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St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM



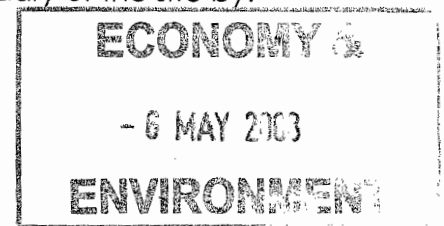
St Edmundsbury
BOROUGH COUNCIL

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 MR. G. TALBOT
Organisation N/A
Address 7 THE KNOWLE, STANTON,
BURY ST. EDMUNDS, SUFFOLK
Postcode IP31 2AF

Telephone N/A
Email address N/A

Your agents (if applicable) ALBION PLANNING CONSULTANTS LTD.
Organisation PLANNING CONSULTANCY
Address SELWYN CHAMBERS, SAMPSON HOUSE,
THE STREET, WOOLPIT,
BURY ST. EDMUNDS, SUFFOLK
Postcode IP30 9QN

Telephone 01359 245140
Email address info@albionconsultants.biz

Site Owner MR. G. TALBOT
Address 7 THE KNOWLE, STANTON,
BURY ST. EDMUNDS, SUFFOLK
Postcode IP31 2AF

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 THE OLD CYCLE REPAIR SHOP SITE AND GROUNDS AT HEPWORTH ROAD IN THE VILLAGE OF MARKET WESTON.
 Location LAND AT MARKET WESTON ADJACENT TO HARTMOOR, WALNUT TREE FARM, WELFELD AND NO. 12 HEPWORTH ROAD.
 Total Area 0.4 (ha) (1 ACRE).

Of which 0.1 (ha) is on brownfield land

Of which 0.3 (ha) is on greenfield land

0.22

Ordnance Survey Grid Reference NATIONAL GRID SHEET REFERENCE TL9877
 (SEE ATTACHED COPY O.S. PLAN).

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

THE SITE SUPPORTS A REDUNDANT COMMERCIAL BUILDING TOGETHER ALSO WITH A LARGE AREA OF WELL-MANTAINED LAWNED GROUNDS. THE SITE HAS A SUBURBAN APPEARANCE AND CONSTITUTES PREVIOUSLY DEVELOPED LAND IN THAT IT SUPPORTED THE REDUNDANT CYCLE REPAIR SHOP AND THE GROUNDS ARE CURRENTLY MAINTAINED AS GROUNDS FOR THE SAID REDUNDANT COMMERCIAL BUILDING.

Suggested uses IT IS CONSIDERED THAT THE SITE IS ENTIRELY SUITABLE FOR RESIDENTIAL DEVELOPMENT GIVEN THAT IT ALREADY HAS A SUBURBAN APPEARANCE AND IS TOTALLY ENCOMPASSED BY EXISTING BUILT DEVELOPMENT ON ALL FOUR SIDES. IT APPEARS TO BE AT THE HEART OF THE VILLAGE AND SHOULD HAVE BEEN INCORPORATED INTO THE VILLAGE DEVELOPMENT ENVELOPE. THE EXCLUSION OF THE SITE FROM THE PREVIOUS VILLAGE DEVELOPMENT ENVELOPE APPEARS TO HAVE BEEN CAUSED BY AN OVERSIGHT RATHER THAN BY A RATIONAL CONSIDERED ASSESSMENT OF THE SITE. GIVEN THAT THE SITE ALREADY SUPPORTS BUILT DEVELOPMENT AND ALWAYS HAS HISTORICALLY SUPPORTED BUILT DEVELOPMENT EVEN PRIOR TO THE INTRODUCTION OF THE MAIN DRAINING SYSTEM IN 1947, IT IS CONSIDERED THAT THE SITE SHOULD BE INCORPORATED INTO THE VILLAGE ENVELOPE AND SHOULD BE ALLOCATED FULL RESIDENTIAL DEVELOPMENT. DEVELOPMENT CAN TAKE PLACE ON THE SITE WITHOUT CAUSING ANY ADVERSE ENVIRONMENTAL IMPACT.

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?	metres	1/2 mile
How close is the nearest primary school?	metres	2.3 miles
How close is the nearest shop that will provide day-to-day food needs?	metres	1.5 miles
How close is the nearest doctor's surgery?	3 kilometres	

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

THE ONLY CONSTRAINT TO DEVELOPMENT AT THE PRESENT TIME IS THAT THE SITE IS NOT FORMALLY ENCLOSED WITHIN THE EXISTING SETTLEMENT DEVELOPMENT BOUNDARY FOR THE VILLAGE OF MARKET WESTON UNDER THE OLD STYLE STATUTORY DEVELOPMENT PLAN. THIS CONSTRAINT TO DEVELOPMENT CAN EASILY BE OVERCOME WITHOUT HAVING ANY ADVERSE ENVIRONMENTAL IMPACTS. THE SITE IS A RELATIVELY SMALL SITE AND BUILDING ON THE SITE WILL NOT HAVE ANY IMPACTS UPON THE HIGHWAY SYSTEM OR THE LOCAL DRAINAGE SYSTEM. THE SITE IS ENCLOSED BY EXISTING BUILT RESIDENTIAL DEVELOPMENT ON ALL FOUR SIDES AND SCREENING OF THE SITE FROM

