

WS69

# 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.

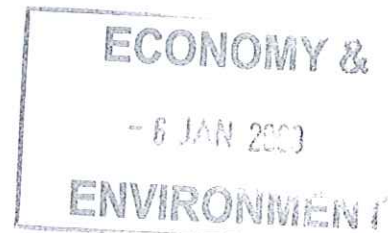
This form is provided for the submission of any **additional** sites that you think should be considered by the Council for their availability for development over the next 20 years.

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

**Monday 5 January 2009** to:

Planning & 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**)

## I. CONTACT DETAILS

Your name W Youngman Esq

Organisation \_\_\_\_\_

Address Fordhams Farm

Bury Lane

Stanton

Bury St Edmunds, Suffolk Postcode \_\_\_\_\_

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 Owner W Youngman Esq

Address Fordhams Farm

Bury Lane

Stanton

Bury St Edmunds, Suffolk 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 Fordhams Farm

Location Bury Lane, Stanton

Total Area 0.50 (ha)

Of which 0.50 (ha) is on brownfield land

Of which - (ha) is on greenfield land

Ordnance Survey Grid Reference TL963731

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	Unknown	Site forms part of a farmyard.
Conservation Area	No	None
Special Landscape Area	No	None

How close is the nearest bus stop?	100 metres Bus service numbers 304, 338, 337
How close is the nearest primary school?	100 metres
How close is the nearest shop that will provide day-to-day food needs?	200 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?

The asbestos cladding on some of the buildings should be removed by a specialist contractor.

**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 insert 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**

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**Brown, David**

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**From:** Brown, David  
**Sent:** 15 January 2009 15:42  
**To:** 'anthony.holliday@brown-co.com'  
**Subject:** LDF - Site submission

CHASCO RESPONSE  
22-1-09

Dear Anthony

I refer to your site submission made on behalf of W Youngman at Bury Lane, Stanton: Ref: AJH/tr/27-misc

Your submitted site plan has a site outlined in blue - can you please confirm that this should be outlined in red - as the site up for consideration, and, as the site is brownfield should be shaded blue. Your written (email will be sufficient) clarification is required as the submission is to be in the public domain and needs to be clear.

Thank you

David Brown  
Planning policy section

## Brown, David

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**From:** Adam Williamson [Adam.Williamson@Brown-co.com]  
**Sent:** 22 January 2009 15:03  
**To:** Brown, David  
**Subject:** RE: LDF - Site submission

**Attachments:** Flatts, Fordhams Farm, Stanton.pdf



Flatts,  
Fordhams Farm, Sta

Dear Mr Brown,

Thank you for your email to Anthony Holliday.

I have pleasure in enclosing an amended plan of Fordhams Farm. I have changed the edging to Red and have hatched the site in blue.

I can confirm that the area we submitted is a brownfield site and should be considered within the LDF as a future development aite.

