

Our Ref: AJH/jh/27-

9th May 2008

Angel Corner 8 Angel Hill
Bury St Edmunds Suffolk IP33 1UZ
T 01284 725715 F 01284 725915
E bury@brown-co.com

Planning & Engineering Services
St Edmundsbury Borough Council
PO Box 122
Bury St Edmunds
Suffolk
IP33 3YS

SS60

mapped.

Dear Sirs,

**ST EDMUNDSBURY LOCAL DEVELOPMENT FRAMEWORK REVIEW
SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT
LAND AT BURY ROAD, HOPTON**

Please find enclosed our Site Submission Form duly completed on behalf of our clients, Mr D and Mrs A V Sarson. We also attach the appropriate plans and policy documents.

Should you require any further details, please let me know.

Yours faithfully

R A J Holliday FRICS

For and on behalf of Brown & Co - Property and Business Consultants LLP

Direct Dial: 01284 731453

Email: anthony.holliday@brown-co.uk

Encs:

**ECONOMY &
12 MAY 2008
ENVIRONMENT**

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM



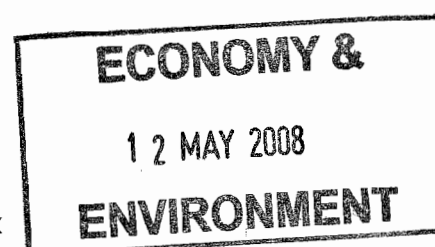
St Edmundsbury
BOROUGH COUNCIL

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@stedsbc.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 D Sarson
Organisation -
Address Dovedale, Church Road, Market Weston, Diss, Norfolk

Postcode IP22 2PB

Telephone
Email address

Your agents (if applicable) R A J Holliday FRICS
Organisation Brown & Co
Address Angel Corner, 8 Angel Hill, Bury St Edmunds, Suffolk

Postcode IP33 1UX

Telephone 01284 731453
Email address anthony.holliday@brown-co.com

Site Owner Mrs A V Sarson
Address Hillside Fort, Market Weston, Diss, Norfolk

Postcode IP22 2PB

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Yes

2. SITE DETAILS

Site name Land at Bury Road, Hopton

Location See attached plan

Total Area 2.83 (ha)

Of which _____ (ha) is on brownfield land

Of which 2.83 (ha) is on greenfield land

Ordnance Survey Grid Reference _____

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

Agricultural

Suggested uses

Residential and Village Hall/Community use

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	No	

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

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

Not aware of any

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

The land lies adjacent to the existing settlement boundary

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

Any further information: (Continue on separate sheets if necessary) Please supply four copies of any supportive statements or an electronic version.

The Parish Council have a requirement for part of the land for use as a new Village Hall and community ground

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	Neutral
3	To reduce crime and anti-social activity	Neutral
4	To reduce poverty and social exclusion	Neutral
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	Neutral
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Neutral
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive
20	To revitalise town centres	Neutral
21	To encourage efficient patterns of movement in support of economic growth	Neutral
22	To encourage and accommodate both indigenous and inward investment	Neutral

