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21-05-08
St Edmundsbury Local Development Framework



St Edmundsbury
BOROUGH COUNCIL

Site Allocations Development Plan Document

SITE SUBMISSION FORM

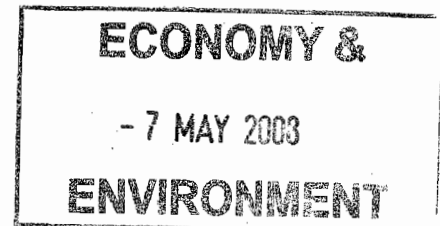
We are currently identifying sites with development potential as part of the Local Development Framework. This form should be completed to suggest sites that you think should be considered by the Council for their availability for development over the next 20 years.

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

5596
referred

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 C. W. A. ELLIOTT
Organisation _____
Address 2 NEW COMMON ROAD
MARKET WESSEM
DISS
NORFOLK Postcode IP22 2PQ
Telephone 01359 - 221 649
Email address _____

Your agents (if applicable)

Organisation _____
Address _____

Postcode _____
Telephone _____
Email address _____

Site Owner MR & MRS C. W. A. ELLIOTT
Address 2 NEW COMMON ROAD
MARKET WESSEM
DISS
NORFOLK Postcode IP22 2PQ

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 MR & MRS ELLINOR PLOT

Location WALNUT TREE LANE

Total Area 0.11 (ha)

Of which _____ (ha) is on brownfield land

Of which 0.11 (ha) is on greenfield land

Ordnance Survey Grid Reference TL 985 774

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

GARDEN & AGRICULTURE

Suggested uses PRIVATE DWELLING

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 YES	OUTSIDE PLANNING BOUNDARY

How close is the nearest bus stop?	<u>250</u> metres
Bus service numbers.....	<u>338</u>
How close is the nearest primary school?	<u>2000</u> metres
How close is the nearest shop that will provide day-to-day food needs?	<u>2000</u> metres
How close is the nearest doctor's surgery?	<u>2000</u> kilometres

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

THE PROPOSED SITE IS ONLY 50-100 METRES FROM THE BOUNDARY AND HAS AN EXISTING ENTRY VIA WALNUT TREE LANE. WE WOULD REQUEST THAT THE SETTLEMENT BOUNDARY BE RE-DRAWN TO INCLUDE THIS SITE.

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

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

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.

THERE ARE SEVERAL EXISTING PROPERTIES THAT USE WALNUT TREE LANE. ALL OF WHICH ARE FURTHER FROM THE SETTLEMENT BOUNDARY. THERE WOULD BE NO MAJOR ENCRoACHMENT ONTO THE SURROUNDING COUNTRYSIDE AS THESE EXISTING PROPERTIES ARE OUTSIDE THE SETTLEMENT AREA AND THE PROPOSED SITE WOULD BE NEARER TO THE CURRENT BOUNDARY

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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	POSITIVE
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	POSITIVE
11	To use water and mineral resources efficiently, and re-use and recycle where possible	POSITIVE
12	To reduce waste	POSITIVE

ECONOMY &

- 7 MAY 2003

ENVIRONMENT

	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	Positive
14	To reduce contributions to climate change	Positive
15	To reduce vulnerability to climatic events	Positive
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	NOT APPLICABLE
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	---

**ECONOMY &
- 7 MAY 2003
ENVIRONMENT**

Redeposit Replacement St Edmundsbury Borough Local Plan
Omission Sites

Omission Site Ref: O115

Location: Land Opposite Village Green,
Market Weston

Proposals Map No: 42



Objectors Ref(s): RD1087/2, RD1183/1

Summary of Objection: Market Weston Housing Settlement Boundary should be modified to include existing built development particularly the site hatched on the plan.

Include a small area of land at Hepworth Road within the housing settlement boundary in order to permit the development of two new dwellings.