

WS68

St Edmundsbury Local Development Framework



AK

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 & Engineering Services
St Edmundsbury Borough Council
PO Box 122
Bury St Edmunds
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 Miss M Smith, Miss V Smith & Mrs A McClure

Organisation _____

Address 103 Fornham Road

Bury St Edmunds

Suffolk

Postcode IP32 6AS

Telephone _____

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 Owners Miss M Smith, Miss V Smith & Mrs A McClure

Address 103 Fornham Road

Bury St Edmunds

Suffolk

Postcode IP32 6AS

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 Between the A143 and Glassfield Road, Stanton

Total Area 2.502(ha)

Of which _____ - (ha) is on brownfield land

Of which 2.502 (ha) is on greenfield land

Ordnance Survey Grid Reference TL960734

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?	25 metres Bus service numbers 304, 337, 338
How close is the nearest primary school?	500 metres
How close is the nearest shop that will provide day-to-day food needs?	250 metres
How close is the nearest doctor's surgery?	0.5 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.

- 1:1250 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 Insert map of Stanton reproduced from the Replacement St Edmundsbury Borough Council Local Plan 2016.

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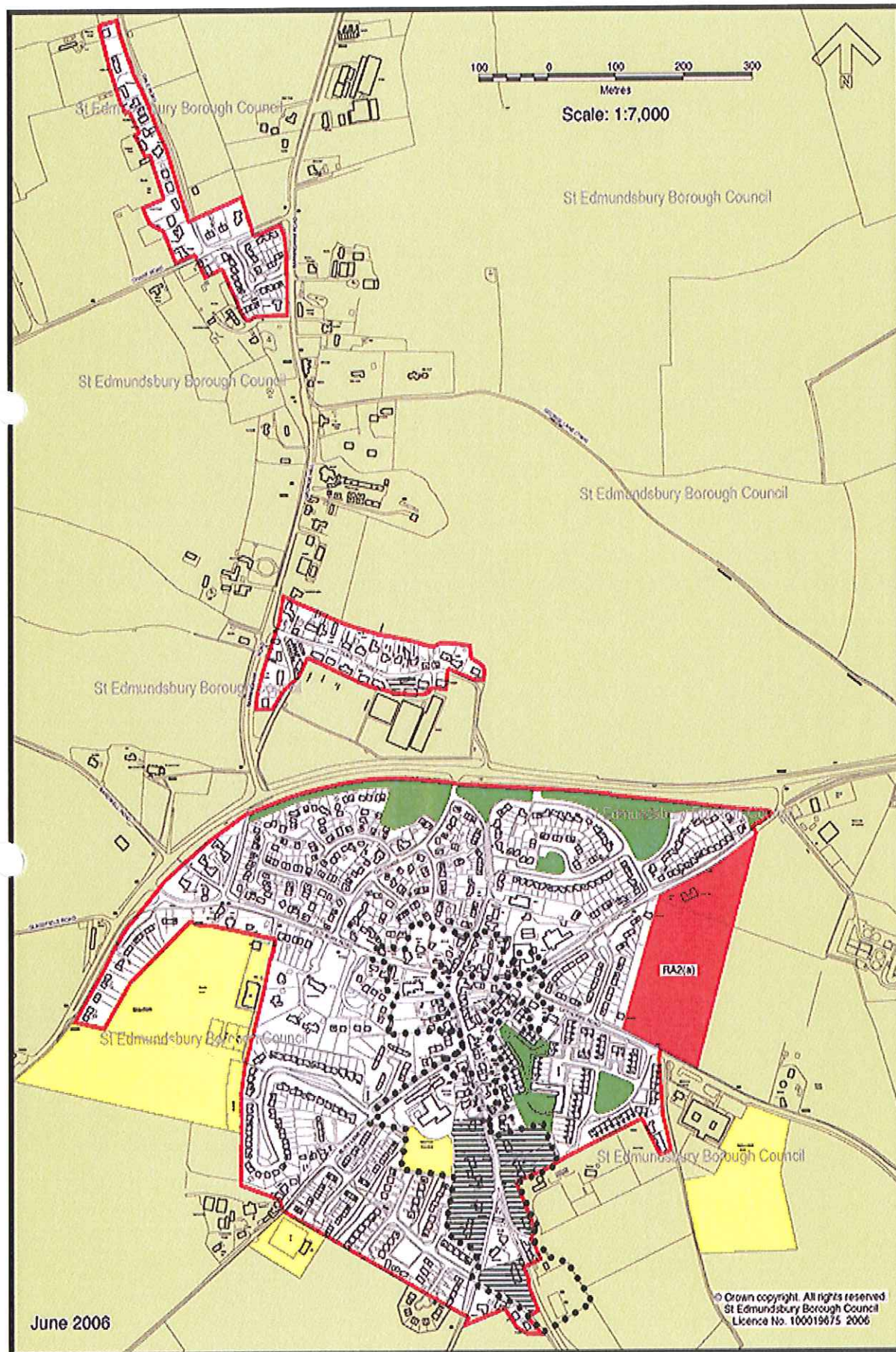
SITE SUBMISSION SUSTAINABILITY APPRAISAL

