

ack. by letter 21-05-08

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document



St Edmundsbury
BOROUGH COUNCIL

SITE SUBMISSION FORM

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

SS27
mapped.

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

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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 NICK HOPKINS

Organisation /

Address 1 HAZEL STUB
BORTON END RD, HAVFRUIT,
SUFFOLK

Postcode CB9 9AF

Telephone 01440/205916

Email address /

Your agents (if applicable) /

Organisation /

Address /

Postcode /

Telephone /

Email address /

Site Owner NICK HOPKINS

Address AS ABOVE

Postcode /

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

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2. SITE DETAILS

Site name 1 HAZEL STOB

Location HAZEL STOB, HAVINGHAM

Total Area 0.2 (ha)

Of which 0.2 (ha) is on brownfield land

Of which /// (ha) is on greenfield land

Ordnance Survey Grid Reference 065245

Current use(s) (please specify last use if vacant)
RECLAIMED DRAINAGE NOW A GARDEN.

Suggested uses Low Cost Housing

2 Substantial Houses

1 Substantial House (Barn Style)

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	NO	BM 342.41
Nature designation	NO	
Land contamination	NO	
Conservation Area	NO	
Special Landscape Area	NO	

How close is the nearest bus stop?	metres	Bus service numbers <u>50 To 100 MFCRFB.</u>
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>1000</u> metres	
How close is the nearest doctor's surgery?	1.00 kilometres	<u>1.00</u>

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

No constraints

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

IN MY OPINION IT IS AN END IN FIELD OF A BROWN FIELD SITE THAT WOULD BE MOST APPROPRIATE FOR THE SITE.

4. OTHER INFORMATION

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

YES.

Was NOT PRESENTED AT IT'S BEST.

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.

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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	CAN ONLY HAVE A TIVE EFFECT LIVING IN A SPARE ROOM ORS. A SUBSTANTIAL HOUSE COULD ATTRACTS THIS CLASS OF PERSON. THE SITE WOULD BE PART OF A HAMLET. WATER FEEL NEARBY. IF THE OPTION FOR LOW COST HOMES IS TAKEN UP. ALL SERVICES ARE WITHIN THE REASONABLE DISTANCE.
2	To maintain and improve levels of education and skills in the population overall	
3	To reduce crime and anti-social activity	
4	To reduce poverty and social exclusion	
5	To improve access to key services for all sectors of the population	
6	To offer everybody the opportunity for rewarding and satisfying employment	WILL CONTRIBUTE TO THE HOUSING & RISE QUALITY OF LIFE WILL GIVE A AREA OF COMPLETENESS TO THE HAZEL STUB HAMLET. USING THE OLD PUMP HOUSES WATER COULD BE TAKEN FROM THE WELLS.
7	To meet the housing requirements of the whole community	WILL CONTRIBUTE TO THE HOUSING & RISE QUALITY OF LIFE WILL GIVE A AREA OF COMPLETENESS TO THE HAZEL STUB HAMLET. USING THE OLD PUMP HOUSES WATER COULD BE TAKEN FROM THE WELLS.
8	To improve the quality of where people live and to encourage community participation	
9	To improve water and air quality	
10	To conserve soil resources and quality	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	WATER WILL BE MINIMUM DISTANCE USING THE OLD PUMP HOUSES GREY WATER COULD BE REUSED + MAIN BOOTS ON DOWN THE
12	To reduce waste	USE LOCAL RESOURCES.