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

THE PROPOSAL IS CONSISTENT WITH PLANNING POLICY STATEMENT NO. 3 GIVEN THAT THE SITE INCLUDES AN AREA OF LAND WHICH FALLS WITHIN THE DEFINITION OF PREVIOUSLY DEVELOPED LAND AND ACCORDINGLY THE LAND SHOULD BE RECYCLED AND DEVELOPED FOR NEW RESIDENTIAL DEVELOPMENT IN PLACE OF THE HISTORIC REDUNDANT COMMERCIAL CYCLE REPAIR SHOP. WHILST THE SITE IS TECHNICALLY OUTSIDE THE VILLAGE ENVELOPE UNDER THE LOCAL PLAN NEVERTHELESS IN PURELY PHYSICAL TERMS, A REASONABLE BUSTAN DER WOULD FORM THE VIEW THAT IT SHOULD BE LOCATED WITHIN THE VILLAGE ENVELOPE GIVEN ITS CENTRAL POSITION WITHIN THE PHYSICAL SETTLEMENT.

ADJACENT RESIDENTIAL DEVELOPMENT IS THE ONLY CONSTRAINT WHICH PHYSICALLY CAN BE OVERCOME BY THE PLANTING OF ADDITIONAL HEDGES AND VEGETATION TO PROVIDE FURTHER SCREENING.

4. OTHER INFORMATION

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

THE VIABILITY OF THE SITE COULD EASILY BE TESTED. IT IS CLEARLY A VIABLE SITE GIVEN THAT IT HAS DIRECT ACCESS ONTO AN ADEQUATE EXISTING HIGHWAY SYSTEM AND IS ALREADY ENCOMPASSED BY EXISTING RESIDENTIAL DEVELOPMENT WITHIN THE VILLAGE.

Level of developer interest, if known:
Low Medium High

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.

IT SHOULD BE NOTED THAT THE SITE HAS A FRONTAGE TO HERWORTH ROAD AND IS LOCATED GEOGRAPHICALLY IN THE CENTRE OF THE VILLAGE OF MARKET WESTON. DUE TO THE UNIQUE HISTORY OF THE SETTLEMENT, MARKET WESTON UNUSUALLY GREW UP AS A MULTI-NUCLEATE SETTLEMENT WITH THREE SEPARATE FOCAL POINTS. HOWEVER, GEOGRAPHICALLY THE SITE OWNED BY MR G. TALBOT IS GEOGRAPHICALLY IN THE CENTRE OF THE VILLAGE AND ACCORDINGLY ORDINARILY WOULD BE EXPECTED TO FALL WITHIN THE VILLAGE ENVELOPE. IT THEREFORE APPEARS THAT PURELY AS A MATTER OF ACCIDENT

CONTINUED ON ~~PREVIOUS~~ SEPARATE SHEET ATTACHED

4. Continued

The site has not been included within the village envelope albeit that it is totally encompassed by existing built development on all four sides. Furthermore, the site itself has a clear suburban appearance given that it is an area of land on which there is a redundant commercial building and upon which there are extensive grounds which are well maintained as a lawned area by the owner.

Please note that the site has historically always been occupied for commercial purposes and it should be noted from the attached previous statements of Case together with the previous attached photographs and plans that the site was located at the heart of the historic village known as Market Weston. The site has not formed part of the open countryside for a very long period of time. Indeed if one examines photographic evidence back in the 1940s it was quite clear that the site was occupied for commercial purposes. On occasions the commercial building on the site was used for the recharging of glass accumulators which apparently was the only means of powering the radio sets in the 1940s. This was obviously before the days of battery radios. Apparently mains electricity did not arrive in Market Weston until the 1950s and it therefore followed that the site was at the heart of the local village supplying the commercial needs of the village. It was also used as a small cycle repair shop which provided a service to the village in the 1940s and the 1950s. It should be noted that the site constitutes previously undeveloped land within the meaning of Planning Policy Statement Number 3 and accordingly the whole site is of course therefore eligible for development in accordance with Central Government Policy. The site does not fall within a conservation area and is not within a nature conservation area. The site clearly has a well maintained appearance and is surrounded by existing residential properties. Development of the site would constitute a natural filling in of an existing suburban plot. It would also secure the removal of the old redundant commercial building on the site and would provide much needed land for residential development without in any way compromising any of the policies promoted by Central Government. It is only owing to historical accident that the site is not formally included within the existing village development boundary and this anomaly should be addressed at this stage. Accordingly, it is recommended the site should be allocated for residential development. The site can easily be accessed by a direct entrance on to Hepworth Road. There is clear visibility in both directions and no technical barriers to implementation of a new vehicle access. Proposed development on the site will not in any way reduce the amount of green field land within the area given that the site is in part obviously a brown field site. Please find attached hereto copies of the previous Statements of Case and documents annexed thereto in support of the allocation of the site for residential development.

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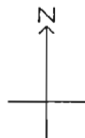
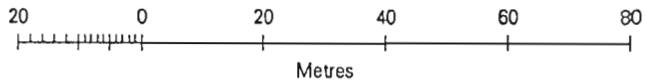


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Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.



Centre Coordinates: 598601 277450

National Grid sheet reference at centre of this Siteplan: TL9877

Supplied by: Albion Planning Consulta
Serial Number: 00005900

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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	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	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	Neutral
12	To reduce waste	Neutral

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
13	To reduce the effects of traffic on the environment	Neutral,
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	Positive
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	N/A
21	To encourage efficient patterns of movement in support of economic growth	N/A
22	To encourage and accommodate both indigenous and inward investment	N/A