

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@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

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 Vestey Trustees

Organisation Vestey Trustees

Address c/o Agent

Postcode

Telephone

Email address

Your agents (if applicable) Bidwells

Organisation Bidwells

Address Bidwell House, Trumpington Road,
Cambridge

Postcode CB2 9LD

Telephone 01223 841841

Email address karen.beech@bidwells.co.uk/ marcia.whitehouse@bidwells.co.uk

Site Owner Vestey Trustees (approx 8.6 ha) / Taylor Wimpey (approx 1.3 ha)

Address c/o Bidwells

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 to the north of Hales Barn Road and Brickfields Drive, Haverhill

Location Haverhill

Total Area 4 (ha)

Of which 0 (ha) is on brownfield land

Of which 4 (ha) is on greenfield land

Ordnance Survey Grid Reference TL665464

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

Vacant. Last use was agriculture.

Suggested uses

Residential/amenity open space. The northern boundary of the site

will be dependent upon the final alignment of the Relief Road.

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? | 300 metres Bus service numbers 13,13A |
| How close is the nearest primary school? | 1800 metres |
| How close is the nearest shop that will provide day-to-day food needs? | 1800 metres |
| How close is the nearest doctor's surgery? | 1.6 kilometres approx |

Site is adjacent to North West Haverhill residential allocation with its proposed new local centre, bus services and facilities

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

None - extension of existing development

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

Complies with adopted Replacement Local Plan and North West Haverhill

Concept Statement.

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.

St Edmundsbury Local Development Framework

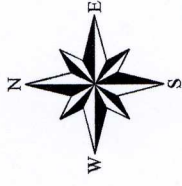
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SITE SUBMISSION SUSTAINABILITY APPRAISAL

| | 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 |
|-----------|---|---|
| 13 | To reduce the effects of traffic on the environment | Negative (Same for any residential development) |
| 14 | To reduce contributions to climate change | Negative (Same for any residential development) |
| 15 | To reduce vulnerability to climatic events | Negative (Same for any residential development) |
| 16 | To conserve and enhance biodiversity | Positive |
| 17 | To conserve and where appropriate enhance areas of historical and archaeological importance | Positive |
| 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 | Positive |
| 21 | To encourage efficient patterns of movement in support of economic growth | Positive |
| 22 | To encourage and accommodate both indigenous and inward investment | Positive |

Land to the North of Hales Barn Road and Brickfields Drive, Haverhill



Potential Access Point

Area : 4.084ha (10.09ac)

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Note: This plan is published for convenience only and although believed to be correct, its accuracy is not guaranteed and it shall not be deemed to form part of a contract.

t: 01223 841841 f: 01223 845150 bidwells.co.uk
Drawing No: A.33.806/a Date: 8/5/2008

BIDWELLS

Trumpington Road, Cambridge CB2 9LD
Scale: 1:2,500 O.S. Ref: TL 6746

Relief Road Route as Shown in Policy HA/2