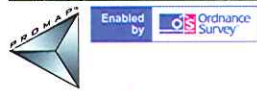
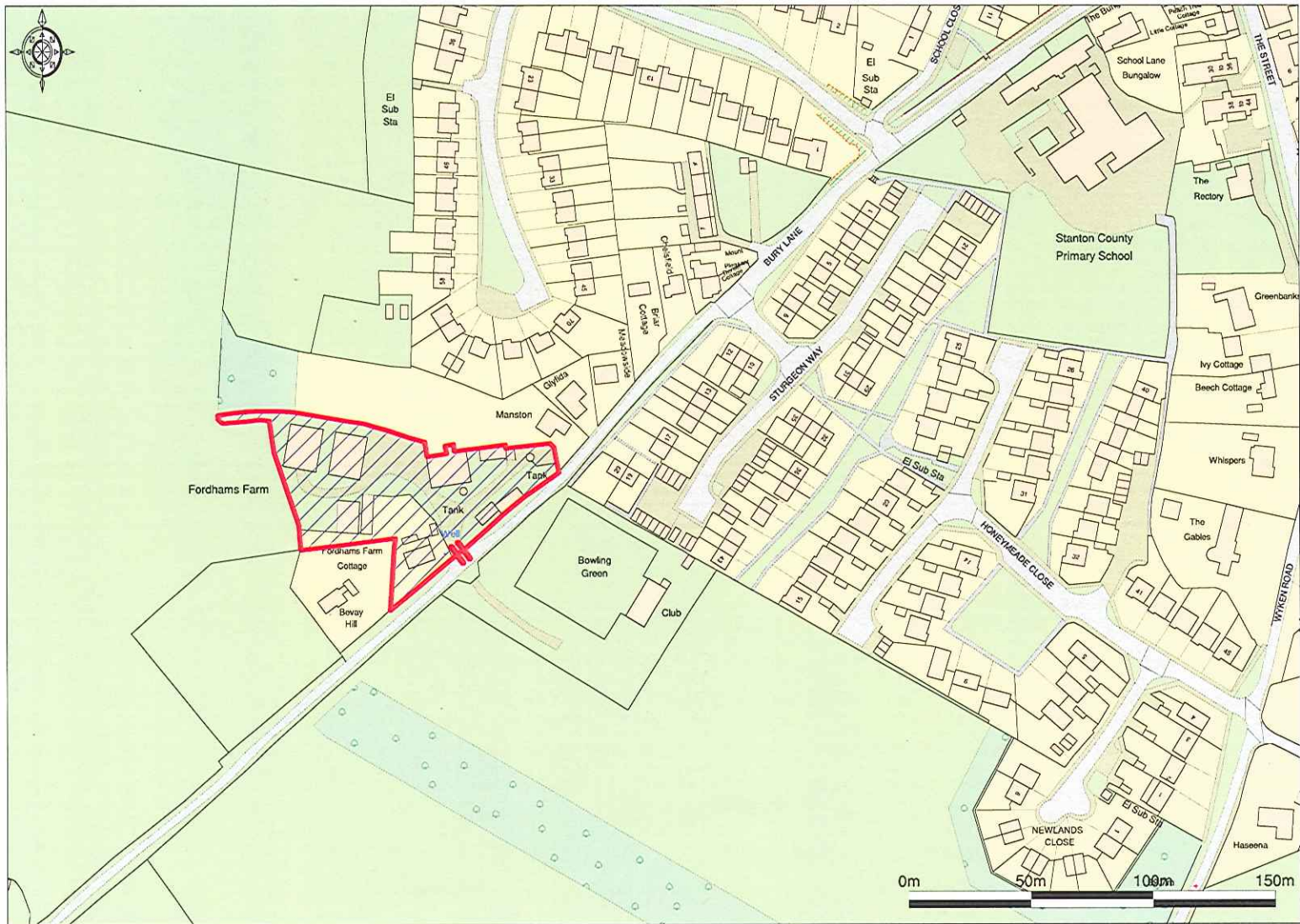
Please let me know if you require anything further.

