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Red circle: **WS31**
Red checkmark: ✓
Green scribble: *AK*

St Edmundsbury Local Development Framework



St Edmundsbury
BOROUGH COUNCIL

Site Allocations Development Plan Document

Site submission form

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

Or email it to: LDF@stedsbcc.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 BRENDA HART


Organisation _____

Address PORTHPEAN, HIGH STREET, HOPTON

DISS, NORFOLK

Telephone _____

Postcode IP22 2QX

Email address 

Your agents (if applicable)

Organisation _____

Address _____

Telephone _____

Postcode _____

Email address _____

Site owner BRENDA HART

Address PORTHPEAN, 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 PART OF REAR GARDEN TO PORTHPEAN

Location HIGH STREET HOPTON

Total area 0.035 (ha)

Of which 0.035 (ha) is on brownfield land

Of which _____ (ha) is on greenfield land

Ordnance Survey Grid Reference 994, 792

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

GARDEN

Suggested uses

HOUSING DEVELOPMENT

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	NO	

How close is the nearest bus stop?	150 metres Bus service numbers <u>304, 337, 338</u>
How close is the nearest primary school?	<u>300</u> metres
How close is the nearest shop that will provide day-to-day food needs?	210 metres
How close is the nearest doctor's surgery?	<u>0.35</u> kilometres

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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	
2	To maintain and improve levels of education and skills in the population overall	NONE
3	To reduce crime and anti-social activity	NONE
4	To reduce poverty and social exclusion	NONE
5	To improve access to key services for all sectors of the population	NONE
6	To offer everybody the opportunity for rewarding and satisfying employment	NONE
7	To meet the housing requirements of the whole community	NONE
8	To improve the quality of where people live and to encourage community participation	POSITIVE
9	To improve water and air quality	NONE
10	To conserve soil resources and quality	NONE
11	To use water and mineral resources efficiently, and re-use and recycle where possible	POSITIVE
		NONE

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
12	To reduce waste	
13	To reduce the effects of traffic on the environment	NONE
14	To reduce contributions to climate change	NONE
15	To reduce vulnerability to climatic events	NONE
16	To conserve and enhance biodiversity	NONE
17	To conserve and where appropriate enhance areas of historical and archaeological importance	NONE
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	NONE
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	NONE
20	To revitalise town centres	POSITIVE
21	To encourage efficient patterns of movement in support of economic growth	NONE
22	To encourage and accommodate both indigenous and inward investment	NONE
		NONE

ECONOMY &
- 2 JAN 2009
ENVIRONMENT

WS31

30th December 2008

LDF Additional site submission
The Planning Department
St EdmundsBury Borough Council
Western Way
Bury St Edmunds
Suffolk

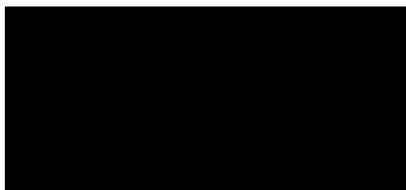
Dear Sir

Please find enclosed a submission for a proposed development site to be taken into consideration as part of the Local Development Framework review. Enclosed are a completed submission form, and accompanying marked up plan indicating the location of the proposed site, at a scale of 1:2500.

This site is located adjacent to two other sites previously put forward as possible development sites. I feel that if these two sites which have been given the reference numbers SS17, and SS98 were to be included within the development boundary of the village then this additional site should also be included. Access to this site would be via the adjacent sites noted above. Development of this site, and those two immediately adjacent would continue the pattern of development of land behind the high street which is already well established along Hopton High Street to the north of this site.

