



SENTRY
ADVISORY

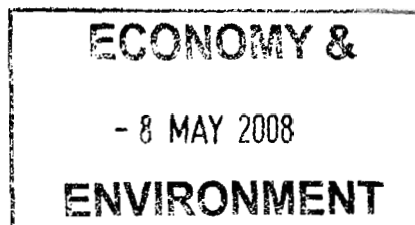
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practical experience benefiting your business

RABC/jlh

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

7th May 2008

SS18
mapped



Dear Sirs

Re: Local Development Framework - Site Allocations

We enclose on behalf of Troston Farms Limited, a site submission form in respect of land at Troston, which we believe is suitable for development within the LDF period.

We have completed the submission form and attach a plan to a scale of 1/2500, showing the land in question coloured according to the brownfield and greenfield areas.

Yours faithfully

Roger Connah

E-mail: rogerc@sentry.co.uk

Enc.



ECONOMY &
- 8 MAY 2008
ENVIRONMENT



Lower Farm Piggery, Troston

Sentry

Scale: 1:2500

Printed: 07 May 2008

**Farmade
Amis**

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St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM



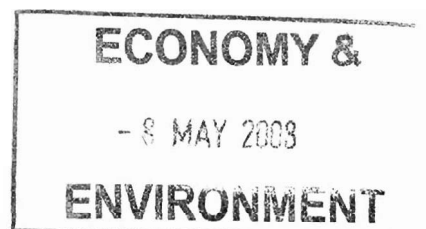
St Edmundsbury
BOROUGH COUNCIL

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@stedsbcc.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

Organisation

Troston Farms Limited

Address

Lower Farm, Troston, Bury St. Edmunds, Suffolk

Postcode

IP31 1EW

Telephone

01359 269214

Email address

Your agents (if applicable)

R. Connah

Organisation

Sentry Limited

Address

The Hall, Willisham, Ipswich, Suffolk

Postcode

IP8 4SL

Telephone

01473 658058

Email address

rogerc@sentry.co.uk

Site Owner

Troston Farms Limited

Address

Lower Farm, Troston, Bury St. Edmunds, Suffolk

Postcode

IP31 1EW

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: ^{YES} Yes / No

2. SITE DETAILS

Site name Lower Farm Piggery
Location Troston
Total Area 4.24 (ha)
 Of which 2.09 (ha) is on brownfield land
 Of which 2.15 (ha) is on greenfield land

Ordnance Survey Grid Reference

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

Piggery buildings, grain storage and farm workshop

Suggested uses

Residential with workshops and village shops

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?	metres 50 Metres Bus service numbers Service 332
How close is the nearest primary school?	metres 4 Kilometres
How close is the nearest shop that will provide day-to-day food needs?	metres 2 Kilometres
How close is the nearest doctor's surgery?	kilometres 4 Kilometres

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

The site is available subject only to re-location of existing piggery buildings to a site already identified and owned

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

Outside recognised settlement boundary but ideal agricultural brownfield site

leading to improved farming sustainability and improves environment for village.

4. OTHER INFORMATION

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

Two National developers have expressed interest in developing this site.

Level of developer interest, if known:

Low

Medium

High YES

Likely time frame for development:

0-5 years YES

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

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
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	Neutral
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	Negative
14	To reduce contributions to climate change	Positive
15	To reduce vulnerability to climatic events	Positive
16	To conserve and enhance biodiversity	Neutral
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	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	Positive