	Please indicate whether your proposal will have a positive or negative contribution towards each objective	SA Objective
	<p>ALL SERVICES ARE WITHIN WALKING DISTANCE</p> <p>FORMER SOLA COWS</p> <p>SEE B.M. VISIT AREA FOR ALL KISS FAMILY</p>	
	<p>FORMER ABOVE GREEN CAGES INTO 121 KISS FAMILY CAGES IN 3 SPACES.</p> <p>IT IS WELL MAINTAINED IN PUMP HOUSES</p> <p>COULD BE MAINTAINED TO BE PUMP HOUSES</p> <p>BY REFRAINING TO USE PUMP HOUSES</p>	
13	To reduce the effects of traffic on the environment	<p>+VE</p> <p>ADVANCE TO THE ECONOMY</p>
14	To reduce contributions to climate change	<p>+VE</p> <p>WILL CONTRIBUTE TO EACH OTHERS</p>
15	To reduce vulnerability to climatic events	<p>+VE</p> <p>WILL CONTRIBUTE TO EACH OTHERS QUALITY</p>
16	To reduce vulnerability to climatic events	<p>+VE</p> <p>WILL CONTRIBUTE TO EACH OTHERS QUALITY</p>
17	To conserve and enhance biodiversity	<p>+VE</p> <p>WILL CONTRIBUTE TO EACH OTHERS QUALITY</p>
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	<p>+VE</p> <p>WILL CONTRIBUTE TO EACH OTHERS QUALITY</p>
19	To achieve sustainable levels of prosperity and economic growth	<p>+VE</p> <p>WILL CONTRIBUTE TO EACH OTHERS QUALITY</p>
20	To revitalise town centres	<p>+VE</p> <p>WILL CONTRIBUTE TO EACH OTHERS QUALITY</p>
21	To encourage efficient patterns of movement in support of economic growth	<p>+VE</p> <p>WILL CONTRIBUTE TO EACH OTHERS QUALITY</p>
22	To encourage and accommodate both indigenous and inward investment	<p>+VE</p> <p>WILL CONTRIBUTE TO EACH OTHERS QUALITY</p>

SITE OUTLINED RED.



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NICK HOPKINS
1 HAZEL STOPS
BRATON END RD
HAWTHORNE

Scale - 1:2500
Date of plot: 24/07/01
Drawn by

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Site Plan

Nick Hopkins
1 Hazel Stub
Burton End Road
Haverhill
Suffolk
CB9 9AF

Contact David Brown
Direct Dial 01284 757368
E-mail david.brown@stedsbc.gov.uk

16 April 2008

Dear Mr Hopkins

Local Development Framework

I refer to your letter and attached plan received on 14 April in respect of a site submission for property at Hazel Stub.

Before I am able to consider your submission as valid it will be necessary for you to complete the attached Site Submission Form.

I am returning you letter and drawing so that you can reuse them as part of your submission.

Yours sincerely

David Brown
Senior Support Officer

Patsy Dell BA (Hons), BSc, MBA, MRTPI • Head of Planning and Engineering Services
PO Box 122 • St Edmundsbury House • Western Way
Bury St Edmunds • Suffolk • IP33 3YS
T 01284 763233 • **F** 01284 757378 • **Typetalk** 18001 (01284) 757371
Departmental E-mail economy.environment@stedsbc.gov.uk
Website www.stedmundsbury.gov.uk

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HOPKINS, NP.
1 HAZEL STUBS
BURTON END RD
HAVERHILL
SUFFOLK CB9 9AF
11/4/08.

RESUBMITTED on the 21/4/08.

PLANNING POLICY
ST EDMUNDSBURY HOUSE
WESTERN WAY

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Dear Sirs

THANK YOU FOR PROVIDING ME WITH THIS OPPORTUNITY TO INFLUENCE THE GROWTH IN THIS AREA AND TO HELP MAINTAIN THE ECONOMY OF THE LOCALITY.

I HAVE ENCLOSED A SITE PLAN WITH AREA PROPOSED FOR DEVELOPMENT OUTLINED IN RED. IT WOULD BE RECORDED AS AN END FILL SUITABLE FOR LOW COST OR TWO SUBSTANTIAL RESIDENTIAL DWELLINGS. Hoping this is sufficient information, but can be contacted on 01440/705916 MOST DAYS IF YOU REQUIRE MORE DETAIL.

KIND REGARDS

NICK HOPKINS

