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# WCP

## THE WHITWORTH CO-PARTNERSHIP

Chartered Architects & Surveyors

18 HATTER STREET · BURY ST. EDMUNDS  
SUFFOLK · IP33 1NE

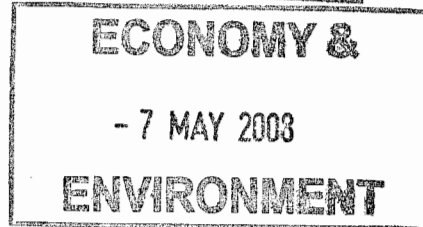
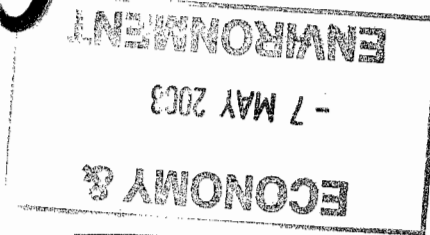
Telephone: 01284 760421

Facsimile: 01284 704734

E-mail: info@whitcp.co.uk

www.wcp-architects.com

MS/MC/3562  
6<sup>th</sup> May 2008



The Planning department  
St Edmundsbury Borough Council  
PO Box 122  
St Edmundsbury House  
Western Way  
Bury St Edmunds  
Suffolk IP33 3YS

Dear Sir/Madam

Enclosed for your consideration is a completed form putting forward a proposed development site adjacent to The Limes in The High Street, Hopton, for consideration as part of the local development framework review, as a development site, although this will not be a large scale development it will enable a small scale sustainable low impact development to take place, which will retain and possibly enhance the quality and distinctiveness of this site, which is currently partially unused garden. The location of the site in very close proximity of local amenities, and public transport links makes it an ideal site for a sustainable lifestyle, and in addition being brown field land it does not require the incursion into virgin green field land. This type of small scale development is well suited to the sustainable gradual evolutionary development of a village community.

We understand that at present this site comes under the local plan designation DS3(d) which restricts development on the site. We believe that this designation was allocated to this piece of land as part of the large garden to the Cedars, however this piece of land is no longer in the ownership of the cedars, nor has it been for 10 years, in addition a six foot fence and some screen planting have been erected between the Cedars garden and this piece of land. Therefore this piece of land no longer offers any amenity or landscape benefit to the Cedars, which would appear to make this special status redundant. In addition this site offers no landscape benefit to the High Street due to the fact that a tall flint wall separates it from the road.

With this in mind, we feel that this may be an ideal opportunity to consider reviewing the status of this piece of land. In addition we feel that this piece of land would be ideal for small scale sensitive housing development, which could be achieved without affecting any of the mature trees on this site, and access to the site could be gained via the existing entrance driveway to The Limes. This proposal would in a small way help the Local authority to achieve its housing targets.

Yours Faithfully

Mark Cleveland  
For The Whitworth Co-Partnership

Partners:  
Philip Orchard BA, BArch, RIBA (Cathedral Architect to the Dean & Chapter of St. Edmundsbury) Cons. Accred.  
Anthony Redman MA BSc, FRICS, IHBC, Cons. Accred: (Surveyor to the fabric of St. Edmundsbury Cathedral)  
Matthew Stearn BA, DipArch, RIBA.  
Stephen Boniface DipBldgCons, FRICS, MAE, IHBC, Cons. Accred.  
Associates:  
David Mizon BA, BArch, RIBA. David Lemon BSc, MRICS, MCIAT, Cons. Accred. Mark Cleveland BSc Hons, BArch, RIBA.



# St Edmundsbury Local Development Framework

## Site Allocations Development Plan Document

### SITE SUBMISSION FORM



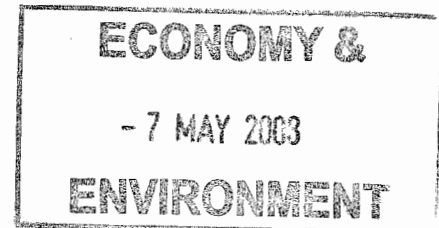
*St Edmundsbury*  
BOROUGH COUNCIL

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](mailto: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](http://www.environment-agency.gov.uk)
  - Information on nature designations can be found at [www.natureonthemap.org.uk](http://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](http://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 & MRS SAUAGIE

