

Your ref: R0292/E37
Our ref: LFP/CFB/080508
dd: 01603 229 312
df: 01603 763899
e: Christopher.Bond@bidwells.co.uk
Date: 8 May 2008



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

16 Upper King Street
Norwich NR3 1HA
t: 01603 763939
f: 01603 763899
bidwells.co.uk

**ECONOMY &
- 9 MAY 2008
ENVIRONMENT**

Dear Sirs

Site Submission Forms

We enclose five Site Submission Forms to be considered for the Site Allocations Development Plan Document on behalf of The Euston Estate. The sites are as follows:

- Troston Road / Green Lane, Honington
- Willow Green, Honington
- Manor Farm, Honington
- Coney Weston Road, Sapiston
- St Martins Meadow, Barnham

Should you have any questions please do not hesitate to contact Christopher Bond on 01603 229312. We look forward to hearing from you.

Yours faithfully

Bidwells

Enc.

SS80, 81, 82, 83



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

SS&O
mapped

Or email it to: LDF@stedsbcc.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 Christopher Bond
Organisation Bidwells
Address c/o Bidwells

Postcode

Telephone
Email address

Your agents (if applicable) Bidwells
Organisation Bidwells
Address 16 Upper King Street, Norwich, Norfolk

Postcode NR3 1HA

Telephone 01603 763939
Email address christopher.bond@bidwells.co.uk

Site Owner The Euston Estate
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

2. SITE DETAILS

Site name Willow Green

Location Honington

Total Area 0.69 (ha)

Of which 0 (ha) is on brownfield land

Of which 0.69 (ha) is on greenfield land

Ordnance Survey Grid Reference TL 9140 7480

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

.....

Suggested uses Residential use

.....

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	Yes	Zone 2
Nature designation	No	
Land contamination	No	
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	345 metres (approx) Bus service numbers 333 & 332
How close is the nearest primary school?	284 metres approx
How close is the nearest shop that will provide day-to-day food needs?	1625 metres approx
How close is the nearest doctor's surgery?	5.47 kilometres approx

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?

The proposal seeks the allocation of the site for residential use. The proposal for residential Development would conform with national, regional and emerging LDF policies in that it Would help to meet and deliver housing targets.

4. OTHER INFORMATION

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

No

Level of developer interest, if known:
Low

Likely time frame for development:

0-5

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

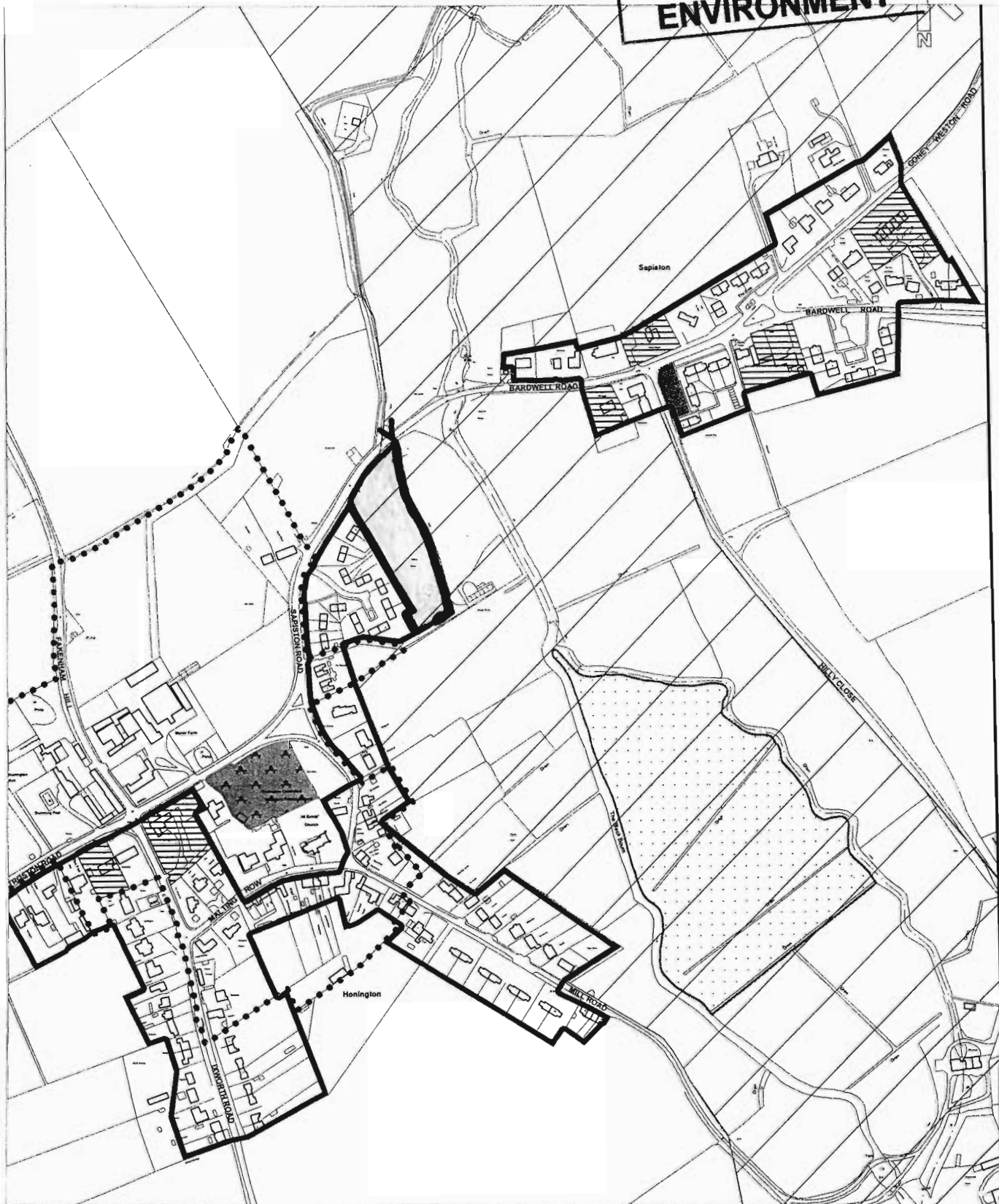
	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	Positive
2	To maintain and improve levels of education and skills in the population overall	Positive
3	To reduce crime and anti-social 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	Negative
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 (same for any residential development)
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive
12	To reduce waste	Negative (same for any residential development)

	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	Negative (same for any residential development)
14	To reduce contributions to climate change	Negative (same for any residential development)
15	To reduce vulnerability to climatic events	Negative (same for any residential development)
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

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Note: This plan is published for the
convenience only and although believed
to be correct its accuracy is not guaranteed
and it shall not be deemed to form part of the contract.

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www.bidwells.co.uk

Scale:

OS Ref:

Drawing No:

Date: