

# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document

### SITE SUBMISSION FORM



*St Edmundsbury*  
**BOROUGH COUNCIL**

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:  
**Friday 9 May 2008** 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](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** N.W. Haverhill Landowners Consortium

**Organisation** N.W. Haverhill Landowners Consortium

**Address** c/o Agent

**Postcode**

**Telephone**

**Email address**

**Your agents (if applicable)**

**Organisation** Bidwells

**Address** Bidwell House, Trumpington Road, Cambridge

**Postcode** CB2 9LD

**Telephone** 01223 841841

**Email address** karen.beech@bidwells.co.uk / marcia.whitehead@bidwells.co.uk

**Site Owner** Various

**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** N.W. Haverhill (allocation in the Replacement Local Plan – Policy HAV2)

**Location** Haverhill

**Total Area** Approx  
40 (ha)

Of which 0 (ha) is on brownfield land

Of which 40 (ha) is on greenfield land

**Ordnance Survey Grid Reference** TL 678478

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

Agricultural

**Suggested uses**

Residential – potential for approximately 1225 dwellings

## 3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	No	
Nature designation	Yes	Local Wildlife Site along lane to Boyton Hall to be retained
Land contamination	No	
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	Metres Bus service numbers	) Local centre, new bus services ) and facilities proposed as part ) of allocation Policy HAV 2 in ) Replacement Local Plan
How close is the nearest primary school?	Metres	See above
How close is the nearest shop that will provide day-to-day food needs?	Metres	See above
How close is the nearest doctor's surgery?	Kilometres	See above

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

No constraints to development – residential allocation Policy HAV2 in Replacement Local Plan.

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

The principle of residential development on the site has been established in the Replacement Local Plan. The site has potential for approximately 1225 dwellings, depending upon the alignment of the Relief Road. The efficient use of the allocated site complies with policies contained in national, regional and local planning guidance.

#### 4. OTHER INFORMATION

Has the viability of the site been tested? If so, please include details.

Yes – Bidwells professional advice to landowners

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.**

The pedestrian and vehicular access points will be agreed as part of the detailed design process for the residential allocation (Policy HAV2).

# St Edmundsbury Local Development Framework

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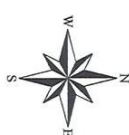
### SITE SUBMISSION SUSTAINABILITY APPRAISAL

	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	Positive
10	To conserve soil resources and quality	Negative (same for any residential development)
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive
12	To reduce waste	Negative (same for any residential development)

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

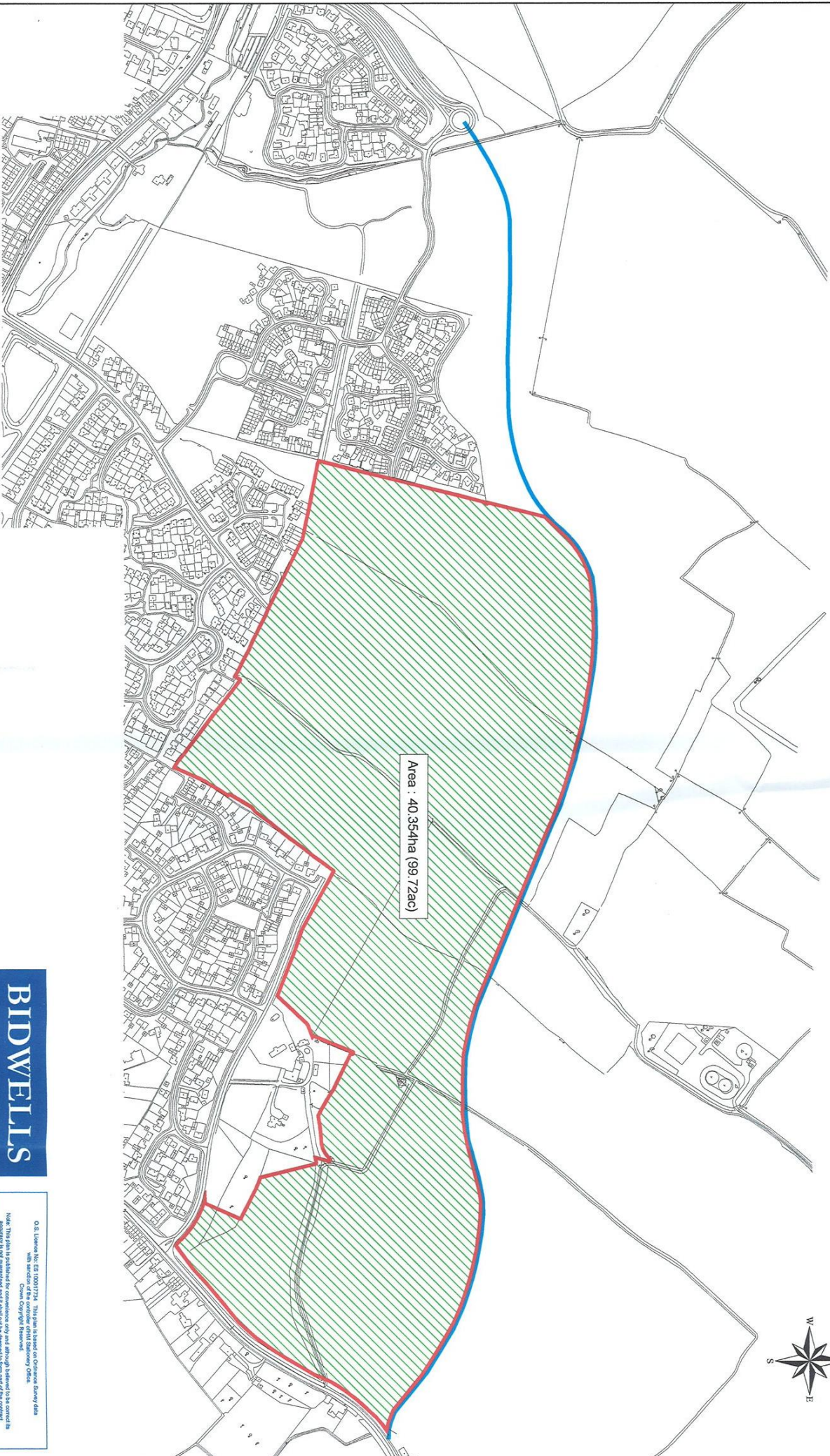


# North West Haverhill



Area : 40.354ha (99.72ac)

Route as Shown in Policy HAV2



**BIDWELLS**

Trumpington Road, Cambridge CB2 9LD  
 Scale: 1:5,000 @ A3 O.S. Ref: TL 6746  
 t 01223 841841 f 01223 845150 bidwells.co.uk  
 Drawing No: B.87071/X Date: 8/5/2008

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