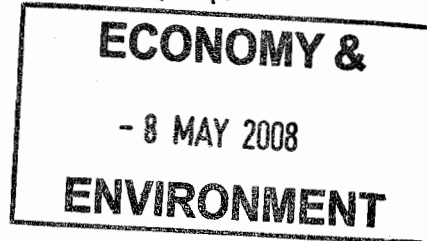


Planning & Engineering Services  
St Edmundsbury Borough Council  
PO Box 122  
Bury St Edmunds  
Suffolk IP33 3YS

SS3 3YS  
mapped.



FROM: ROGER DAVISON  
DIRECT TEL: 01284 748611  
FAX: 01284 748612  
EMAIL: RDAVISON@LSK.CO.UK

Our Ref: RDD/sjt/33505

7<sup>th</sup> May 2008

Dear Sirs

**Re: St Edmundsbury Local Development Framework – Site Allocations  
Land Bid in respect of Land to the rear of The Bull Public House – Troston**

Please find enclosed herewith our completed site submission form in respect of the above for your consideration.

Please come back to the writer if you have any queries.

Yours faithfully

**R D Davison**

enc:

cc: Ms Helen Krailing – Greene King Plc

10 RISBYGATE STREET BURY ST EDMUNDS SUFFOLK IP33 3AA DX 57246 BURY ST EDMUNDS  
TEL: 01284 748600 FAX: 01284 748610

*Partners* Rowland Beaney FRICS FAAY, Roger Davison FNAEA, Chris Philpot BSc FRICS FNAEA, Robert Bryce MRICS FAAY, Philip Scarff BSc (Hons) MRICS FAAY, Gerard Smith BA (Hons) MRICS FAAY,  
George Lock FRICS FAAY

*Residential Manager* Jan Jones *Auction Centre Manager* Edward Crichton *Survey Department* Gerald Brown FRICS FAAY MRICS *Accounts Manager* Brian Fullam

AND AT STOWMARKET SUFFOLK TEL: 01449 612384 FAX: 01449 677185

**St Edmundsbury Local Development Framework**

**Site Allocations Development Plan Document**

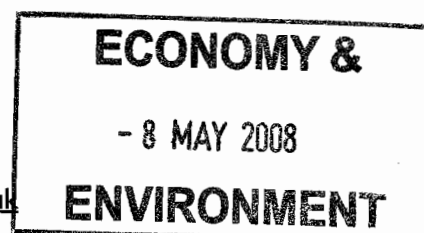
**SITE SUBMISSION FORM**

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<sup>th</sup> 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](mailto: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](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**

The 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 area identified as brownfield (**shaded blue**) and/or greenfield land (**shaded green**).

4. Land to the rear of The Bull Public House, Troston

**I. CONTACT DETAILS**

**Your name** Roger Davison.....

**Organisation** Lacy Scott & Knight.....

**Address** 10 Risbygate Street.....  
Bury St Edmunds.....  
Suffolk.....  
.....**Post Code** IP33 3AA

**Telephone** 01284 748600.....

**Email address** rdavison@lsk.co.uk.....

**Your agents** NOT APPLICABLE

**Site Owner** Greene King Plc.....

**Address** Abbot House.....  
Westgate Brewery .....  
Bury St Edmunds.....  
Suffolk..... **Post Code** IP33 1QT

**Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework:** YES

Land to the rear of The Bull Public House, Troston

## 2. SITE DETAILS

**Site name** Land to the rear of The Bull Public House

**Location** Ixworth Road, Troston .....

**Total Area** 0.64 (ha) Outlined in red on the attached plan.

Of which 0.64 (ha) is on greenfield land

### Ordnance Survey Grid Reference

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

Playing field.....

.....

### Suggested uses

Private sector housing, affordable housing and equipped children's play area.

## 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	But designated as Recreational Open Space in the Local Plan

How close is the nearest bus stop?	100 metres Bus service numbers – 332 and 333
How close is the nearest primary school?	3,540 metres
How close is the nearest shop that will provide day-to-day food needs?	2,092 metres
How close is the nearest doctor's surgery?	4.18 kilometres

Land to the rear of The Bull Public House, Troston

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

The site is currently designated as Recreational Open Space in the Local Plan. Please see supporting statement .....

