

04/05/08

Your ref: RWH/CR/NJP/07/431  
Our ref: 01223 559207  
dd: 01223 559436  
df: r.hopwood@bidwells.co.uk  
e: 7 May 2008  
Date:



Planning and Engineering Services  
St Edmundsbury Borough Council  
P O Box 122  
Bury St Edmunds  
IP33 3YS

SS70  
mapped

Trumpington Road  
Cambridge CB2 9LD  
t: 01223 841841  
f: 01223 845150  
bidwells.co.uk

Dear Sir/Madam

**Re: Site Allocations Development Plan Document**

Please find enclosed a Site Specific Representation (Site Submission Form and Map) submitted on behalf of S W Cross and Sons Limited in relation to land west of Bardwell Road, Ixworth which is proposed for employment use.

Please do not hesitate to contact me if you require any additional information about the site.

Yours faithfully,

pp

**Rob Hopwood BA (Hons) BTP MRTPI  
Divisional Partner**

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](mailto: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](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

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 S W Cross & Sons Ltd

Organisation

Address

Postcode

Telephone

Email address

Your agents (if applicable) Bidwells

Organisation Bidwells

Address Bidwell House

Trumpington Road

Cambridge

Postcode CB2 9LD

Telephone 01223 559207 / 01223 559419

Email address rob.hopwood@bidwells.co.uk michael.hendry@bidwells.co.uk

Site Owner S W Cross & Sons Ltd

Address c/o Bidwells

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 west of Bardwell Road, Ixworth

**Location**

**Total Area** 1.629 (ha)

Of which 0 (ha) is on brownfield land

Of which 1.629 (ha) is on greenfield land

**Ordnance Survey Grid Reference**

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

Agriculture

**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?	500 metres Bus service numbers: 103, 104, 315, 338, 425, 463
How close is the nearest primary school?	500 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?	3.5 kilometres

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

None

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

Obviously the site remains to be allocated for development. It would conform with national, regional and emerging LDF policies in helping to meet and deliver employment. The site is located adjacent to a Key Service Centre.

#### 4. OTHER INFORMATION

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

No

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

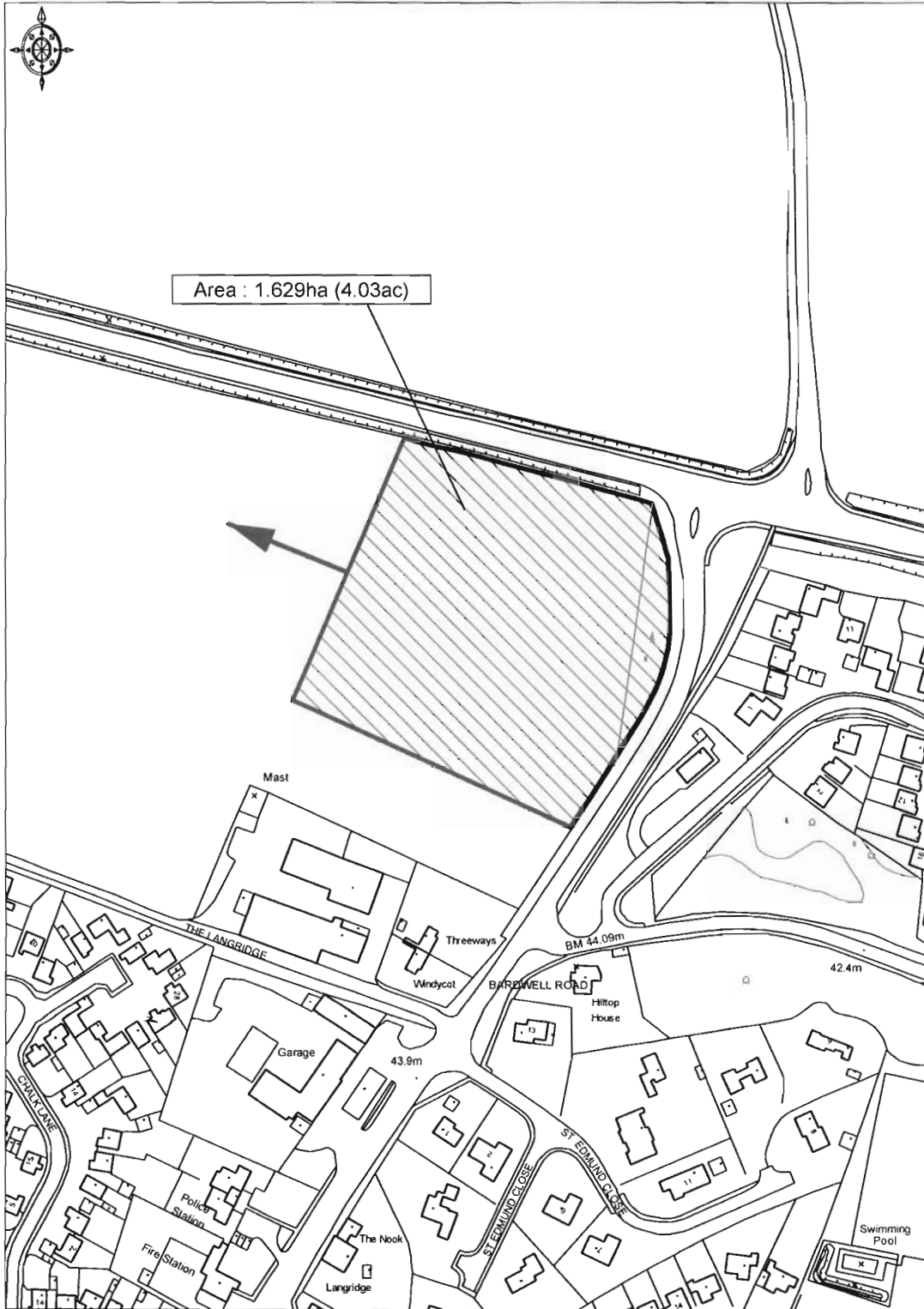
### Site Allocations Development Plan Document

#### SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	Please indicate whether your proposal will have a +ve or -ve 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	Positive
3	To reduce crime and anti-social activity	Positive
4	To reduce poverty and social exclusion	Positive
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	Positive
8	To improve the quality of where people live and to encourage community participation	Positive
9	To improve water and air quality	Positive
10	To conserve soil resources and quality	Negative

	SA Objective	Please indicate whether your proposal will have a +ve or -ve contribution towards each objective
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive
12	To reduce waste	Negative
13	To reduce the effects of traffic on the environment	Negative
14	To reduce contributions to climate change	0
15	To reduce vulnerability to climatic events	0
16	To conserve and enhance biodiversity	Positive
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Positive
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Positive
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive
20	To revitalise town centres	Positive
21	To encourage efficient patterns of movement in support of economic growth	Positive
22	To encourage and accommodate both indigenous and inward investment	Positive

# Suggested Site Allocation - LDF Land west of Bardwell Road, Ixworth



Ordnance Survey®

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Drawing Number: A.33,572  
O.S. Ref: TL 9371 SE  
Date: 14/4/2008

**BIDWELLS**

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bidwells.co.uk