

WS46

[Handwritten mark]



Brown, David

From: Brown, David
Sent: 13 January 2009 12:18
To: [Redacted]
Subject: [Redacted]

Dear Mr Ringrose

I refer to your submission at Lindum Lodge, Risby.

As the document will be placed in the public domain in due course, and so as to avoid any misunderstanding/misinterpretation, could you please resubmit a site plan with just your site outlined in red. The plan you have submitted, which is copyright on the Council, indicates a number of areas outlined in red and may be misread by members of the public.

I will look forward to hearing from you as soon as possible.

David Brown
Planning policy section

St Edmundsbury Local Development Framework

WS46



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St Edmundsbury
BOROUGH COUNCIL

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.

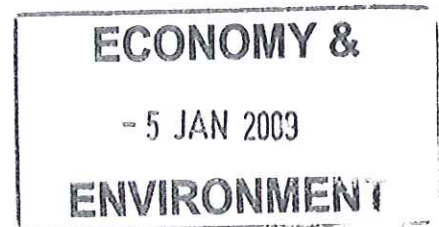
This form is provided for the submission of any **additional** sites that you think should be considered by the council for their availability for development over the next 20 years.

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



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) - WELHAM LANE
- Those areas identified as brownfield (**shaded blue**) and/or greenfield land (**shaded green**)

1. Contact details

Your name CHRIS RINGROSE

Organisation

Address

..... HINDUM LODGE
 2 ORCHARD CLOSE
 RISBY

..... BURY ST EDMUNDS Postcode IP28 6QL

Telephone [REDACTED]

Email address [REDACTED]

Your agents (if applicable) [REDACTED]

Organisation

Address

..... Postcode

Telephone

Email address

Site owner AS ABOVE

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 REAR OF LINDUM LODGE

Location RISBY

Total area 0.3 (ha)

Of which _____ (ha) is on brownfield land

Of which 0.3 (ha) is on greenfield land

Ordnance Survey Grid Reference _____

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

GARDEN

Suggested uses HOUSE / BUNGALOW

3. Development constraints

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

Constraint	Yes/no	Comments
Flood Plain	<u>no</u>	
Nature designation	<u>no</u>	
Land contamination	<u>no</u>	
Conservation Area	<u>no</u>	
Special Landscape Area	<u>no</u>	

How close is the nearest bus stop?	<u>800</u> metres Bus service numbers
How close is the nearest primary school?	<u>800</u> metres
How close is the nearest shop that will provide day-to-day food needs?	metres
How close is the nearest doctor's surgery?	kilometres

B-ST EDS.

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?

4. Other information

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

No

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	
2	To maintain and improve levels of education and skills in the population overall	
3	To reduce crime and anti-social activity	
4	To reduce poverty and social exclusion	
5	To improve access to key services for all sectors of the population	
6	To offer everybody the opportunity for rewarding and satisfying employment	
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	
10	To conserve soil resources and quality	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	

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

Brown, David

From: Ringrose, Chris
Sent: 19 January 2009 14:04
To: Brown, David
Subject: LDF site submission
Attachments: Site plan of Land at rear of Lindum Lodge.pdf

Dear Mr Brown

I refer to your email of 13 Jan and attach a site plan with just the land at the rear of Lindum Lodge outlined in red.

Chris Ringrose

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19/01/2009

**Location: Land Rear of Lindum Lodge,
Risby**

