

# 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@stedsbcc.gov.uk](mailto:LDF@stedsbcc.gov.uk)

SSB  
mapped

**ECONOMY &**  
- 9 MAY 2008  
**ENVIRONMENT**

**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** 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** Manor Farm

**Location** Honington

**Total Area** 0.86 (ha)

Of which 0 (ha) is on brownfield land

Of which 0.86 (ha) is on greenfield land

**Ordnance Survey Grid Reference** TL 9130 7470

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

Agriculture

**Suggested uses** Residential use – Affordable and market housing

## 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?	17.5 metres (approx) Bus service numbers 333 & 332
How close is the nearest primary school?	4 metres approx
How close is the nearest shop that will provide day-to-day food needs?	1364 metres approx
How close is the nearest doctor's surgery?	5.14 kilometres approx

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

them?

None

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**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.

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#### 4. OTHER INFORMATION

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

No

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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.**

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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	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

# ECONOMY &

- 9 MAY 2008

# ENVIRONMENT



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## BIDWELLS

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.

16 Upper King Street, Norwich, NR3 1HA

Telephone: 01603 763939

Fax: 01603 763899

[www.bidwells.co.uk](http://www.bidwells.co.uk)

Scale:

OS Ref:

Drawing No:

Date: