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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: **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

SS11
mapped

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**)

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1. CONTACT DETAILS

Your name DAVID BEAMISH

Organisation WESTLEY PARTNERSHIP LLP

Address 9 CATHERINE PLACE
LONDON

Postcode SW1E 6DY

Telephone 0207 932 8452

Email address dbeamish@bishopbeamish.co.uk

Your agents (if applicable)

Organisation

Address

Postcode

Telephone

Email address

Site Owner

Address

Postcode

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

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2. SITE DETAILS

Site name WESTLEY ROUNDABOUT SOUTHSIDE

Location LAND ON SOUTH SIDE OF WESTLEY ROUNDABOUT NEWMARKET ROAD, BURY ST EDMUNDS

Total Area 1·58 (ha)

Of which _____ (ha) is on brownfield land

Of which 1·58 (ha) is on greenfield land

Ordnance Survey Grid Reference NGR TL825652

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

WHITE LAND CURRENT VACANT.

Suggested uses

HOTEL AND RESTAURANT USE

PETROL FILLING STATION WITH ANCILLARY SHOP

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?	.....500.....metres Bus service numbers..NOT KNOWN.
How close is the nearest primary school?	.....500.....metres
How close is the nearest shop that will provide day-to-day food needs?	.....500.....metres
How close is the nearest doctor's surgery?	.....N/A.....kilometres

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

N/A

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

CONFORMS TO SEQUENTIAL APPROACH TO POLICY DS2

4. OTHER INFORMATION

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

YES. WE HAVE BEEN APPROACHED BY TWO HOTEL OPERATORS

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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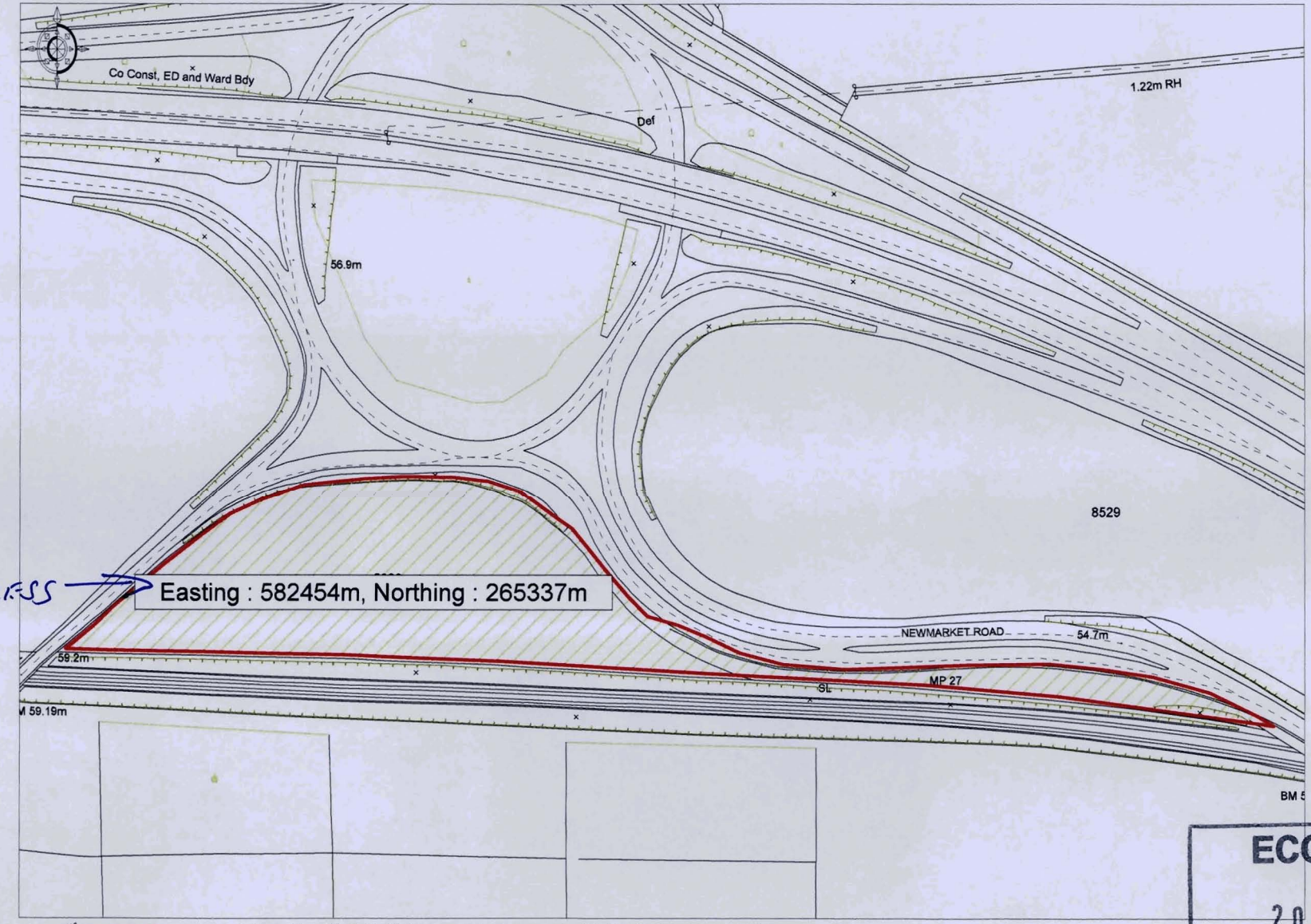
SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	Please indicate whether your proposal will have a +ve or –ve contribution towards each objective
1	To improve the health of the population overall	N/A
2	To maintain and improve levels of education and skills in the population overall	N/A
3	To reduce crime and anti-social activity	N/A
4	To reduce poverty and social exclusion	N/A
5	To improve access to key services for all sectors of the population	+VE
6	To offer everybody the opportunity for rewarding and satisfying employment	+VE
7	To meet the housing requirements of the whole community	N/A
8	To improve the quality of where people live and to encourage community participation	N/A
9	To improve water and air quality	N/A
10	To conserve soil resources and quality	+VE

	SA Objective	Please indicate whether your proposal will have a +ve or –ve contribution towards each objective
11	To use water and mineral resources efficiently, and re-use and recycle where possible	N/A
12	To reduce waste	N/A
13	To reduce the effects of traffic on the environment	+ VE
14	To reduce contributions to climate change	N/A
15	To reduce vulnerability to climatic events	N/A
16	To conserve and enhance biodiversity	N/A
17	To conserve and where appropriate enhance areas of historical and archaeological importance	N/A
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	N/A
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	N/A
20	To revitalise town centres	N/A
21	To encourage efficient patterns of movement in support of economic growth	N/A
22	To encourage and accommodate both indigenous and inward investment	N/A

Land on southside of Westley Roundabout, Newmarket Road, Bury St Edmunds



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Area 1.58ha 3.9 Acres

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