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

The site conforms with Policy L4 in the current Local Plan in that it can provide alternative open space, children's play facilities and sports field facilities within the site and on adjacent land within the ownership of Greene King plc. This is identified need confirmed by the approach to the landowners from the Parish Council.

The site conforms to Policy L5 in the current Local Plan by being able to provide alternative and far improved and larger playing field facilities on adjacent land within ownership.

**4. OTHER INFORMATION**

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

Strong commercial demand for this type of site with residential planning permission. Interest has already been expressed by a local housing association in providing affordable housing subject to Local Needs survey.

**Level of developer interest, if known:** HIGH

**Likely time frame for development:** 0-5 years and 6-10 years

The likely time frame development is considered to be over these proposed Local Development Framework period.

**Any further information: Please supply four copies of any supportive statements or an electronic version.**

Please see supporting statement.

## St Edmundsbury Local Development Framework

### Site Allocations Development Plan Document

#### SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	Please indicate whether your proposal will have a +ve or -ve contribution towards each objective
1	To improve the health of the population overall	+ve
2	To maintain and improve levels of education and skills in the population overall	+ve
3	To reduce crime and anti-social activity	
4	To reduce poverty and social exclusion	+ve
5	To improve access to key services for all sectors of the population	+ve
6	To offer everybody the opportunity for rewarding and satisfying employment	
7	To meet the housing requirements of the whole community	+ve
8	To improve the quality of where people live and to encourage community participation	+ve
9	To improve water and air quality	+ve
10	To conserve soil resources and quality	

Land to the rear of The Bull Public House, Troston

	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a +ve or -ve contribution towards each objective</b>
<b>11</b>	To use water and mineral resources efficiently, and re-use and recycle where possible	+ve
<b>12</b>	To reduce waste	
<b>13</b>	To reduce the effects of traffic on the environment	
<b>14</b>	To reduce contributions to climate change	+ve
<b>15</b>	To reduce vulnerability to climatic events	+ve
<b>16</b>	To conserve and enhance biodiversity	+ve
<b>17</b>	To conserve and where appropriate enhance areas of historical and archaeological importance	
<b>18</b>	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	
<b>19</b>	To achieve sustainable levels of prosperity and economic growth throughout the plan area	+ve
<b>20</b>	To revitalise town centres	
<b>21</b>	To encourage efficient patterns of movement in support of economic growth	+ve
<b>22</b>	To encourage and accommodate both indigenous and inward investment	+ve

**Lacy Scott & Knight**  
7<sup>th</sup> May 2008

Land to the rear of The Bull Public House, Troston

**LAND TO THE REAR OF  
THE BULL  
IXWORTH ROAD  
TROSTON**

**SUPPORTING STATEMENT**

The site is currently leased from Greene King plc by the Parish Council and utilised for general recreational purposes. The Parish Council have approached Greene King to establish whether a more permanent basis than the current licence might be established as it appears there is a possibility of grant money available towards upgrading the current substandard play equipment on site.

Greene King also own the adjoining field to the rear outlined in blue on the attached plan and which extends to just over 11 acres. The company would be receptive to the development of the existing playing field for housing, to include affordable housing, and to grant a long term lease on sufficient area of the land to the rear to enable provision of a sports field/football pitch and equipped play area at a nominal ground rent.

Troston has benefited from small estate development during the early part of the last quarter of the last century but no significant development has taken place since and none is planned or likely to the best of our knowledge. In response to the questionnaire on Core Strategy, we have made representation that such villages should be permitted a limited amount of new housing within the planned period, to ensure sustainable and balanced communities.

