

Our Ref: RJF/rah/25-6365

7th May 2008

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

Angel Corner 8 Angel Hill
Bury St Edmunds Suffolk IP33 1UZ
T 01284 725715 F 01284 725915
E bury@brown-co.com

SSSS
mapped.

Dear Sir

**ST EDMUNDSBURY LOCAL DEVELOPMENT FRAMEWORK REVIEW
SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT**

Please find enclosed our Site Submission Form duly completed on behalf of our clients, The Johnston Family. We also attach the appropriate plans and policy documents.

Should you require anything further please let me know.

Yours faithfully



Robert Fairey MRICS

Partner

For and on behalf of Brown & Co Property and Business Consultants LLP

Direct Dial: 01284 731450

Email: robert.fairey@brown-co.com

Enc.

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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

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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 Mrs M Johnston

Organisation _____

Address Barrow Hall, Barrow, Bury St Edmunds, Suffolk

Postcode IP29 5AX

Telephone _____

Email address mairi.johnston@barrowhallfarm.fsnet.co.uk

Your agents (if applicable) Mr R J Fairey MRICS

Organisation Brown & Co

Address Angel Corner, 8 Angel Hill, Bury St Edmunds, Suffolk

Postcode IP33 1UZ

Telephone 01284 731450

Email address robert.fairey@brown-co.com

Site Owner The Johnston Family

Address Barrow Hall, Barrow, Bury St Edmunds, Suffolk

Postcode IP29 5AX

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 Barrow Business Park

Location See attached plan (coloured blue on existing Local Plan Inset Map)

Total Area 1.00 (ha)

Of which _____ (ha) is on brownfield land

Of which 1.00 (ha) is on greenfield land

Ordnance Survey Grid Reference E575973, N264046

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

Agricultural.

Suggested uses

The site is already designated as a General Employment Area within the St Edmundsbury

Borough Councils Local Plan.

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	No	None.
Nature designation	No	None.
Land contamination	No	None.
Conservation Area	No	None.
Special Landscape Area	No	None.

How close is the nearest bus stop?	200 metres Bus service numbers: TBA
How close is the nearest primary school?	100 metres
How close is the nearest shop that will provide day-to-day food needs?	500 metres
How close is the nearest doctor's surgery?	600 metres

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?

Policy RA3 of the St Edmundsbury Borough Councils Local Plan designates the land as a General Employment Area.

4. OTHER INFORMATION

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

Negotiations are taking place with a developer who is keen to take on the site pending Finalising the Option/Sale Agreement.

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.

Please refer to; Policy RA3 in the Local Plan 2003.

- The Local Plan Inset Map of Barrow

St Edmundsbury Local Development Framework

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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	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	Positive
6	To offer everybody the opportunity for rewarding and satisfying employment	Positive
7	To meet the housing requirements of the whole community	Neutral
8	To improve the quality of where people live and to encourage community participation	Positive
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

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
12	To reduce waste	Neutral
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	Not applicable.
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	Positive
20	To revitalise town centres	Neutral
21	To encourage efficient patterns of movement in support of economic growth	Positive
22	To encourage and accommodate both indigenous and inward investment	Positive

Rural Employment Sites

15.8 The provision of further employment opportunities in the rural areas will be focused on the Rural Service Centres to help sustain balanced communities and reduce the need to travel. These could include small scale office schemes that primarily meet the needs of the settlement and the surrounding areas. There are already a number of well established General Employment Areas in the rural part of the borough and the continued use of these will be supported.

15.9 New sites are also allocated in appropriate Rural Service Centres to redress the balance between jobs and the working population. These new sites are at Barrow and Clare and are identified for B1 uses as part of a business park concept. The development of these sites is sensitive and therefore the Borough Council will only consider applications for planning permission once a development framework for the site has been agreed, including details of landscaping, access arrangement and site layout.

Policy RA3: GENERAL EMPLOYMENT AREAS - RURAL AREAS Index of Policies

The following areas are designated as General Employment Areas:

		Use Class
✓ a)	Barrow Business Park	(B1)
b)	Chedburgh	(B1, B2, B8)
c)	Clare Chilton Street Business Park	(B1)
d)	Clare Bridewell Industrial Estate	(B1, B8)
e)	Gorse Industrial Estate (Barnham)	(B1, B2, B8)
f)	Ingham	(B1, B8)
g)	Rougham	(B1, B2, B8)
h)	Saxham	(B1, B2, B8)
i)	Shepherd's Grove, Stanton	(B1, B2, B8)
j)	Wratting	(B1, B2, B8)

Within the General Employment Areas, the following land is available for development:

	Developable Site Area (Hectares)
Barrow Business Park	1.0
Clare Chilton Street Business Park	0.5
Chedburgh	2
Saxham	9.6
Shepherd's Grove, Stanton	53.29
Wratting	9.6
TOTAL AREA AVAILABLE	75.99

Proposals for B1, and B2 and B8 uses where appropriate, will be permitted within General Employment Areas providing that space requirements, parking, access and general environmental considerations can be met.

