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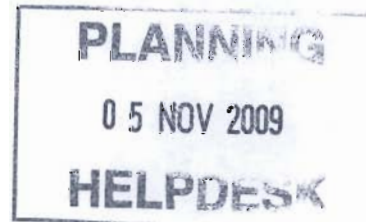
CHILTON HALL. CHILTON STREET. CLARE. SUDBURY. SUFFOLK.
CO 10 8 QS

HOME



3 NOV 2009

ST EDMUNDSBURY BUROUGH COUNCIL
ST EDMUNDSBURY HOUSE
WESTERN WAY
BURY ST EDMUNDS,
IP33 3YS



Dear Council Members,

Land at Hundon.

Please find enclosed a representation as to the future change of land use for two fields at Hundon. I would be grateful if you could consider these proposals in any forthcoming discussions on the future structure plans for the area.

I believe that this land is the key to unlocking the potential of the village of Hundon. The decision to change the use from agricultural to sport and recreation would be the simplest of tasks but could be the catalyst for enormous change for the better for Hundon and district. Whilst the full potential might not be realized in our lifetime the decision to start will be seen as visionary by future generations enjoying the facilities it brings forth.

Thanking you.

Yours sincerely



Guy Robins.

PROPOSALS TO CHANGE OF USE OF LAND AT HUNDON FROM
AGRICULTURAL TO SPORT AND RECREATION

PLANNING

05 NOV 2009

HELPSDESK

LOCATION

The land is situated on the South edge of the village of Hundon, approximately 4 miles North West of Haverhill in Suffolk. The fields are bounded by Lower Street to the North and Mare Hill to the East. The OS map reference is TL348SE and the field numbers are 5044 being 9.51 acres and 6939 being 7.69 acres. [Map enclosed]

DESCRIPTION

Currently classified as agricultural land comprising two, more or less, rectangular fields. The larger being 9.51 acres and the smaller 7.69 acres. The current cropping is pasture. The soil type is grade 2 and varies from silty loam nearest the village to clay loam on the highest ground. There is tile drainage to ditches. The ground is relatively flat but rises gently from Lower Road to the southern boundary. There is a sewer pipe running under the fields on the northern edge adjacent to Lower Road.

PROPOSAL

To change of use from agricultural to sports and leisure uses to provide up to three football pitches. A cricket ground, incorporating a new pavilion to service the pitches and provide new village hall facilities. New allotments and recreational wooded walks for both dog owners and others. Possibly include all weather tennis courts and maybe bowls, badminton or other facilities. [Proposal map enclosed]

BACKGROUND

I was first approached by members of the parish council in 2002 when discussions with the council were taking place regarding the cemetery. I refer your to a letter addressed to Mrs J L Hoare, your ref. RWL/PF.43 of which I was shown a copy.

In the letter Mr. Richard Livall set out details of the proposals and the councils considerations from their planning viewpoint.

ADVANTAGES OF THIS SITE.

The main advantage of this site is that it does, in field 6939, provide a large, reasonably flat area for the establishment of sports pitches. The soil is well draining and fertile and could provide, in 5044, a number of good plots for new allotment gardens and with careful landscaping can provide interesting walks and some good views of the village. It is close to the main residential part of the village and has good access to the road. There is enough room for 2 football pitches and a cricket pitch on 6939 and one football pitch on 5044. I have suggested the site for the pavilion/hall in the south east corner on slightly raised grounds to give the best view for spectators over the pitches and the village and to reduce the impact of noise from residential areas.



