

## St Edmundsbury Local Development Framework

### Site Allocations Development Plan Document

*St Edmundsbury*  
BOROUGH COUNCIL

### 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](mailto: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](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:

**1. CONTACT DETAILS**

Your name Houghton Bloodstock UK Limited  
Organisation C/O Agent  
Address \_\_\_\_\_  
\_\_\_\_\_

Postcode \_\_\_\_\_  
Telephone \_\_\_\_\_  
Email address \_\_\_\_\_

Your agents (if applicable) Justin Bainton  
Organisation 7 Dukes Court, 54-62 Newmarket Road  
Address Cambridge  
\_\_\_\_\_

Postcode CB5 8DZ  
Telephone 01223 326806  
Email address jmb@januarys.co.uk

Site Owner Houghton Bloodstock UK Limited  
Address Fox Farm, Barnardiston Road, Hundon, Suffolk.  
\_\_\_\_\_

Postcode CO10 8EL

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 at the Junction with Valley Wash and Church Street, Hundon

Location (adj. to Site Ref: 5558)

Total Area 2.825 (ha)

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

Of which 2.825 (ha) is on greenfield land

Ordnance Survey Grid Reference 573297 249166

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

\_\_\_\_\_

\_\_\_\_\_

Housing/affordable housing

**Suggested uses**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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?	metres	700
How close is the nearest primary school?	metres	700
How close is the nearest shop that will provide day-to-day food needs?	metres	1000
How close is the nearest doctor's surgery?	kilometres	6

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

N/A

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

Hundon is identified within the Core Strategy Preferred Options and Strategic Site Issues and Options report, as being a Service Centre, whereby it is recognised that the village benefit from local facilities. As a consequence, should land be required to accommodate the anticipated homes identified under CST of the Core Strategy (i.e. 8,150 new homes between 2008 and 2031) within Service Centres in the longer term, our client would like to bring this site to the LPA's attention as being available for development.

#### 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

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.**

If there is a desire to accommodate new growth in Hundon, there may be some logic in incorporating this site with the neighbouring suggested allocation site ref: 5558, which is identified as a potential residential/amenity area and sports field (please see the attached).

## 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	Positive – support local services.
6	To offer everybody the opportunity for rewarding and satisfying employment	
7	To meet the housing requirements of the whole community	Positive - Contribute to the anticipated requirement for 8150 dwellings
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	

	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
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	<b>Positive</b>
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	<b>Positive</b>
20	To revitalise town centres	
21	To encourage efficient patterns of movement in support of economic growth	<b>Positive – Support local employment</b>
22	To encourage and accommodate both indigenous and inward investment	<b>Positive</b>

**REPRESENTATIONS**  
**PROPOSED RESIDENTIAL ALLOCATION**  
**LAND AT THE JUNCTION WITH VALLEY WASH AND CHURCH STREET,**  
**HUNDON**

**for**

**HOUGHTON BLOODSTOCK UK LIMITED**

**ADDITIONAL STATEMENT**

**December 2008**

**Prepared by: Justin Bainton**

**Januarys, York House, Dukes Court, 54-62 Newmarket Road, Cambridge, CB5 8D**  
**Tel: 01223 326828 Fax: 01223 329346 email: [sfletcher@januarys.co.uk](mailto:sfletcher@januarys.co.uk)**

