

WS47

Craig Hurrell  
1 Hall Cottages  
Coney Weston  
Bury St Edmunds  
Suffolk  
IP31 1HG

**Contact** David Brown  
**Direct Dial** 01284 757368  
**E-mail** [david.brown@stedsbc.gov.uk](mailto:david.brown@stedsbc.gov.uk)  
**My Ref:** WS47

18 February 2009

Dear Mr Hurrell

### Site Submissions

I refer to your Site Submission made under the terms of the St Edmundsbury Local Development Framework process.

We are presently working through the submissions and checking the details prior to going out to consultation and it would appear that the site you have submitted has an area smaller than the 0.2 hectares that we set as a minimum on the Site Submission form.

I am therefore writing to inform you that we will not be progressing your submission.

Yours sincerely

David Brown  
Planning policy section

**Patsy Dell BA (Hons) BSc MBA MRTPI Head of Planning and Engineering Services .**  
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too small  
council measurement

WS47

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# St Edmundsbury Local Development Framework



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@stedshc.gov.uk](mailto: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](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 Craig Hurrell

Organisation \_\_\_\_\_

Address 1 Hall Cottages, Coney Weston  
BURY ST EDMUNDS SUFFOLK

Postcode IP31 1HG

Telephone \_\_\_\_\_

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

Your agents (if applicable) N/A

Organisation \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone \_\_\_\_\_

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

Site owner Craig Hurrell

Address 1 Hall Cottages, Coney Weston  
BURY ST EDMUNDS SUFFOLK

Postcode IP31 1HG

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 The Granary

Location Bury Road, STANTON IP37 2BZ

Total area .2 (ha)

Of which .2 (ha) is on brownfield land

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

~~0.2~~ 0.1 ha

Ordnance Survey Grid Reference 596127 273516

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

Vacant at present, previously used in by Mr. Abbas for approximately 30 years also used as a carpenter workshop.

Suggested uses Small dwellings, Industrial Unit, Storage, car wash, coffee shop, Beauty/Hair Salon

## 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?	50 metres Bus service numbers <u>338, 304</u>
How close is the nearest primary school?	1000 metres
How close is the nearest shop that will provide day-to-day food needs?	400 metres
How close is the nearest doctor's surgery?	<u>1</u> kilometres

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

None known

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

In my view the site meets all of the sustainability objectives in the framework proposals to 2031.

#### 4. Other information

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

Yes, as lived in by previous owner.

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 site has been in private ownership for several years now and I would like to appropriately develop the site for the benefit of myself and the local community.

