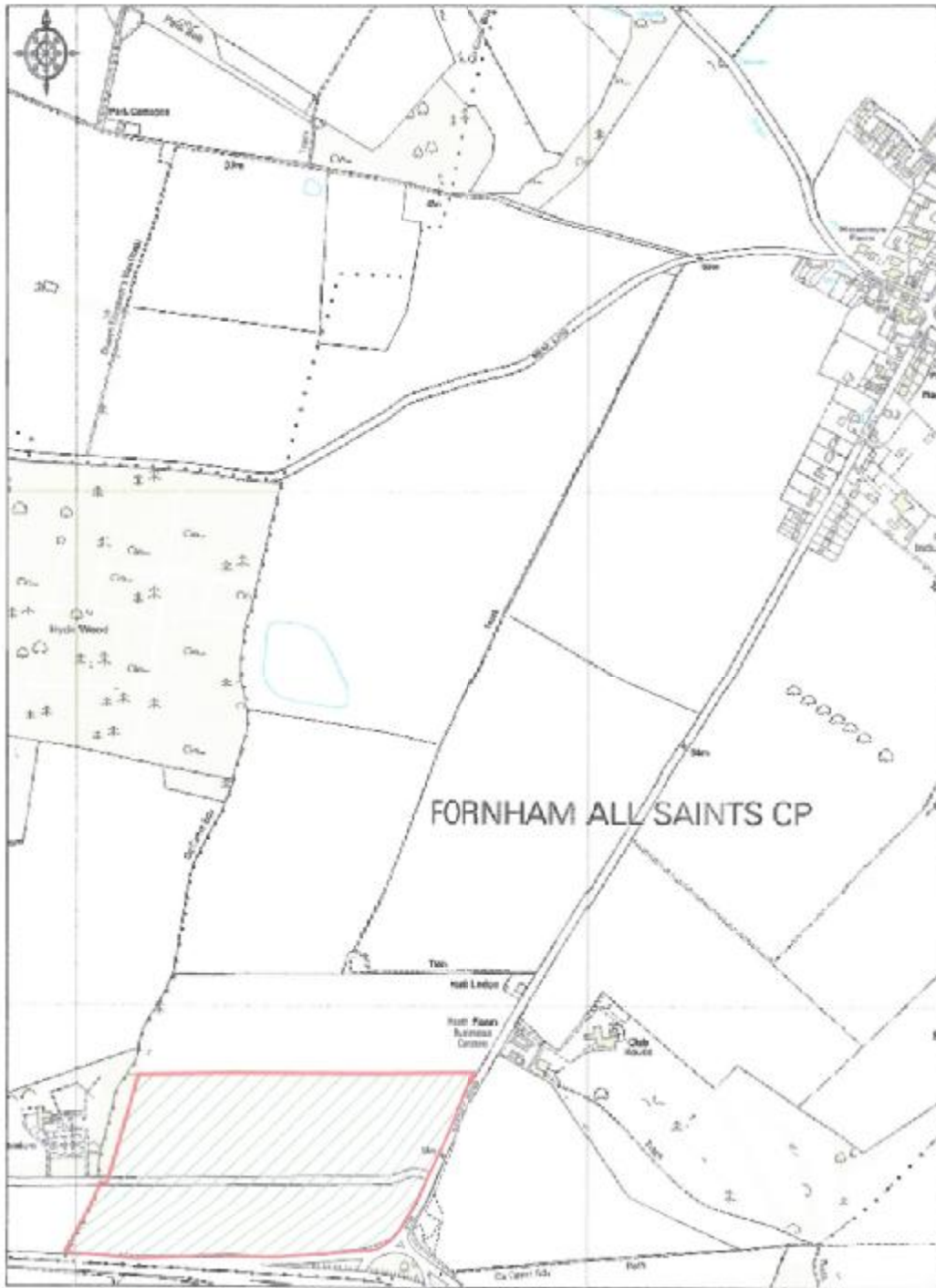


Site Allocation Development Plan - Site Submission
R.C. Browne & Son - Land to the North West of the B1106 and A14 Interchange
(Site D)



OS Ordnance Survey

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1. CONTACT DETAILS

Your name Peter & Charlie Browne
Organisation R. C. Browne and Son
Address Moseley's Farm, Fornham All Saints, Bury St Edmunds

Postcode IP28 6JY
Telephone 01284 725603
Email address rcbrowne@rcbfarms.com

Your agents (if applicable) N/A

Organisation
Address

Postcode
Telephone
Email address

Site Owner
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 Land to the North West of the B1106 and A14 Interchange

Location Bury St Edmunds

Total Area 23.59 (ha)

Of which _____ (ha) is on brownfield land

Of which 23.59ha is on greenfield land

Ordnance Survey Grid Reference _____

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

Agricultural

Suggested uses

Employment

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?	1,000 metres Bus service numbers
How close is the nearest primary school?	2,960 metres
How close is the nearest shop that will provide day-to-day food needs?	2,300 metres
How close is the nearest doctor's surgery?	3.14 kilometres

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

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

The site is on the edge of Bury St Edmunds, which is a key centre of

development and change as set out in the RSS. The site has an excellent location within the strategic network.

4. OTHER INFORMATION

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

Yes, it is a greenfield site with no significant abnormal development costs which would render the site unviable.

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