

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: [rec'd 2.9.08]

Planning & Engineering Services
St Edmundsbury Borough Council
PO Box 122
Bury St Edmunds
IP33 3YS

Or email it to: LDF@stedsbcc.gov.uk

ECONOMY &

19 SEP 2008

ENVIRONMENT

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 Mrs Karen F. A. Lee

Organisation _____

Address Ventnor, Newton Road

Sudbury

Suffolk

Postcode CO10 2RL

Telephone 01787 376091

Email address djlee@talktalk.net

Your agents (if applicable) _____

Organisation _____

Address _____

Postcode _____

Telephone _____

Email address _____

Site Owner Mrs Karen Lee

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: Yes / No

2. SITE DETAILS

Site name Land adjacent to Hill Cottages

Location Bury Road, Clifton Green, Wickhambrook

Total Area 0.4 (ha)

Of which — (ha) is on brownfield land

Of which all (ha) is on greenfield land

Ordnance Survey Grid Reference TL 762546

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

Agricultural Land

Suggested uses A group of dwellings which will fill the space between the south west and north east areas of housing at Clifton Green on the Bury Road.

[The housing could be 100% affordable]

Red verged land - suggested site

Blue

- adjoining land is same ownership

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?	150 metres
How close is the nearest primary school?	Bus service numbers <u>BURTON 345</u>
How close is the nearest shop that will provide day-to-day food needs?	2.6 Kmetres
How close is the nearest doctor's surgery?	2.75 Kmetres
	2.8 kilometres

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

N/A

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

While the site lies outside the present settlement boundary for Wickhambrook the existing hamlet at Clapton Green is focussed on the A143 Bury - Haverhill road and there is a bus stop close to the site.

4. OTHER INFORMATION

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

No, but there is no doubt that there would be developer interest if the site were to be allocated.

Level of developer interest, if known:
Low Medium High

N/A

Likely time frame for development:

0-5 years

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.

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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 (over 100%)
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 (affordable housing)
5	To improve access to key services for all sectors of the population	Neutral
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	"
11	To use water and mineral resources efficiently, and re-use and recycle where possible	"
12	To reduce waste	"

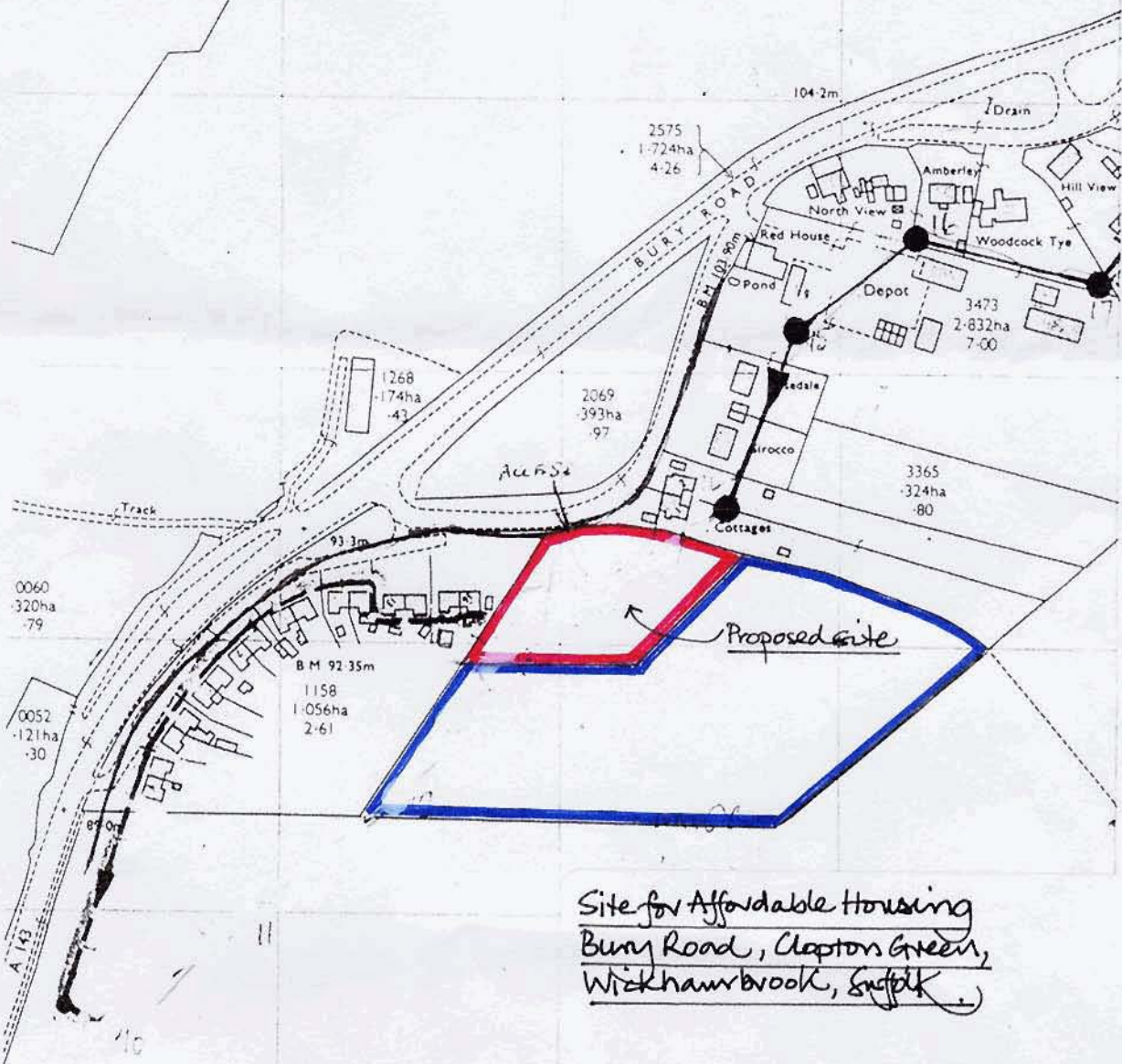
	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
13	To reduce the effects of traffic on the environment	Positive (bus route)
14	To reduce contributions to climate change	Neutral if low carbon foot print
15	To reduce vulnerability to climatic events	Neutral dwellings are built
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	Positive
20	To revitalise town centres	N/A
21	To encourage efficient patterns of movement in support of economic growth	Neutral
22	To encourage and accommodate both indigenous and inward investment	"

ECONOMY &

3700
19 SEP 2008

ENVIRONMENT

0004
3.147ha
7.78



Site for Affordable Housing
Bung Road, Clapton Green,
Wickhambrook, Suffolk