

St Edmundsbury Local Development Framework



St Edmundsbury
BOROUGH COUNCIL

SITE SUBMISSION FORM

We are continuing to identify 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. If you have previously submitted a site there is no need to resubmit that site as it will be reviewed as part of this process.

Please complete and return this form by **Friday 29 April 2011** to:

Planning Policy
St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

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

1. CONTACT DETAILS

Your name Philip

Organisation Neal

Address 1 The Red House

Colchester Road

Halstead

Essex

Postcode CO9 2FB

Telephone 07795523443

Email address philnealone@yahoo.co.uk

Your agent (if applicable) N/A

Organisation PN Consulting

Address 1 The Red House

Colchester Road

Halstead

Essex

Postcode CO9 2FB

Telephone 07795523443

Email address philnealone@yahoo.co.uk

Site Owner J Bahar

Address Flint Hall

Creeping St Peter

Ipswich

Suffolk

Postcode IP6 8QL

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

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**)

2. SITE DETAILS

Site name Former RAF Hospital and Admin Base RAf Shepherds Grove (Site 2)

Location Shepherds Grove Stanton Suffolk

Total Area 2.360(ha)

Of which 2.360(ha) is on brownfield land

Of which (ha) is on greenfield land

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

Former Administrative and residential base

Suggested uses

Extension of mobile home park / provision of live work units / offices

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	No	
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	5metres Bus service numbers 304 338
How close is the nearest primary school?	1300metres
How close is the nearest shop that will provide day-to-day food needs?	150 metres
How close is the nearest doctor's surgery?	2,092okilometres

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

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

Please see attached documentation

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

Any further information: (Continue on separate sheets if necessary) Please supply four copies of any supportive statements or an electronic version.

