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St Edmundsbury Local Development Framework

Site Allocations Development Plan Document



St Edmundsbury
BOROUGH COUNCIL

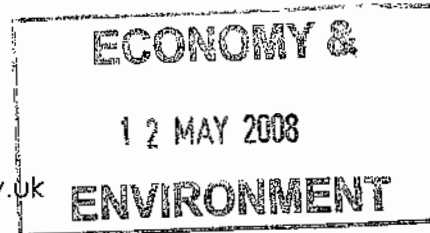
SITE SUBMISSION FORM

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. Robert Eburne
Organisation Hopkins Homes Ltd,
Address Melton Park House,
Melton,
Woodbridge,
Suffolk Postcode IP12 1TJ
Telephone 01394 446800
Email address Robert.Eburne@Hopkinshomes.co.uk

Your agents (if applicable) Mr. Simon Warner
Organisation Entec UK Ltd
Address Trinity House, Cambridge Business Park
Cowley Park, Cambridge
Postcode CB4 0WZ
Telephone 01223 393574
Email address SIMON.WARNER@ENTECEUK.CO.UK

Site Owner C/O Jonathan Lloyd of George Hazell & Co
Address The Annex
Short Brackland
Bury St Edmunds
Postcode IP33 1EL

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 Rushbrooke Lane
 Location Rushbrooke Lane, Burg St Edmunds
 Total Area 37 (ha)

Of which 2.4 (ha) is on brownfield land

Of which 34.6 (ha) is on greenfield land

Ordnance Survey Grid Reference TL 867 632

Current use(s) (please specify last use if vacant)
Scrub Land, Golf Driving Range and agricultural field.

Suggested uses Residential lead mixed use development including commercial and leisure uses and open space

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	✓	Part of the site zone 3 not to be developed. Other areas zone 5 land 2 with PPS 25 accepted uses
Nature designation		
Land contamination		
Conservation Area		
Special Landscape Area	✓	Southern tip of site. Not to be developed.

How close is the nearest bus stop?	260 metres Bus service numbers 384, 386, 377
How close is the nearest primary school?	770 metres
How close is the nearest shop that will provide day-to-day food needs?	620 metres
How close is the nearest doctor's surgery?	1.2 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?

The attached statement demonstrates how the proposal meets National, Regional and Local Planning Policies

4. OTHER INFORMATION

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

The viability of the site has been tested and options have been agreed with land owners. The site is highly deliverable and can be brought forward when required by the LPA

Level of developer interest, if known:
Low Medium High

High

Likely time frame for development:

* SEE ABOVE

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.

Please see attached supporting documents:

- (1.) Site Submission document and technical appendices
(Phase 1 Habitat Survey and Landscape and Visual Appraisal)
- (2.) Flood Risk Assessment.

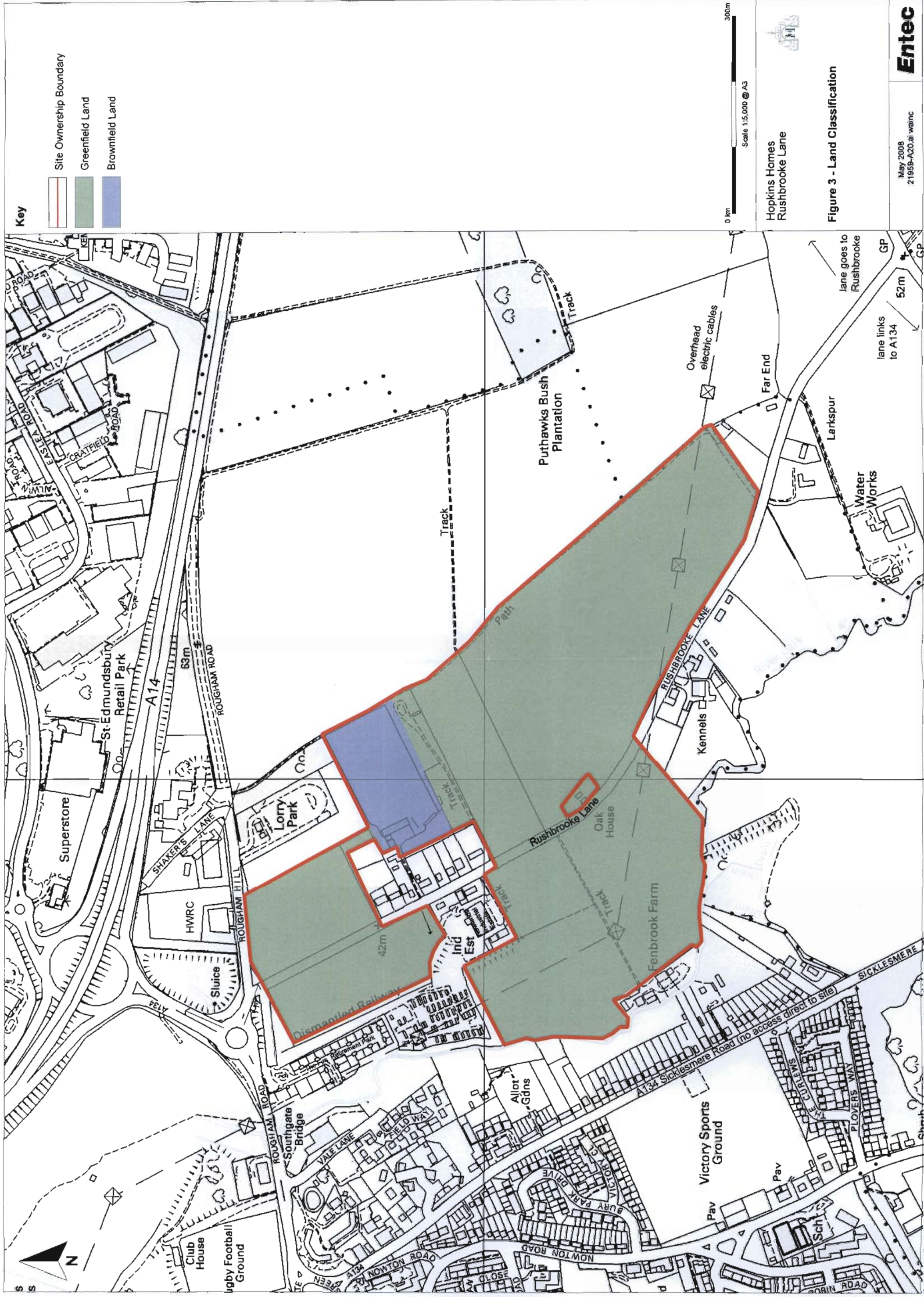
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SITE SUBMISSION SUSTAINABILITY APPRAISAL

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

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



Key

- Site Ownership Boundary
- Greenfield Land
- Brownfield Land

0 km 300m
Scale 1:5,000 @ A3

Hopkins Homes
Rushbrooke Lane

Figure 3 - Land Classification

May 2008
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Entec

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