

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 R A Kean
Organisation J & R Builders (Norwich) Limited
Address c/o John Popham FRICS
7 Tannery Drive
Bury St Edmunds
Suffolk Postcode IP33 2SD
Telephone 01284 750883
Email address jp@johnpopham.co.uk

Your agents (if applicable) John Popham FRICS
Organisation John Popham *planning and environmental consultant*
Address 7 Tannery Drive
Bury St Edmunds
Suffolk Postcode IP33 2SD
Telephone 01284 750883
Email address jp@johnpopham.co.uk

Site Owner J & R Builders (Norwich) Limited
Unit 4, Wensum Nurseries,
Taverham Lane,
Costessey
Norwich Postcode NR8 7BE

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

2. SITE DETAILS

Site name Land to south of Risby Business Park, Risby

Location Old Newmarket Road, Risby, IP28 6RD

Total Area 4.53 (ha)

Of which None (ha) is on brownfield land

Of which 4.53 (ha) is on greenfield land

Ordinance Survey Grid Reference TL 795659

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

Formerly orchard but has been grass for last 20 years. Currently vacant.

Suggested uses

An extension to the Risby Business Park, and affordable and some lower cost free market housing on the eastern side of the site where it would have frontage onto South Street. Provision of village shop rent free for five years. (Please see supporting statement for detail)

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?	500 metres
How close is the nearest primary school?	300 metres
How close is the nearest shop that will provide day-to-day food needs?	None – but please see supporting statement
How close is the nearest doctor's surgery?	Bury St Edmunds

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

There are no known constraints to development

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

Please see accompanying supporting statement

4. OTHER INFORMATION

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

The site has been assessed by Merrifields and there is high developer interest

Level of developer interest, if known:

Low

Medium

High

High

Likely time frame for development: Please see accompanying supporting statement

0-5 years

6-10 years

10-15 years

Beyond 15 years

Phased

Phased

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

Please see accompanying supporting statement.

St Edmundsbury Local Development Framework

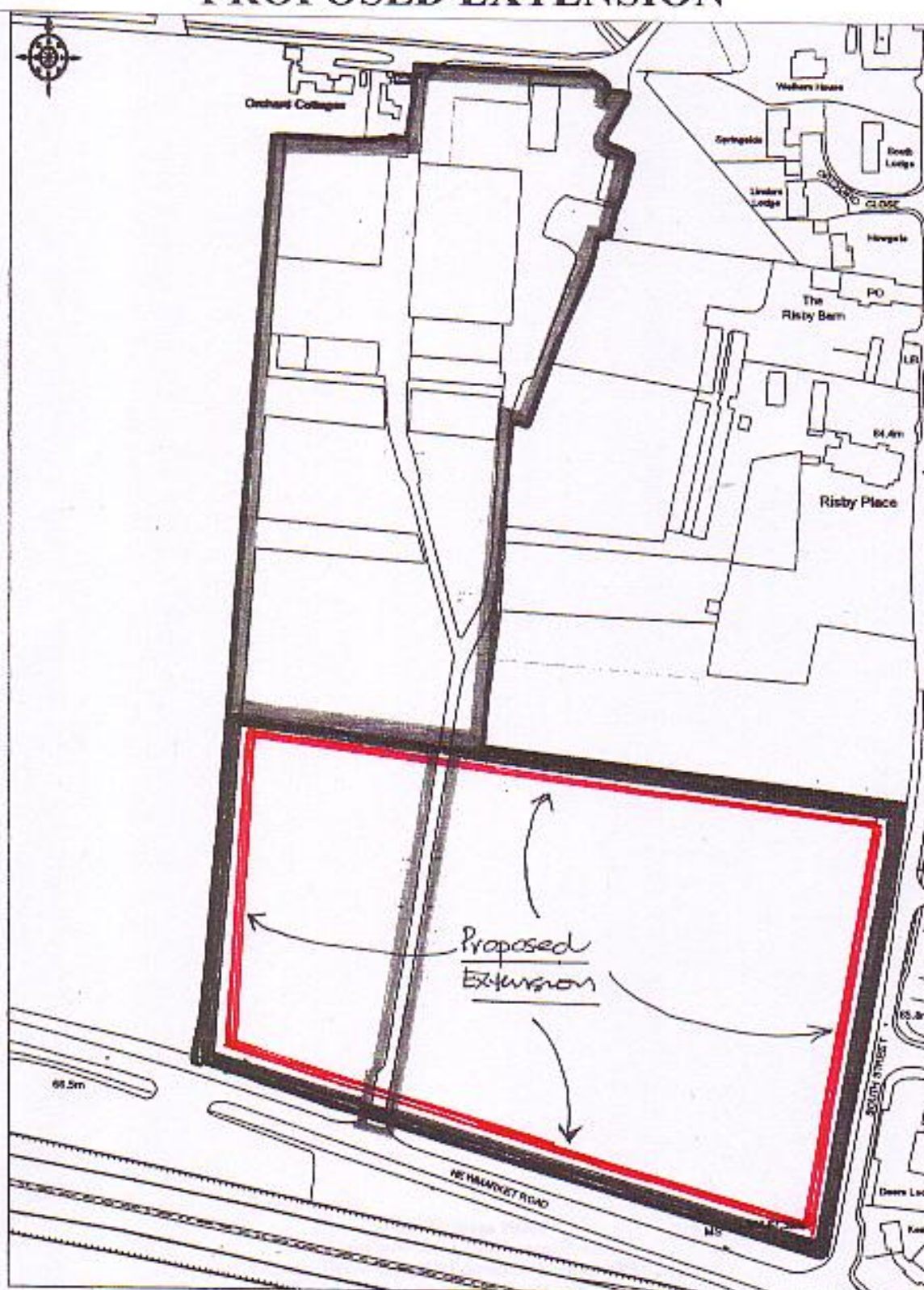
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SITE SUBMISSION SUSTAINABILITY APPRAISAL

	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 (affordable housing offered)
5	To improve access to key services for all sectors of the population	Positive (contribution towards village shop offered)
6	To offer everybody the opportunity for rewarding and satisfying employment	Positive
7	To meet the housing requirements of the whole community	Positive (affordable and lower cost housing offered)
8	To improve the quality of where people live and to encourage community participation	Neutral
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	Neutral

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
12	To reduce waste	Neutral
13	To reduce the effects of traffic on the environment	Negative
14	To reduce contributions to climate change	Neutral
15	To reduce vulnerability to climatic events	Neutral
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 – use of good design
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Neutral
20	To revitalise town centres	Neutral
21	To encourage efficient patterns of movement in support of economic growth	Positive (by location and travel plan)
22	To encourage and accommodate both indigenous and inward investment	Positive

RISBY BUSINESS PARK Old Newmarket Road, Risby PROPOSED EXTENSION



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SITE PLAN