SK237031

SUFFOLK : ST EDMUNDSBURY

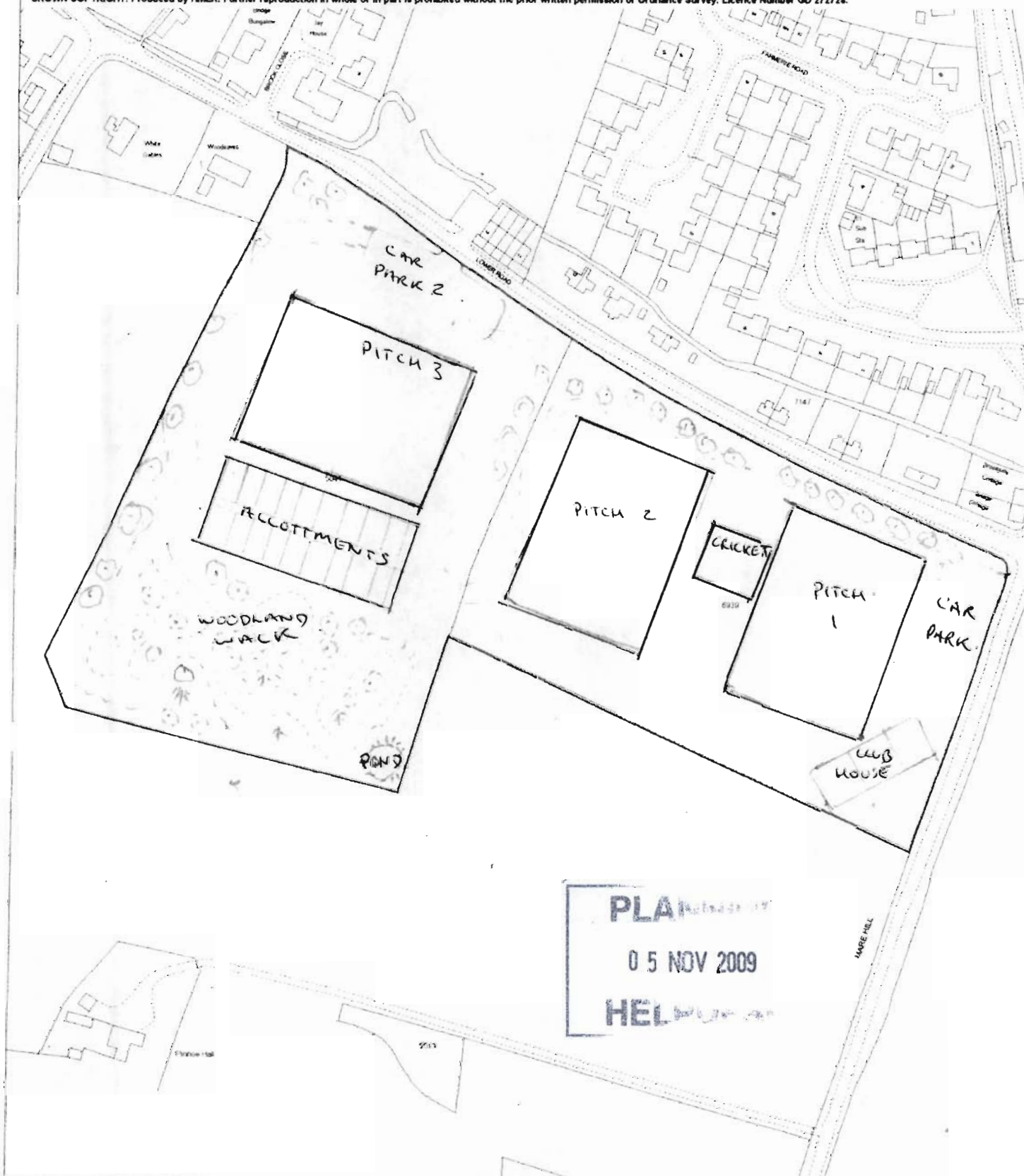


ORDNANCE SURVEY MAP REFERENCE:

TL7348SE

SCALE: 1:2500

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PLAN
 05 NOV 2009
 HELM

This is a print of the view of the title plan obtained through Land Registry Direct showing the state of the title plan on 9 MAR 2004 at 15:17:22. It may not be to the scale shown on the title plan.

This title is dealt with by the Kingston-Upon-Hull District Land Registry.

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1. CONTACT DETAILS

Your name GUY ROBINS

Organisation _____

Address CHILTON HALL, CHILTON STREET, CLARE,
SUDBURY, SUFFOLK

Postcode CO10 8QS

Telephone _____

Email address _____

Your agents (if applicable) _____

Organisation _____

Address _____

Postcode _____

Telephone _____

Email address _____

Site Owner GUY ROBINS

Address _____

Postcode _____

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 FIELD NUMBERS 5044 and 6939
Location SOUTH OF LOWER ROAD HUNDON WEST OF MAKE HILL
Total Area 6.96 (ha) 17.2 Acres.
 Of which _____ (ha) is on brownfield land
 Of which 6.96 (ha) is on greenfield land

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

AGRICULTURAL

Suggested uses SPORTS AND RECREATION, ALLOTMENTS
AND WOODLAND WALKS.

3. DEVELOPMENT CONSTRAINTS

Is the suggested use subject to any of the following constraints?

Constraint	Yes/No	Comments
Flood Plain	<u>NO</u>	
Nature designation	<u>NO</u>	
Land contamination	<u>NO</u>	
Conservation Area	<u>NO</u>	
Special Landscape Area	<u>NO</u>	

How close is the nearest bus stop?	<u>500</u> metres	Bus service numbers
How close is the nearest primary school?	<u>500</u> metres	
How close is the nearest shop that will provide day-to-day food needs?	<u>600</u> metres	
How close is the nearest doctor's surgery?	<u>8</u> kilometres	

PLANNING
10 NOV 2009
HELPER

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

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

IT WOULD REQUIRE CHANGE.

4. OTHER INFORMATION

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

NO

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.

PLAN
10 NOV 2003
HELPDESK

PLANNING
 10 NOV 2008
 HELPDISK

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	YES - POSITIVE
2	To maintain and improve levels of education and skills in the population overall	YES
3	To reduce crime and anti-social activity	YES.
4	To reduce poverty and social exclusion	YES.
5	To improve access to key services for all sectors of the population	N/A - NOT APPLICABLE.
6	To offer everybody the opportunity for rewarding and satisfying employment	N/A.
7	To meet the housing requirements of the whole community	N/A.
8	To improve the quality of where people live and to encourage community participation	YES
9	To improve water and air quality	N/A.
10	To conserve soil resources and quality	YES.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	YES.
12	To reduce waste	N/A

	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	NO NEITHER
14	To reduce contributions to climate change	NEITHER.
15	To reduce vulnerability to climatic events	NEITHER.
16	To conserve and enhance biodiversity	ENHANCE
17	To conserve and where appropriate enhance areas of historical and archaeological importance	N/A.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	ENHANCE.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	N/A.
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.

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