

## 1. CONTACT DETAILS

Your name

Organisation

ABBEY GATE PROPERTIES LTD

Address

C/O AGENT.

Postcode

Telephone

C/O AGENT

Email address

C/O AGENT.

Your agent (if applicable)

MR MARK SAVIN

Organisation

MILBURN LEVERINGTON THURLOW

Address

3 WHITING STREET

BURY ST EDMUNDS

SUFFOLK

Postcode

IP33 1NY

Telephone

01284 761 261

Email address

mark.savin @ mltarchitects.co.uk.

Site Owner

ABBEY GATE PROPERTIES LTD

Address

ABBEY GATE HOUSE

STANDERS STREET SOUTH

BURY ST EDMUNDS

SUFFOLK

Postcode

IP33 3PW

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Yes / No

### 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

Location

LAND TO REAR GERSKINE LODGE, STANNINGFIELD ROAD

Total Area

0.69 (ha)

Of which — (ha) is on brownfield land

Of which 0.69 (ha) is on greenfield land

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

VACANT AND UNUSED

Suggested uses

- 300 SELF BUILD PLOTS TO PROMOTE SUSTAINABLE DWELLINGS

- REMAINDER OF SITE TO BE AFFORDABLE HOUSING RSL HAS BEEN IDENTIFIED.

## 3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	YES	IN PART, NO DEVELOPMENT ON THIS AREA PROPOSED.
Nature designation	NO	
Land contamination	NO	
Conservation Area	NO	
Special Landscape Area	NO	

How close is the nearest bus stop?	metres 180	Bus service numbers 752/753/321/375/378/754
How close is the nearest primary school?	metres 990	
How close is the nearest shop that will provide day-to-day food needs?	metres 180	
How close is the nearest doctor's surgery?	kilometres 5.6	

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

PROXIMITY OF SEWAGE TREATMENT WORKS. CAREFUL SITE LAYOUT AND DESIGN COULD MITIGATE ANY POTENTIAL ISSUES.

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

Great Whelketon is identified as a service centre in Core Strategy and has capacity for small scale development. Affordable housing provision supported under exception site policies and new self build dwellings would contribute towards sustainable appraisal.

#### 4. OTHER INFORMATION

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

NO

Level of developer interest, if known: NONE - AFFORDABLE HOUSING ENABLER  
Low Medium High INTEREST IN SITE.

Likely time frame for development:

0-5 years

6-10 years

10-15 years

Beyond 15 years

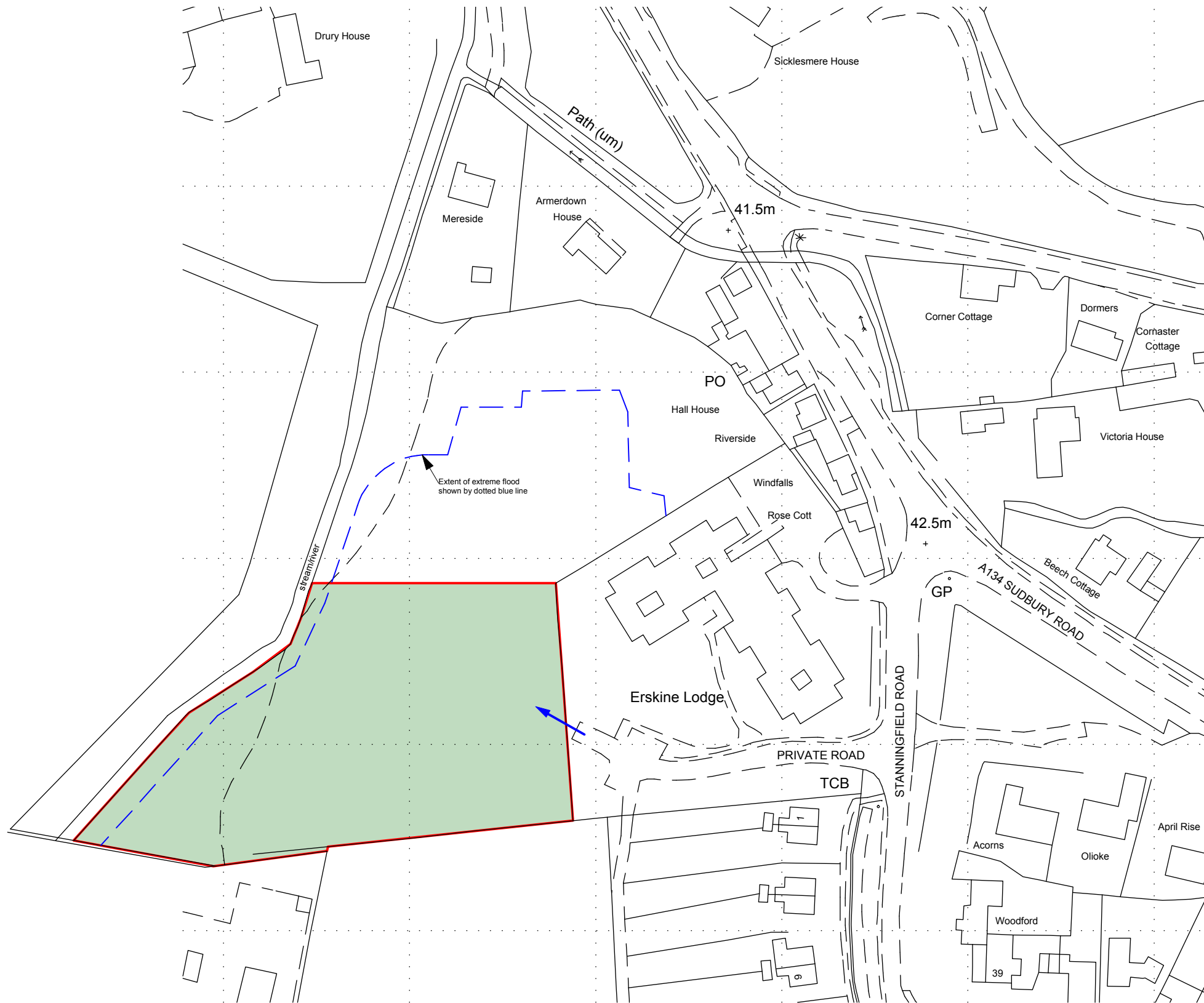
**Any further information: (Continue on separate sheets if necessary) Please supply four copies of any supportive statements or an electronic version.**

## 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
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	POSITIVE
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	POSITIVE
10	To conserve soil resources and quality	POSITIVE
11	To use water and mineral resources efficiently, and re-use and recycle where possible	POSITIVE
12	To reduce waste	POSITIVE
13	To reduce the effects of traffic on the environment	POSITIVE

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
14	To reduce contributions to climate change	POSITIVE
15	To reduce vulnerability to climatic events	POSITIVE
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



- Key:
- Site Boundary
  - Potential Point of Access
  - Residential Development

NOTE  
DO NOT SCALE THIS DRAWING - USE DIMENSIONS  
The Contractor is to check and verify all dimensions on site before starting work and report any omissions or errors.

This drawing is to be read in conjunction with all relevant consultants and specialists drawings.

This Drawing is Copyright

Drawing Title  
**Proposed Site Plan**

Project  
**Land to Rear Erskine Lodge**

Client  
**Great Welnetham, Suffolk**

Abbeygate Properties Ltd

Drawing Number  
**6440-002**

Scale  
**1:1250**

Date  
**May 2011**

PLANNING

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Chartered Practice