Please see attached documentation

St Edmundsbury Local Development Framework

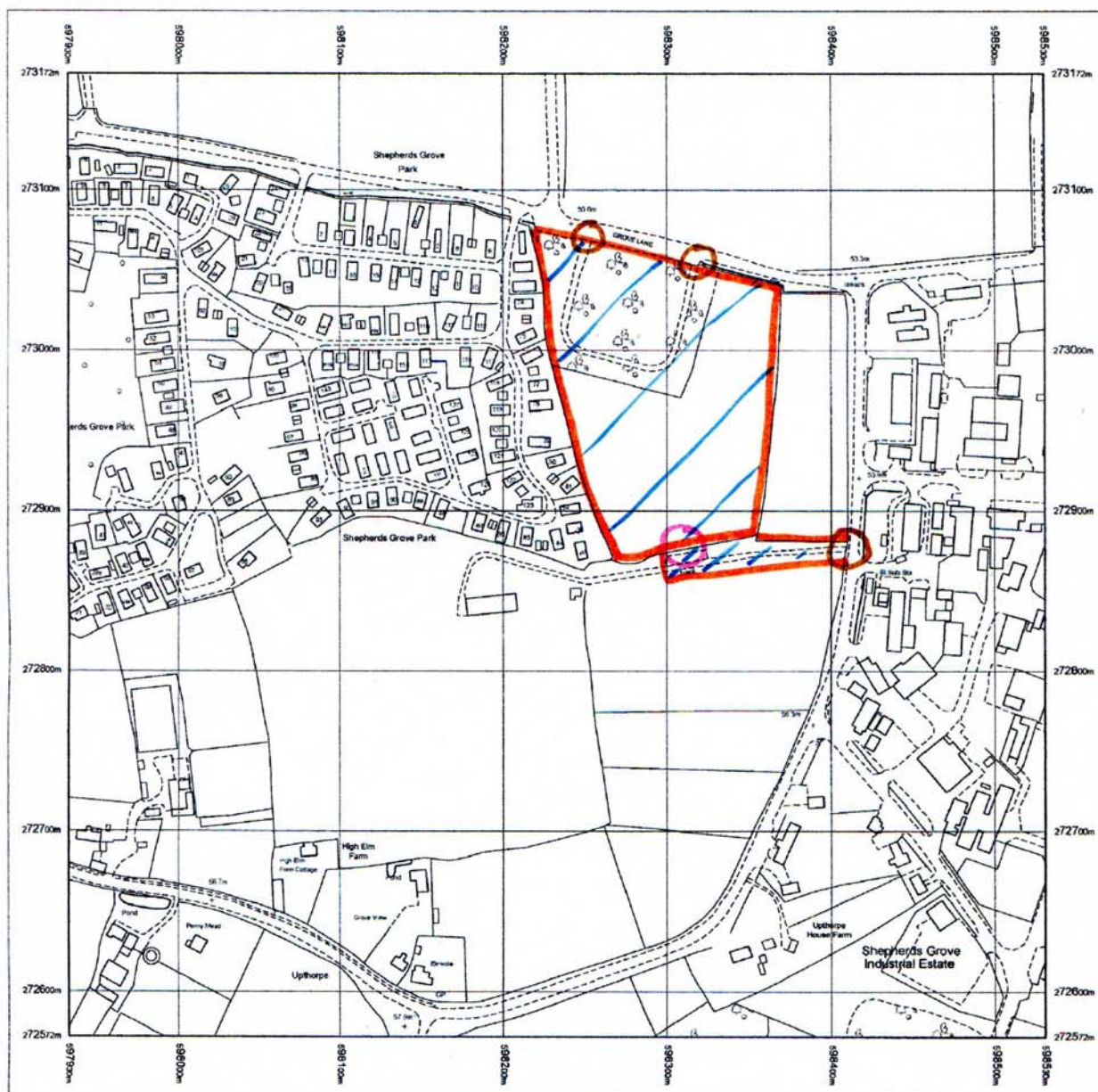
SITE SUBMISSION SUSTAINABILITY APPRAISAL

	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 – Extension of the adjacent mobile home park will meet an existing demand and provision of work live units will reduce stress of travelling and enable more people to work locally.
2	To maintain and improve levels of education and skills in the population overall	Positive - Increased opportunities provided by the live / work units will retain people locally
3	To reduce crime and anti-social activity	Positive - Site can provide a mixture of employment and residential and will be designed to meet highest standards. Employment opportunities can increase prosperity and thereby reduce need for crime
4	To reduce poverty and social exclusion	Positive – provision of live / work unit will enable people to potentially provide work for them selves or enable mums to work from home so support the family still
5	To improve access to key services for all sectors of the population	Positive - Access to local services is good inc schools NHS and public transport

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
6	To offer everybody the opportunity for rewarding and satisfying employment	Positive - Provision of live work units will enable a new vein of employment opportunities for people that may not have been able to up to this point. Co location with the home environment maximises opportunity for supporting the family unit. Units can provide a mixture of professional and light manufacturing facilities eg jewelery making
7	To meet the housing requirements of the whole community	Positive - A mixture of an extension to the mobile home park and work/live units meets two distinct requirements in the community
8	To improve the quality of where people live and to encourage community participation	Positive - Housing would meet this requirement and allow a greater base of people for community participation
9	To improve water and air quality	Neutral
10	To conserve soil resources and quality	All development will be of a sustainable nature
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive - All designs will meet sustainability criteria
12	To reduce waste	Positive – Proposals will meet waste reduction, recycling and sustainability criteria

	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 - Provision of live work units reduces the need to travel and allows people to work locally where possible. Designs will provide facilities for alternative forms of transport to the car. Local bus services are adjacent to the site
14	To reduce contributions to climate change	Positive – Opportunities to live locally would enable existing employees at the Industrial park to live more locally or reskill
15	To reduce vulnerability to climatic events	Development is outside flood zones and will meet latest building criteria and environment agency advice on building construction
16	To conserve and enhance biodiversity	Positive – the landscaping plan will ensure that biodiversity is enhanced through provision of appropriate planting and landscaping and design e.g. lighting appropriate to the surrounding
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Not affected by site but would propose archeological dig pre-development if necessary
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Positive – Landscaping plan will ensure that the quality and local distinctiveness is maintained and enhanced
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	New live/work units will provide a new vein of prosperity and economic growth
20	To revitalise town centres	A larger local population will spend more money locally

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
21	To encourage efficient patterns of movement in support of economic growth	Positive – Live/work units will encourage an efficient pattern of movement in support of economic growth.
22	To encourage and accommodate both indigenous and inward investment	Positive – Provision of live work units and the creation of new economic development will create and encourage inward investment and stimulate the local economy through the use of local suppliers and other businesses