Organisation \_\_\_\_\_

Address THE LIMES , HIGH STREET , HOPTON  
DISS , NORFOLK

Postcode IP22 2QX

Telephone 01953 681566

Email address \_\_\_\_\_

Your agents (if applicable) MARK CLEVELAND

Organisation THE WHITWORTH CO-PARTNERSHIP

Address 18 HATTER STREET  
BURY ST EDMUNDS  
SUFFOLK

Postcode IP33 1WE

Telephone 01284 760421

Email address MCleveland@whitcp.co.uk

Site Owner MR & MRS SAUAGIE

Address THE LIMES  
HIGH STREET , HOPTON , DISS , NORFOLK

Postcode IP22 2QX

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 ADJACENT TO THE LINES

Location HIGH STREET, HOPTON, DISS, NORFOLK, IP22 2QX

Total Area 0.13 (ha)

Of which 0.13 (ha) is on brownfield land

Of which \_\_\_\_\_ (ha) is on greenfield land

Ordnance Survey Grid Reference 995, 793

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

GARDEN

Suggested uses

FOR THE CONSTRUCTION OF ONE OR POSSIBLY TWO DWELLINGS

**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	YES	
Special Landscape Area	YES	SEE COVERING LETTER FOR COMMENTS

How close is the nearest bus stop?	110 metres ← 380 METRES Bus service numbers 62, 66, 69, 304, 338, 339, 425, 479
How close is the nearest primary school?	420 metres
How close is the nearest shop that will provide day-to-day food needs?	360 metres
How close is the nearest doctor's surgery?	0.1 kilometres



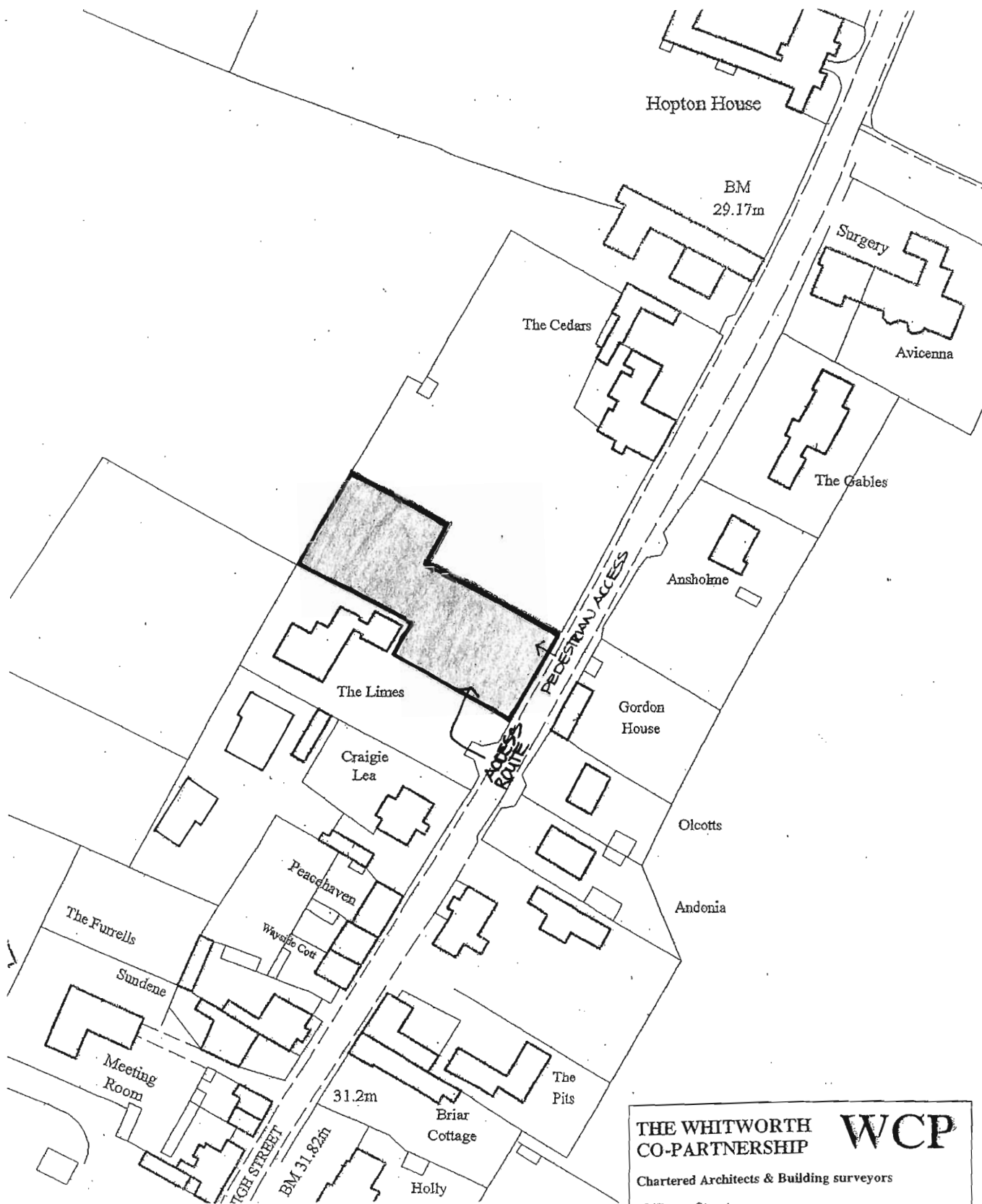
# St Edmundsbury Local Development Framework

