

# 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](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 Milton Investments Ltd.

Organisation \_\_\_\_\_

Address c/o Agent

\_\_\_\_\_

\_\_\_\_\_ Postcode \_\_\_\_\_

Telephone \_\_\_\_\_

Email address \_\_\_\_\_

Your agents (if applicable) Tim Harbord Associates

Organisation As above

Address 1 Constable Court

Barn Street

Lavenham

Sudbury Postcode CO10 9RB

Telephone 01787 248171

Email address tim.harbord@btconnect.com

Site Owner Milton Investments Ltd.

Address c/o Tim Harbord Associates

\_\_\_\_\_

\_\_\_\_\_ Postcode \_\_\_\_\_

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 adj. the site of The Limes Cottage, Mill Road, Kedington

**Location** As above

**Total Area** 1.9 (ha)

Of which (ha) is on brownfield land

Of which 1.9 (ha) is on greenfield land

**Ordnance Survey Grid Reference** TL 7075 4710

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

Vacant land for at least 20 years. Formerly used as an apple orchard, but trees had to be destroyed because of disease. Land has no value as agricultural land, as has been previously confirmed by MAFF.

### Suggested uses

A mixed development comprising housing , B1 units and open space as specified below:-

- approximately 25 dwellings units on 0.83 ha.

- B1 units on approximately 0.1 ha.

- public open space on approximately 0.49 ha.

## 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?	150 metres, but secondary school children are picked up by the junction of Hall Lane with Mill Road. Bus service numbers 344 and 345
How close is the nearest primary school?	150 metres
How close is the nearest shop that will provide day-to-day food needs?	250 metres
How close is the nearest doctor's	400 metres

surgery?

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

**No constraints identified**

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

**Please see accompanying statement.**

#### 4. OTHER INFORMATION

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

**Milton Investments Ltd. own the site and would intend to develop themselves**

Level of developer interest, if known: Not known at this stage **NOT APPLICABLE**  
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 accompanying statement.**

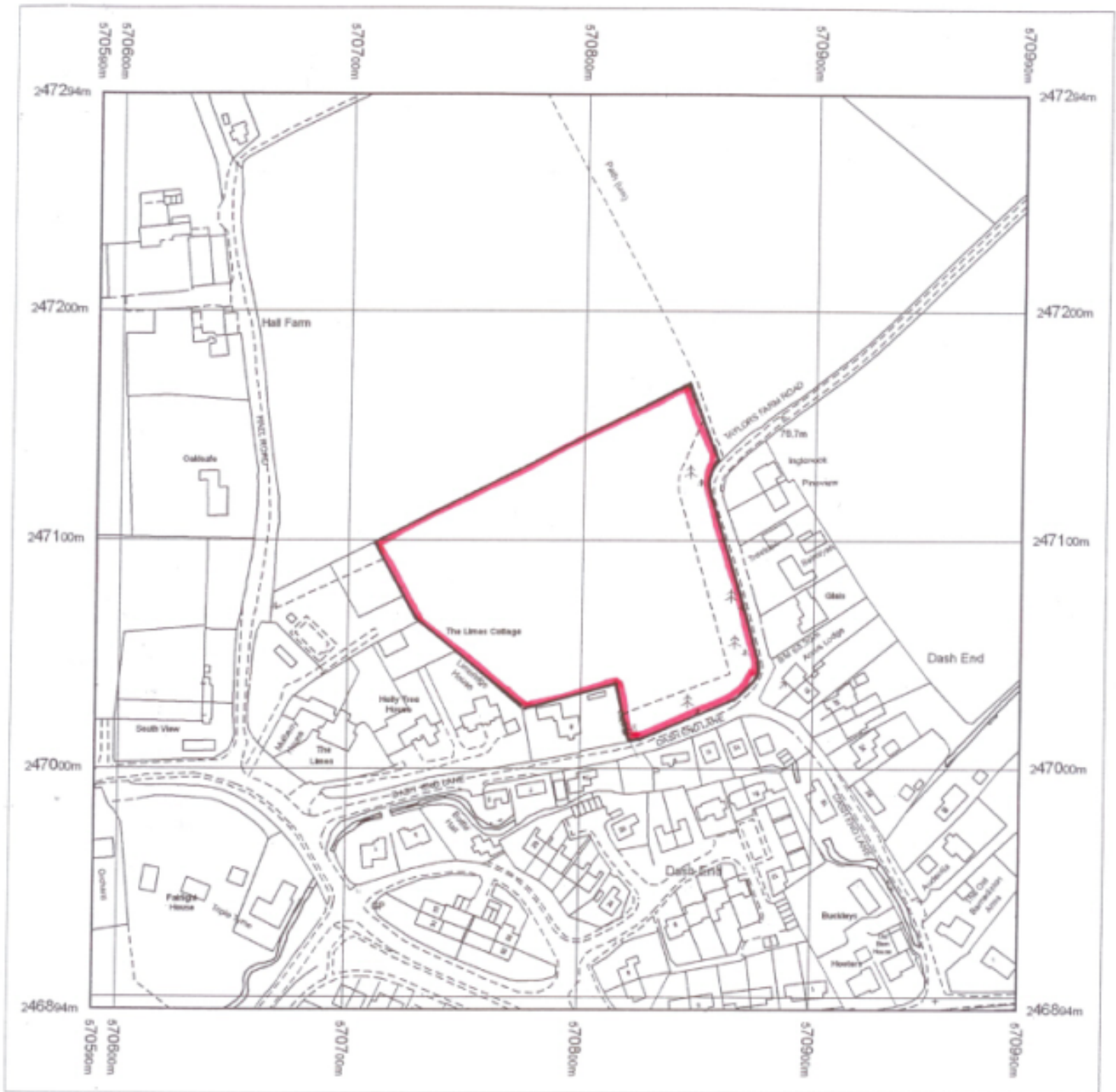
# St Edmundsbury Local Development Framework

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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	<b>Neutral</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>Neutral</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>Neutral</b>
7	To meet the housing requirements of the whole community	<b>Positive</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>
11	To use water and mineral resources efficiently, and re-use and recycle where possible	<b>Neutral</b>
12	To reduce waste	<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>13</b>	To reduce the effects of traffic on the environment	<b>Neutral</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>Neutral</b>
<b>19</b>	To achieve sustainable levels of prosperity and economic growth throughout the plan area	<b>Neutral</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>Neutral</b>
<b>22</b>	To encourage and accommodate both indigenous and inward investment	<b>Neutral</b>



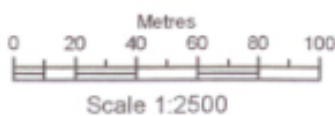
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The representation of a road, track or path is no evidence of a right of way.

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



Supplied by: **Trident Maps Ltd**  
 Serial number: 00504300  
 Centre coordinates: 570789.5 247094.5

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)

DASH END LANE
HALL RAOD
KEDINGTON, CB9 7NN