

WS 19

C G Hawkins
Snap Display Systems Ltd
Hazel Stub Depot
Camps Road
Haverhill
Suffolk
CB9 9AF

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

17th February 2009

Dear Sir/Madam

Site Submission on land at Hazel Stub, Haverhill

I refer to your Site Submission submitted under the terms of the St Edmundsbury Local Development Framework process. We are now looking at the submissions in preparation for carrying out a further consultation procedure.

From an inspection of your form I note that a lot more information is required before your submission is complete. I am therefore returning your form and would ask that you complete all of the sections from 'suggested uses' on page 3. Unfortunately 'not known' and 'N/A' are inadequate.

In addition I am returning your submitted site plan, which is copyright in favour of St Edmundsbury Borough Council, and would ask that you resubmit a 'clean' site plan coloured in accordance with the details under 'Site Plan'. To avoid any confusion all reference to other sites and the 'council' wording should be removed.

I would look forward to hearing from you as soon as possible please in order that your submission is considered under the current consultation process.

Yours faithfully

David Brown
Planning policy section

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 plantran@stedsbc.gov.uk
Website www.stedmundsbury.gov.uk

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM

WS19



St Edmundsbury
BOROUGH COUNCIL

Earlier in the year we invited developer/landowners to submit proposals for sites with development potential as part of the Local Development Framework. Sites submitted during that time are now the subject of public consultation.

This form is provided for the submission of any **additional** sites that you think should be considered by the Council for their availability for development over the next 20 years.

Please complete and return this form and a **map** clearly identifying the boundary of the site by:

Monday 5 January 2009 to:

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

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

ECONOMY &

22 DEC 2008

ENVIRONMENT

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:

2. SITE DETAILS

Site name HAZEL STUB DEPOT

Location RAMPS ROAD CB9 9AF

Total Area 0.5 (ha)

Of which 0.5 (ha) is on brownfield land

Of which _____ (ha) is on greenfield land

Ordnance Survey Grid Reference _____

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

Suggested uses

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain		} NOT KNOWN
Nature designation		
Land contamination		
Conservation Area		
Special Landscape Area		

How close is the nearest bus stop?	metres Bus service numbers	} NOT KNOWN
How close is the nearest primary school?	metres	
How close is the nearest shop that will provide day-to-day food needs?	metres	
How close is the nearest doctor's surgery?	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	
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	
7	To meet the housing requirements of the whole community	
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	
12	To reduce waste	

	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	
14	To reduce contributions to climate change	
15	To reduce vulnerability to climatic events	
16	To conserve and enhance biodiversity	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	
20	To revitalise town centres	
21	To encourage efficient patterns of movement in support of economic growth	
22	To encourage and accommodate both indigenous and inward investment	

