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WS67



Our Ref: AJH/tr/27-misc

Angel Corner 8 Angel Hill  
Bury St Edmunds Suffolk IP33 1UZ  
T 01284 725715 F 01284 725915  
E bury@brown-co.com

5<sup>th</sup> January 2009

Planning & Engineering Services  
St Edmundsbury Borough Council  
PO Box 122  
Bury St Edmunds  
Suffolk  
IP33 3YS

ECONOMY &  
- 6 JAN 2009  
ENVIRONMENT

Dear Sirs

**ST EDMUNDSBURY LOCAL DEVELOPMENT FRAMEWORK**

Please find enclosed three Site Submission Forms together with their accompanying documents for the following:-

R W E Bryant, I R N Fry and K H Fry – Land to the north of Upthorpe Road, opposite Blackbourne Middle School, Stanton;  
Miss M Smith, Miss V Smith & Mrs A McClure – Land between the A143 and Glassfield road, Stanton;  
and W Youngman Esq – Fordhams Farm, Stanton.

I trust this detail will enable the sites to be considered for future development.

Yours faithfully

**R A J Holliday FRICS**  
For and on behalf of Brown & Co - Property and Business Consultants LLP  
Direct dial: 01284 731453 Email: anthony.holliday@brown-co.com

Enc

# St Edmundsbury Local Development Framework



## Site Allocations Development Plan Document

### SITE SUBMISSION FORM

WS67 *St Edmundsbury*  
BOROUGH COUNCIL

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.

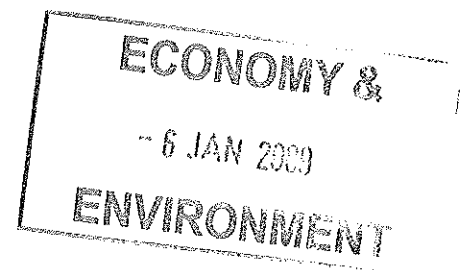
This form is provided for the submission of any **additional** sites that you think should be considered by the Council for their availability for development over the next 20 years.

Please complete and return this form and a **map** clearly identifying the boundary of the site by:

**Monday 5 January 2009 to:**

Planning & Engineering Services  
St Edmundsbury Borough Council  
PO Box 122  
Bury St Edmunds  
IP33 3YS

Or email it to: [LDF@stedsbcc.gov.uk](mailto: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](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 R W E Bryant, I R N Fry and K H Fry  
 Organisation C/O Brown & Co  
 Address Angel Corner  
8 Angel Hill  
Bury St Edmunds  
Suffolk **Postcode** IP33 1UZ  
 Telephone 01284 725715  
 Email address \_\_\_\_\_

Your agents (if applicable) Anthony Holliday  
 Organisation Brown & Co  
 Address Angel Corner  
8 Angel Hill  
Bury St Edmunds  
Suffolk **Postcode** IP33 1UZ  
 Telephone 01284 725715  
 Email address anthony.holliday@brown-co.com

Site Owner R W E Bryant, I R N Fry and K H Fry  
 Address C/O Brown & Co  
Angel Corner, 8 Angel Hill  
Bury St Edmunds  
Suffolk **Postcode** IP33 1UZ

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 at Stanton

Location To the north of Upthorpe Road, opposite Blackbourne Middle School

Total Area 2.476 (ha)

Of which \_\_\_\_\_ - (ha) is on brownfield land

Of which 2.476 (ha) is on greenfield land

Ordnance Survey Grid Reference TL970734

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

Agricultural

Suggested uses

Residential development

## 3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	No	None
Nature designation	No	None
Land contamination	No	None
Conservation Area	No	None
Special Landscape Area	No	None

How close is the nearest bus stop?	100 metres Bus service numbers 304, 337, 338
How close is the nearest primary school?	250 metres
How close is the nearest shop that will provide day-to-day food needs?	300 metres
How close is the nearest doctor's surgery?	1 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?

It is considered that the proposal conforms with the relevant national, regional and local planning policies.

Policy DS1 states that development will take place in rural service centres, of which Stanton is one.

