



Our Ref: aog/6220/LDF

10th December 2008

FAO: Ian Paul

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

Milburn & Company Ltd
3 Whiting Street
Bury St Edmunds
Suffolk
IP33 1NX

Registered in England
No 2215689

VAT No 521 4681 64



Dear Mr Paul

Re Site Allocations for the Local Development Framework

Please find attached the site submission form and supporting site plan for Shepherds Grove, Stanton, which we wish to be considered as part of the Local Development Framework.

We trust the enclosed is clear, however, should you require further information in support of this submission please do not hesitate to contact this office.

Yours sincerely,



Aoife O'Gorman

For and on behalf of

milburn leverington thurlow

ARCHITECTURE AND DESIGN

Enc 6220-001

Cc: Mr. Steve Stuteley

Directors:

Max Milburn
MBIAT ACIOB

Lionel Thurlow
B.Arch(Hons) Dip Arch RIBA

Mark Savin
BA(Hons) Dip Arch RIBA

Associate:

Brian Halstead
MBIAT ACIOB

A member of the Royal
Institute of British Architects

RIBA



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@stedsbc.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 _____
Organisation Rossfleet Limited
Address Manor Farm, Bridgham, Norwich

Postcode NR16 2RX
Telephone _____
Email address _____

Your agents (if applicable)

Organisation Milburn Leverington Thurlow
Address 3 Whiting Street

Bury St Edmunds
Suffolk
Postcode IP33 1NX
Telephone 01284 761261
Email address design@mltarchitects.co.uk

Site Owner Rossfleet Limited
Address Manor Farm, Bridgham, Norwich

Postcode NR16 2RX

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 Shepherds Grove

Location Stanton

Total Area 36.8(ha)

Of which -(ha) is on brownfield land

Of which 36.8(ha) is on greenfield land

Ordnance Survey Grid Reference _____

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

Previously used as an Airfield

Suggested uses

Mixed use for residential dwellings and small scale industrial units.

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?	The site is located on a main bus route between Bury St Edmunds and Diss
How close is the nearest primary school?	3 Kilometres
How close is the nearest shop that will provide day-to-day food needs?	3 Kilometres
How close is the nearest doctor's surgery?	3 Kilometres

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

The access is off the busy A143 serving Bury St Edmunds and Diss. An improved junction/roundabout could be introduced to allow better access to the development and the surrounding areas.

The site is designated as B8 usage this could be reclassified to incorporate some residential development on the site.

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

The proposals are set to make good use of an area previously approved for a large Ikea development.

The site will accommodate a mix of residential dwellings as well as small industrial units.

Transport & Jobs: The site is located on an established bus route which links Stanton and Diss with Bury St Edmunds. The proposals are set to incorporate the approved link road improving transportation from the village of Stanton and the approved roundabout at the A143 alleviating traffic problems between Shepherds Grove industrial area and the village of Stanton.

Design and Land Use: The proposals are to sit within the area previously designated for storage and distribution. The current proposals will link with the village of Stanton and improve transportation links for the villagers.

The proposals are set to build on an established area alleviating the demand for housing in the area whilst still providing employment within the site.

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.

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION SUSTAINABILITY APPRAISAL