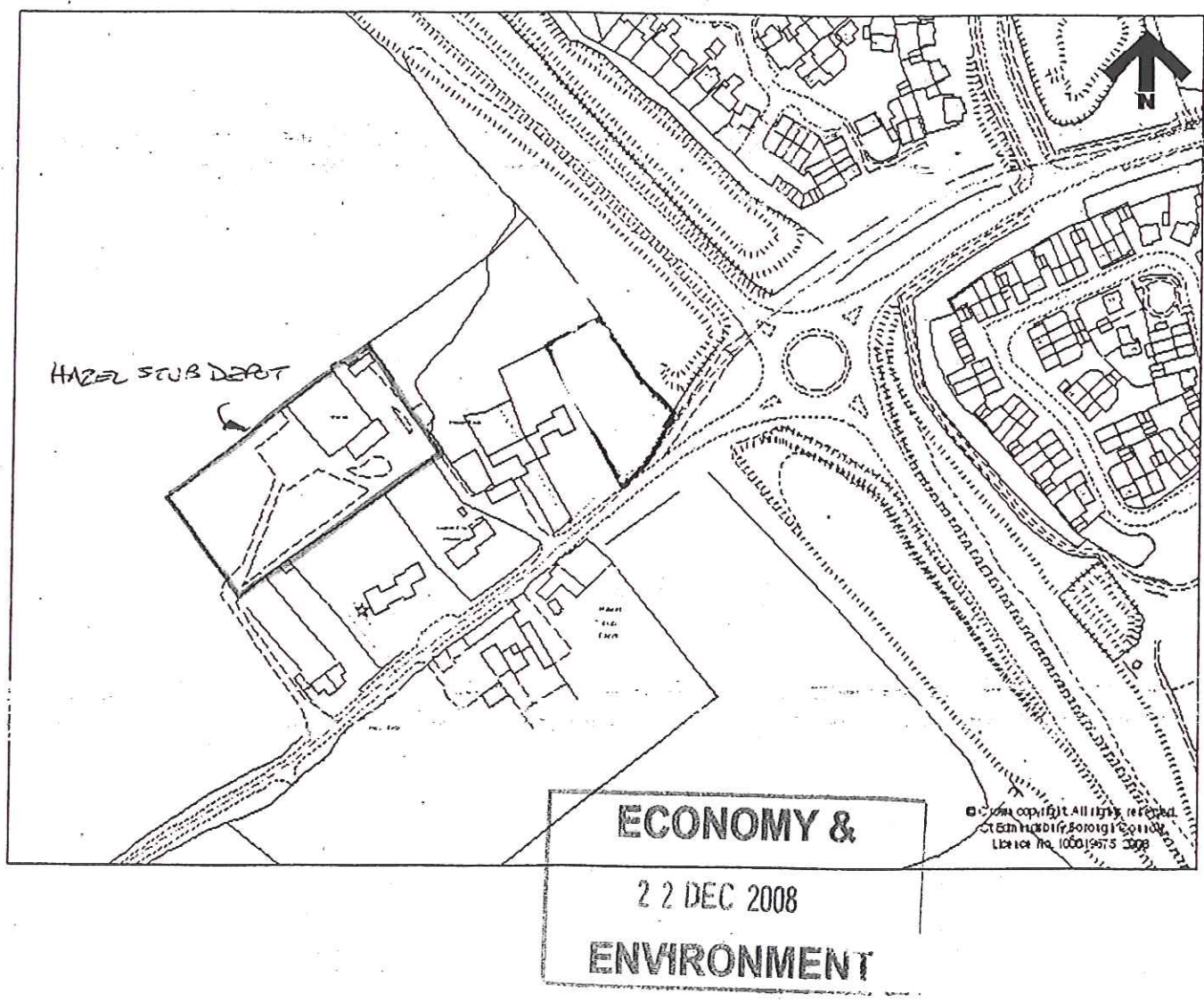
OBJECTING THIS LAND

St Edmunds Borough Council
Planning and Engineering Services

Local Development Framework Consultation

Proposals have been put forward by developers and/or landowners as suitable for development as part of the Local Development Framework. This consultation is to seek views on their suitability and it does not guarantee that the site(s) will be considered suitable for development by the council for inclusion in the Local Development Framework.

The site(s) outlined in red below illustrate the proposed site(s).



Comments are invited, either supporting or objecting to the proposal, by 5.00 pm 5 January 2009. Any comments must be submitted on the Representation form available from the Council offices at Western Way or Angel Hill in Bury St Edmunds or Lower Down's Signet in Haverhill, from local libraries in the borough or to download from the website (www.stedmundsbury.gov.uk). The full schedule of all the other sites submitted across the borough may also be viewed at these addresses.

If you need any further information about the sites, please do not hesitate to contact the Planning Policy Team on 01284 757368. However, at this stage we are seeking information and feedback so officers will not be in a position to give you a formal view on the merits or otherwise of any particular site. The decision about whether this site will be included in the Local Development Framework will be made in 2009.

Mr C G Hawkins
Snap Display Systems Ltd
Hazel Stub Depot
Camps road
Haverhill
Suffolk
IP9 9AF

Contact David Brown
Direct Dial 01284 757368
E-mail david.brown@stedsbc.gov.uk
My ref WS 19

3 March 2009

Dear Mr Hawkins

Site Submission on land at Hazel Stub, Haverhill

I refer to my letter dated 17 February and our subsequent telephone conversation in respect of the above.

Following our conversation I will consider that you will not be pursuing your submission and will therefore close your file.

Yours sincerely

David Brown
Planning policy section

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 plantran@stedsbc.gov.uk
Website www.stedmundsbury.gov.uk