

WS 28

St Edmundsbury Local Development Framework



Site Allocations Development Plan Document

St Edmundsbury
BOROUGH COUNCIL

SITE SUBMISSION FORM

Earlier in the year we invited developer/landowners to submit proposals for sites with development potential as part of the Local Development Framework. Sites submitted during that time are now the subject of public consultation.

This form is provided for the submission of any additional sites that you think should be considered by the Council for their availability for development over the next 20 years.

Please complete and return this form and a map clearly identifying the boundary of the site by:

Monday 5 January 2009 to:

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

Or email it to: LDF@stedsb.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 JAMES GORST

Organisation JAMES GORST ARCHITECTS LTD

Address THE HOUSE OF DETENTION
CLERKENWELL CLOSE
LONDON EC1R 0AP

Postcode _____
Telephone 0707 336 7140
Email address james@jamesgorstarchitects.com
Your agents (if applicable) _____
Organisation _____
Address _____

Postcode _____
Telephone _____
Email address _____

Site Owner JOHN, BLAKE + JAMES GORST
Address c/o HOUSE OF DETENTION
(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 FIELD FRONTING ONTO BURY ROAD (A1101)

Location FORNHAM ALL SAINTS

Total Area 6 (111) ACRES

Of which _____ (ha) is on brownfield land

2.4 ha

Of which ALL (ha) is on greenfield land

Ordnance Survey Grid Reference 837-840: 675-671

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

AGRICULTURAL

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?	100 metres - VILLAGE GREEN Bus service numbers 355, 929, 155
How close is the nearest primary school?	1400 metres
How close is the nearest shop that will provide day-to-day food needs?	200 metres
How close is the nearest doctor's surgery?	3 kilometres

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

.....

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

DENSE RESIDENTIAL DEVELOPMENT IN DORMITORY VILLAGE OFFERING 'POUNDBURY' TYPE MIX OF SMALL AND 4 BED HOUSES AND AFFORDABLE UNITS WITHIN RECTORY MEADOW EDGE TO VILLAGE SCREENED FROM ADJACENT FARMLAND BY MATURE DECIDUOUS/CONIFEROUS PLANTED BELT. WE WOULD PROPOSE A HIGH DENSITY GROUND BREAKING CARBON NEUTRAL DEVELOPMENT.

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.

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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	NEUTRAL
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
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	NEUTRAL
11	To use water and mineral resources efficiently, and re-use and recycle where possible	POSITIVE
12	To reduce waste	POSITIVE
13	To reduce the effects of traffic on the environment	NEGATIVE
14	To reduce contributions to climate change	NEUTRAL

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
15	To reduce vulnerability to climatic events	NEUTRAL
16	To conserve and enhance biodiversity	POSITIVE
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	POSITIVE
21	To encourage efficient patterns of movement in support of economic growth	POSITIVE
22	To encourage and accommodate both indigenous and inward investment	POSITIVE

ECONOMY &
19 DEC 2008
ENVIRONMENT

WS28

(Handwritten mark)

(Red checkmark)

Wednesday, December 17, 2008.

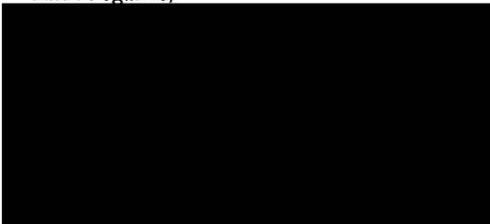
Planning and Engineering Services,
St Edmundsbury Borough Council,
PO Box 122
Bury St. Edmunds,
IP33 3YS.

Dear Sir / Madam,

Site Allocation Development Plan.

Please find attached the Submission Form and relevant OS extract regarding a potential development site in Fornham All Saints.

