

# 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 30<sup>th</sup> 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](http://www.environment-agency.gov.uk)
  - Information on nature designations can be found at [www.natureonthemap.org.uk](http://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](http://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

Organisation

Address

Postcode

Telephone

Email address

Your agents (if applicable)

Owen Pike

Organisation Cheffins

Address Clifton House, 1 & 2 Clifton Road, Cambridge

Postcode

CB1 7EA

Telephone

01223 271943

Email address

owen.pike@cheffins.co.uk

Site Owner

Mr J. Claydon

Address

Gains Hall, Wickhambrook, Newmarket, Suffolk

Postcode

CB8 8YA

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Cheffins has the consent of landowner

## 2. SITE DETAILS

Site name Land north of Bunters Road, Wickhambrook

Location Bunters Road/Back Lane, Wickhambrook

Total Area 2ha

Of which        (ha) is on brownfield land

Of which 2(ha) is on greenfield land

Ordnance Survey Grid Reference TL 742 560

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

Agricultural land (arable)

Suggested uses

Housing (market and affordable) and Doctor's surgery

## 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?	400m
How close is the nearest primary school?	400m
How close is the nearest shop that will provide day-to-day food needs?	400m
How close is the nearest doctor's surgery?	0.3km

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

**There are no known constraints to development of the site.**

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

**No policy constraints.**

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**In fact the site is the most sustainable option for housing in Wickhambrook.**

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**See separate letter for details.**

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#### 4. OTHER INFORMATION

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

**No but initial investigation has revealed no significant constraints to development of the site.**

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Level of developer interest, if known:

Low

Medium

High

Likely time frame for development:

0-5 years

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

The Council's Sustainability Appraisal (April 2010), which was published alongside the Rural Site Allocations Preferred Options Document, established that Land north of Bunters Road is the most sustainable option for housing in Wickhambrook. There are no reasons within the updated Sustainability Appraisal (February 2012) (or in the Rural Vision 2031 Preferred Options Document) to confirm why the merits of Land north of Bunters Road have been ignored. In any case, the updated Sustainability Appraisal illustrates that Land at Nunnery Green and Cemetery Hill is still less sustainable than Land north of Bunters Road.

To make the Rural Vision 2031 sound, Land north of Bunters Road should be identified by Policy RV20 as the preferred option for housing in Wickhambrook with a doctor's surgery (instead of Land at Nunnery Green and Cemetery Hill) – see separate letter for details.

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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	<p><b>See separate letter, which assesses the site against each of the indicators. It demonstrates that Land north of Bunters Road is the most sustainable option for housing in Wickhambrook</b></p>
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	

	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
<b>13</b>	To reduce the effects of traffic on the environment	
<b>14</b>	To reduce contributions to climate change	
<b>15</b>	To reduce vulnerability to climatic events	
<b>16</b>	To conserve and enhance biodiversity	
<b>17</b>	To conserve and where appropriate enhance areas of historical and archaeological importance	
<b>18</b>	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	
<b>19</b>	To achieve sustainable levels of prosperity and economic growth throughout the plan area	
<b>20</b>	To revitalise town centres	
<b>21</b>	To encourage efficient patterns of movement in support of economic growth	
<b>22</b>	To encourage and accommodate both indigenous and inward investment	

LAND NORTH OF BUNTERS ROAD,  
Sites in Wickhambrook



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PandD 0862 Claydon