

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 Peter Thurlow

Organisation Abbeygate Properties Ltd

Address Abbeygate House, St Andrews Street South, Bury St Edmunds, Suffolk

Postcode IP33 3PW

Telephone 01284 752277

Email address

Your agents (if applicable) Max Milburn

Organisation MLT Architects

Address Crankles Corner, Shire Hall Way, Bury St Edmunds, Suffolk

Postcode IP33 2BA

Telephone 01284 761261

Email address max.milburn@mltarchitects.co.uk

Site Owner Abbeygate Properties Ltd

Address Abbeygate House, St Andrews 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: The landowner has consented

2. SITE DETAILS

Site name _____

Location Land to the north & west of Erskine Lodge, Stanningfield Road, Great Welnetham

Total Area _____ 1.37 ha _____

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

Of which _____ 1.37(ha) _____ **is on greenfield land**

Ordnance Survey Grid Reference _____ TL 87772 260358 _____

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

Vacant for over 40 years

Suggested uses

Provision of 21 new dwellings & public open space

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	Yes	Extreme flood plan boundary shown on the plans
Nature designation	No	
Land contamination	No	Assumed no contamination
Conservation Area	Yes	
Special Landscape Area	No	

How close is the nearest bus stop?	200m
How close is the nearest primary school?	0.67 miles
How close is the nearest shop that will provide day-to-day food needs?	200m
How close is the nearest doctor's surgery?	Bury St Edmunds

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

The site would be developed to take into account the flood plan extent & level

and in accordance with the requirements for the Conservation Area

The developer is willing to contribute to potential upgrading of the existing sewage

treatment plant to the south of the site

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

The proposal would accord with all current policies for the urgent provision of

affordable homes

4. OTHER INFORMATION

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

Refer to the Further Information below

Level of developer interest, if known:

Low

Medium

High

Likely time frame for development:

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 Q39 with reference to Policy RV15 contained within the Rural Vision 31 Consultation Document

We make no comment upon the Council's preference to develop a site south of Tutelina Rise but we disagree with the rejection from consideration of the site adjacent to Erskine Lodge where the owner/developer is in a unique position to immediately provide a much needed mix of affordable accommodation. Part of the site is identified as SS11/06 in the Consultation Document

The accompanying plans 6440-002A & SK03 indicate a preferred form of development which could be of considerable benefit to the local community

In essence it comprises the provision of 6 No lettable family dwellings to be made available on a turn-key basis to a registered housing association at a price where the land element is at nil cost

The further construction of 4 No three bed houses, 5 No two bed houses and 2 No two bed bungalows would be offered for sale at a discount of 20% to purchasers with proven local needs

The remaining 4 No plots which complete the mixed development will be made available at competitive market valuations for the individual construction of dwellings for self build occupation

The part of the site which falls within the designated flood plain would be landscaped and made available to the local Parish Council for public use

The developer will factor in the construction of roads and other basic infrastructure costs and consequently any out turn profit is likely to be minimal. This is possible only because the owner/developer has held the land for several decades at an historically low value

There is a cordon sanitaire relating to the close proximity of the existing sewage treatment works and the owner/developer is in consultation with Anglian Water to seek ways in which contribution can be made to any necessary upgrading. Development is also constrained by an existing pumped main which traverses the site and the owner/developer is also aware of the potential impact of the site's location in the Sicklesmere Conservation Area

But none of these constraints seem sufficient to outweigh the immediate benefits that this development proposal can provide for the local community. This is clearly recognised by the Parish Council who appear to be very supportive

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	Yes
2	To maintain and improve levels of education and skills in the population overall	
3	To reduce crime and anti-social activity	
4	To reduce poverty and social exclusion	
5	To improve access to key services for all sectors of the population	
6	To offer everybody the opportunity for rewarding and satisfying employment	
7	To meet the housing requirements of the whole community	
8	To improve the quality of where people live and to encourage community participation	
9	To improve water and air quality	
10	To conserve soil resources and quality	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	
12	To reduce waste	

	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		
14	To reduce contributions to climate change		
15	To reduce vulnerability to climatic events		
16	To conserve and enhance biodiversity		
17	To conserve and where appropriate enhance areas of historical and archaeological importance		
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area		Yes
20	To revitalise town centres		
21	To encourage efficient patterns of movement in support of economic growth		Yes
22	To encourage and accommodate both indigenous and inward investment		Yes



- Key:
- Site Boundary
 - ➔ Potential Point of Access
 - Greenfield

DO NOT SCALE THIS DRAWING - USE DIMENSIONS
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Drawing Title
Location Plan
 Project
Land to rear of Erskine Lodge
 Stanningfield Road, Great Welnetnam
 Client
Abbeygate Properties Ltd