The following infrastructure is required to facilitate development:

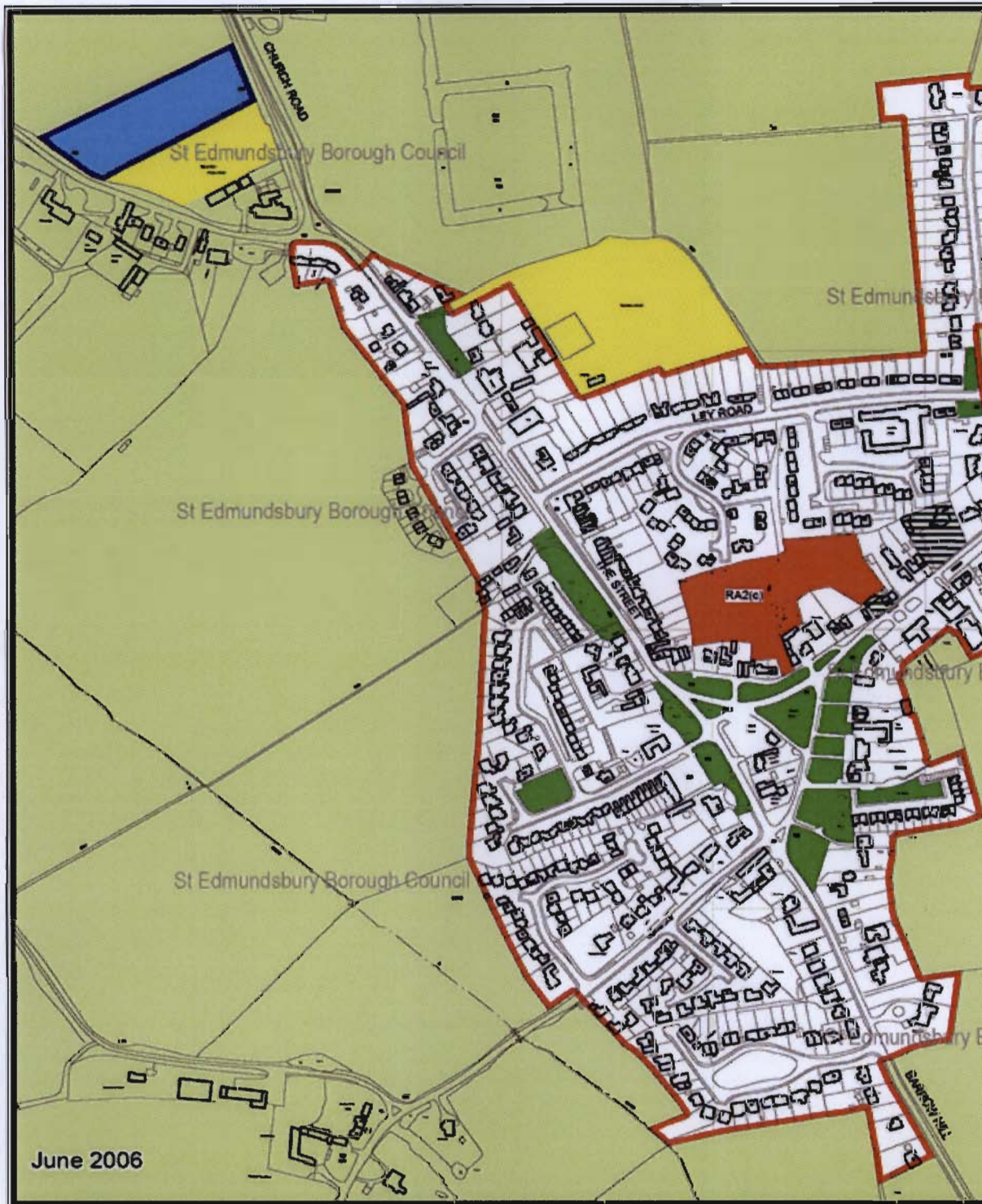
- a) An access road to Shepherd's Grove Industrial Estate**
- b) An access road to Chedburgh Industrial Estate**
- c) The Bury St Edmunds Eastern Relief Road to access land at Rougham**

The routes of the above road schemes are identified on the Proposals Map and will be safeguarded.

Note:

References to Classes B1, B2 and B8 are as defined in the Town & Country Planning (Use Classes) Order 1987 (as amended).

Barrow - West



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