## 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	NEUTRAL
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	POSITIVE
12	To reduce waste	NEUTRAL

	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
<b>13</b>	To reduce the effects of traffic on the environment	NEUTRAL
<b>14</b>	To reduce contributions to climate change	POSITIVE
<b>15</b>	To reduce vulnerability to climatic events	NEUTRAL
<b>16</b>	To conserve and enhance biodiversity	POSITIVE
<b>17</b>	To conserve and where appropriate enhance areas of historical and archaeological importance	NEUTRAL
<b>18</b>	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	POSITIVE
<b>19</b>	To achieve sustainable levels of prosperity and economic growth throughout the plan area	POSITIVE
<b>20</b>	To revitalise town centres	NEUTRAL
<b>21</b>	To encourage efficient patterns of movement in support of economic growth	NEUTRAL
<b>22</b>	To encourage and accommodate both indigenous and inward investment	POSITIVE



ECONOMY &  
- 7 MAY 2003  
ENVIRONMENT

**THE WHITWORTH  
CO-PARTNERSHIP** **WCP**

Chartered Architects & Building surveyors

18 Hatter Street,  
Bury St. Edmunds,  
Suffolk,  
IP33 1NE.

TEL: 01284 760421  
FAX: 01284 704734

Client  
Mr & Mrs Savage

Job Title:  
Proposed new dwelling

Drawing Title:  
Location Plan

Scale 1:1250	Drawn By MC	Date May 06
Job No. 3562	Drwg No./Rev AL01	



Mr and Mrs Savage  
The Limes  
High Street  
Hopton  
Diss  
Norfolk  
IP22 2QX

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

17 April 2008

Dear Mr and Mrs Savage

**Local Development Framework**

I refer to your letter and attached plan received on 17 April in respect of a site submission for property at High Street, Hopton.

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 your 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@stedsb.gov.uk  
**Website** www.stedmundsbury.gov.uk

Mr & Mrs Savage  
The Limes  
High Street  
Hopton  
Diss  
Norfolk  
IP22 2QX

15<sup>th</sup> April 2008

FAO Ian Poole  
The Planning department  
St Edmundsbury Borough Council  
PO Box 122  
St Edmundsbury House  
Western Way  
Bury St Edmunds  
Suffolk IP33 3YS

Dear Mr Poole

We understand that St Edmundsbury Local Planning authority is undertaking a review of the local planning development frame work. We are aware that you are not considering individual sites at the moment but that you will be considering this later in the process; however we would like to bring to your attention for your consideration during the review process a site located in Hopton between The Limes and The cedars, as indicated on the enclosed site location plan. We understand that at present this site comes under the local plan designation DS3(d) which restricts development on the site. We believe that this designation was allocated to this piece of land as part of the large garden to the Cedars, however this piece of land is no longer in the ownership of the cedars, nor has it been for 10 years, in addition a six foot fence has been erected between the Cedars garden and this piece of land. Therefore this piece of land no longer offers any amenity or landscape benefit to the Cedars, which would appear to make this special status redundant. In addition this site offers no landscape benefit to the High Street due to the fact that a tall flint wall separates it from the road.

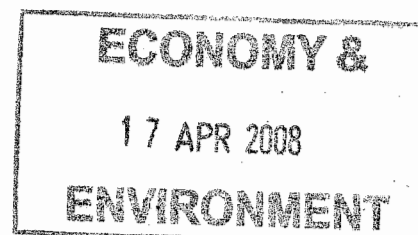
With this in mind, we feel that this may be an ideal opportunity to consider reviewing the status of this piece of land. In addition we feel that this piece of land would be ideal for small scale sensitive housing development, which could be achieved without affecting any of the mature trees on this site, and access to the site could be gained via the existing entrance driveway to The Limes. In addition as a piece of existing and partially unused garden we believe that this piece of land would be classified as a brown field site. This proposal would in a small way help the Local authority to achieve its housing targets.