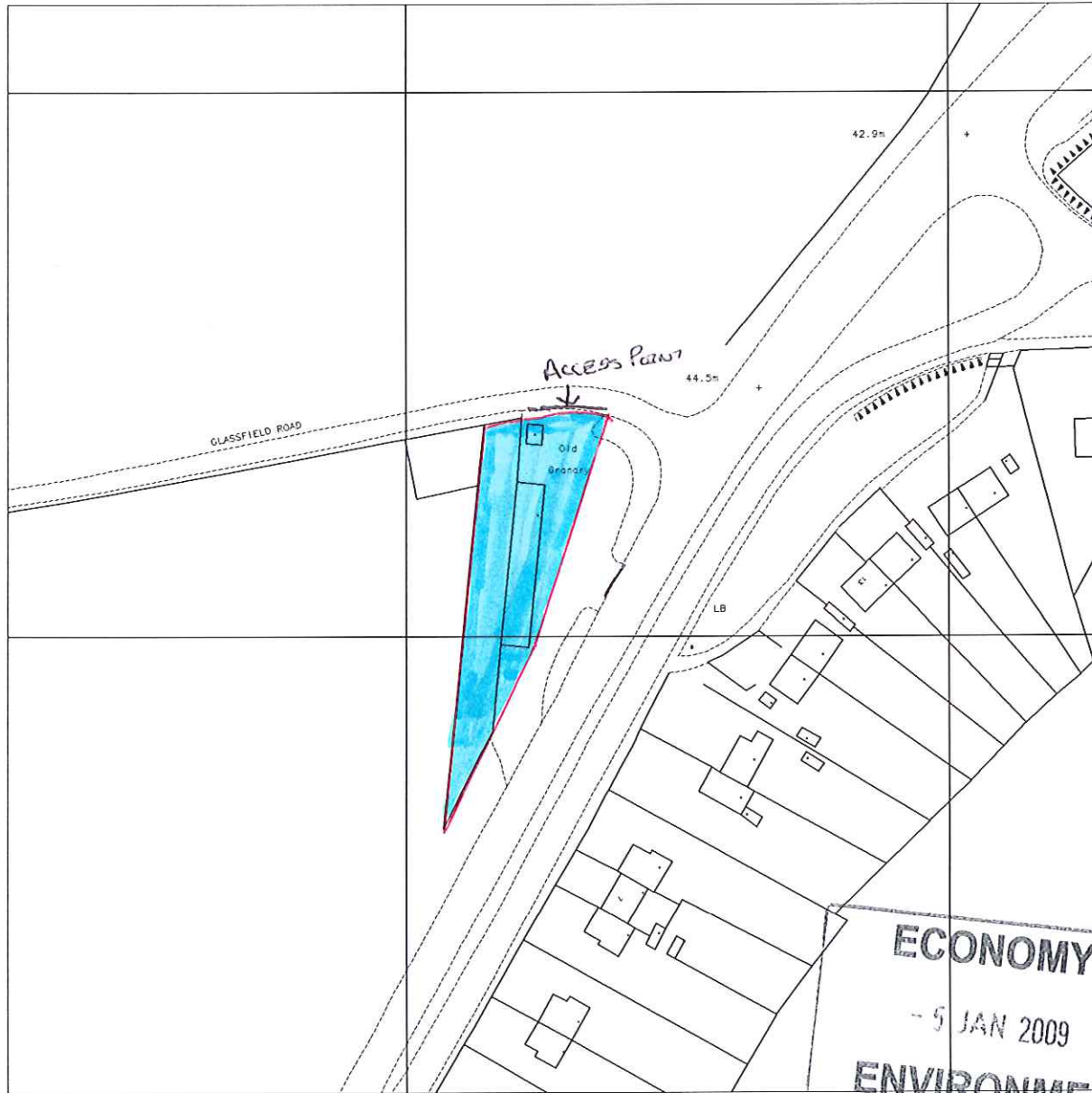
# St Edmundsbury Local Development Framework

## 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	POSITIVE
10	To conserve soil resources and quality	POSITIVE
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	<i>POSITIVE</i>
<b>13</b>	To reduce the effects of traffic on the environment	<i>POSITIVE</i>
<b>14</b>	To reduce contributions to climate change	<i>POSITIVE</i>
<b>15</b>	To reduce vulnerability to climatic events	<i>POSITIVE</i>
<b>16</b>	To conserve and enhance biodiversity	<i>POSITIVE</i>
<b>17</b>	To conserve and where appropriate enhance areas of historical and archaeological importance	<i>POSITIVE</i>
<b>18</b>	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	<i>POSITIVE</i>
<b>19</b>	To achieve sustainable levels of prosperity and economic growth throughout the plan area	<i>POSITIVE</i>
<b>20</b>	To revitalise town centres	<i>NEGATIVE</i>
<b>21</b>	To encourage efficient patterns of movement in support of economic growth	<i>POSITIVE</i>
<b>22</b>	To encourage and accommodate both indigenous and inward investment	<i>POSITIVE</i>



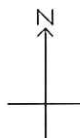
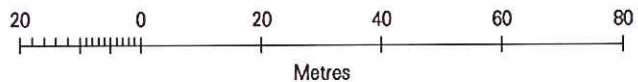
**ECONOMY &  
- 5 JAN 2009  
ENVIRONMENT**

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Part or all of this Siteplan is enlarged from mapping produced at one or more of the



Centre Coordinates: 596127 273516

National Grid sheet reference at centre of this Siteplan: TL9673

Supplied by: Stanfords  
Serial Number: 02603200