

WSSB



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

1. Contact details

Your name Graham Bloomfield

Organisation Bidwells

Address 16 Upper King Street

Norwich

Postcode NR3 1HA

Telephone 01603 229407

Email address graham.bloomfield@bidwells.co.uk

Your agents (if applicable) N/A

Organisation

Address

Postcode

Telephone

Email address

Site owner N/A

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

However our client has an option on this site and we have their consent for its promotion.

2. Site details

Site name Teardrop Site, Newmarket Road, Bury St Edmunds

Location Land South of A14 and North of A1302, Westley, Bury St Edmunds

Total area 3.726 (ha)

Of which 0 (ha) is on brownfield land

Of which 3.726 (ha) is on greenfield land

Ordnance Survey Grid Reference 827 653

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

Agricultural

Suggested uses

Mixed use commercial and retail

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 360 Bus service numbers 312 314 347
How close is the nearest primary school?	metres 600
How close is the nearest shop that will provide day-to-day food needs?	metres 2000
How close is the nearest doctor's surgery?	kilometres 2

If there are constraints to development, what interventions could be made to overcome them?
Clearly the location of the site means that highways issues will need to be carefully considered. As promotion of the site continues, these matters will be considered in more detail to ensure its viability.

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

Bury St Edmunds has been identified as a 'Key Centre for Development and Change' (Policy BSE1) in the draft East of England Plan. The proposal seeks to allocate the site for employment use and would therefore help to deliver jobs within this identified key centre.

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.

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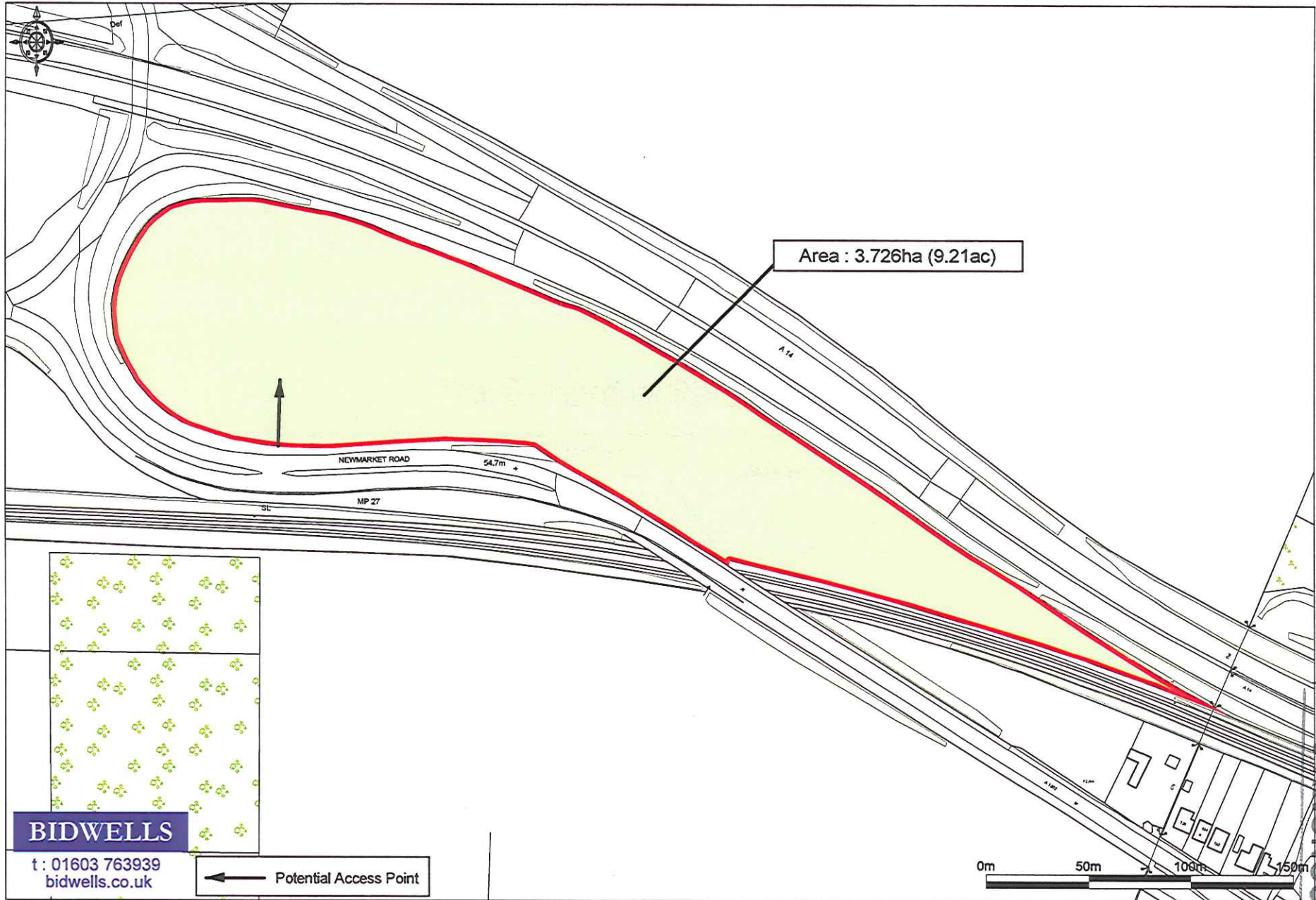
Site submission sustainability appraisal

	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
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 - supports housing proposals
8	To improve the quality of where people live and to encourage community participation	Positive - supports housing proposals
9	To improve water and air quality	Neutral
10	To conserve soil resources and quality	Negative (same for any development proposal)
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
12	To reduce waste	Negative (same for any development proposal)
13	To reduce the effects of traffic on the environment	Negative (same for any development proposal)
14	To reduce contributions to climate change	Neutral
15	To reduce vulnerability to climatic events	Neutral
16	To conserve and enhance biodiversity	Neutral
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Positive
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	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

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Land West of Bury



BIDWELLS

t : 01603 763939
bidwells.co.uk

← Potential Access Point

0m 50m 100m 150m



Enabled by
Ordnance Survey

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