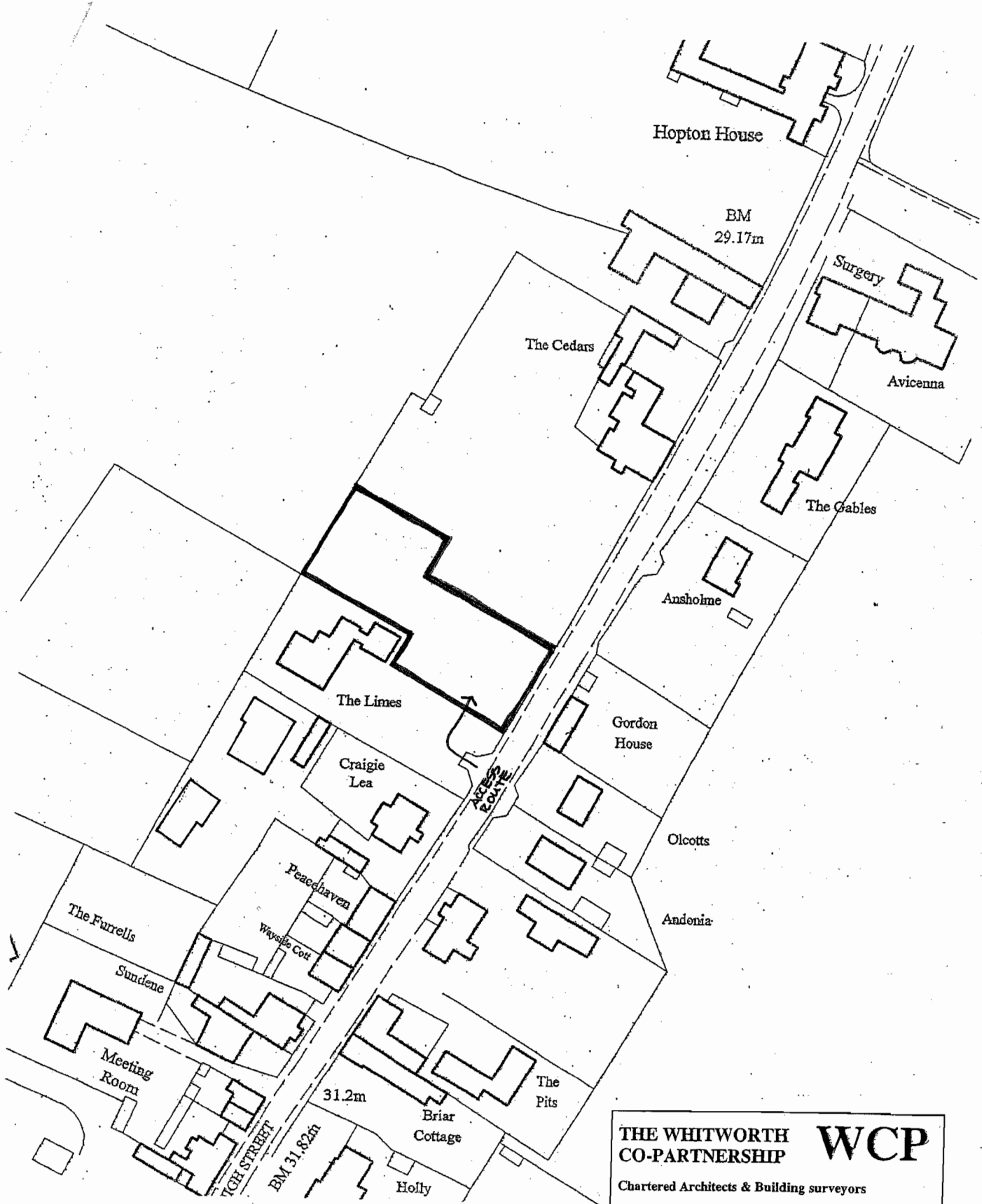
Yours Faithfully

*D N Savage* (Mr)

*J J Savage* (Mrs)

Mr & Mrs Savage





**ECONOMY &**  
 17 APR 2003  
**ENVIRONMENT**

<b>THE WHITWORTH CO-PARTNERSHIP</b>		
<b>WCP</b>		
Chartered Architects & Building surveyors		
18 Hatter Street, Bury St. Edmunds, Suffolk, IP33 1NE.		
TEL: 01284 760421 FAX: 01284 704734		
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