

WS60

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 THE RIBBY TRUST
 Organisation _____
 Address 9/0 AGENT

Postcode _____
 Telephone _____
 Email address _____

Your agents (if applicable) **BROWN & SCARLETT**
 Organisation CHARTERED ARCHITECTS
 Address OLD SCHOOL STUDIOS, 140 EASTGATE STREET
BURY ST. EDMUNDS IP33 1XX
TEL. (01284) 768800 FAX: (01284) 702880

Postcode _____
 Telephone _____
 Email address pavl@brownandscarlett.co.uk

Site owner THE RIBBY TRUST
 Address 9/0 AGENT

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 TO SOUTH OF RIBBY PLAYING

Location FIELD - REDUCE SCHEME

Total area 1.2 (ha) plus access

Of which _____ (ha) is on brownfield land

Of which 1.2 (ha) is on greenfield land

Ordnance Survey Grid Reference + access 266000 581000

1.6 ha

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

AGRICULTURAL LAND

Suggested uses RESIDENTIAL LAND WITH OPEN SPACE

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	IT ABUTS C. AREA
Special Landscape Area	NO	

How close is the nearest bus stop?	160 metres Bus service numbers
How close is the nearest primary school?	100 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

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?

THE SCHEME CONFORMS TO POLICY SS1
SS4 & E2 IN THE DRAFT RSS

4. Other information

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

NOT AT PRESENT

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.

SEE SEPARATE SHEET.

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
12	To reduce waste	NEGATIVE
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	NEGATIVE
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	NEGATIVE
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	POSITIVE
20	To revitalise town centres	POSITIVE
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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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	NEGATIVE
10	To conserve soil resources and quality	NEGATIVE
11	To use water and mineral resources efficiently, and re-use and recycle where possible	NEGATIVE

ENVIRONMENT

- 6 JAN 2009

ECONOMY &



Client THE RISBY TRUST	scale: 1:5000	BROWN & SCARLETT CHARTERED ARCHITECTS Old School Studios, 140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 Fax: 01284 702880
Project LAND TO THE SOUTH OF RISBY PLAYING FIELD, RISBY	Date: JAN 2009	
Drawing: LDF REPRESENTATION	contract: 3358/08 rev:	

BROWN & SCARLETT

Old School Studios, 140 Eastgate Street
Bury St Edmunds, Suffolk
IP33 1XX

26 January 2009

ARCHITECTS

Telephone 01284 768800
Fax 01284 702880
Email info@brownandscarlett.co.uk
Web www.brownandscarlett.co.uk

Mr D Brown
Planning Policy Section
St Edmundsbury Borough Council
St Edmundsbury House
P O Box 122
Western Way
BURY ST EDMUNDS
IP33 3YS

Our Ref: PS/3358/dp – *please quote in all correspondence*

Dear Mr Brown

CLARIFICATION OF LDF PLAN – THE RISBY TRUST

Following your recent email we enclose three copies of drawing no. 3358/08. It shows coloured in green the land referred to in our earlier Representation.

We have tidied up the plan to take out any thickened black lines and hope this is sufficient for your purposes.

Yours sincerely,



Paul Scarlett
BROWN & SCARLETT

Encs.

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Brown, David

From: Brown, David
Sent: 16 January 2009 11:19
To: 'Diane Peck'
Subject: RE: KILVERSTONE ESTATES - RISBY

Hi Diane

Thanks for sending a plan - which I will attach to your forms.

The plan has an area outlined in red - which I take to be the site submission site and within it it is shaded green which indicates that the area is 'greenfield'.

As the plan will be in the public domain can you please clarify why there is an area outlined in black - if the 'black' outlined area has no reason it should be removed please - otherwise it will raise questions that we don't really want to have to explain away every time.

Thank you - regards

David Brown
Planning policy section

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Brown, David

From: Brown, David
Sent: 15 January 2009 14:28
To: 'paul@brownandscarlett.co.uk'
Subject: LDF -Site submission

Hi Paul

You have made a site submission under the LDF process on behalf of The Risby Trust.

Unfortunately you didn't submit a site plan with the submission so we are unable to identify the précis area of land you are referring to.

Could you therefore please submit a site plan at either 1:2500 or 1:1250 with the site clearly identified in red, the potential access points shown and those areas identified as brownfield outlined/shaded blue and/or greenfield land shaded green.

I will look forward to receiving your plan as soon as possible.

Regards

David Brown
Planning policy section