

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document



St Edmundsbury
BOROUGH COUNCIL

SITE SUBMISSION FORM

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 ROBERT BAKER

Organisation BAKER HOMES

Address 3 THE COURTYARD

LAM DIN ROAD

BURY ST EDMUNDS

SUFFOLK **Postcode** IP32 6NU

Telephone 01284 700585

Email address Robert@baker-homes.co.uk

Your agents (if applicable) LESLIE SHORT

Organisation PEECOCK SHORT LTD

Address 82/84 HIGH STREET

NEEDHAM MARKET

IPSWICH

SUFFOLK **Postcode** IP6 8AW

Telephone 01449 722008

Email address leslieshort@peacockshort.co.uk

Site Owner NICHOLAS & JOHN BALAAM

Address C/O 9 CARNOUSTIE

FORNHAM ST MARTIN

BURY ST EDMUNDS

SUFFOLK **Postcode** IP28 6UU

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

2. SITE DETAILS

Site name RATHKELTAIR LODGE

Location BARTON HILL, BURY ST EDMUNDS IP31 1SN

Total Area 6.2 (ha)

Of which 1.05 (ha) is on brownfield land

Of which 5.15 (ha) is on greenfield land

Ordnance Survey Grid Reference 585400:266400

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

ORCHARD, DWELLING, BARNES / WORKSHOP

Suggested uses

B1/B2/B8 & 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	NO	
Conservation Area	NO	
Special Landscape Area	NO	

How close is the nearest bus stop?	300 metres Bus service numbers
How close is the nearest primary school?	2090 metres
How close is the nearest shop that will provide day-to-day food needs?	610 metres
How close is the nearest doctor's surgery?	1.6 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 RE-USE OF "PREVIOUSLY DEVELOPED LAND" AT LEAST IN PART.

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 ✓

Likely time frame for development:

0-5 years ✓

6-10 years

10-15 years

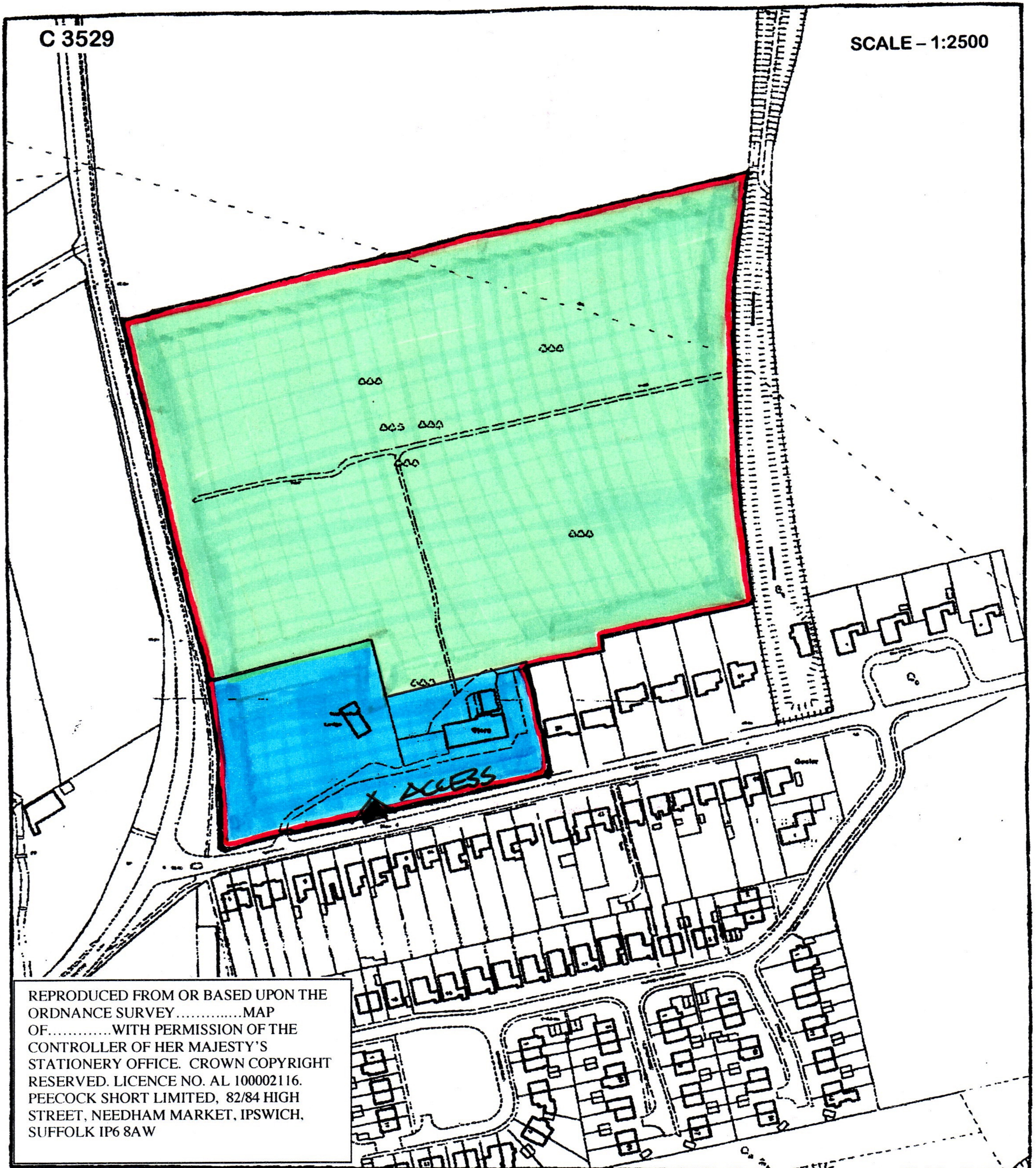
Beyond 15 years

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

LOCAL DEVELOPMENT FRAMEWORK PLAN BID TO ST. EDMUNDSBURY BOROUGH COUNCIL

C 3529

SCALE - 1:2500



Pecock Short Ltd
Property Solutions

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**LAND OFF BARTON HILL,
BURY ST EDMUNDS
FOR MR BALAAM &
BAKER HOMES**