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9 May 2008

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

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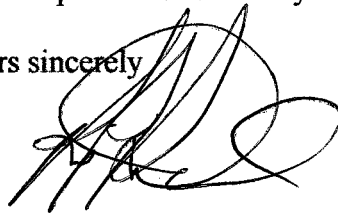
Dear Sir

Ref. Stonebridge, Horsecroft Road, Bury St Edmunds

Please find enclosed a Site Submission Form in connection with the Local Development Framework on behalf of Mr Cilliers

I will be pleased to furnish you with any further information you may require

Yours sincerely



R P Rushton

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@stedsbcc.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 MR F A CILLIERS
Organisation _____
Address STONE BRIDGE
HORSECROFT ROAD
BURY ST EDMUNDS
Postcode IP29 5NZ
Telephone 01350 01284754548
Email address _____

Your agents (if applicable) R P RUSHTON
Organisation _____
Address 37 GARDENERS WALK
EUMSWELL
BURY ST EDMUNDS
Postcode IP30 9ET
Telephone 01359 242471
Email address rod.rushton@fiscall.co.uk

Site Owner MR F A CILLIERS
Address STONE BRIDGE
HORSECROFT ROAD
BURY ST EDMUNDS
Postcode IP29 5NZ

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 STONEBRIDGE

Location HORSECROFT ROAD BURY ST. EDMUNDS

Total Area 0.434 (ha)

Of which _____ (ha) is on brownfield land

Of which 0.434 (ha) is on greenfield land

Ordnance Survey Grid Reference 847 629

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

GARDEN

Suggested uses A SINGLE DWELLING WITHIN A NATURAL

CLEARING IN THE ABOVE AREA.

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?	<u>500</u> metres
How close is the nearest primary school?	<u>1200</u> metres
How close is the nearest shop that will provide day-to-day food needs?	<u>500</u> metres
How close is the nearest doctor's surgery?	<u>1</u> 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?

LOCATED OUTSIDE OF A DESIGNATED HOUSING SETTLEMENT BOUNDARY

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

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.

The proposed development would be a detached property located within a natural clearing situated within the site referred to in section 2 of the application

Access to the property would be via the existing drive from Horsecroft Road leaving the access from Sharp Road for Stonebridge

Few if any trees or shrubs would be affected

The property would be constructed predominantly of sustainable timber, designed with the approval of the local planning authority

It would be constructed with a zero emissions rating and be heated with a heat pump and solar panels



**STONEBRIDGE,
HORSECROFT ROAD,
BURY ST EDMUNDS
IP 29 5NZ**

SCALE - 1:2500