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# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document

### SITE SUBMISSION FORM



Earlier in the year we invited developer/landowners to submit proposals for sites with development potential as part of the Local Development Framework. Sites submitted during that time are now the subject of public consultation.

This form is provided for the submission of any **additional** sites that you think should be considered by the Council for their availability for development over the next 20 years.

Please complete and return this form and a **map** clearly identifying the boundary of the site by:

**Monday 5 January 2009 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)



**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 ROY BEBBINGTON  
 Organisation -  
 Address 68, HELDHAW ROAD,  
BURY ST. EDMUNDS

Postcode IP32 7ES  
 Telephone   
 Email address 

Your agents (if applicable) PAUL & HEIDI PEARSON  
 Organisation \_\_\_\_\_  
 Address 4, NORMAN ROAD  
BURY ST. EDMUNDS

Postcode IP32 6BY  
 Telephone 07903757645 01284 763206  
 Email address mpaulpearson@btinternet.com

Site Owner M. T. TILBROOK  
 Address Pigtle House, High Roughton  
Roughton  
Bury St. Edmunds  
 Postcode IP30 9LP

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 DOFF'S FIELD

Location KNOX LANE (LOW STREET) BARDWELL

Total Area 1.4 (ha)

Of which NONE (ha) is on brownfield land

Of which 1.4 (ha) is on greenfield land

Ordnance Survey Grid Reference TL 9473 (<sup>CENT</sup> TL 943731)

Current use(s) (please specify last use if vacant)  
VACANT - LAST USED AS Paddock FOR HORSES.

Suggested uses  
SOCIAL HOUSING, AFFORDABLE HOMES, PRIVATE HOUSING.

## 3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	NO	SLOPING FIELD
Nature designation	NO	NOT TO MY KNOWLEDGE
Land contamination	NO	
Conservation Area	NO	
Special Landscape Area	NO	NOT TO MY KNOWLEDGE

How close is the nearest bus stop?	10 metres
How close is the nearest primary school?	1000 metres MAX.
How close is the nearest shop that will provide day-to-day food needs?	3000 metres MAX. (IXWORTH)
How close is the nearest doctor's surgery?	3000 metres MAX. (IXWORTH)

(The P.O. in the village is about 500m & has a limited supply.)

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

SINCE THE ONLY CONSTRAINT ON THE SITE IS IT'S PRESENT EXCLUSION FROM THE EXISTING HOUSING SETTLEMENT DEFINED AREA, THIS COULD BE OVERCOME BY BRINGING THE SITE WITHIN THE HOUSING SETTLEMENT BOUNDARY. THIS WOULD BE A VIABLE COURSE OF ACTION.

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

This 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 & deliver housing targets. The site is located within a "Key Service Centre" namely: Bardwell

#### 4. OTHER INFORMATION

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

SERVICES OF SEWER, WATER & ELECTRICITY ARE AVAILABLE IN ABUTTING HIGHWAYS, I.E. LOW STREET & KNOX LANE. 2 LOCAL BUILDERS HAVE EXPRESSED AN INTEREST IN DEVELOPING THE SITE HAVING ALREADY ASSESSED THE VIABILITY OF THE SITE.

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.**

- This development proposal would contribute to sustainable objectives, such as public transport, schools & other local facility improvements
- Both vehicular & non-vehicular <sup>potential</sup> access points are with the junction with low st. and along ~~the~~ Knox lane frontage.
- Although the site is outside the present housing boundary for Bardwell, it is on the edge of the village and encompassed on three sides by existing housing; and extending that settlement boundary to encompass this site would neatly straighten that boundary at this point and provide a viable means of helping to meet the Government targets for additional housing provision within St. Edmund's bury.

# 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 CONTRIBUTION BY PROVIDING MODERN MODERN SOCIAL HOUSING
2	To maintain and improve levels of education and skills in the population overall	POSITIVE CONTRIBUTION BY POTENTIALLY PROVIDING PAVES TO ENSURE VIABILITY OF LOCAL SCHOOL
3	To reduce crime and anti-social activity	
4	To reduce poverty and social exclusion	POSITIVE CONTRIBUTION BY PROVIDING SOCIAL HOUSING
5	To improve access to key services for all sectors of the population	
6	To offer everybody the opportunity for rewarding and satisfying employment	POSITIVE CONTRIBUTION BY POTENTIAL FOR LOCAL TRADE SKILLS TO BE EMPLOYED IN THE CONSTRUCTION +
7	To meet the housing requirements of the whole community	POSITIVE CONTRIBUTION BY PROVIDING SOCIAL + PRIVATE HOUSING. MAINTENANCE
8	To improve the quality of where people live and to encourage community participation	POSITIVE CONTRIBUTION BY PROVIDING SOCIAL HOUSING.
9	To improve water and air quality	NEUTRAL
10	To conserve soil resources and quality	POSITIVE
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	NEUTRAL
14	To reduce contributions to climate change	POSITIVE BY THE USE, AS FAR AS POSSIBLE, OF SUSTAINABLE BUILDING MATERIALS & METHODS.
15	To reduce vulnerability to climatic events	POSITIVE BY BEING BUILT WELL ABOVE FLOOD PLAIN LEVEL
16	To conserve and enhance biodiversity	NEUTRAL
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	POSITIVE BY APPROPRIATELY DESIGNED AND PROTECTED STREET-SCAPE AND LANDSCAPING
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	POSITIVE, THROUGH PROVISION OF SOCIAL & PRIVATE HOUSING, TOWARDS ENGENDERING SUSTAINABLE PROSPERITY & ECONOMIC GROWTH.
20	To revitalise town centres	
21	To encourage efficient patterns of movement in support of economic growth	POSITIVE BY ENABLING THIS THROUGH PROVISION OF SOCIAL & PRIVATE HOUSING.
22	To encourage and accommodate both indigenous and inward investment	POSITIVE BY ENABLING THIS THROUGH PROVISION OF SOCIAL & PRIVATE HOUSING

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