

# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document

### 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@stedsbcc.gov.uk](mailto: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.



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	<b>Postcode</b>	<b>IP33 2SD</b>
<b>Telephone</b>	<b>01284 750883</b>	
<b>Email address</b>	<b>jp@johnpopham.co.uk</b>	
<b>Site Owner</b>	<b>St Edmundsbury Borough Council</b>	
<b>Address</b>	<b>PO Box 122, St Edmundsbury House, Western Way, Bury St Edmunds</b>	
	<b>Postcode</b>	<b>IP33 3YS</b>

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**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** Vacant land north side of Millfields Way

**Location** Between Rosefinch Close and Kestrel Road

**Total Area** 0.386 (ha)

Of which 0.386 (ha) is on brownfield land

Of which                      (ha) is on greenfield land

**Ordnance Survey Grid Reference** **568226, 245294**

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

Open grassed area that is mown in season

**Suggested uses**

**The site is already allocated in the current Replacement St Edmundsbury Borough Local Plan 2016 under Policy HAV7, item (ii).**

**Because of changed circumstances a mixed development is proposed.**

**The final mix has yet to be decided but it is likely to comprise affordable housing,**

**some live-work units, possibly some business units, and open space.**

**Please see supporting statement for full 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	Landfill to SW and recently built houses around
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	157 metres Bus service numbers 13
How close is the nearest primary school?	315 metres
How close is the nearest shop that will provide day-to-day food needs?	864 metres
How close is the nearest doctor's surgery?	1.12 kilometres

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

**No known constraints**

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

**Please see attached supporting statement**

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**4. OTHER INFORMATION**

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

**No**

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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.**

Please see attached supporting statement

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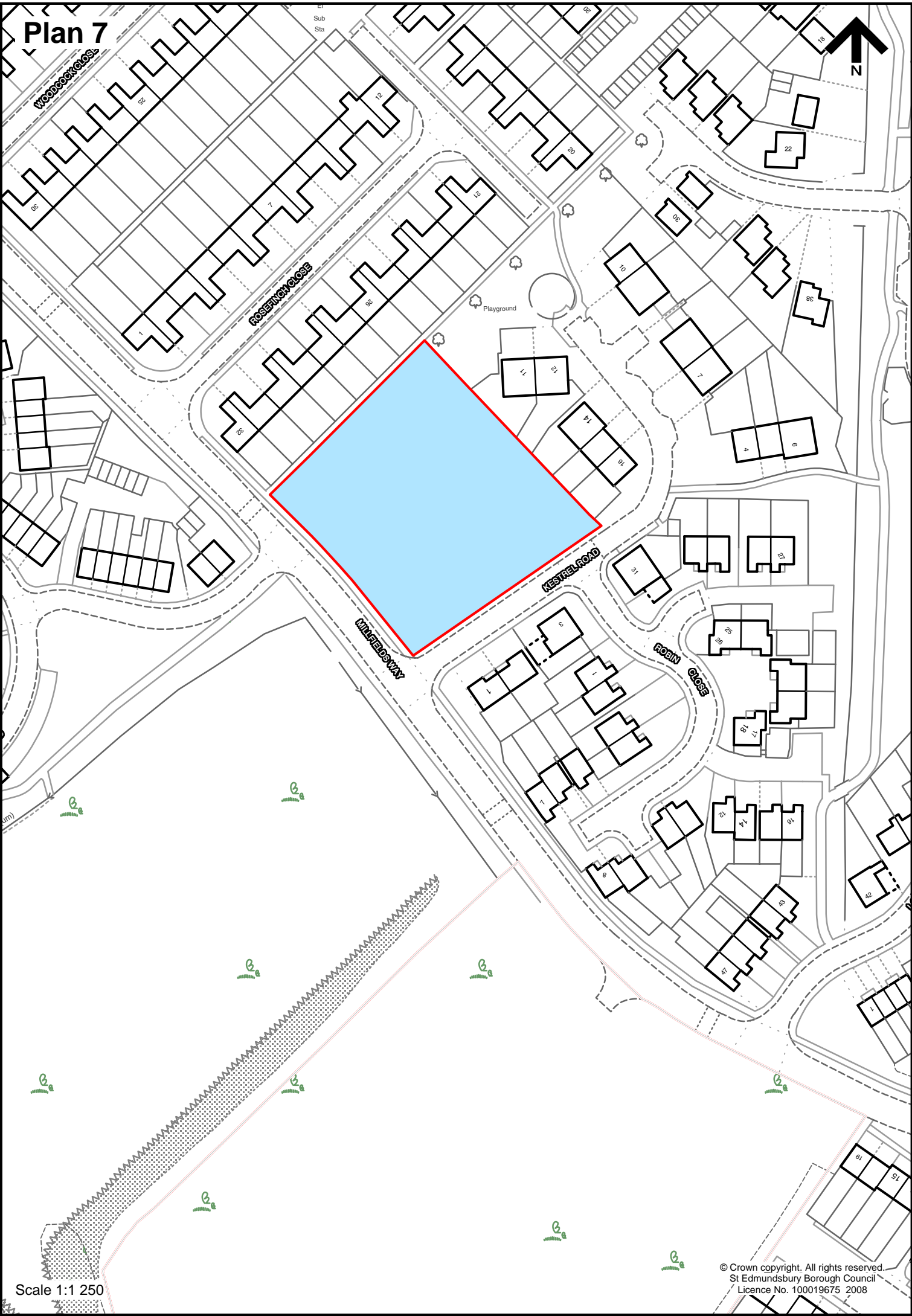
### SITE SUBMISSION SUSTAINABILITY APPRAISAL

	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	<b>Positive (open space provided)</b>
2	To maintain and improve levels of education and skills in the population overall	<b>Neutral</b>
3	To reduce crime and anti-social activity	<b>Neutral</b>
4	To reduce poverty and social exclusion	<b>Positive (range of housing provided)</b>
5	To improve access to key services for all sectors of the population	<b>Neutral</b>
6	To offer everybody the opportunity for rewarding and satisfying employment	<b>Positive (live-work units to be provided)</b>
7	To meet the housing requirements of the whole community	<b>Positive (range of housing to be provided)</b>
8	To improve the quality of where people live and to encourage community participation	<b>Neutral</b>
9	To improve water and air quality	<b>Neutral</b>
10	To conserve soil resources and quality	<b>Neutral</b>

	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
<b>11</b>	To use water and mineral resources efficiently, and re-use and recycle where possible	<b>Neutral</b>
<b>12</b>	To reduce waste	<b>Neutral</b>
<b>13</b>	To reduce the effects of traffic on the environment	<b>Positive (live-work units cut commuting)</b>
<b>14</b>	To reduce contributions to climate change	<b>Neutral</b>
<b>15</b>	To reduce vulnerability to climatic events	<b>Neutral</b>
<b>16</b>	To conserve and enhance biodiversity	<b>Neutral</b>
<b>17</b>	To conserve and where appropriate enhance areas of historical and archaeological importance	<b>Neutral</b>
<b>18</b>	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	<b>Positive (use of high quality design)</b>
<b>19</b>	To achieve sustainable levels of prosperity and economic growth throughout the plan area	<b>Positive</b>
<b>20</b>	To revitalise town centres	<b>Neutral</b>
<b>21</b>	To encourage efficient patterns of movement in support of economic growth	<b>Positive (live-work units will reduce commuting)</b>
<b>22</b>	To encourage and accommodate both indigenous and inward investment	<b>Positive (business units proposed)</b>

# Plan 7

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Scale 1:1 250

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