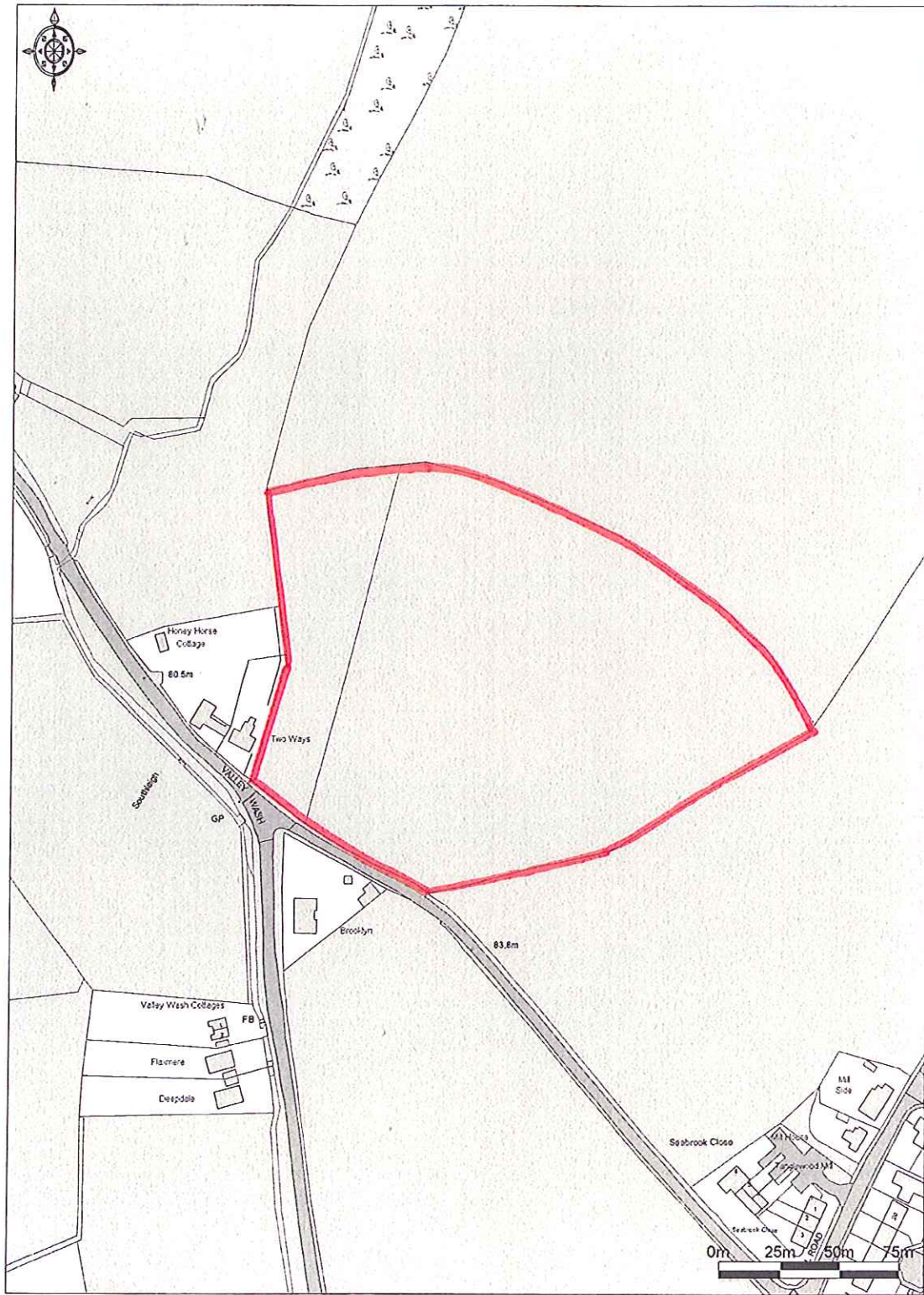
- 1.1 Hundon is a village situated about 6 miles north of Haverhill, 14 miles east of Newmarket, and 11 miles south of Bury St Edmunds. The land proposed for residential development lies immediately to the North west of the existing settlement Hundon, which is identified within the emerging Core Strategy Preferred options and Strategic Site Issues and Options as a Service Centre, whereby it is recognised that the village benefits from a range of local facilities.
- 1.2 Hundon is identified within the Core Strategy Preferred Options and Strategic Site Issues and Options report 2008, as being a Service Centre, whereby it is recognised that the village benefits from a primary school, community, leisure and social facilities, convenience goods shop and local employment opportunities, together with good access to public transport. As a consequence, should land be required to accommodate the anticipated homes identified under CS1 of the Core Strategy (i.e. 8,150 new homes between 2008 and 2031) within Service Centres in the longer term, our client would like to bring this site to the LPA's attention as being available for development.
- 1.3 The allocation of land is considered to represent a "rounding off" of the Development Framework of Hundon, in the event that site SS58 comes forward for redevelopment, with the existing properties to the west of the site, providing a natural 'stop' to development.
- 1.4 The site measures around 2.825 ha, and is bounded by mature hedging. It is used as permanent pasture.
- 1.5 It is considered that, with the introduction of the significant belt of strategic landscaping which would be feasible owing to the land in my client's ownership and would be significantly enhanced by a suitably designed residential development scheme with structural landscaping around.
- 1.6 It is considered that Hundon is of sufficient size and with sufficient facilities to be able to satisfactorily accommodate a reasonable number of dwellinghouses considering the size of the site (2.825ha).
- 1.7 The area of land proposed for residential development can be informed by need so that the precise area of land allocated can be determined at a later stage.
- 1.8 There is sufficient land in my client's ownership to facilitate a generous provision of Public Open Space within the site which could serve not only the proposed dwellings but rectify any shortfall in the locality.



- 1.9 The development of the site will provide opportunities for substantial landscaping and open space, to the benefit of biodiversity. It is considered that any housing allocation could make a generous provision of Public Open Space not only to serve the proposed dwellings but also benefit the existing residential properties within Hundon.
- 1.10 The land is not subject to any particular constraints, i.e. conservation status, special landscape area, or flood plain.
- 1.11 It is proposed that the vehicular access to serve this land should be immediately to the south of the site, or via site SS58. The development of the site would facilitate the provision of a footway to serve the adjacent properties to the west.
- 1.12 The site can contribute to the deficit in affordable housing.
- 1.13 It is considered that the site would be well connected to facilities and services within Hundon, all of which would be within reasonable walking distance, and there are bus services serving Hundon, all of which are within easy walking distance.
- 1.14 Appended to this note is a copy of a 1:2500 site plan; extract of site allocations issues and options consultation document (41 Hundon) showing site ref: SS58; and Environment Agency Flood Map.

