

WS 74

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document



St Edmundsbury
BOROUGH COUNCIL

SITE SUBMISSION FORM

We are currently identifying sites with development potential as part of the Local Development Framework. This form should be completed to suggest sites that you think should be considered by the Council for their availability for development over the next 20 years.

Please 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@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

- 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 Mr E M Gliksten
Organisation The Denham Estate
Address The Estate Office, Denham, Bury St Edmunds, Suffolk

Postcode IP29 5EQ
Telephone 01284 810231
Email address venison@denhamestate.co.uk

Your agents (if applicable) Mr S J Gilbey MRICS
Organisation Brown & Co
Address Angel Corner, 8 Angel Hill, Bury St Edmunds, Suffolk

Postcode IP33 1UZ
Telephone 01284 731452
Email address simon.gilbey@brown-co.com

Site Owner name Denham Estate, Denham Farms Limited and Denham, Vicarage Farm Partnership
Address c/o agent
Postcode _____

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: **Yes**

2. SITE DETAILS

Site name Land at Barrow Road

Location Land east and south of Denham End

Total Area 44.3 (ha)

Of which 1.15 (ha) is on brownfield land

Of which 43.15 (ha) is on greenfield land

Ordnance Survey Grid Reference

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

Agriculture and a small area of agricultural buildings

Suggested uses

Mixed Use development to include housing, community facilities and commercial uses. Residential uses would be located close to the village with commercial uses located on the outskirts.

Community facilities would also be provided as part of the development – further details on phasing is shown on the attached report and plan.

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	Yes	The agricultural buildings contain asbestos material within their construction
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	Denham 350 metres Bus service numbers 312 and 314 Barrow 400 metres Bus Service numbers 311, 314 and 905
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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	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
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	Positive
14	To reduce contributions to climate change	Neutral
15	To reduce vulnerability to climatic events	Neutral
16	To conserve and enhance biodiversity	Positive
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	Positive
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive
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

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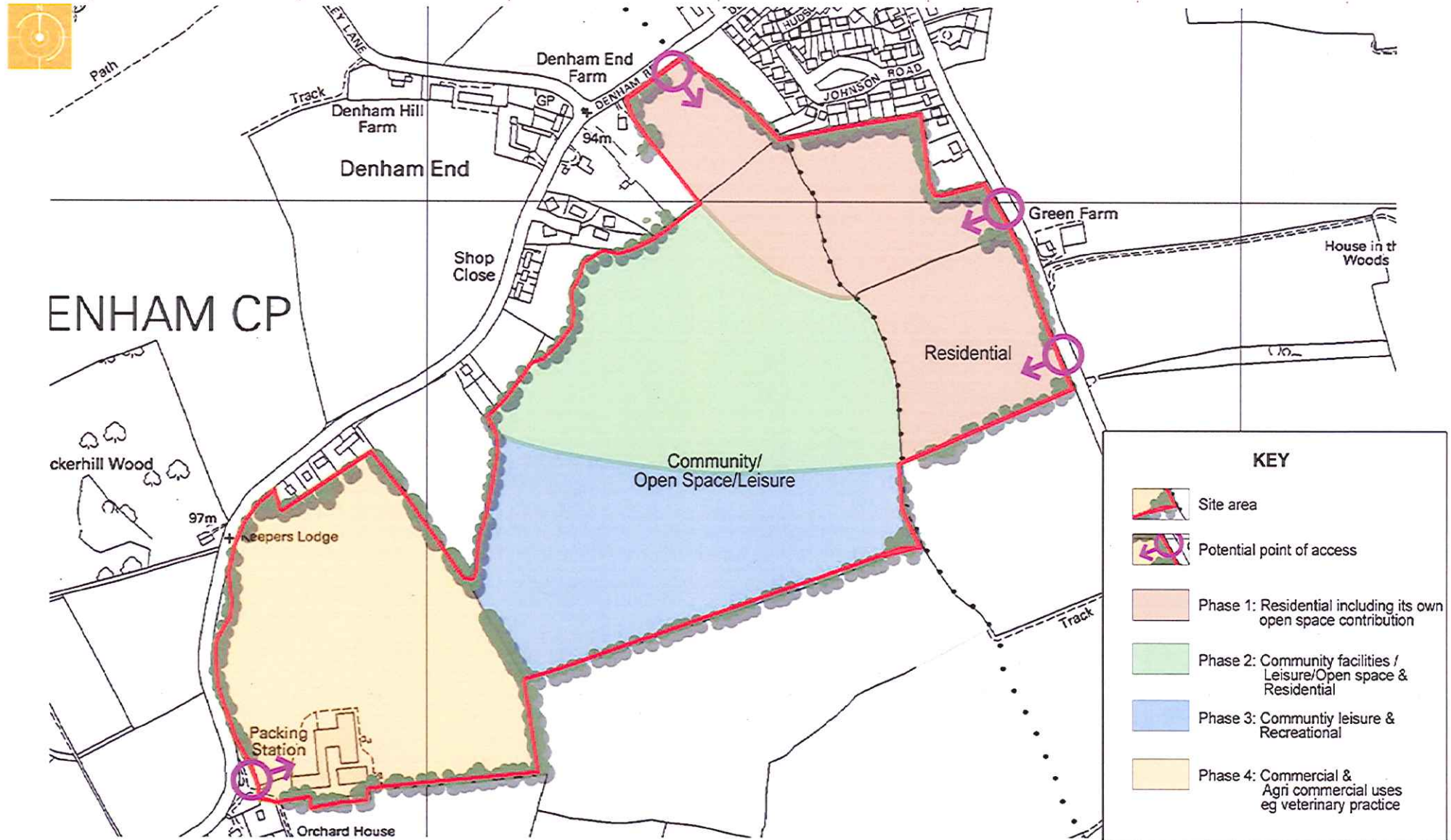
date	January 2009
scale	1:2500
reference	CAPL/SPEC/004