#### 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.**

- 1:2500 Scale Plan of the site.
- An extract from Natural England of Stanton from Nature on the Map
- An extract from the Environment Agency 'Flood Map'.
- An inset map of Stanton reproduced from the Replacement St Edmundsbury Borough Council Local Plan 2016.

# 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	Neutral
3	To reduce crime and anti-social activity	Neutral
4	To reduce poverty and social exclusion	Positive
5	To improve access to key services for all sectors of the population	Neutral
6	To offer everybody the opportunity for rewarding and satisfying employment	Neutral
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	Neutral
10	To conserve soil resources and quality	Neutral
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Neutral
12	To reduce waste	Neutral

	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
13	To reduce the effects of traffic on the environment	<b>Neutral</b>
14	To reduce contributions to climate change	<b>Neutral</b>
15	To reduce vulnerability to climatic events	<b>Neutral</b>
16	To conserve and enhance biodiversity	<b>Neutral</b>
17	To conserve and where appropriate enhance areas of historical and archaeological importance	<b>Neutral</b>
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	<b>Neutral</b>
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	<b>Neutral</b>
20	To revitalise town centres	<b>Neutral</b>
21	To encourage efficient patterns of movement in support of economic growth	<b>Positive</b>
22	To encourage and accommodate both indigenous and inward investment	<b>Positive</b>

**ECONOMY &  
- 6 JAN 2003  
ENVIRONMENT**

Land to the north of Upthorpe Road, Stanton



Enabled by Ordnance Survey

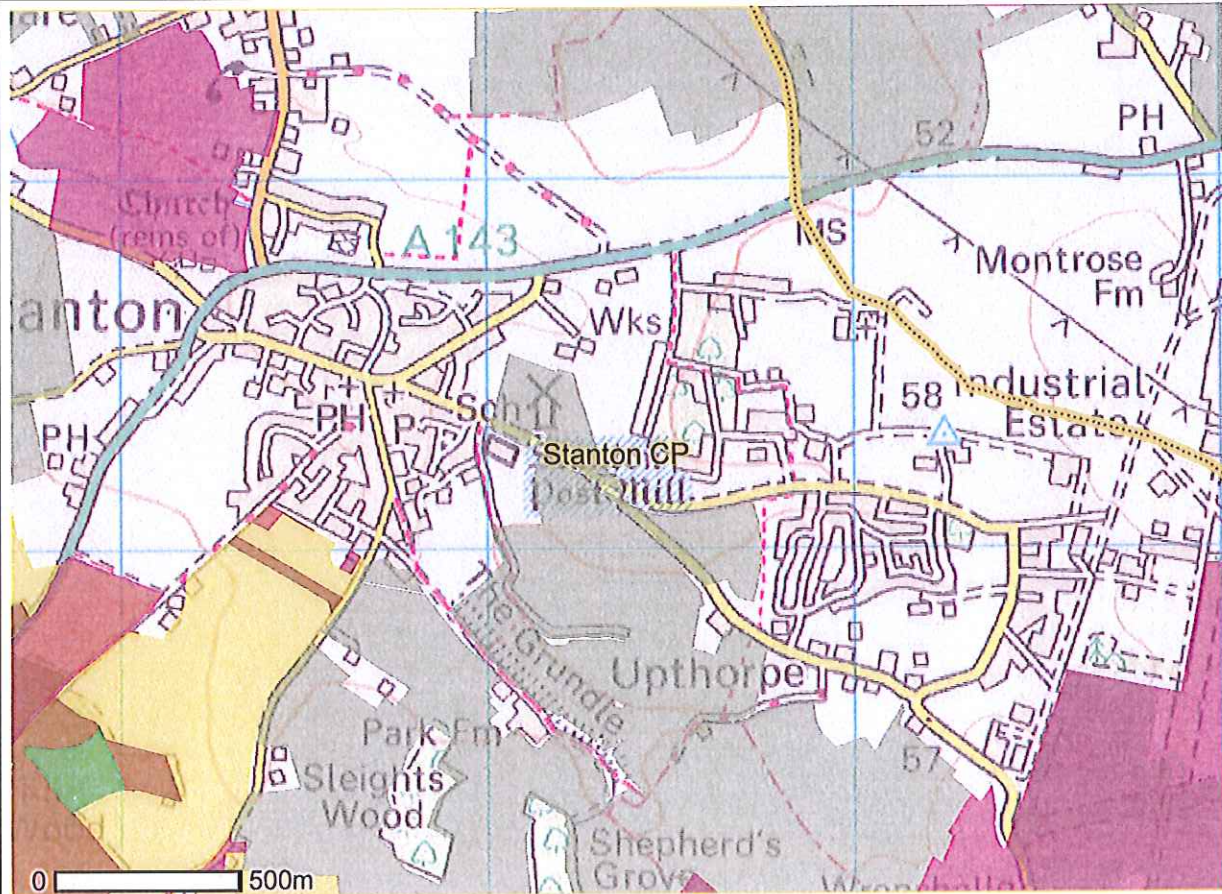
© Crown Copyright 2009. All rights reserved. Licence number 100020449. Plotted Scale - 1:2500





