

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@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 Marchall Buck and Casson

Organisation

Address 9 Guildhall Street Bury st Edmunds IP33 1PR

Postcode

Telephone 01284 705505

Email address property@m-b-c.co.uk

Your agents (if applicable)

Organisation Peacock Short Ltd

Address 82/84 High Street, Needham Market, Ipswich

Postcode IP6 8RF

Telephone 01449 722008

Email address leslieshort@peacockshort.co.uk

Site Owner Mr R Dew

Address The Depot, Fen Road, Pakenham, Bury St Edmunds Suffolk

Postcode IP31 2JS

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 The Depot

Location Fen Road Pakenham

Total Area 0.85 (ha)

Of which 0.85 (ha) is on brownfield land

Of which (ha) is on greenfield land

Ordnance Survey Grid Reference TL 930674

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

Agricultural Machinery (including vehicles), servicing, repair and sales

Suggested uses Residential

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	Not Known	
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	metres Bus service numbers
How close is the nearest primary school?	320 metres
How close is the nearest shop that will provide day-to-day food needs?	3040 metres
How close is the nearest doctor's surgery?	4.64 kilometres

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

None Apparent

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

Complies with policies to promote the reuse of previously developed land

4. OTHER INFORMATION

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

No

Level of developer interest, if known:

Low

Medium

High **HIGH**

Likely time frame for development:

0-5 years xx

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

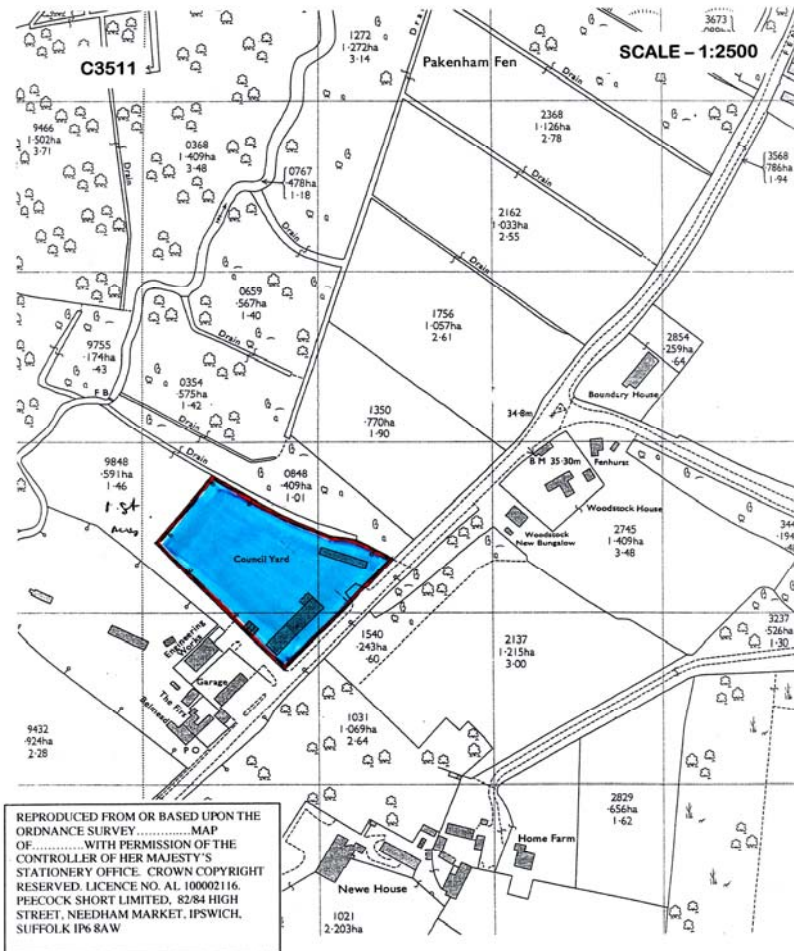
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SITE SUBMISSION SUSTAINABILITY APPRAISAL

	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	neutral
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	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	positive
11	To use water and mineral resources efficiently, and re-use and recycle where possible	positive
12	To reduce waste	neutral

	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	neutral
15	To reduce vulnerability to climatic events	neutral
16	To conserve and enhance biodiversity	Neutral/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	neutral
20	To revitalise town centres	neutral
21	To encourage efficient patterns of movement in support of economic growth	neutral
22	To encourage and accommodate both indigenous and inward investment	positive

**LOCAL DEVELOPMENT FRAMEWORK PLAN BID TO
ST. EDMUNDSBURY BOROUGH COUNCIL**



**Peeck Short Ltd
Property Solutions**

82/84 High Street, Needham Market, Ipswich, Suffolk IP6 8AW
Tel: (01449) 722008 Fax: (01449) 723627

**THE DEPOT
FEN ROAD
PAKENHAM
FOR MR BOB DEW &
MARSHALL BUCK & CASSON**