

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document



St Edmundsbury
BOROUGH COUNCIL

SITE SUBMISSION FORM

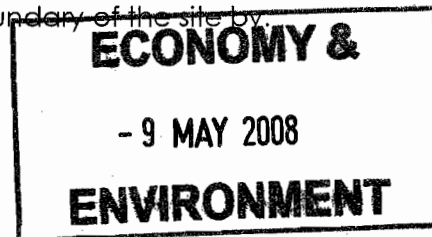
We are currently identifying sites with development potential as part of the Local Development Framework. This form should be completed to suggest sites that you think should be considered by the Council for their availability for development over the next 20 years.

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

5594
mapped.

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 TONY SMITH.
Organisation TAYLOR WIMPEY STRATEGIC LAND
Address GEORGE WIMPEY, EAST ANGLIA LTD, TARTAN HOUSE
ETNA ROAD, BURY ST EDMUNDS, SUFFOLK

Postcode IP33 1JF
Telephone (01284) 773 800 MOB 07420 765 797
Email address Tony.M.Smith@taylorwimpey.com

Your agents (if applicable) N/A.
Organisation _____
Address _____

Postcode _____
Telephone _____
Email address _____

Site Owner TAYLOR WIMPEY + OPTION LAND.
Address _____
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 ADJACENT TO MORGTON HALL EAST

Location EAST OF MORGTON HALL, BURR ST COMMONS

Total Area _____ (ha)

Of which _____ (ha) is on brownfield land

(area) Of which 30.38 (ha) is on greenfield land

Ordnance Survey Grid Reference _____

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

AGRICULTURAL LAND

Suggested uses RESIDENTIAL.

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?	100 metres Bus service numbers
How close is the nearest primary school?	900 metres
How close is the nearest shop that will provide day-to-day food needs?	800 metres
How close is the nearest doctor's surgery?	kilometres

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

None - Infrastructure upto boundary of site and therefore could be developed immediately if required!

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

Proposed site occupies an excellent, sustainable location with schools, supermarket and employment within easy walking distance. The site would make use of existing infrastructure and is deliverable as all the land is either owned or controlled by Taylor Wimpey.

4. OTHER INFORMATION

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

-

Level of developer interest, if known:
Low Medium

Taylor Wimpey are national housebuilders (High) and own / control all the land in question.

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.

