

# 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

SSA  
mapped

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

ECONOMY &  
- 7 MAY 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](http://www.environment-agency.gov.uk)
  - Information on nature designations can be found at [www.natureonthemap.org.uk](http://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](http://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**)

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1. CONTACT DETAILS

Your name IAN SHILLING.  
Organisation PRIVATE INDIVIDUAL  
Address COTTAGE FARM,  
UPTHORPE ROAD  
STANTON  
SUFFOLK Postcode IP31 2AP  
Telephone 01359 250 939  
Email address shillings@btinternet.com

Your agents (if applicable) N/A.  
Organisation \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Postcode \_\_\_\_\_  
Telephone \_\_\_\_\_  
Email address \_\_\_\_\_

Site Owner IAN AND DEBBIE SHILLING  
Address COTTAGE FARM  
UPTHORPE ROAD  
STANTON  
SUFFOLK Postcode IP31 2AP

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 COTTAGE FARM

Location UPTHORPE ROAD, STANTON

Total Area 0.6 (ha)

Of which \_\_\_\_\_ (ha) is on brownfield land

Of which \_\_\_\_\_ (ha) is on greenfield land

Ordnance Survey Grid Reference TL 727 (5) 978 (5)

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

RESIDENTIAL

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	NO	
Conservation Area	NO	
Special Landscape Area	NO	

How close is the nearest bus stop?	250 metres
How close is the nearest primary school?	1450 metres
How close is the nearest shop that will provide day-to-day food needs?	1300 metres
How close is the nearest doctor's surgery?	1.5 kilometres
Bus service numbers	337, 338, 304

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

NO CONSTRAINTS.

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

We believe the only constraint is that the site is not within the permitted development area for Stanton.

#### 4. OTHER INFORMATION

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

The site currently has a viable dwelling on it.

Level of developer interest, if known: None as far as we are aware.  
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.**

We would want to seek permission for a 'self-build' two storey residential house, in what is currently our own garden. It is intended that such a house would conform to at least Level 5 in the Code for Sustainable Homes. The existing house on the site shall remain. Such a development would help meet the following Local Authority Strategic aims; A, C, G, H and I.

Stanton is identified as a Rural Services Centre, and therefore this property is close to a variety of local amenities and areas of employment.

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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	Neither
2	To maintain and improve levels of education and skills in the population overall	Neither
3	To reduce crime and anti-social activity	Neither
4	To reduce poverty and social exclusion	Neither
5	To improve access to key services for all sectors of the population	Neither
6	To offer everybody the opportunity for rewarding and satisfying employment	Neither
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	Neither
9	To improve water and air quality	Neither
10	To conserve soil resources and quality	Neither
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive
12	To reduce waste	Positive

	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	Positive
15	To reduce vulnerability to climatic events	Positive
16	To conserve and enhance biodiversity	Positive
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Neither
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	Neither
20	To revitalise town centres	Neither
21	To encourage efficient patterns of movement in support of economic growth	Neither
22	To encourage and accommodate both indigenous and inward investment	Neither.



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:2500

Supplied by: **Blackwells Map Centre**  
 Serial number: 00447500  
 Centre coordinates: 597892.75 272712.5

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:  
[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

Cottage Farm
Upthorpe Road
Stanton IP31 2AP