**December 2008**

Land Adjacent to Hundon



Enabled by Ordnance Survey

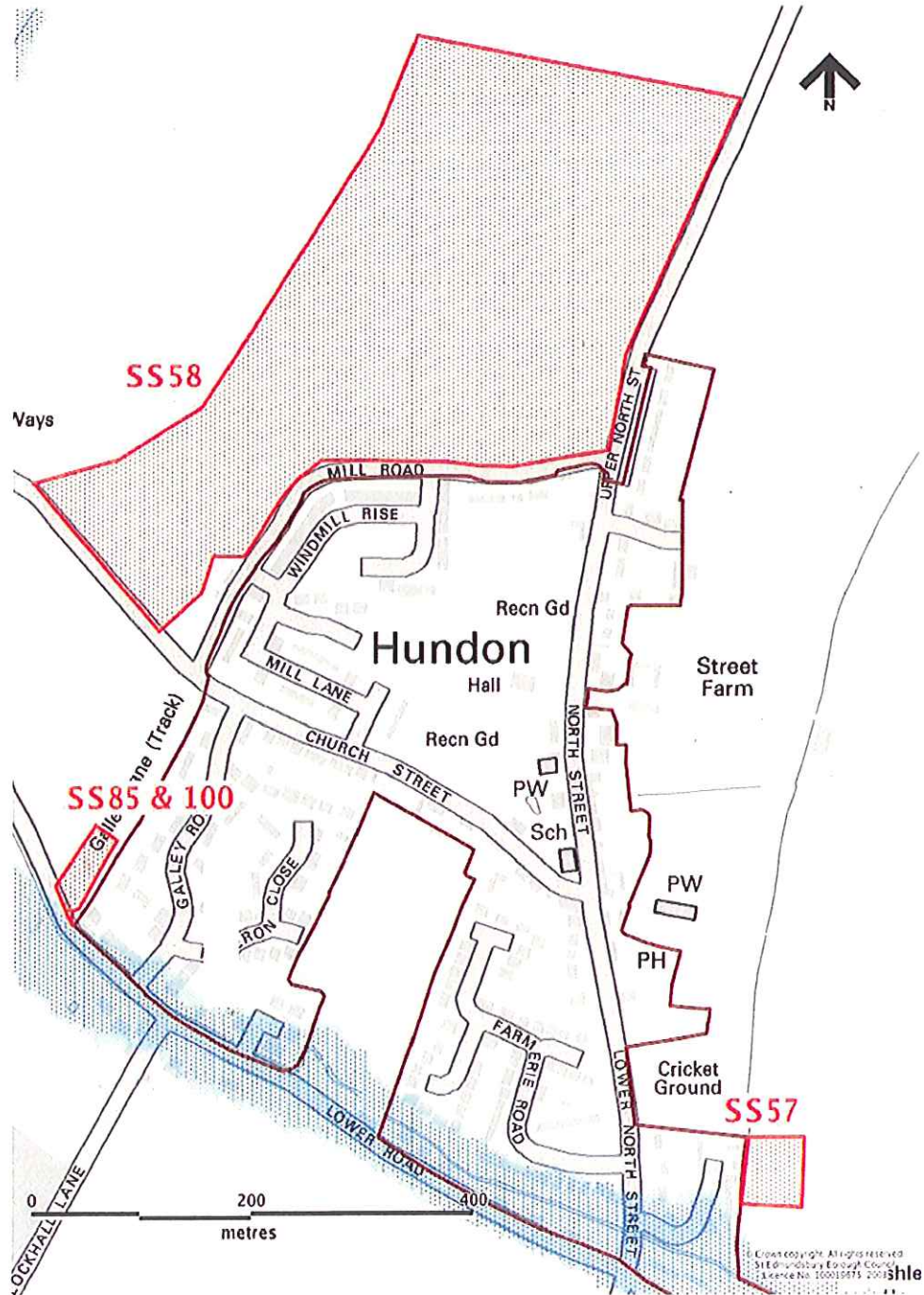
© Crown Copyright 2008. All rights reserved. Licence number 100020449. Plotted Scale - 1:2500

Scale: 1:2500



## 41 Hundon

Map 41.1 Hundon



Admin Public User

Cymraeg

HOME

ABOUT US

OUR VIEWS

CONTACT US

HELP

Search for...

Go



Environment Agency

creating a better place

You are in: Maps > What's in your backyard?

I'm looking for...

# Flooding

Enter postcode or place name:

CO10 8EL

Search

Overview map:



Other topics for this area...

River Quality

Drinking Water

Coastal Waters

Flooding

Environment Agency Offices

Waste

Water Framework Directive

Flood Warning

Air Pollution

Pollution

Map of CO10 8EL at scale 1:20,000

Map Legend



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[View text version of all results](#)

### See also:

#### Understanding the flood map

A more detailed explanation to help you understand the flood map shown above.

#### Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

#### Sign up to our flood warning service

We can't always stop rivers from flooding, but we can tell you when it's going to happen. Our free service provides flood warnings direct to you by telephone, mobile, fax or pager.

#### Flood risk and home insurance

I am in a floodplain, will this affect my insurance?

#### Flood map - your questions answered

Answers to commonly asked questions about the flood map.



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