

6 May 2008
IPRU5240/R1/001/ER



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

Mark Russell BSc (Hons) MRICS
E: m russell@savills.com
DL: +44 (0) 1223 347080
F: +44 (0) 1223 347111

Unex House
132-134 Hills Road
Cambridge CB2 8PA
T: +44 (0) 1223 347 000
savills.com



Dear Sir/Madam

SITE SPECIFIC ALLOCATIONS

Please find enclosed two applications that we wish to be considered in the Site Allocations Development Plan Document of the St Edmundsbury LDF. The sites proposed lie within Bury St Edmunds. As requested we have outlined the sites in red with the relevant hatching. In addition, we have marked in brown the access points.

Please could you acknowledge the receipt of these documents. Should you have any queries or comments about the applications, please contact me.

Thank you for your co-operation.

Yours faithfully

M. EDWARDS.

Mark Russell BSc (Hons) MRICS
Associate Director

Enc

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@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

Organisation **MACRAE ESTATES**

Address **C/O TAYLOR VINTERS SOLICITORS, MERLIN PLACE, MILTON ROAD
CAMBRIDGE**

Postcode **CB4 0DP**

Telephone

Email address

Your agents (if applicable) **MARK RUSSELL**

Organisation **SAVILLS (L+P) LTD**

Address **UNEX HOUSE, 132-134 HILLS ROAD, CAMBRIDGE**

Postcode **CB2 8PA**

Telephone **01223 347000**

Email address **MRUSSELL@SAVILLS.COM**

Site Owner **MACRAE ESTATES**

Address **C/O TAYLOR VINTERS SOLICITORS, MERLIN PLACE, MILTON ROAD
CAMBRIDGE**

Postcode **CB4 0DP**

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

2. SITE DETAILS

Site name VINEFIELDS 2

Location BURY ST EDMUNDS

Total Area 11.21 (ha)

Of which 0 (ha) is on brownfield land

Of which 11.21 (ha) is on greenfield land

Ordnance Survey Grid Reference 586338,264081

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

AGRICULTURAL LAND

Suggested uses

RESIDENTIAL/SHELTERED ACCOMMODATION/NURSING HOME/AND ANCILLARY DEVELOPMENT.

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	NO	
Nature designation	YES	SSSI – ACKNOWLEDGE BY NATURAL ENGLAND AS DEFUNCT.
Land contamination	NO	
Conservation Area	NO	
Special Landscape Area	NO	

How close is the nearest bus stop?	LESS THAN 400 metres Bus service numbers 83
How close is the nearest primary school?	WITHIN 800 metres
How close is the nearest shop that will provide day-to-day food needs?	LESS THAN 400 metres
How close is the nearest doctor's surgery?	1.1 kilometres

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

CONSTRAINTS WILL BE RESEARCHED ALONGSIDE THE LDF PROCESS AND APPROPRIATE MITIGATION MEASURES IDENTIFIED.

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

Development on this site would accord with government objectives relating to there sustainable development as set out in PPS1 in that the site benefits from good public transport and is close to services and facilities such as schools and shops. Bury St Edmunds is also designated as a key centre for development and change in the RSS. Further development at Bury St Edmunds would therefore conform to regional policy.

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.

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

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

Vinefields 2, Bury St Edmunds.