With kind regards

Yours sincerely



Fordhams Farm, Stanton

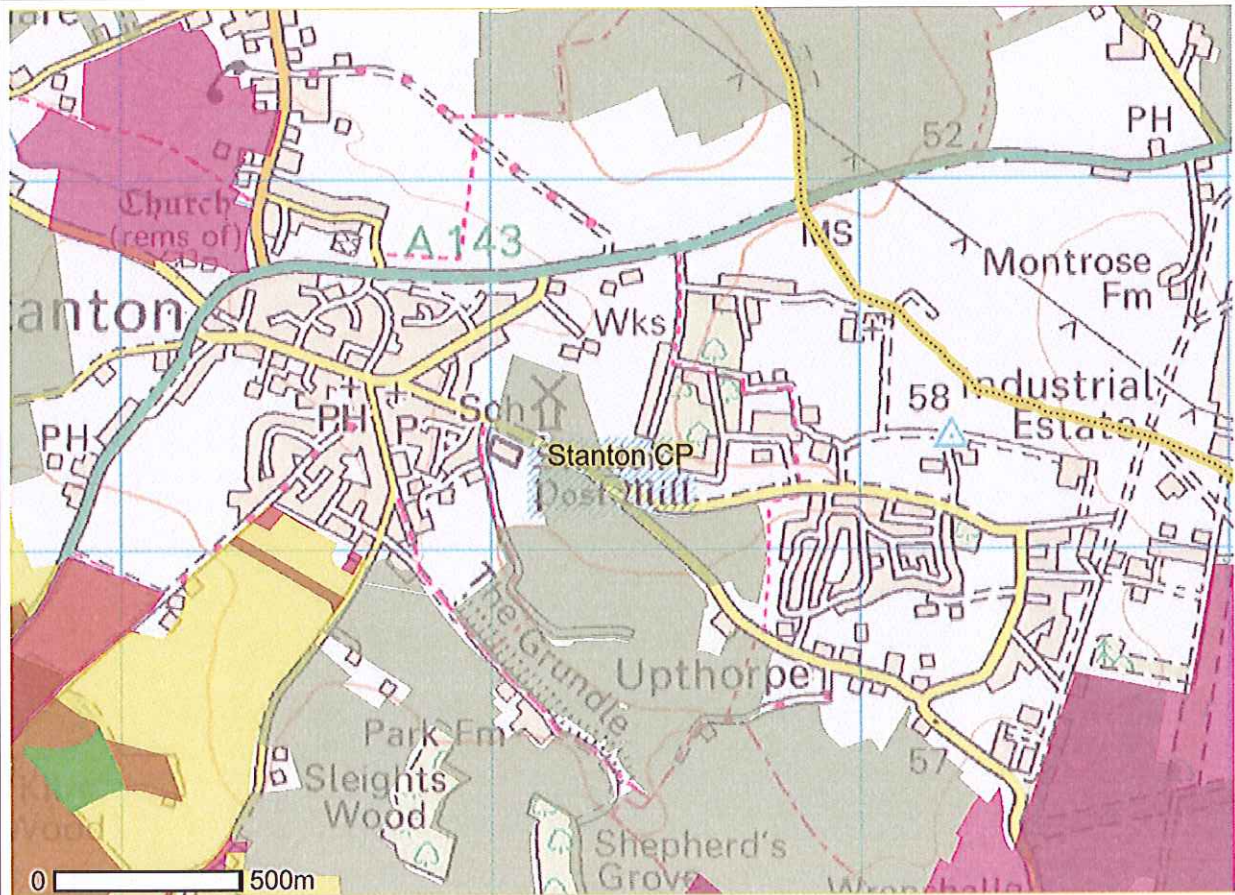


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# Nature on the Map

## 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.

<ul style="list-style-type: none"> <li> Natural England Offices</li> <li> Selected Civil Parishes</li> <li> Civil Parishes</li> <li> Environmentally Sensitive Area schemes (last updated 24 Sep 07)</li> <li> English Woodland Grant Scheme (last updated 20 Aug 08)</li> <li> Woodland Grant Scheme (last updated 20 Aug 08)</li> </ul>	<ul style="list-style-type: none"> <li> Countryside Stewardship Scheme (last updated 24 Sep 07)</li> <li> Environmental Stewardship Scheme (last updated 17 Dec 08)</li> <li> Entry Level Stewardship</li> <li> Entry Level plus Higher Level Stewardship</li> <li> Higher Level Stewardship</li> <li> Organic Entry Level Stewardship</li> <li> Organic Entry Level plus Higher Level Stewardship</li> </ul>	<ul style="list-style-type: none"> <li> National Nature Reserves</li> <li> European / Government Regions</li> <li> Natural England Area Teams</li> <li> Scotland, Wales and Ireland</li> <li> OS 1:50k Raster</li> <li> England</li> </ul>
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Search fo



Environment Agency

creating a better

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

Map Legend



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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.

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# Stanton

