

KILDONALD COTTAGE  
BALLOCHGAIR  
CAMPBELTOWN  
ARGYLL  
PA28 6QR

ack 15.05.08

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Local Development Framework  
Planning & Engineering Services  
St. Edmundsbury Borough Council  
PO BOX 122  
Bury St. Edmunds  
IP33 3YS

5590, 91, 92

**ECONOMY &**

- 9 MAY 2008

**ENVIRONMENT**

May 7, 2008

Dear Sirs,

**SITE SUBMISSION FORM**

Please find enclosed site submission forms for 3 separate parcels of land at Clare, that I believe would prove useful to the Borough in identifying land available for development under the LDF.

The parcel described as "Arable land + Set Aside + orchard area AKA Back Field, Back Meadow, Stoney Pit" may have already received a submission from a developer (with my blessing). I have included it in my submission for the sake of certainty. My apologies if there is duplication.

Yours faithfully,



David Byford



# 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

5990  
Mapped

Or email it to: [LDF@stedsbc.gov.uk](mailto:LDF@stedsbc.gov.uk)

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**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**)

1. CONTACT DETAILS

Your name DAVID BYFORD

Organisation \_\_\_\_\_

Address KILDONALD COTTAGE

BALLOCHGAIR

CAMPBELTOWN

Postcode PA28 6QR

Telephone 01586 554 602

Email address dabyford@googlemail.com

Your agents (if applicable) NEIL AKERMAN

Organisation AKERMANS

Address 10a MARKET HILL

FRAMUNGHAM

WOODBRIDGE

Postcode IP13 9AN

Telephone 01728 621 621

Email address neil@akermans.co.uk

Site Owner PIES HILL FARMS LTD

Address KILDONALD COTTAGE

BALLOCHGAIR

CAMPBELTOWN

Postcode PA28 6QR

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 ARABLE FIELDS KNOWN AS "CRICKETERS" + "LOTUS-DANEUM"

Location CLARE

Total Area 24 (ha)

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

Of which 24 (ha) is on greenfield land

23.6

Ordnance Survey Grid Reference TL ~~2447~~ 57642447

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

ARABLE LAND

**Suggested uses**

MIXED HOUSING

LIGHT INDUSTRIAL

**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?	25 metres
How close is the nearest primary school?	1000 metres
How close is the nearest shop that will provide day-to-day food needs?	1000 metres
How close is the nearest doctor's surgery?	1.1 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? BY MEETING DEMAND FOR HOUSING

THIS PROPOSAL COMPLIES WITH NATIONAL POLICY PPG3 (MEETING THE HOUSING NEEDS OF THE WHOLE COMMUNITY, AND WITH REGIONAL POLICY RPG 6 (NEED FOR AN ANNUAL NET INCREASE OF 2,600 HOUSES IN SUFFOLK, ALSO HAVING REGARD TO NEEDS OF CAMBRIDGE SUB-REGION), AND WITH THE LOCAL POLICY OF FOCUSING ON RURAL SERVICE CENTRES

#### 4. OTHER INFORMATION

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

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.**

# 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	POSITIVE
3	To reduce crime and anti-social activity	POSITIVE
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	POSITIVE

<b>SA Objective</b>		<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
<b>13</b>	To reduce the effects of traffic on the environment	Positive
<b>14</b>	To reduce contributions to climate change	Positive
<b>15</b>	To reduce vulnerability to climatic events	Positive
<b>16</b>	To conserve and enhance biodiversity	Positive
<b>17</b>	To conserve and where appropriate enhance areas of historical and archaeological importance	Positive
<b>18</b>	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Positive
<b>19</b>	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive
<b>20</b>	To revitalise town centres	Positive
<b>21</b>	To encourage efficient patterns of movement in support of economic growth	Positive
<b>22</b>	To encourage and accommodate both indigenous and inward investment	Positive

TL7545

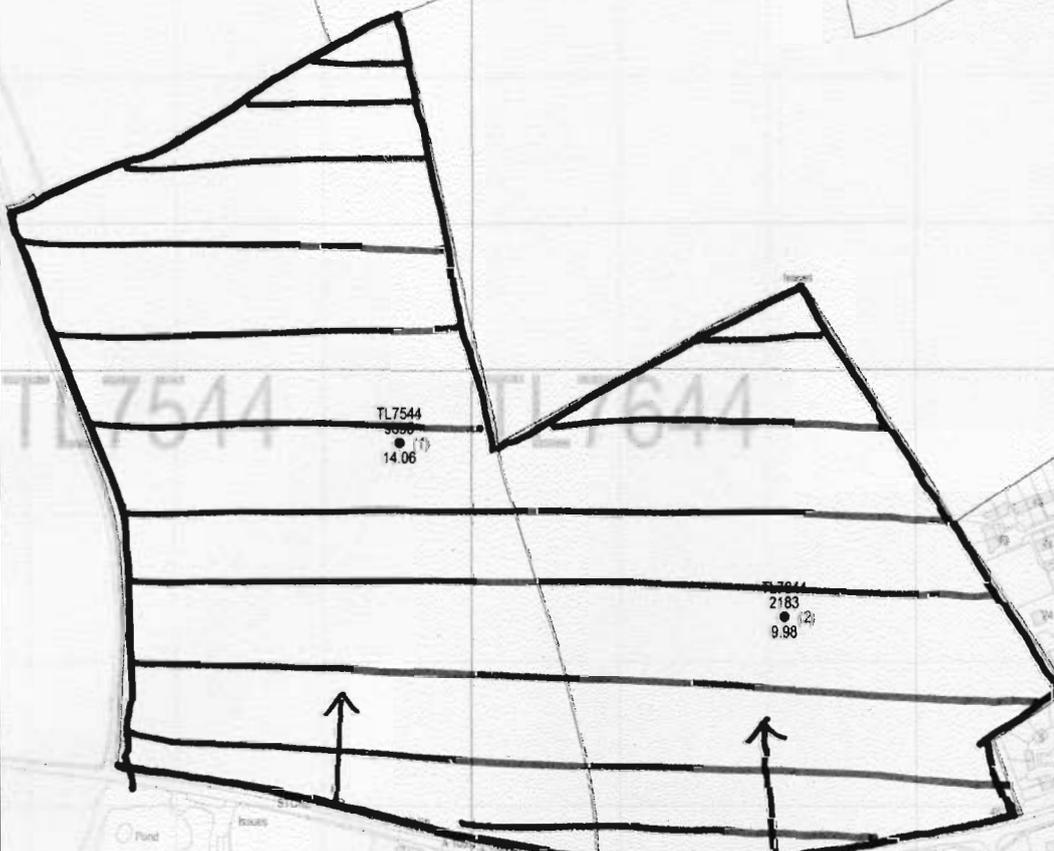
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