

# 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.

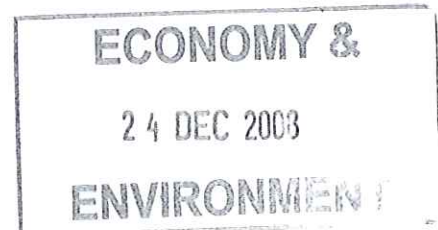
This form is provided for the submission of any **additional** sites that you think should be considered by the council for their availability for development over the next 20 years.

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@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 A. KIDDY  
 Organisation C/O AGENT  
 Address \_\_\_\_\_  
 \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone \_\_\_\_\_  
 Email address \_\_\_\_\_

Your agents (if applicable) Rob Hopwood  
 Organisation Bidwells  
 Address Bidwell House, Trumpington Road,  
Trumpington, Cambridge

Postcode CB2 9LD

Telephone 01223 559207  
 Email address rob.hopwood@bidwells.co.uk

Site owner AS 1  
 Address \_\_\_\_\_  
 \_\_\_\_\_

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 south of Kedington School

Location Kedington

Total area 2.8 (ha)

Of which \_\_\_\_\_ (ha) is on brownfield land

Of which 2.8 (ha) is on greenfield land

Ordnance Survey Grid Reference \_\_\_\_\_

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

Agriculture

### Suggested uses

Housing

Affordable Housing

Sheltered Housing/Dwellings for the elderly

Public Open Space

School Car Park

## 3. Development constraints

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

Constraint	Yes/no	Comments
Flood Plain	No	Adjoins indicative floodplain beyond western boundary
Nature designation	No	
Land contamination	No	
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	Less than 100 metres
How close is the nearest primary school?	10 metres Kedington Primary School
How close is the nearest shop that will provide day-to-day food needs?	100 metres 2 convenience stores, Silver Street
How close is the nearest doctor's surgery?	kilometres located within the village

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

Technical work is being undertaken on site specific issues.

Any issues will be mitigated within the proposal.

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

The proposal offers a mix of uses which will contribute towards a balanced community to serve the needs of the community. The proposal will compliment and support the employment allocation located just outside of the village framework. PPS3 Housing is in support of creating mixed and balanced communities with good access to jobs as in para's 36 & 38. The proposal also conforms to Strategic Aim A of St Edmundsbury Council Replacement Local Plan 2016, in support of sustainable housing that will best serve the community.

#### 4. Other information

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

Yes - The Residential Development team of Bidwells advise that there would be a strong market for housing in Kedington.

Level of developer interest, if known:

~~low~~ ~~Medium~~ High

Likely time frame for development:

0-5 years ~~5-10 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	N/A
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	N/A
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	Soilscape classification 9,/ agricultural land grade 2?
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>
12	To reduce waste	Negative
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	N/A
16	To conserve and enhance biodiversity	Positive
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
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive
20	To revitalise town centres	N/A
21	To encourage efficient patterns of movement in support of economic growth	Positive
22	To encourage and accommodate both indigenous and inward investment	N/A

# Land at Kedington

