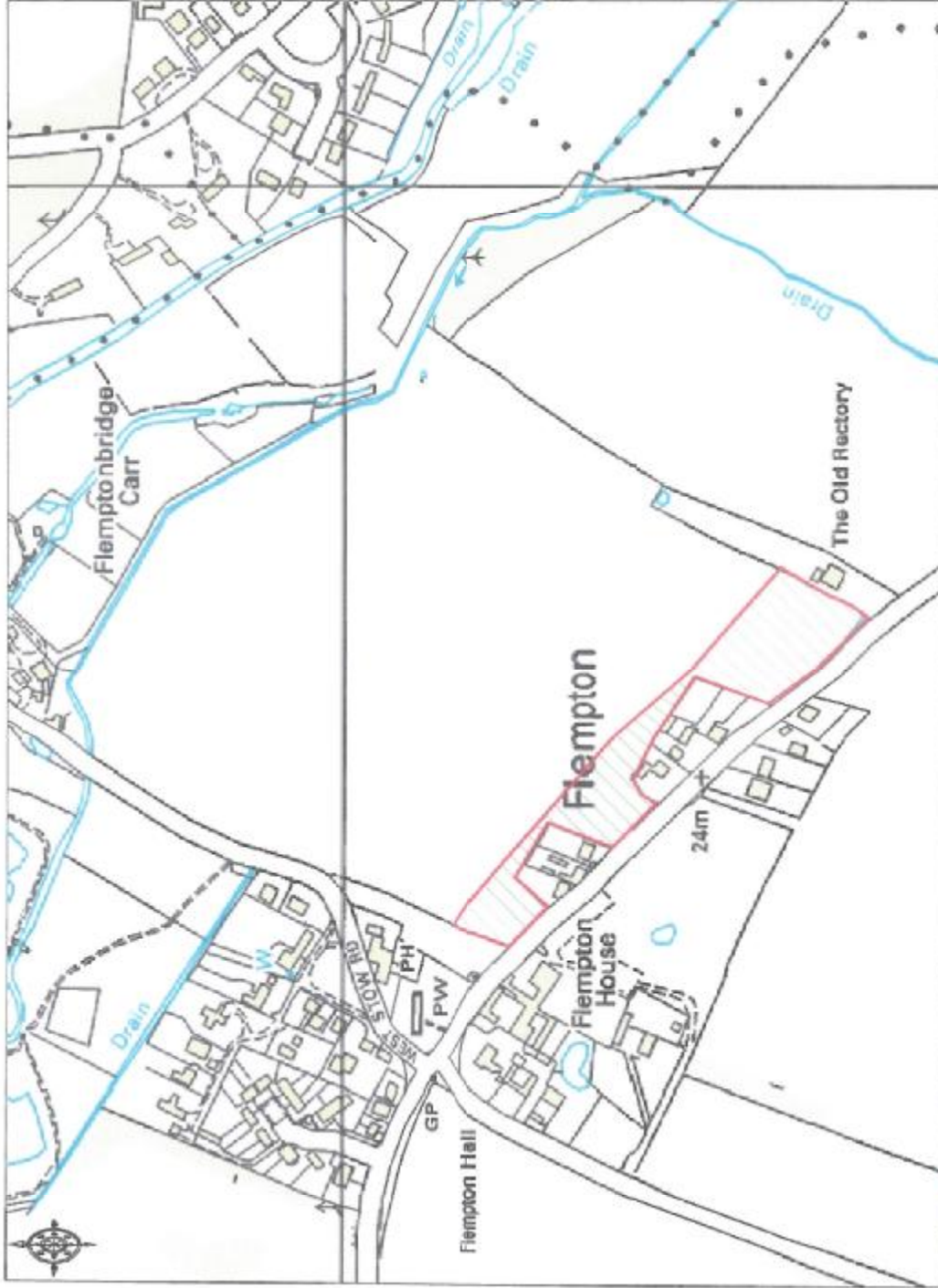


Site Allocation Development Plan - Site Submission  
R.C. Browne & Son - Land to the East of Flempton (Site H)



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## 1. CONTACT DETAILS

**Your name** Peter & Charlie Browne  
**Organisation** R. C. Browne and Son  
**Address** Moseley's Farm, Farnham 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 East of Flempton

**Location** Bury St Edmunds

**Total Area** 1.66 (ha)

Of which \_\_\_\_\_ (ha) is on brownfield land

Of which 1.66 (ha) is on greenfield land

**Ordnance Survey Grid Reference** \_\_\_\_\_

**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	Yes	Partially
Nature designation	No	
Land contamination	No	
Conservation Area	Yes	Partially
Special Landscape Area	Yes	

How close is the nearest bus stop?	316 metres Bus service numbers 355, 955, 155
How close is the nearest primary school?	5,050 metres
How close is the nearest shop that will provide day-to-day food needs?	5,400 metres
How close is the nearest doctor's surgery?	5.19 kilometres

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

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

There is a local need for houses in small villages. This development would

contribute to sustainability objectives such as public transport and local facility improvements.

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#### 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	++



	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
13	To reduce the effects of traffic on the environment	ii
14	To reduce contributions to climate change	iii
15	To reduce vulnerability to climatic events	iv
16	To conserve and enhance biodiversity	v
17	To conserve and where appropriate enhance areas of historical and archaeological importance	vi
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	vii
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	viii
20	To revitalise town centres	ix
21	To encourage efficient patterns of movement in support of economic growth	x
22	To encourage and accommodate both indigenous and inward investment	xi