

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 J Bahar

Organisation Flint Hall, Creeting, St Peter, Ipswich.

Address

Postcode IP6 8QL

Telephone

Email address

Your agents (if applicable) Philip Cobbold

Organisation Philip Cobbold Planning Consultancy

Address 42 Beatrice Avenue, Felixstowe.

Postcode IP11 9HB

Telephone 07775962514

Email address philipcobbold@btinternet.com

Site Owner Mr J Bahar

Address (As above)

Postcode

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

The applicant is the owner.

2. SITE DETAILS

Site name Land South of Shepherds Grove Park

Location Stanton

Total Area 5ha

Of which 5ha (ha) **is on brownfield land**

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

Ordnance Survey Grid Reference

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

Vacant site. Contains an empty warehouse. Site originally part of USAAF base hospital.

Suggested uses

Mobile home park.

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		Unknown.
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	350m
How close is the nearest primary school?	1000m
How close is the nearest shop that will provide day-to-day food needs?	1000m
How close is the nearest doctor's surgery?	1250m

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

There are no constraints preventing development of the site.

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

See attached statement.

4. OTHER INFORMATION

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

See attached statement.

Level of developer interest, if known: Very 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.

See attached statement.

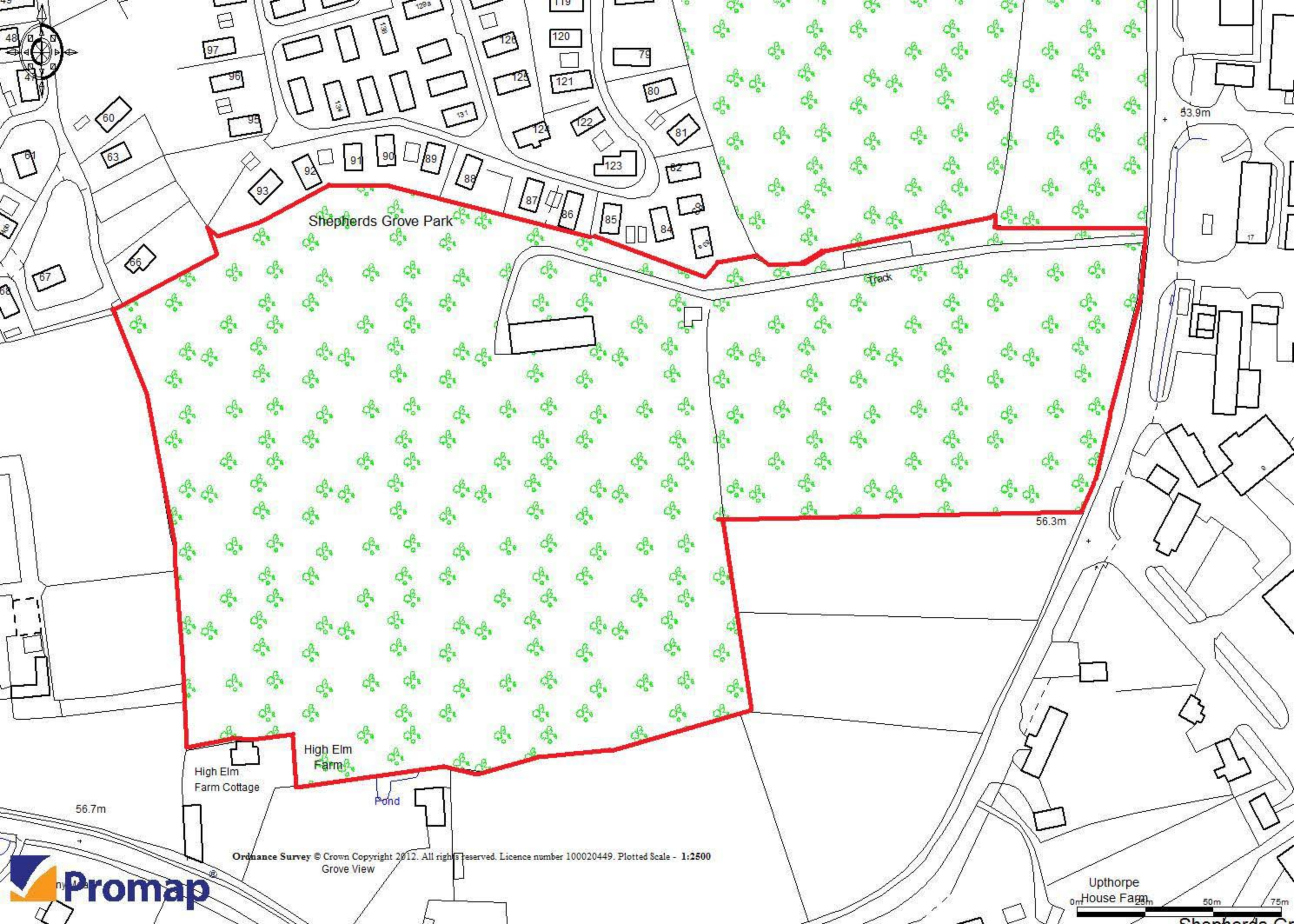
St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