Drawing Number
6440 -002 A
 Scale
1:1250 @ A3
 Date
Apr 12

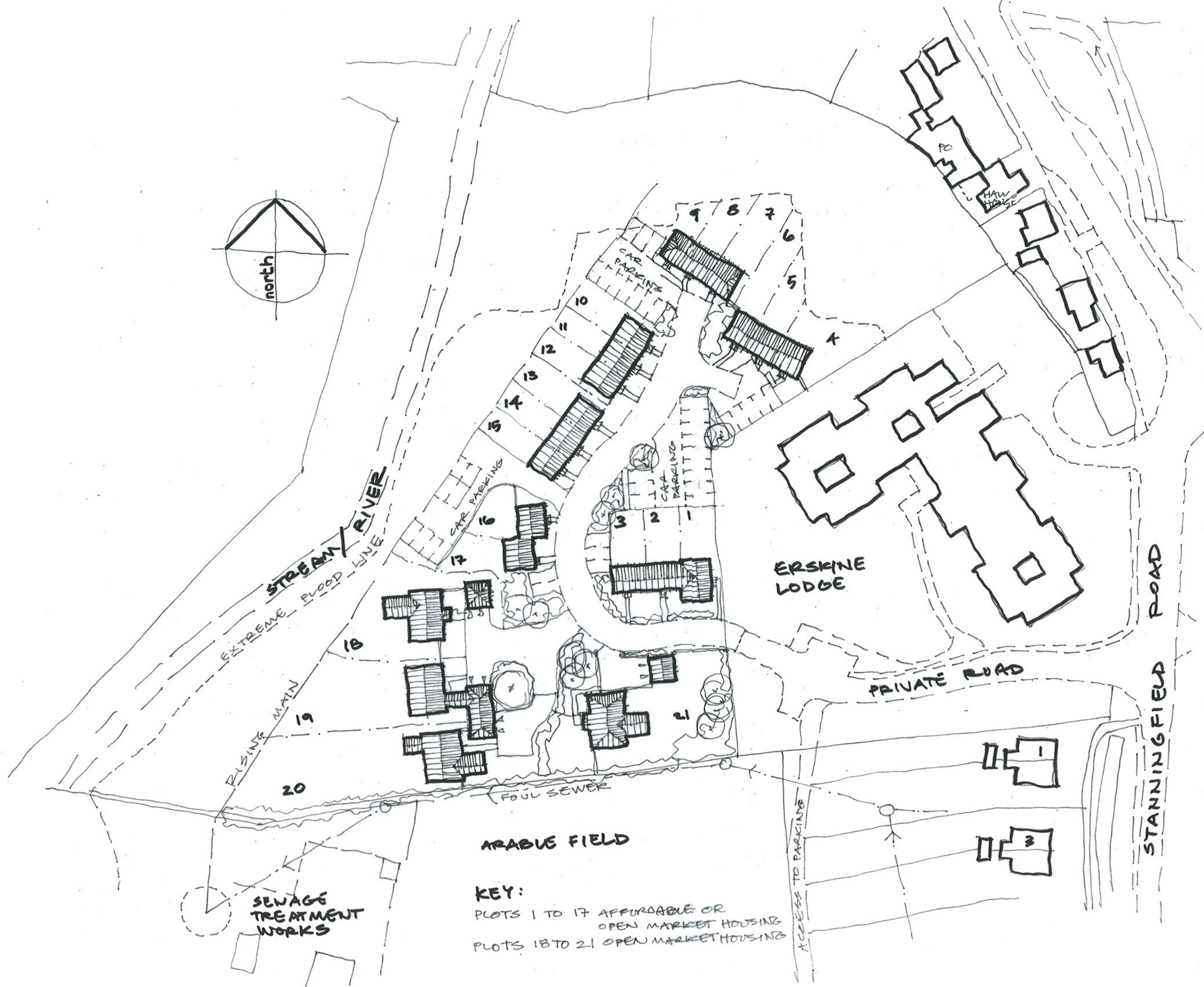
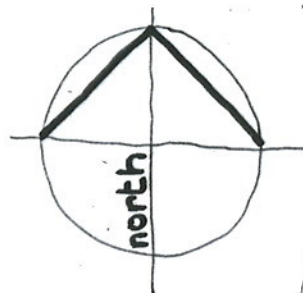
PLANNING

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RIBA

Chartered Practice



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REVISIONS			
Rev	Notes	By	Checked Date

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www.mltarchitects.co.uk

RIBA 
Chartered Practice

client:
Abbeygate Proerties

project:
Land to rear of Erskine Lodge
Stanningfield Road,
Great Weelnetham

drawing title:
Site Layout

project no: 6440	dwg no: sk03	rev: 1	drawn: beh	scale: 1:500	date: APR 12
drawing status: Preliminary					AK/AZ