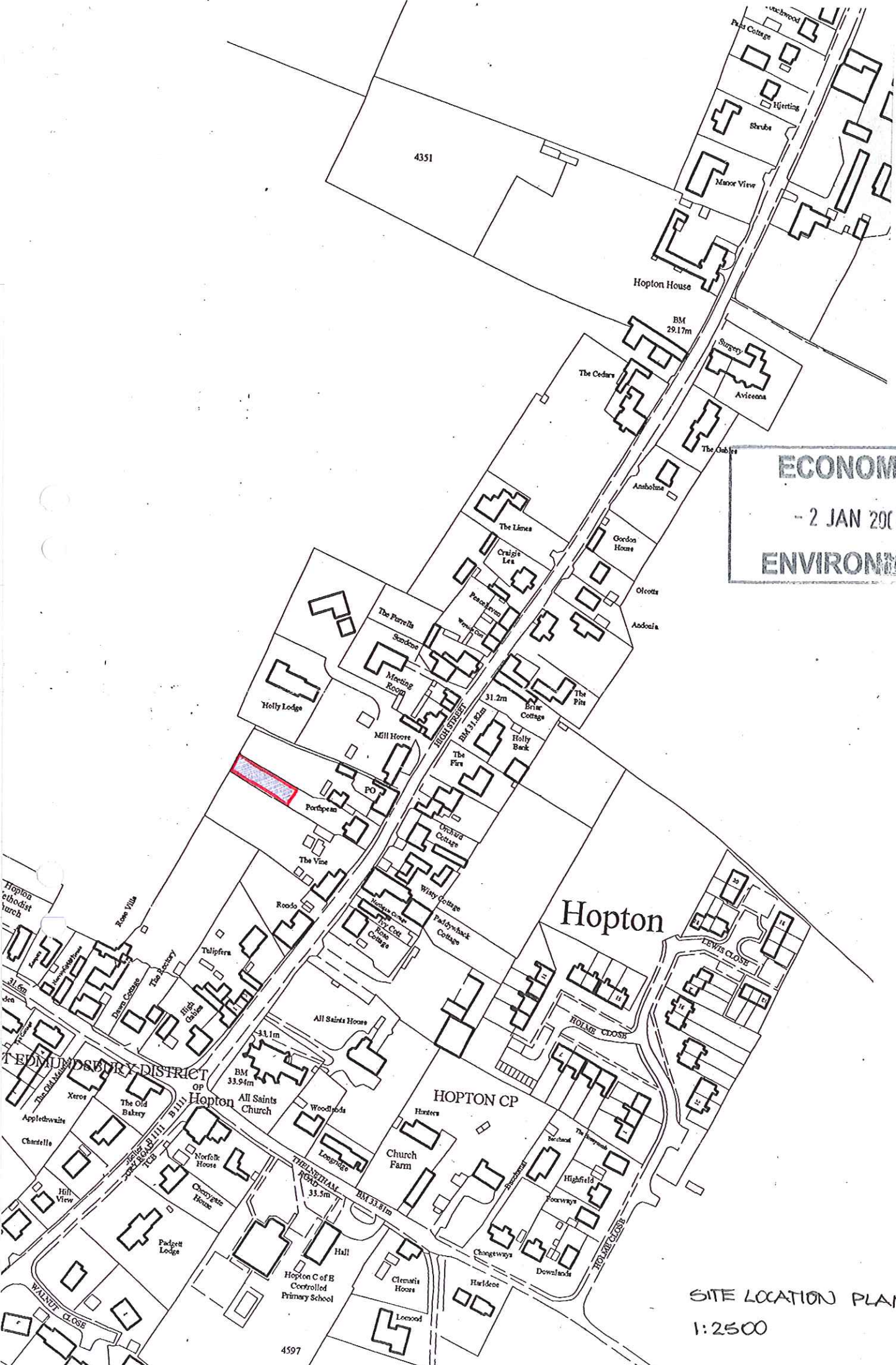
As you will note this is a very small site and would probably only be suitable for one house however when taking into consideration the two adjacent proposals it would seem illogical not to extend the development boundary a little further to include this site.

Yours Faithfully



Brenda Hart

ECONOMY &
- 2 JAN 2009
ENVIRONMENT



ECONOMY
 - 2 JAN 2003
ENVIRONMENT

SITE LOCATION PLAN
 1:2500

4351

Hopton House

BM 29.17m

The Cedars

Surgery

Avicenna

The Gables

Anabokana

The Limes

Gordon House

Olcotts

Abdouia

Craigie Lea

Peace Haven

Woods Cottage

The Pines

31.2m

BM 31.82m

The Fir

Holly Bank

31.2m

BM 31.82m

Orchard Cottage

Wistery Cottage

Paddyhawk Cottage

Hopton

Hopton CP

Church Farm

Highfield

Downlands

Changeways

Harlestone

Loxwood

Holly Lodge

The Furrells

Sandown

Meeting Room

Mill House

PO

Portpean

The Vine

Roods

Hopton Cottage

High Street

High Street

High Street

High Street

High Street

High Street

High Street

High Street

High Street

High Street

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High Street

31.1m

BM 33.94m

31.1m

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4597

EDMUNDSBURY DISTRICT

Hopton

All Saints Church

Woodjacks

Longridge

Hall

Hopton C of E

Controlled Primary School

Clematis House

Loxwood

Harlestone

Loxwood

Hopton Methodist Church

Rose Villa

Down Cottage

The Rectory

High House

Tulipfern

All Saints House

Woodjacks

Longridge

Hall

Hopton C of E

Controlled Primary School

Clematis House

Loxwood

Harlestone

Loxwood

Harlestone

Loxwood

Hopton Methodist Church

Rose Villa

Down Cottage

The Rectory

High House

Tulipfern

All Saints House

Woodjacks

Longridge

Hall

Hopton C of E

Controlled Primary School

Clematis House

Loxwood

Harlestone

Loxwood

Harlestone

Loxwood

Brenda Hart
Porthpean
High Street
Hopton
Diss
Norfolk
IP22 2QX

Contact David Brown
Direct Dial 01284 757368
E-mail david.brown@stedsb.gov.uk
My Ref: WS31

18 February 2009

Dear Ms Hart

Site Submissions

I refer to your Site Submission made under the terms of the St Edmundsbury Local Development Framework process.

We are presently working through the submissions and checking the details prior to going out to consultation and it would appear that the site you have submitted has an area smaller than the 0.2 hectares that we set as a minimum on the Site Submission form.

I am therefore writing to inform you that we will not be progressing your submission.

Yours sincerely

David Brown
Planning policy section

Patsy Dell BA (Hons) BSc MBA MRTPI Head of Planning and Engineering Services .
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Website www.stedmundsbury.gov.uk