

1. CONTACT DETAILS

Your name

Organisation Colyer – Ferguson Charitable Trust

Address C/O Agent

Postcode

Telephone

Email address

Your agents (if applicable) Nicola Bickerstaff

Organisation Strutt and Parker LLP

Address Coval Hall, Rainsford Road, Chelmsford, Essex

Postcode CM1 2QF

Telephone 01245 258 201

Email address nicola.bickerstaff@struttandparker.com

Site Owner Colyer – Ferguson Charitable Trust

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 Land between Glebe Close and Chevington Road

Location Horringer

Total Area 0.9135 (ha)

Of which - (ha) is on brownfield land

Of which 0.9135 (ha) is on greenfield land

Ordnance Survey Grid Reference

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

Vacant Agricultural

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	No	
Land contamination	No	
Conservation Area	No	
Special Landscape Area	Yes	

How close is the nearest bus stop?	200 metres
How close is the nearest primary school?	Bus service numbers 344, 345, 944
How close is the nearest shop that will provide day-to-day food needs?	1200 metres
How close is the nearest doctor's surgery?	5000 metres
	5.5 Kilometres

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

The site is considered to be deliverable within the LDF timetable, the only significant constraining factor is the special landscape designation, however a large proportion of the District has this designation and the Core Strategy recognises the need to expand settlements.

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

The proposed development is supported by Local Plan Strategic Aim C – to sustain and enhance rural communities while maintaining and where possible improving the rural environment, this aim is also referred to in the Core Strategy Issues and Options. The proposed development is also supported by PPS3 (paragraph 9) which states that the Government is seeking to create sustainable, inclusive, mixed communities in all areas both urban and rural, and Paragraph 38 of PPS 3 which emphasises the need to provide housing in villages in order to enhance or maintain their sustainability.

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 residential use of the site at Horringer would support the vitality and viability of the village and important local services such as the village post office and community centre. The site is suitably situated in the southern part of the village, adjacent to the settlement boundary. The eastern boundary of the site is adjacent to A143, which is the main road linking the village with Bury St Edmunds, 2.5 miles north east of the village. Vehicle access could be gained from Glebe Close to the east.

There are also frequent bus links into Bury St Edmunds, the District's main town, providing a range of services and employment opportunities to the surrounding area. Horringer Court Middle School, St Benedict's Upper School, St Louis Middle School and West Suffolk College, all situated in Bury St Edmunds are accessible via the 344, 345 and 944 bus services which stop on Sharpes Lane close to the proposed site.

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

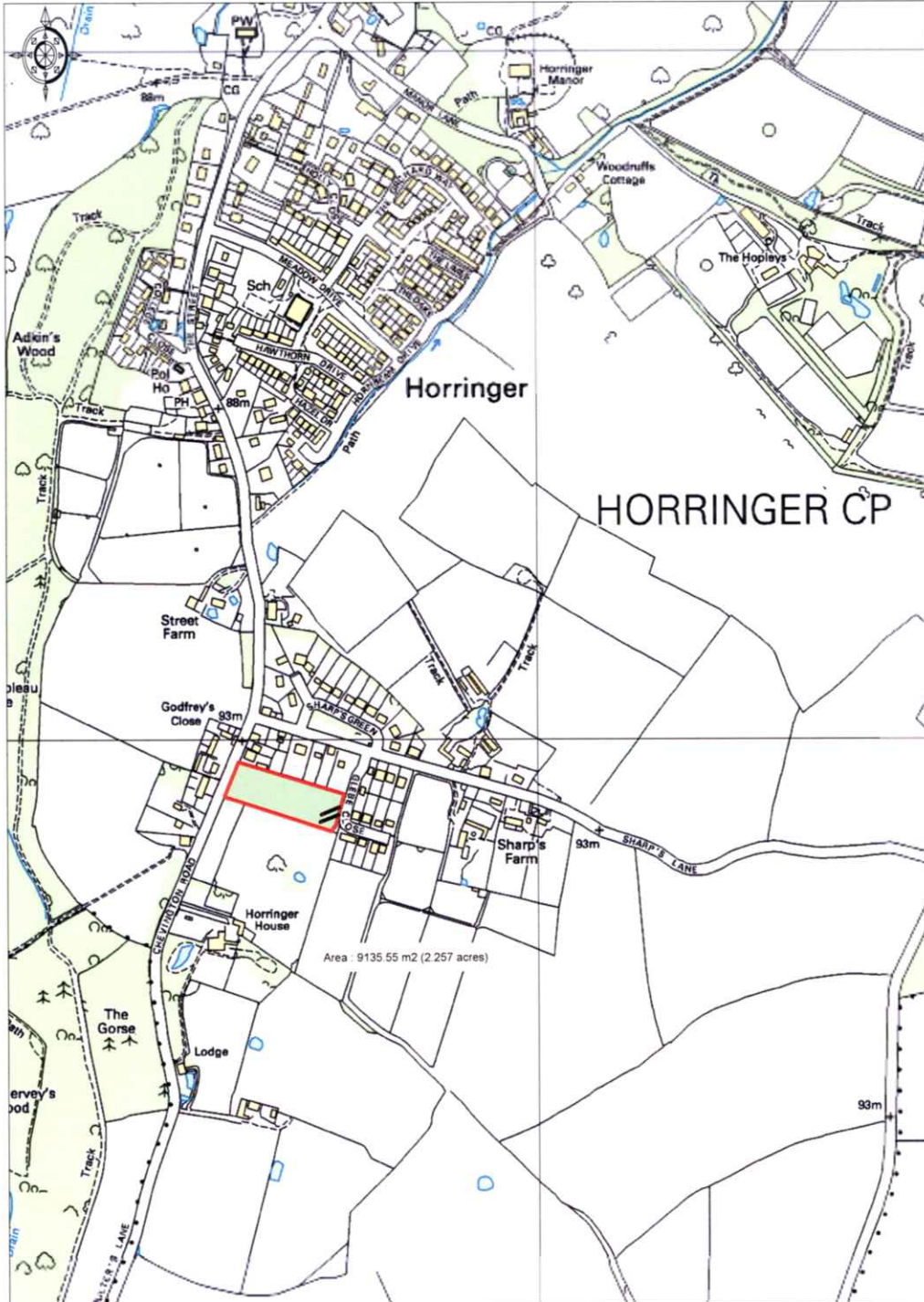
SITE SUBMISSION SUSTAINABILITY APPRAISAL

	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	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	Positive
6	To offer everybody the opportunity for rewarding and satisfying employment	Positive
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	Positive
10	To conserve soil resources and quality	Positive
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive
12	To reduce waste	Positive

	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	Positive
14	To reduce contributions to climate change	Positive
15	To reduce vulnerability to climatic events	Positive
16	To conserve and enhance biodiversity	Positive
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	Positive
21	To encourage efficient patterns of movement in support of economic growth	Positive
22	To encourage and accommodate both indigenous and inward investment	Positive

Land adjacent to Chevington Road Horringer

**STRUTT
& PARKER**



**OS Ordnance
Survey**

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