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Unex House
132-134 Hills Road
Cambridge
CB2 2PA
Tel: 01223 347000
Fax: 01223 347111

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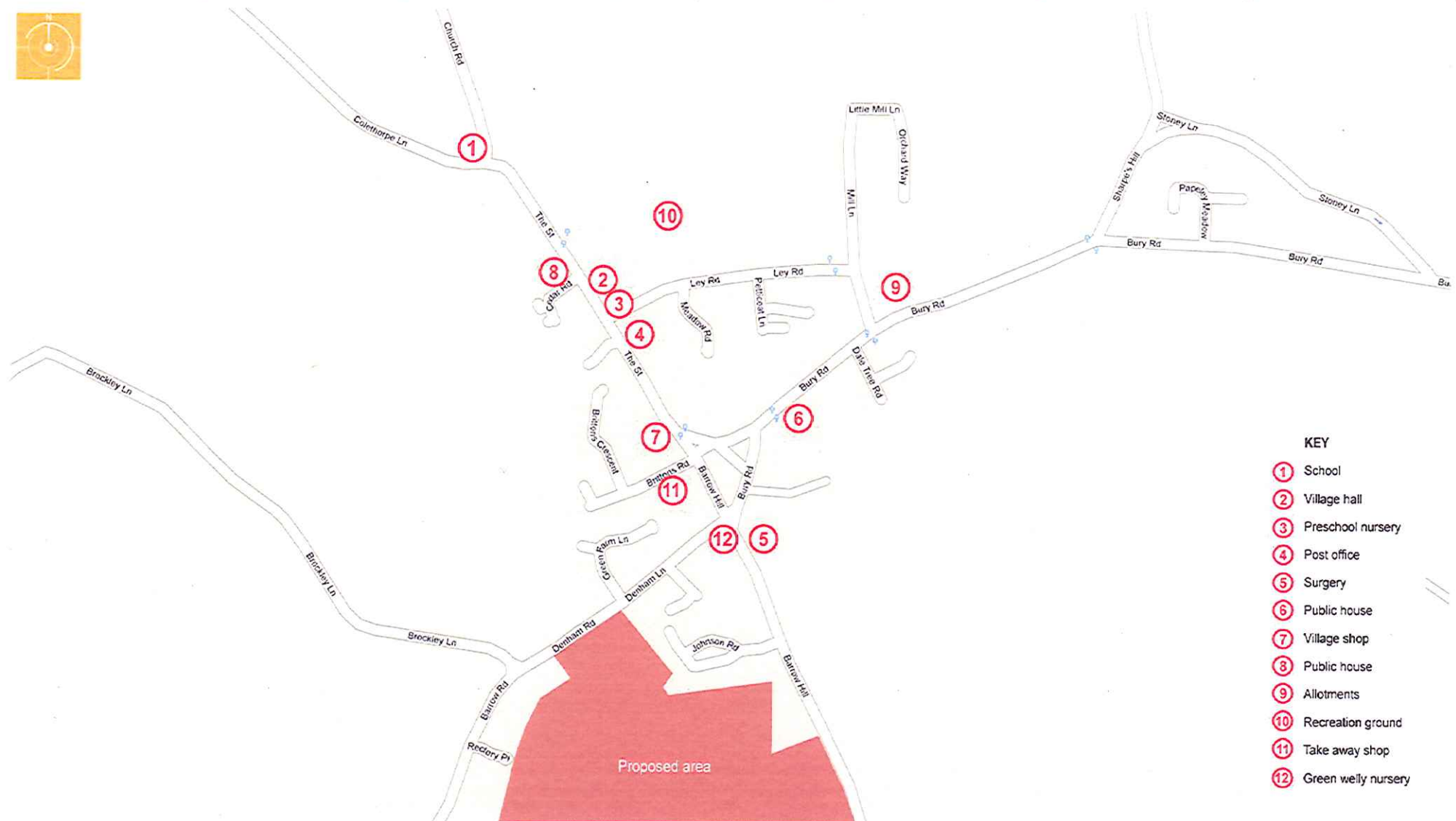


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- KEY**
- ① School
 - ② Village hall
 - ③ Preschool nursery
 - ④ Post office
 - ⑤ Surgery
 - ⑥ Public house
 - ⑦ Village shop
 - ⑧ Public house
 - ⑨ Allotments
 - ⑩ Recreation ground
 - ⑪ Take away shop
 - ⑫ Green welly nursery

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