

WS32



St Edmundsbury
BOROUGH COUNCIL

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 and Engineering Services
St Edmundsbury Borough Council
PO Box 122
Bury St Edmunds
Suffolk
IP33 3YS

Or email it to: LDF@stedshc.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 J.W. ROBERTS

Organisation _____

Address MILL FIELDS HOUSE, HARGRAVE ROAD, CHEVINGTON, BURY ST. EDMUNDS SUFFOLK

Postcode IP29 5QR

Telephone 

Email address 

Your agents (if applicable) S.P. ROBERTS

Organisation _____

Address KINGTHORPE HOUSE, KINGTHORPE PICKERING NORTH YORKSHIRE

Postcode YO18 7NL

Telephone 01751 471 230

Email address simon.paulroberts@yahoo.co.uk

Site owner THE JOHNSTONE AND ROBERTS FAMILIES
 Address c/o MILL FIELDS HOUSE, AS ABOVE

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 off Church Road Barrow
Location Barrow
Total area 6 (ha)
 Of which 1 (ha) is on brownfield land
 Of which 6 (ha) is on greenfield land
Ordnance Survey Grid Reference TL 759 646

Current use(s) (please specify last use if vacant)
AGRICULTURAL LAND ANY
GENERAL PURPOSE BUILDINGS

Suggested uses A MIXED VILLAGE STYLE RESIDENTIAL SCHEME FOR BARROW TO INCLUDE GENERAL MARKET HOUSING, A CARE AND SENIOR LIVING COMMUNITY LOCAL LOW COST HOUSING (TO RENT AND BUY) WITH THE PROVISION OF ADDITIONAL VILLAGE FACILITIES TO INCLUDE DOCTORS SURGERY, SPORTS GROUND AND RECREATIONAL LANDSCAPED PUBLIC OPEN SPACE

3. Development constraints

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

Constraint	Yes/no	Comments
Flood Plain	NO	NONE
Nature designation	NO	NONE
Land contamination	YES	FARM BUILDINGS CONTAINS ASBESTOS
Conservation Area	No	NONE
Special Landscape Area	No	NONE

How close is the nearest bus stop?	metres <u>300</u>
Bus service numbers	<u>311, 314, 905</u>
How close is the nearest primary school?	metres <u>200</u>
How close is the nearest shop that will provide day-to-day food needs?	metres <u>600</u>
How close is the nearest doctor's surgery?	kilometres <u>0.75</u>

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

ASBESTOS CLADDING TO AGRICULTURAL BUILDING TO BE REMOVED BY SPECIALIST CONTRACTOR.

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

YES, BARROW IS DESIGNATED AS A RURAL SERVICE CENTRE IN ADDITION TO ITS DESIGNATION AS A GENERAL EMPLOYMENT AREA.

4. Other information

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

YES, INTEREST FROM A NATIONAL CARE AND LIFESTYLE DEVELOPER FOR SENIOR LIVING.

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

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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 WITH PROVISION OF RECREATIONAL FACILITIES
4	To reduce poverty and social exclusion	POSITIVE WITH PROVISION OF LOW COST HOUSING
5	To improve access to key services for all sectors of the population	POSITIVE - OFF ROAD SCHOOL PARKING AND NEW SURGERY
6	To offer everybody the opportunity for rewarding and satisfying employment	POSITIVE WITH ADDITIONAL EMPLOYMENT OPPORTUNITIES
7	To meet the housing requirements of the whole community	POSITIVE - THE FULL RANGE OF REQUIREMENTS BEING PROVIDED
8	To improve the quality of where people live and to encourage community participation	POSITIVE WITH ADDITIONAL VILLAGE FACILITIES
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	NEUTRAL

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
12	To reduce waste	NEUTRAL
13	To reduce the effects of traffic on the environment	NEUTRAL - AVOIDS ADDITIONAL* TRAFFIC THROUGH VILLAGE
14	To reduce contributions to climate change	NEUTRAL
15	To reduce vulnerability to climatic events	NEUTRAL
16	To conserve and enhance biodiversity	POSITIVE - CREATION OF ADDITIONAL GREEN OPEN SPACES
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	POSITIVE - USE OF GOOD DESIGN
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	POSITIVE
20	To revitalise town centres	NEUTRAL
21	To encourage efficient patterns of movement in support of economic growth	POSITIVE
22	To encourage and accommodate both indigenous and inward investment	POSITIVE

* 13 POTENTIAL FOR NEW ACCESS OFF COLETHORPELANE

ECONOMY &
- 2 JAN 2009
ENVIRONMENT

Ward, Jackie

From: Simon Roberts [si [REDACTED] co.uk]
Sent: 02 January 2009 16:29
To: ldf
Cc: Robert Fairey
Subject: Fw: Barrow LDF reps
Attachments: 20090102152246471.pdf

Dear Sir,

[Representation for Land off Church Road Barrow – Roberts and Johnstone families](#)

Further to our representation submitted last week , which you have confirmed receipt of, please find a slightly amended plan which should be substituted in place of the one originally sent. The southern boundary has been altered so it does not include the land which is already allocated for employment use.

