

# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document

### Site submission form



*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.

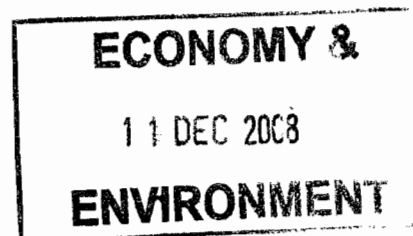
This form is provided for the submission of any **additional** sites that you think should be considered by the council for their availability for development over the next 20 years.

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

**Monday 5 January 2009** to:

Planning and Engineering Services  
St Edmundsbury Borough Council  
PO Box 122  
Bury St Edmunds  
Suffolk  
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:



## 2. Site details

Site name HORSECROFT ROAD YARD  
 Location BETWEEN SHARP ROAD AND HORSECROFT ROAD  
 Total area APPROX 1.25 (ha)  
 Of which 1.25 (ha) is on brownfield land  
 Of which \_\_\_\_\_ (ha) is on greenfield land

Ordnance Survey Grid Reference \_\_\_\_\_

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

YARD

Suggested uses

RESIDENTIAL

## 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	POSSIBLY	
Conservation Area	NO	
Special Landscape Area	YES	

How close is the nearest bus stop?	APPROX	600 metres Bus service numbers
How close is the nearest primary school?	APPROX	700 metres
How close is the nearest shop that will provide day-to-day food needs?	APPROX	700 metres
How close is the nearest doctor's surgery?	APPROX	1.5 kilometres

If there are constraints to development, what interventions could be made to overcome them?

POSSIBLE CONTAMINATION WHICH COULD BE REMEDIATED

**Policy constraints:** How does the proposal conform with current national, regional or local planning policies?

LOGICAL INFILL OF SEGMENT OF UNDEVELOPED LAND

#### 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.**

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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	YES
2	To maintain and improve levels of education and skills in the population overall	NO
3	To reduce crime and anti-social activity	UNKNOWN
4	To reduce poverty and social exclusion	"
5	To improve access to key services for all sectors of the population	NO
6	To offer everybody the opportunity for rewarding and satisfying employment	POSSIBLY
7	To meet the housing requirements of the whole community	YES
8	To improve the quality of where people live and to encourage community participation	YES.
9	To improve water and air quality	UNKNOWN.
10	To conserve soil resources and quality	NO YES IN CLEANING UP SITE
11	To use water and mineral resources efficiently, and re-use and recycle where possible	YES.

	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
12	To reduce waste	UNKNOWN
13	To reduce the effects of traffic on the environment	YES
14	To reduce contributions to climate change	YES
15	To reduce vulnerability to climatic events	UNKNOWN
16	To conserve and enhance biodiversity	POSSIBLY.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	NO
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	YES.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	YES.
20	To revitalise town centres	YES.
21	To encourage efficient patterns of movement in support of economic growth	YES.
22	To encourage and accommodate both indigenous and inward investment	YES.

**ECONOMY &**

11 DEC 2008

**ENVIRONMENT**

LOWMOOR GARDENS  
PLANNED POSITION  
PLAN

EXISTING  
ACCESS

EXISTING  
ACCESS

ECONOMY &  
16 JUL 2008  
ECC  
EN

