

# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document

### Site submission form

WS41



St Edmundsbury  
BOROUGH COUNCIL

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@stedsbc.gov.uk](mailto: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](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** Victoria Gay.....

**Organisation** .....

**Address** Stubbings Entry Farmhouse, The Common, Botesdale, Diss, Norfolk.....

.....**Postcode** IP22 1LJ.....

**Telephone** [REDACTED].....

**Email address** [REDACTED].....

**Your agents (if applicable)**.....

**Organisation** .....

**Address**.....

.....**Postcode**.....

**Telephone**.....

**Email address**.....

**Site owner name** Victoria Gay

**Address** Stubbings Entry Farmhouse, The Common, Botesdale, Diss, Norfolk .....

.....**Postcode** IP22 1LJ .....

**Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Yes /~~no~~**

**Site details**

**Site name** PENTLAND NURSERY  
**Location** CONEY WESTON ROAD, BARNINGHAM

**Total area** 1.75 (ha)

Of which Nil (ha) is on brownfield land

Of which 1.75 (ha) is on Greenfield land

**Ordnance Survey Grid Reference** TL9677SE

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

HORTICULTURAL NURSERY (VACANT).....  
 .....  
 .....

**Suggested uses**.....

.....RESIDENTIAL.....  
 .....

**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?	metres 365 Bus service numbers 339
How close is the nearest primary school?	metres 360
How close is the nearest shop that will provide day-to-day food needs?	Metres 425
How close is the nearest doctor's surgery?	kilometres 3.4

If there are constraints to development, what interventions could be made to overcome them?  
None.....  
.....  
.....  
.....

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

Barningham has been identified as a 'Service Centre' in St Edmundsbury Borough Councils Local Development Framework and as such will have the 'environmental and infrastructure capacity to accommodate groups of housing development to meet local needs and that will contribute towards maintaining the vitality of the settlement' This development would also support the Governments key objectives for rural areas as set out in Planning Policy Statement 7(PPS7) namely 'To raise the quality of life and the environment in rural areas through the promotion of: - thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighborhoods;

**4. Other information**

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

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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
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	N/A
10	To conserve soil resources and quality	N/A
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive

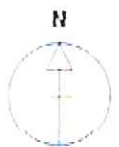
	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
<b>12</b>	To reduce waste	N/A
<b>13</b>	To reduce the effects of traffic on the environment	Positive
<b>14</b>	To reduce contributions to climate change	Positive
<b>15</b>	To reduce vulnerability to climatic events	Positive
<b>16</b>	To conserve and enhance biodiversity	N/A
<b>17</b>	To conserve and where appropriate enhance areas of historical and archaeological importance	N/A
<b>18</b>	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	N/A
<b>19</b>	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive
<b>20</b>	To revitalise town centres	N/A
<b>21</b>	To encourage efficient patterns of movement in support of economic growth	Positive
<b>22</b>	To encourage and accommodate both indigenous and inward investment	N/A

**ECONOMY &**  
 - 5 JAN 2003  
**ENVIRONMENT**





TITLE NUMBER  
**SK227173**



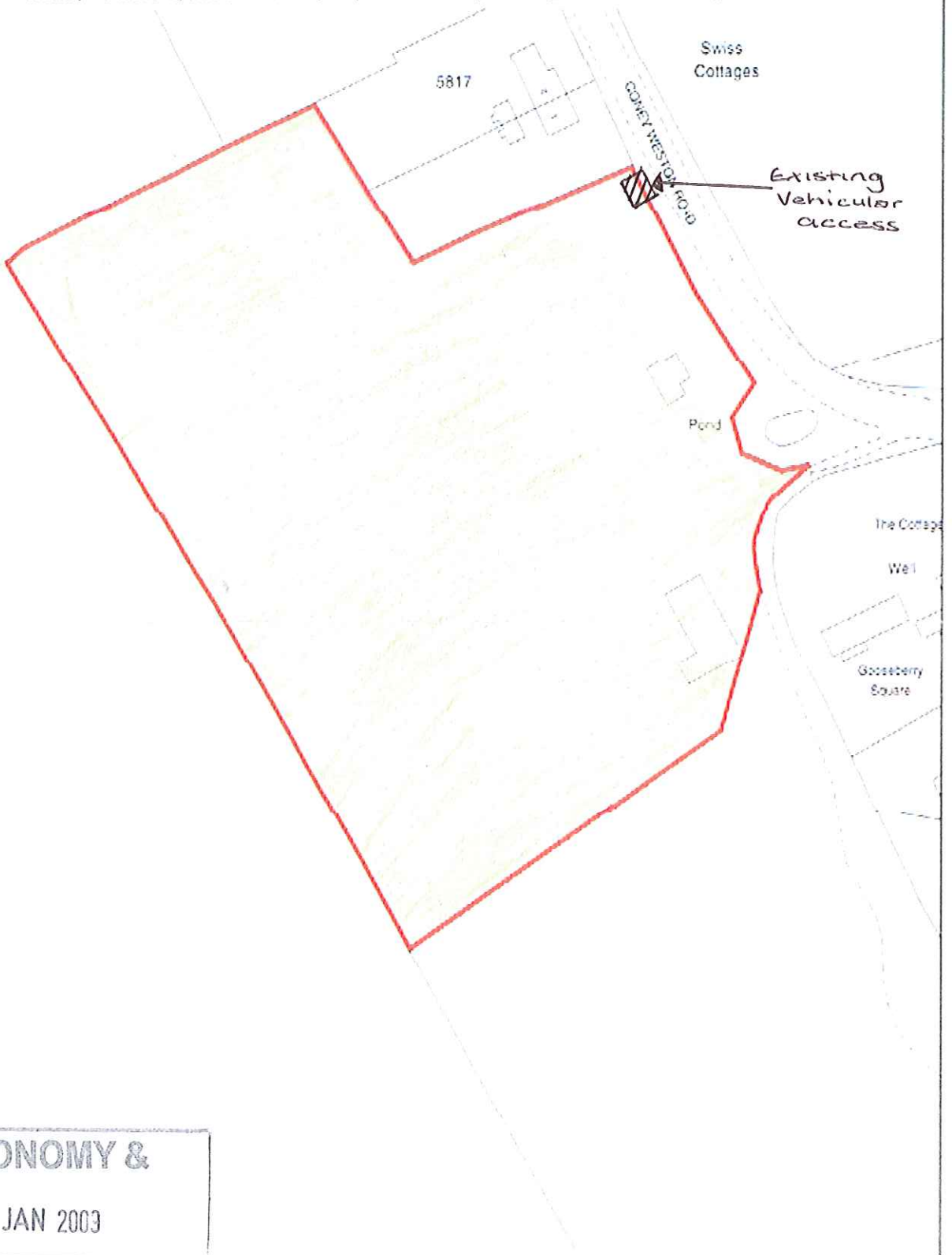
**SUFFOLK, ST EDMUNDSBURY**

ORDNANCE SURVEY MAP REFERENCE:

TL06775E

SCALE 1:1250 Enlarged from 1:2500

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**ECONOMY &**

**- 5 JAN 2003**

**ENVIRONMENT**

This title plan shows the boundaries. It does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements taken on the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on **3 May 2006 at 14:41:27**. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original. Issued on 3 May 2006.

This title is dealt with by the **Kingston-Upon-Hull District Land Registry**.