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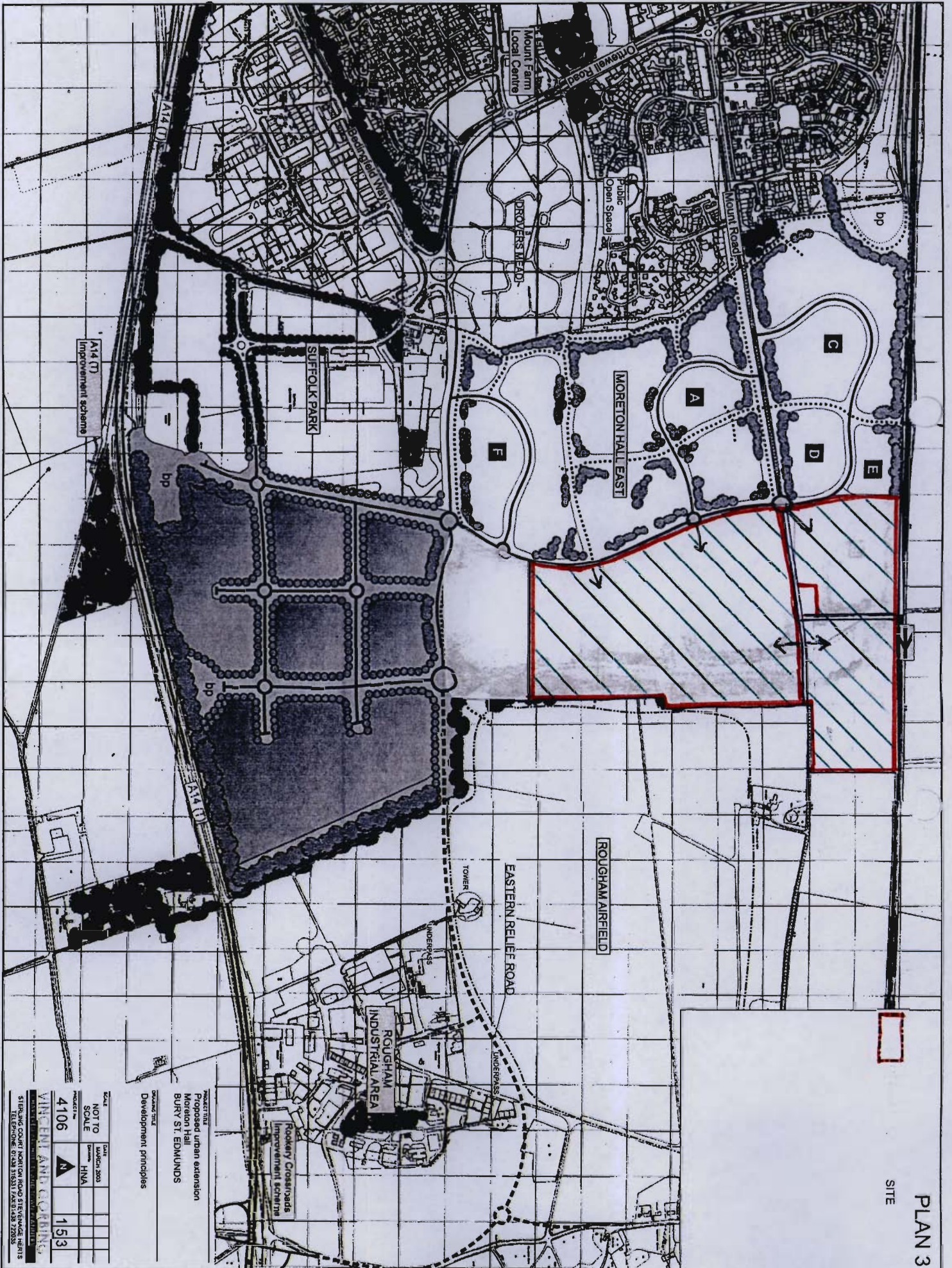
SITE SUBMISSION SUSTAINABILITY APPRAISAL

	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	✓
2	To maintain and improve levels of education and skills in the population overall	✓
3	To reduce crime and anti-social activity	✓
4	To reduce poverty and social exclusion	✓
5	To improve access to key services for all sectors of the population	✓
6	To offer everybody the opportunity for rewarding and satisfying employment	✓
7	To meet the housing requirements of the whole community	✓
8	To improve the quality of where people live and to encourage community participation	✓
9	To improve water and air quality	✓
10	To conserve soil resources and quality	✓
11	To use water and mineral resources efficiently, and re-use and recycle where possible	✓
12	To reduce waste	✓

	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	✓
14	To reduce contributions to climate change	✓
15	To reduce vulnerability to climatic events	✓
16	To conserve and enhance biodiversity	✓
17	To conserve and where appropriate enhance areas of historical and archaeological importance	✓
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	✓
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓
20	To revitalise town centres	✓
21	To encourage efficient patterns of movement in support of economic growth	✓
22	To encourage and accommodate both indigenous and inward investment	✓

PLAN 3

SITE



A14 (T) Improvement scheme

SUFFOLK PARK

MORETON HALL EAST

ROUGHAM AIRFIELD

EASTERN RELIEF ROAD

ROUGHAM INDUSTRIAL AREA

PROTECTIVE
Proposed urban extension
Mason Hall
BURY ST EDMUNDS

DEVELOPMENT PRINCIPLES

Scale	1:500
NOT TO SCALE	
Author	HVA
Project No.	4106
Date	1/53

VINCENT AND CORRIE
STIRLING COURT, NORTH ROAD, STERLING, HERTS
TEL: 0438 524111 FAX: 0438 524113