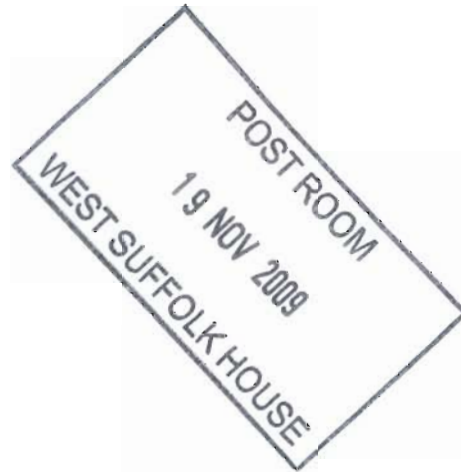


Rural Business

Our Ref: I/12527/HTT/LH
Your Ref:
Email: H.Thomson@twgaze.co.uk
Direct Dial: 01379 646 804

18 November 2009

Ms Emma Ousbey
Planning Policy
St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU



Dear Ms Ousbey

AS09 Land at Robson's Farm, Hopton, Diss, Norfolk

Please find enclosed a Site Submission Form for land at Robson's Farm, Hopton to be reviewed for inclusion in the Rural Site Allocations Preferred Options Document.

May I thank you for your help to date and I trust I have sufficiently completed the form.

Yours sincerely

A black rectangular box redacting the signature of Henry Thomson.

Henry Thomson BSc (Hons)

enc

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 complete and return this form by **Friday 20 November 2009** to:

Planning Policy
St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

Or email it to: LDF@stedsbcc.gov.uk



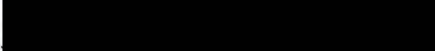
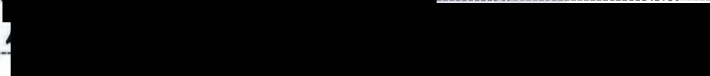
ALL INFORMATION SUBMITTED WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION AND MAY BE THE SUBJECT OF PUBLIC CONSULTATION AS PART OF THE LDF PROCESS

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

1. CONTACT DETAILS

Your name Henry Thomson
Organisation T.W. Gaze
Address 10 Market Hill
Diss
Norfolk
Postcode IP22 4WJ

Telephone 
Email address 

Your agents (if applicable)
Organisation _____
Address _____
Postcode _____

Telephone _____
Email address _____

Site Owner Mr and Mrs M Capon
Address Robson's Farm
Nethergate Street
Hopton
Norfolk
Postcode IP22 2QZ

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Yes/ No
I am their agent

2. SITE DETAILS

Site name Robson's Farm

Location Hopton

Total Area 0.853 (ha)

Of which 0.853 (ha) is on brownfield land

Of which _____ (ha) is on greenfield land

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

Agricultural Farm Yard

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	Yes	Breckland ESA
Land contamination	No	
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	300 metres Bus service numbers 66 + 338
How close is the nearest primary school?	450 metres
How close is the nearest shop that will provide day-to-day food needs?	480 metres
How close is the nearest doctor's surgery?	0.5 kilometres

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

None above normal planning considerations

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

The proposed site compliments policies in the Housing, Rural Area and Natural Environment chapters of the St. Edmundsbury Borough Local Plan 2016. The St. Edmundsbury Core Strategy recognises Hopton as a local Service Centre with small scale growth potential.

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.

The proposed site used to be included in the Hopton settlement boundary, and I enclose a 1985 map of the settlement boundary as evidence.

PLANNING

19 NOV 2009

HELPDES

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

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	<i>Positive</i>
2	To maintain and improve levels of education and skills in the population overall	<i>Positive</i>
3	To reduce crime and anti-social activity	<i>Positive</i>
4	To reduce poverty and social exclusion	<i>Positive</i>
5	To improve access to key services for all sectors of the population	<i>Neutral</i>
6	To offer everybody the opportunity for rewarding and satisfying employment	<i>Neutral</i>
7	To meet the housing requirements of the whole community	<i>Positive</i>
8	To improve the quality of where people live and to encourage community participation	<i>Positive</i>
9	To improve water and air quality	<i>Neutral</i>
10	To conserve soil resources and quality	<i>Neutral</i>
11	To use water and mineral resources efficiently, and re-use and recycle where possible	<i>Positive</i>
12	To reduce waste	<i>Neutral</i>

	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	<i>Neutral</i>
14	To reduce contributions to climate change	<i>Positive</i>
15	To reduce vulnerability to climatic events	<i>Positive</i>
16	To conserve and enhance biodiversity	<i>Neutral</i>
17	To conserve and where appropriate enhance areas of historical and archaeological importance	<i>Positive</i>
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	<i>Positive</i>
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	<i>Positive</i>
20	To revitalise town centres	<i>Neutral</i>
21	To encourage efficient patterns of movement in support of economic growth	<i>Positive</i>
22	To encourage and accommodate both indigenous and inward investment	<i>Positive</i>

