

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM - March 2012



St Edmundsbury
BOROUGH COUNCIL

This form is provided for the submission of any **alternative** sites that you think should be considered by the Council for their availability for development over the next 20 years.

Any further sites submitted must be accompanied by a completed and appropriate (Bury, Haverhill or Rural) 'Vision 2031 Preferred Options Document Questionnaire'.

Please complete and return these forms and a **map** clearly identifying the boundary of the site by:

5pm on 30th April 2012 to:

Planning Policy Section
St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU 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
 - 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 Mr P Underwood

Organisation _____

Address c/o Agent

_____ **Postcode** _____

Telephone _____

Email address _____

Your agents (if applicable) Mark Savin

Organisation MLT Architects

Address Crankles Corner, Shirehall Way, Bury St Edmunds, Suffolk

_____ **Postcode** IP33 2BA

Telephone 01284 761261

Email address Mark.savin@mltarchitects.co.uk

Site Owner Mr P Underwood

Address Horringer Hil House, Horringer Road, Bury St Edmunds

_____ **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 off Horsecroft Lane (Site Two)

Location Land off Horsecroft Lane, Bury St Edmunds, Suffolk, IP33 2DY

Total Area 0.2 ha

Of which 0 (ha) **is on brownfield land**

Of which 0.2(ha) **is on greenfield land**

Ordnance Survey Grid Reference 584455 , 263000

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

Currently used as a paddock associated with domestic residential curtilage of Horringer Hill House

Suggested uses

Provision of new residential development & associated amenity space

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	Yes	

How close is the nearest bus stop?	0.36miles – Horringer Rd / 0.39miles – Hardwick Ln
How close is the nearest primary school?	0.45miles – Westgate Community Primary School
How close is the nearest shop that will provide day-to-day food needs?	0.36miles – Horringer Road
How close is the nearest doctor's surgery?	0.8miles - Bury St Edmunds

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

No known constraints

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

The site bounds the current development boundary and is sustainably located to

both local facilities and the town centre of Bury St Edmunds. A carefully

Considered scheme could be advanced that addressed and met the

Requirements of both the current St Edmundsbury Core Strategy, Saved policies

Of the local plan and the provisions of the National Planning Policy Framework.

4. OTHER INFORMATION

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

Yes – Initial sketch proposals have been developed to indicate the feasibility of

accommodating residential units on the site, and there has been interest shown by

Local developers.

Level of developer interest, if known:

Low

Medium

High

Likely time frame for development: 1 – 2 Years

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

This submission is made in further response to the Vision 2031 Consultation Document requesting site submissions for consideration.

The accompanying plan 6603-002 indicates the proposed site which is located adjacent to the existing development boundary and could be considered as an appropriate location for future development as the existing development boundary bounds both the north and eastern boundaries with an existing residential curtilage to the south and West.

The site is accessed off Horsecroft Road to the East, where residential properties front and occupy the both Horsecroft Road and the existing access road. The site has been used as a paddock in recent years forming part of a larger residential curtilage and adjoins the spacious rear garden of Horringer Hill House and the dwellings on Horsecroft Road.

The site can be accessed by public transport (including bus and rail). There are

bus stops within the local vicinity along Horringer Road and Hardwick Lane. The bus station is located a few minutes walk from the town centre and provides a direct service to both Horringer Road and Hardwick Lane . The rail station is situated approximately one mile from the town centre and two miles from the proposed site.

Bury St. Edmunds town centre is within a 15 walk of the site and local amenities are including convenience store and schools located only 5mins walk away in Horringer Road.

This submission seeks to develop the site for low density residential purposes providing good quality housing with appropriate residential amenity

The existing access can be utilised with no significant upgrades required and existing trees and perimeter planting would be retained and used as features in the new development.

If this site was to be selected any residential development on the site for housing would meet the provisions of national, regional and local planning policies aimed at creating sustainable patterns of development and socially inclusive communities.

Additionally the land owner would consider making available the plots at competitive market valuations for the individual construction of dwellings for self build occupation.

The site in essence has only 1 boundary to fronting un-previously developed/green field land and consequently it is believed that this is an appropriate sustainably located site for inclusion into the vision 2031 .

This Site as proposed should be considered favourably in the context of its location in Bury St Edmunds, being conveniently located for easy access to the town and existing local amenities.

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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	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	Neutral
10	To conserve soil resources and quality	Neutral
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive
12	To reduce waste	Positive

	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
14	To reduce contributions to climate change	Positive
15	To reduce vulnerability to climatic events	Neutral
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	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



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

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Drawing Title
LDf Plan
 Project
Residential Development Site
 Horsecroft Road, Bury St Edmunds
 Client
Mr P Underwood

Drawing Number
6603 -002 /
 Scale
1:1250 @ A3
 Date
Jul 2012

Planning

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