The original plan can therefore be discarded.

Many thanks.

Robert Fairey MRICS

Partner

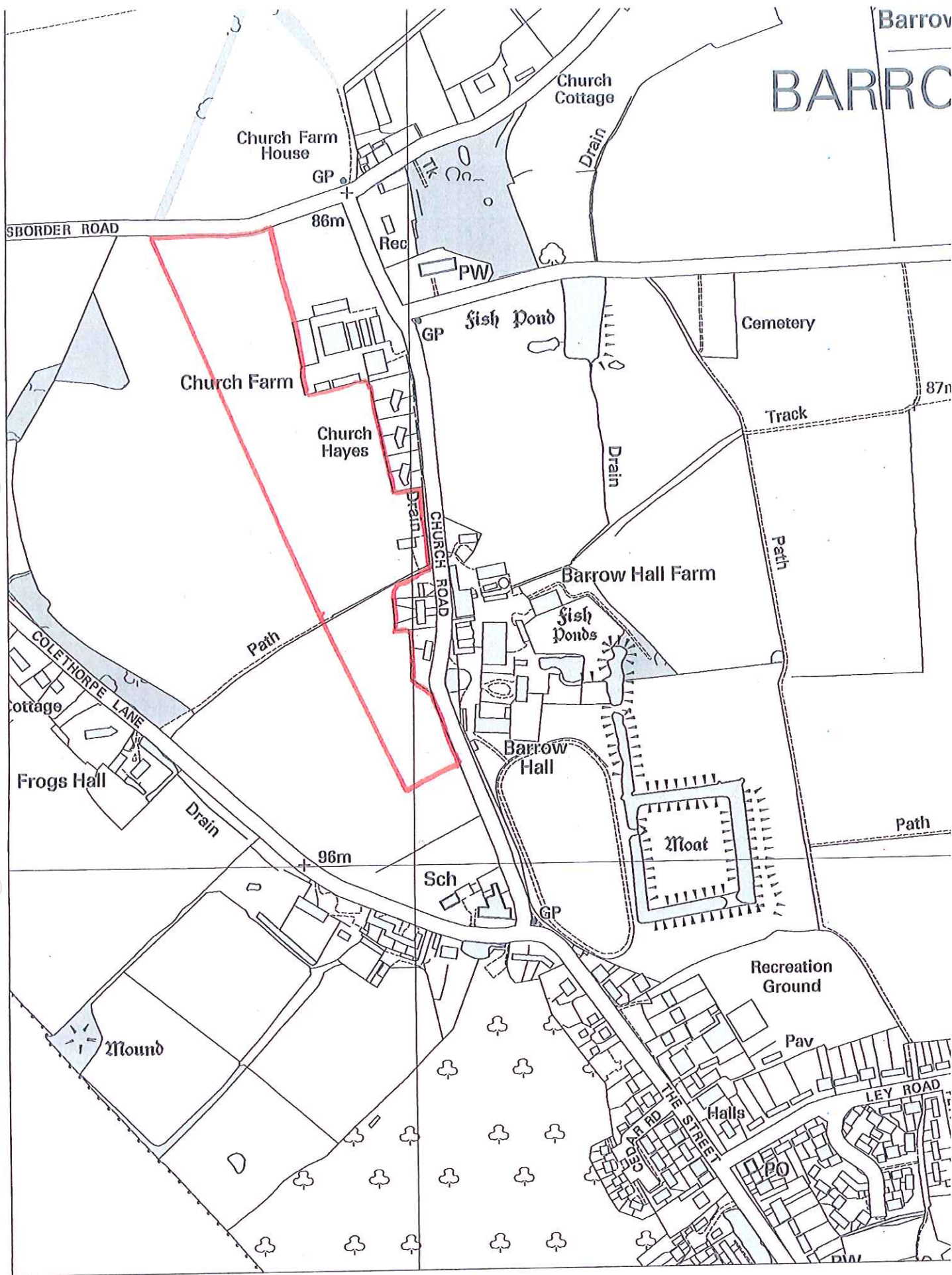
For and on behalf of Brown & Co - Property & Business Consultants LLP

Office, 8 Angel Hill, Bury St Edmunds, Suffolk, IP33 1UZ

Tel 01284 731450 Mob 447768 465741 Fax 01284 725915 EMail Robert.Fairey@Brown-co.com

www.brown-co.com

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