# Nature on the Map

## Parish of Stanton



© Crown copyright. All rights reserved. Natural England 100046223, 2008.

© Natural England 2007. This page was produced from the Nature on the Map website at 05/01/2009 04:09:49  
 Coloured land on this map shows where environmental management is taking place through Agri-environment Schemes. More information on these Schemes is available at <http://www.naturalengland.org.uk/campaigns/landmanagement/default.htm>.  
 There is no public access on this land, except where public access is specifically provided as part of a scheme, or is otherwise conferred by legal right. Find out more at <http://cwr.defra.gov.uk/>.

Overlapping schemes of different types may produce new map colours not listed in the key. To distinguish the different scheme types in these cases please revert to the interactive map and use the Information tool (click on the map to see what is there). Removing the Ordnance Survey background mapping may also improve clarity.

- |   |   |   |
|---|---|---|
| ★ Natural England Offices   | ■ Countryside Stewardship Scheme (last updated 24 Sep 07)   | □ National Nature Reserves                    |
| ⋮ Selected Civil Parishes   | ■ Environmental Stewardship Scheme (last updated 17 Dec 08) | □ European / Government Regions               |
| □ Civil Parishes  |   | □ Natural England Area Teams                  |
| ■ Environmentally Sensitive Area schemes (last updated 24 Sep 07) |   | ■ Scotland, Wales and Ireland OS 1:50k Raster |
| ■ English Woodland Grant Scheme (last updated 20 Aug 08)          | ■ Entry Level Stewardship                                   | □ England                                     |
| ■ Woodland Grant Scheme (last updated 20 Aug 08)                  | ■ Entry Level plus Higher Level Stewardship                 |   |
|   | ■ Higher Level Stewardship                                  |   |
|   | ■ Organic Entry Level Stewardship                           |   |
|   | ■ Organic Entry Level plus Higher Level Stewardship         |   |



You are in: Maps > What's in your backyard?

I'm looking for...

# Flooding

Enter postcode or place name:

Stanton, Suffolk

Search

Overview map:



Other topics for this area...

River Quality

Drinking Water

Environment Agency Offices

Water Framework Directive - River Basin Management Plans - Rivers

Waste

Water Framework Directive - River Basin Management - Coastal Waters

Water Framework Directive - River Basin Management Plans - Estuarine

Flood Warning

Water Framework Directive - River Basin Management Plans - Lakes

Water Framework Directive - River Basin Management Plans - Groundwater

Map of Stanton, Suffolk at scale 1:20,000



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[View text version of all results](#)

## See also:

### Understanding the flood map

A more detailed explanation to help you understand the flood map shown above.

### Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

### Sign up to our flood warning service

We can't always stop rivers from flooding, but we can tell you when it's going to happen. Our free service provides flood warnings direct to you by telephone, mobile, fax or pager.

### Flood risk and home insurance

I am in a floodplain, will this affect my insurance?

### Flood map - your questions answered

Answers to commonly asked questions about the flood map.

- 6 JAN 2003

ENVIRONMENT

# Stanton