**Lacy Scott & Knight**  
**7<sup>th</sup> May 2008**

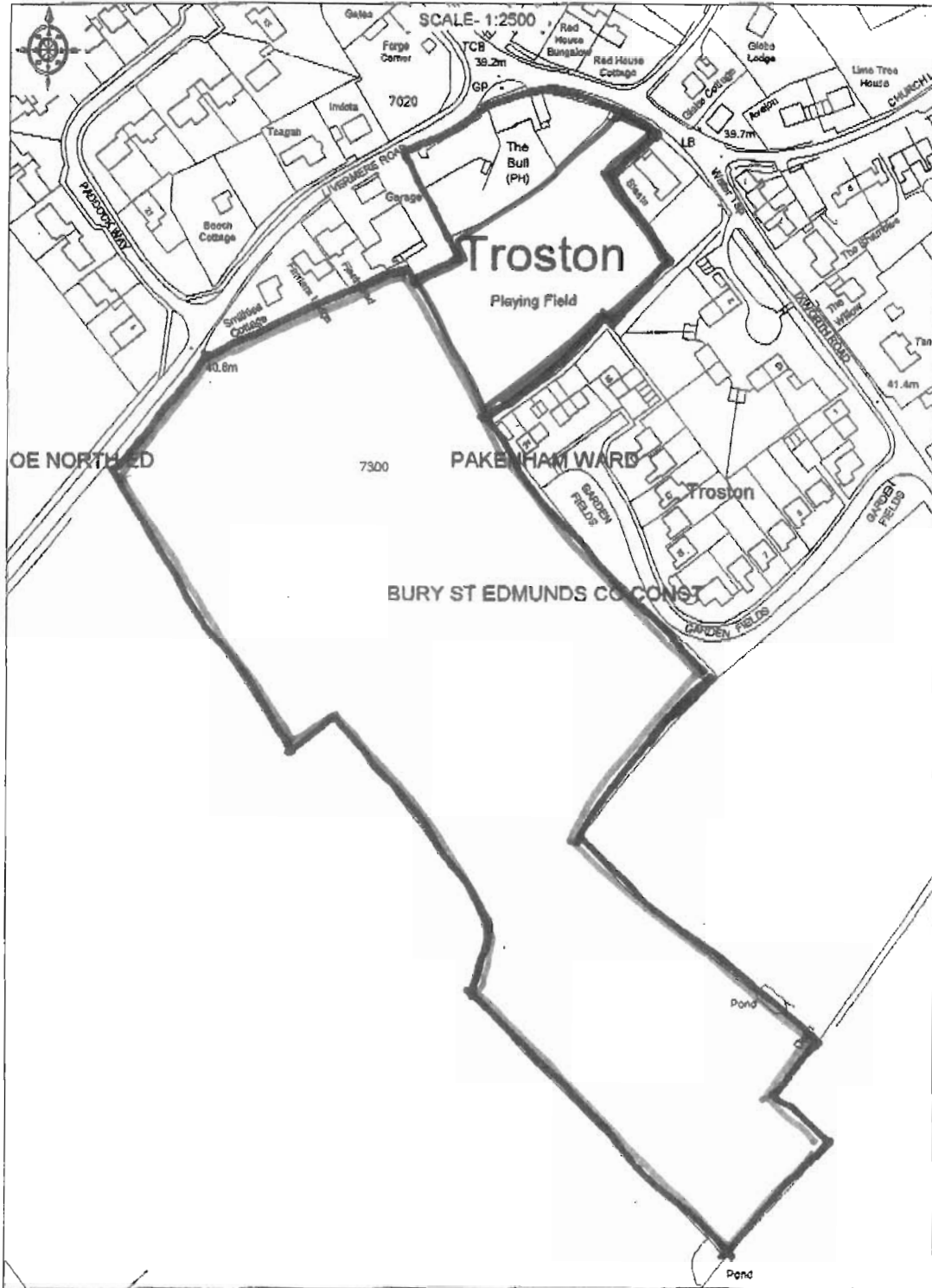


748610

# BULL, TROSTON

- 8 MAY 2008

# ECONOMY & ENVIRONMENT



© Crown Copyright 1998 Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:2500  
 (Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©1998 Thomson Directorate Ltd.

SEPTEMBER 98



**ECONOMY &**

- 8 MAY 2008

**ENVIRONMENT**



50 0 50 100 150

Metres

Scale: 1:5,000