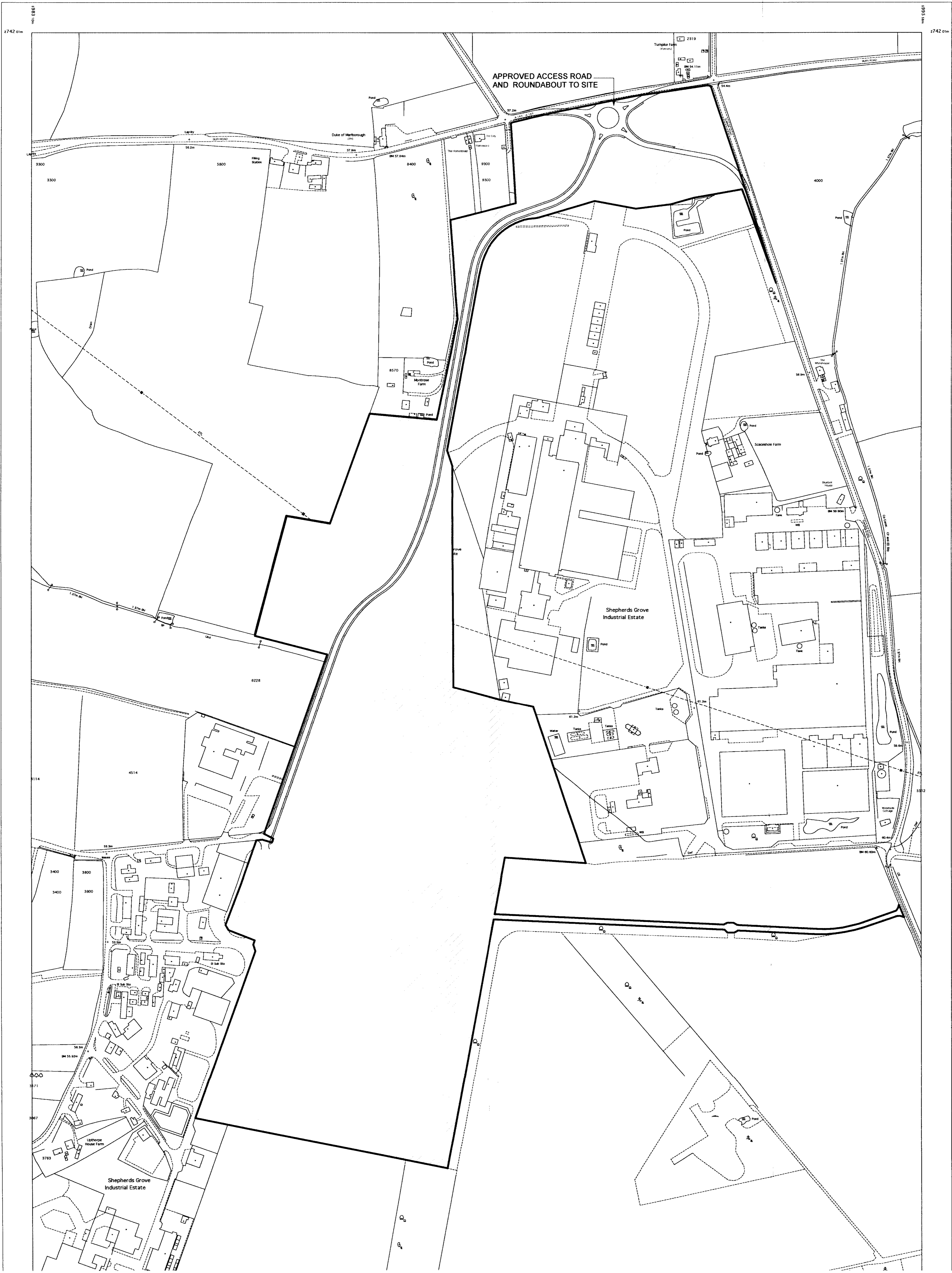
	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	Positive: providing housing and jobs in close proximity to an already established area.
2	To maintain and improve levels of education and skills in the population overall	N/A
3	To reduce crime and anti-social activity	Positive: Providing employment
4	To reduce poverty and social exclusion	Positive: The housing will incorporate affordable dwellings
5	To improve access to key services for all sectors of the population	Positive: Community facilities
6	To offer everybody the opportunity for rewarding and satisfying employment	Positive: Providing general employment to the area
7	To meet the housing requirements of the whole community	Positive: Providing residential development.
8	To improve the quality of where people live and to encourage community participation	Positive: Provision of a mix of dwellings and employment and the introduction of a new road with Stanton will help link to the existing community.
9	To improve water and air quality	N/A
10	To conserve soil resources and quality	N/A

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
11	To use water and mineral resources efficiently, and re-use and recycle where possible	N/A
12	To reduce waste	N/A.
13	To reduce the effects of traffic on the environment	Positive: The development is set to take advantage of the good bus route, which serves the area.
14	To reduce contributions to climate change	N/A
15	To reduce vulnerability to climatic events	Positive: The proposed development is not in a known flood plane.
16	To conserve and enhance biodiversity	N/A
17	To conserve and where appropriate enhance areas of historical and archaeological importance	N/A
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Positive: The link road is set to reduce goods traffic through the village of Stanton.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive: The proposals will introduce employment in the area.
20	To revitalise town centres	Positive: The proposals will provide further employment for the villagers of Stanton and improved links for the existing villagers.
21	To encourage efficient patterns of movement in support of economic growth	Positive: The site is well located between Bury St Edmunds and Diss, close to further residential development.
22	To encourage and accommodate both indigenous and inward investment	Positive: The proposals are set to bring new employment to the area.

ECONOMY &

15 DEC 2008

ENVIRONMENT

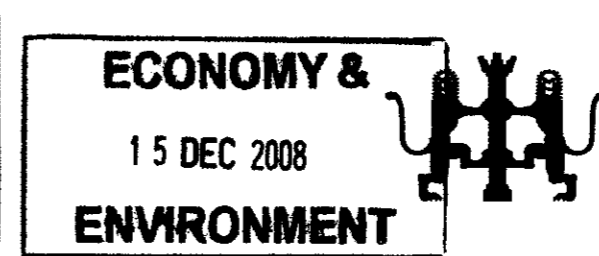


NOTE:
 DIMENSIONS ON THIS DRAWING ARE GIVEN IN METERS.
 THE DRAWING IS TO BE USED FOR INFORMATION ONLY.
 BEFORE ANY WORK IS STARTED, THE CLIENT SHOULD
 CONSULT THE LOCAL AUTHORITY AND OBTAIN ALL NECESSARY
 PERMISSIONS AND APPROVALS.
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 ARCHITECTURE AND DESIGN AND IS NOT TO BE REPRODUCED OR
 COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF
 THE ARCHITECTS.

Project
**Proposed Mixed Use Development at
 Shepherds Grove**
 Stanton
 Client
Rossfleet Ltd

Drawing Title
Site Location Plan
 Scale
1:2500

Drawing Number
6220-001
 Date
December 2008



milburn · leverington · thurlow
 ARCHITECTURE AND DESIGN
 3 WHITING STREET BURY ST. EDMUNDS SUFFOLK
 Tel: 01284 761261 Fax: 01284 705876
 email: design@mltarchitects.co.uk
 www.mltarchitects.co.uk