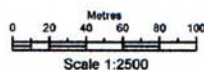
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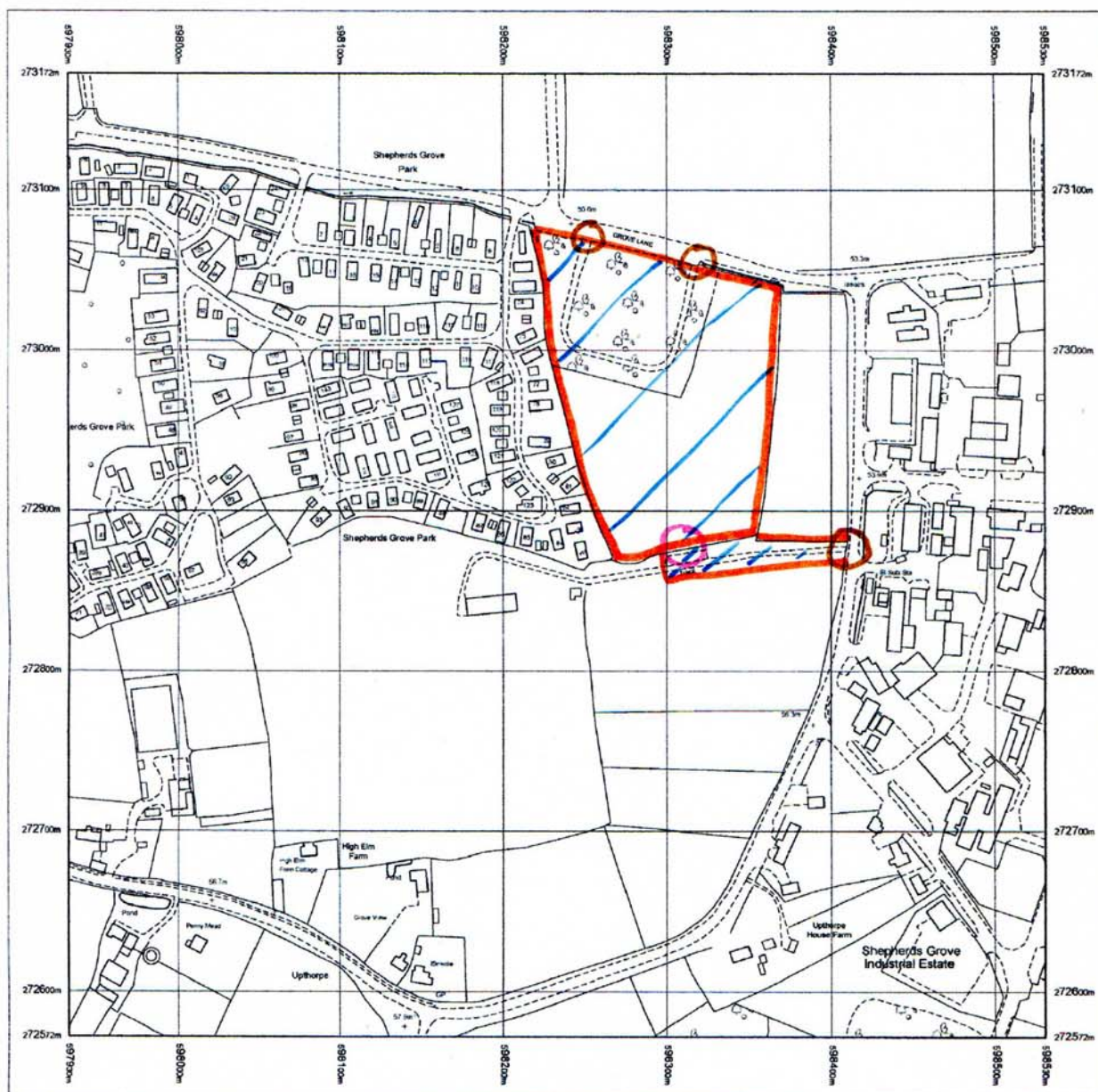
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Supplied by: **Hussey and Greaves Chelm**
Serial number: 00263000
Centre coordinates: 598230.5 272872

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site;
www.ordnancesurvey.co.uk

- BOUNDARY
- /// GREENFIELD
- /// BROWNFIELD
- EXISTING ACCESS - RETAINED
- NEW ACCESS



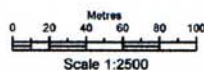
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