise your client of this.

I trust the above information is of assistance.

David Brown
Planning policy section

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ECONOMY & ENVIRONMENT
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