

## St Edmundsbury Local Development Framework

### **Site Allocations Development Plan Document**

# St Edmundsbury BOROUGH COUNCIL

#### Site submission form

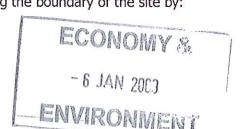
Earlier in the year we invited developer/landowners to submit proposals for sites with development potential as part of the Local Development Framework. Sites submitted during that time are now the subject of public consultation.

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@stedsbc.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

- 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 <u>www.environment-agency.gov.uk</u>;
  - Information on nature designations can be found at <u>www.natureonthemap.org.uk</u>;
  - Details of special landscape areas and conservation areas can be obtained from the existing replacement Local Plan at <a href="https://www.stedmundsbury.gov.uk">www.stedmundsbury.gov.uk</a>.

#### 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)

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Your name	THE PURBY TRUST
Organisation	,
Address	90 AUNT
*******************************	
	Postcode
Telephone	
Email address	
Your agents (if	
Organisation	OLD SCHOOL STUDIOS, 140 EASTGATE STREET
Address	BURY-ST: EDMUNDS-IP33-1XX
Auuress	TEL. (01284) 768800 FAX: (01284) 702880
***************************************	Postcode
Telephone	<del></del>
Email address	paul @ bromandscarlett.co.uk
Site owner	THE RISBY TRUST
Address	
	Go AUENT
	***************************************
	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	70	SOUTH	OF	RIVRY	PLAYII	V4
Location	FIELD	<u> </u>	REDUC	E S	CHEME		
Total area	1. 2 (ha)	Plus	access				
	Of which		(ha) is o	n brownfiel	ld land	( ) h	
	Of which	1.2	(ha) is o	n greenfield	d land	(1.6)	9
Ordnance Surv	vey Grid Referer	t ac	-ess 	26	66000	5810	00
	(please specify						
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Suggested use	s Resil	2Ent	TAL	LA	NP	WITH	OPEN
SPACE	***************************************						*******
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## 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. ANEA
Special Landscape Area	NO	

	/60 metres
How close is the nearest bus stop?	Bus service numbers
How close is the nearest primary school?	/00 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

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planning po	olicies?	HEME	CO	Norm	s 10	rnational, regional of POUCY	
	oility of the			If so, please i		ils.	
Level of dev	veloper inte	•	  wn: 1edium				•••••••••••
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Any furthe	er inforn ur copies	nation: (0 s of any s	Continu upporti	e on separ ve statem	ate sheet ents or an	s if necessary) l electronic versi	Please on.
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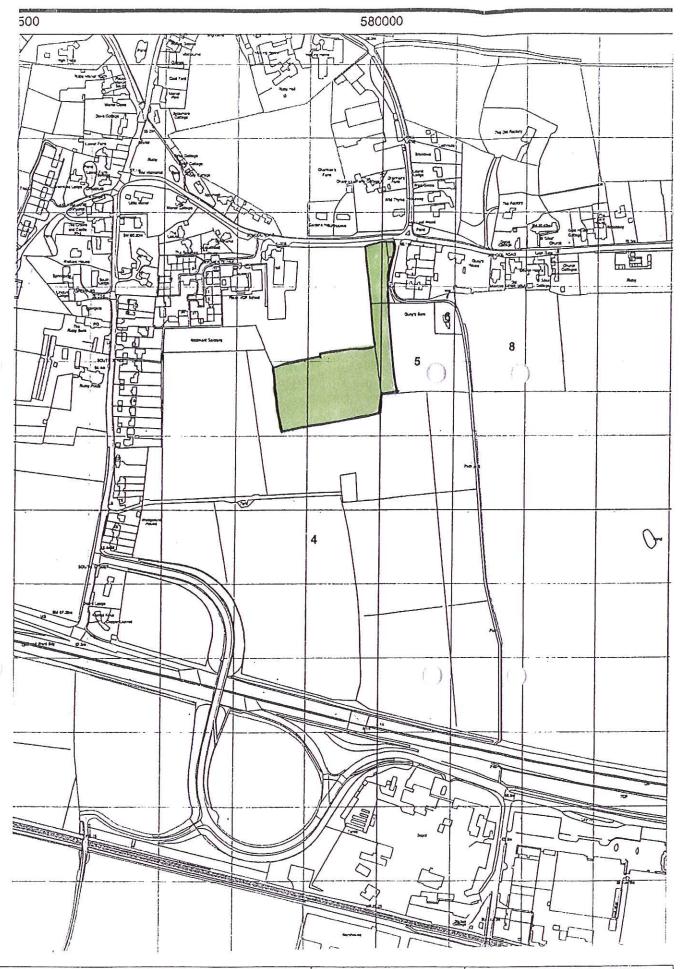
	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
12	To reduce waste	NEW ATTIVE
13	To reduce the effects of traffic on the environment	
14	To reduce contributions to climate change	
15	To reduce vulnerability to climatic events	
16	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	ו
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	internet represent
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 S	,
9	To improve water and air quality	NEGATIVE 0 2	<del>:  </del> :
10	To conserve soil resources and quality		
11	To use water and mineral resources efficiently, and re-use and recycle where possible	NEGATIVE 3	



Client THE RISBY TRUST	scale: 1:5000	BROWN & SCARLETT		
Project LAND TO THE SOUTH OF RISBY PLAYING FIELD, RISBY	Date: 3AM 2003	CHARTERED ARCHITECTS Old School Studios,140 Eastgate Street Bury St Edmunds IP33 1XX Tel: 01284 768800 Fax: 01284 702880		
Drawing: LDF REPRESENTATION	contract: 3358/08			

## **BROWN & SCARLETT**

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

26 January 2009

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

## **ARCHITECTS**

Telephone 01284 768800 Fax

01284 702880 Email info@brownandscarlett.co.uk Web

www.brownandscarlett.co.uk

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.



#### 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 Brown, David

W5 60

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