	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	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

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
13	To reduce the effects of traffic on the environment	Neutral
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	Neutral
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Neutral
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Neutral
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

**ECONOMY &
- 6 JAN 2003
ENVIRONMENT**

Stanton



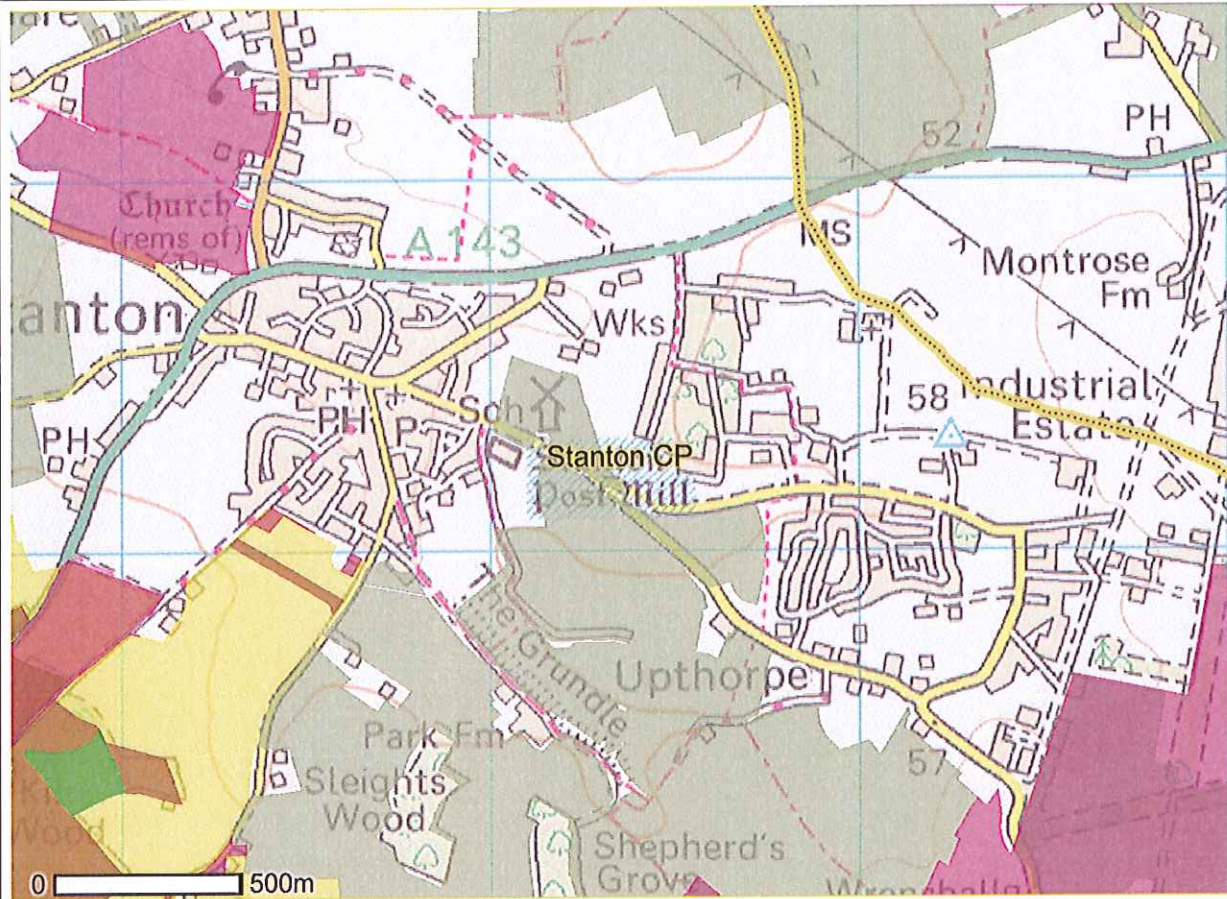
6 JAN 2009

ENVIRONMENT

Nature on the Map



Parish of Stanton



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© 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 | ■ Entry Level Stewardship | ■ Natural England Area Teams |
| ■ Environmentally Sensitive Area schemes (last updated 24 Sep 07) | ■ Entry Level plus Higher Level Stewardship | ■ Scotland, Wales and Ireland |
| ■ English Woodland Grant Scheme (last updated 20 Aug 08) | ■ Higher Level Stewardship | ■ OS 1:50k Raster |
| ■ Woodland Grant Scheme (last updated 20 Aug 08) | ■ Organic Entry Level Stewardship | ■ England |
| | ■ Organic Entry Level plus Higher Level Stewardship | |



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

Flooding

Enter postcode or place name:

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](#)

ECONOMY & ENVIRONMENT

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I'm looking for...

Map Legend

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.