Kind regards,

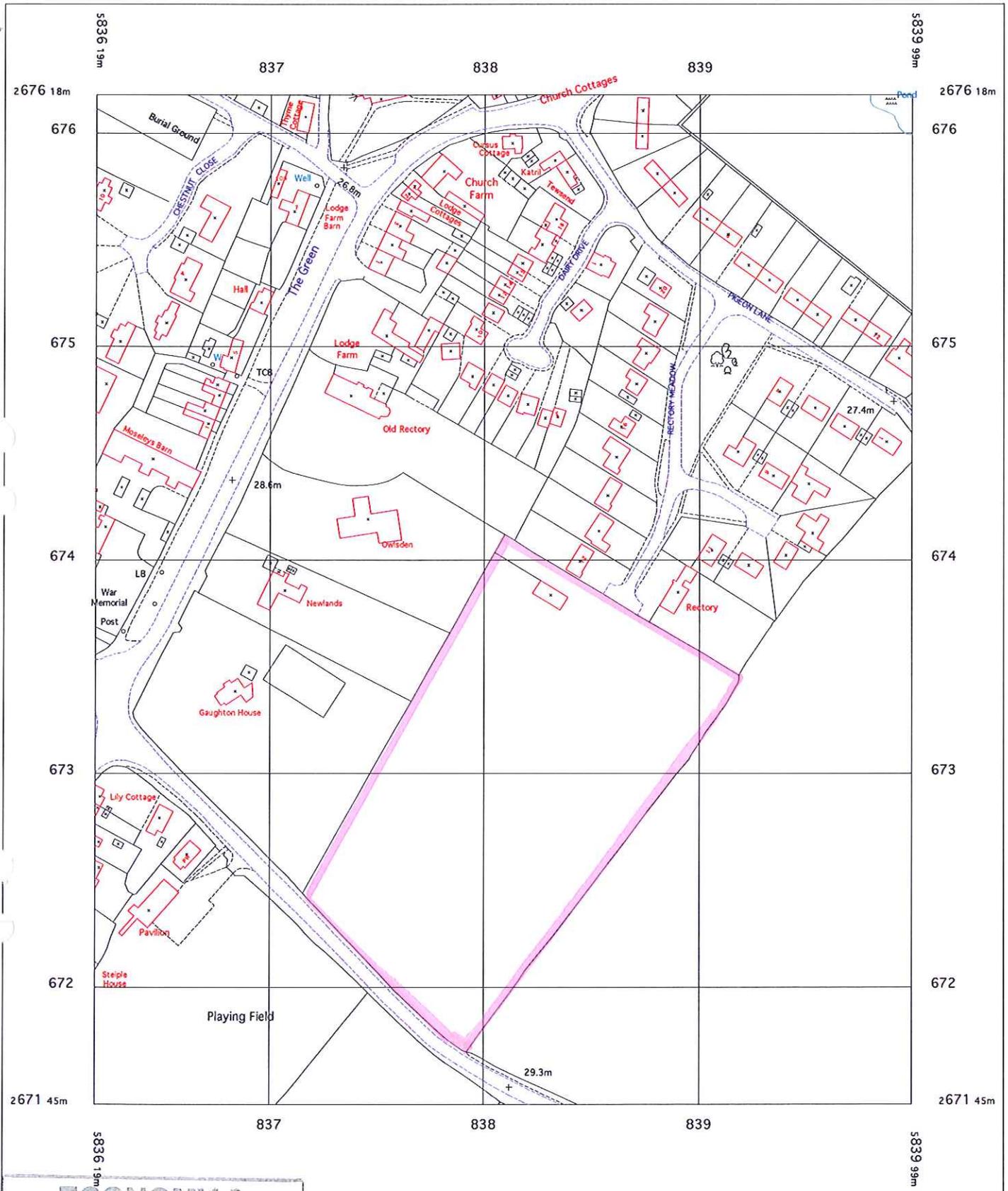


The House of Detention
Clerkenwell Close
London EC1R 0AS

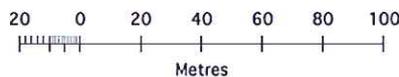
fax: 020 7336 7150
telephone: 020 7336 7140
e-mail: info@jamesgorstarchitects.com
web: www.jamesgorstarchitects.com
Company Number: 4398990
VAT Number: 796 2388 74

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Ordnance Survey OS Sitemap



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