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. Positive. Positive. Positive. Positive. Positive. Positive. Neutral. Neutral. Neutral. Neutral.
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	Positive. Positive. Positive. Neutral. Neutral. Neutral. Positive. Neutral. Neutral. Positive.
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	
20	To revitalise town centres	
21	To encourage efficient patterns of movement in support of economic growth	
22	To encourage and accommodate both indigenous and inward investment	



Shepherds Grove Park

High Elm
Farm

High Elm
Farm Cottage

Pond

Track

Upthorpe
House Farm

Shepherds
Grove

Ordnance Survey © Crown Copyright 2012. All rights reserved. Licence number 100020449. Plotted Scale - 1:2500
Grove View



ST EDMUNDSBURY LOCAL DEVELOPMENT FRAMEWORK

PROPOSED SITE ALLOCATION FOR MOBILE HOME PARK LAND SOUTH OF SHEPHERDS GROVE PARK, STANTON.

SUPPORTING STATEMENT

April 2012

T: 07775962514 F: 01394 275431 philcobbold@btinternet.com 42 Beatrice Avenue, Felixstowe, IP11 9HB

APPLICATIONS · APPEALS · STRATEGIC LAND PROMOTION · RESIDENTIAL · INDUSTRIAL · RETAIL · CONSERVATION

1. The site comprises an area of approximately 5 hectares of land which is located immediately to the south of Shepherds Grove mobile home park, Stanton. The site contains a vacant warehouse and was previously the site of a hospital serving the USAAF base at Shepherds Grove.
2. There is increasing demand for mobile home accommodation as it provides low cost accommodation for young people who are unable to afford a mortgage or rent for a permanent dwelling. The accommodation is also popular with elderly persons who wish to downsize and free up capital to supplement their pensions.
3. The site provides an ideal opportunity to provide additional land for mobile homes being situated adjacent to an existing mobile home park and on land which has no special landscape designation or environmental value.
4. The site is also in a sustainable location. The Council's Core Strategy describes Stanton as "the largest of the Key Service Centres" and states that *"There is a good journey to work bus service to Bury St Edmunds and a large employment area, Shepherd's Grove, is situated on a former airfield to the east of the village. The centre of the village is a Conservation Area and contains a good range of key services including GPs, Primary school and Middle schools, a mobile library, sports facilities and open space"*. Stanton also has a village shop, public house, take-away and village hall. The site is within walking/cycling distance of facilities within the village and there is a bus stop within 350m of the site. Any future residents at the site would not be reliant on the car for access to services.
5. The National Planning Policy Framework (NPPF) provides a presumption in favour of sustainable development. In this case, given the site's proximity to local services and public transport, the use of the land for a park home site would represent sustainable development. Furthermore, the additional number of homes would also help to sustain the viability of existing services and facilities within the village.

6. The NPPF defines previously developed land (brownfield) as *“Land which is or was occupied by a permanent structure, including the curtilage of the developed land”*. As the site contains a building, a roadway and the remains of the former hospital buildings it clearly falls within the definition of previously developed land.
7. One of the Core Planning Principle of the NPPF (paragraph 17) is to *“encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.”*
8. The NPPF also requires local planning authorities to provide a wide range of housing to meet the needs of different groups in the community. This allocation would help achieve that objective.
9. The land owner is satisfied that there is sufficient demand for mobile home/park home accommodation to ensure that the development of the site would be a viable proposition and envisages that the site would be developed in phases.
10. There are no physical constraints which would prevent the development of the site. The plan overleaf identifies the main access points and also illustrates how the site could be linked to the adjoining mobile home site. The site is of sufficient size to enable substantial landscaping belts along the site boundaries to help integrate the development into its setting.

