

WS 80

# 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 & Engineering Services  
St Edmundsbury Borough Council  
PO Box 122  
Bury St Edmunds  
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](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 Rick Cordes

Organisation N/A

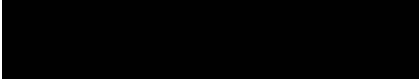
Address 63, Main Road, Biddenham, Bedfordshire

.....

.....

Postcode MK40 4BE

Telephone 

Email address 

Your agents (if applicable) N/A

Organisation

Address

.....

.....

Postcode

Telephone

Email address

Site Owner Mrs S M Cordes (Trustee and co-owner)

Address 63, Main Road, Biddenham, Bedfordshire

.....

.....

Postcode MK40 4BE

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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 N/A

Location Adjacent to (east of) Holme Close, Hopton

Total Area 1.52(ha)

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

Of which 1.52(ha) is on **greenfield** land

Ordnance Survey Grid Reference 997 / 790

Current use(s) (please specify last use if vacant - **Agricultural**)

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## 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?                                     | <b>320 metres</b><br>Bus service numbers <b>338, 911 (to Norwich)</b> |
| How close is the nearest primary school?                               | <b>250 metres</b>   |
| How close is the nearest shop that will provide day-to-day food needs? | <b>300 metres</b>   |
| How close is the nearest doctor's surgery?                             | <b>400 metres (0.6 kilometres)</b>                                    |



predominantly for younger members of the community but could equally serve for retirees seeking a smaller home. It is envisaged that the resultant increase in population will help enhance the sustainability of village community services, as well as help support local trades and retail outlets, thus improving Hopton's status as a 'Service Centre'.

# St Edmundsbury Local Development Framework

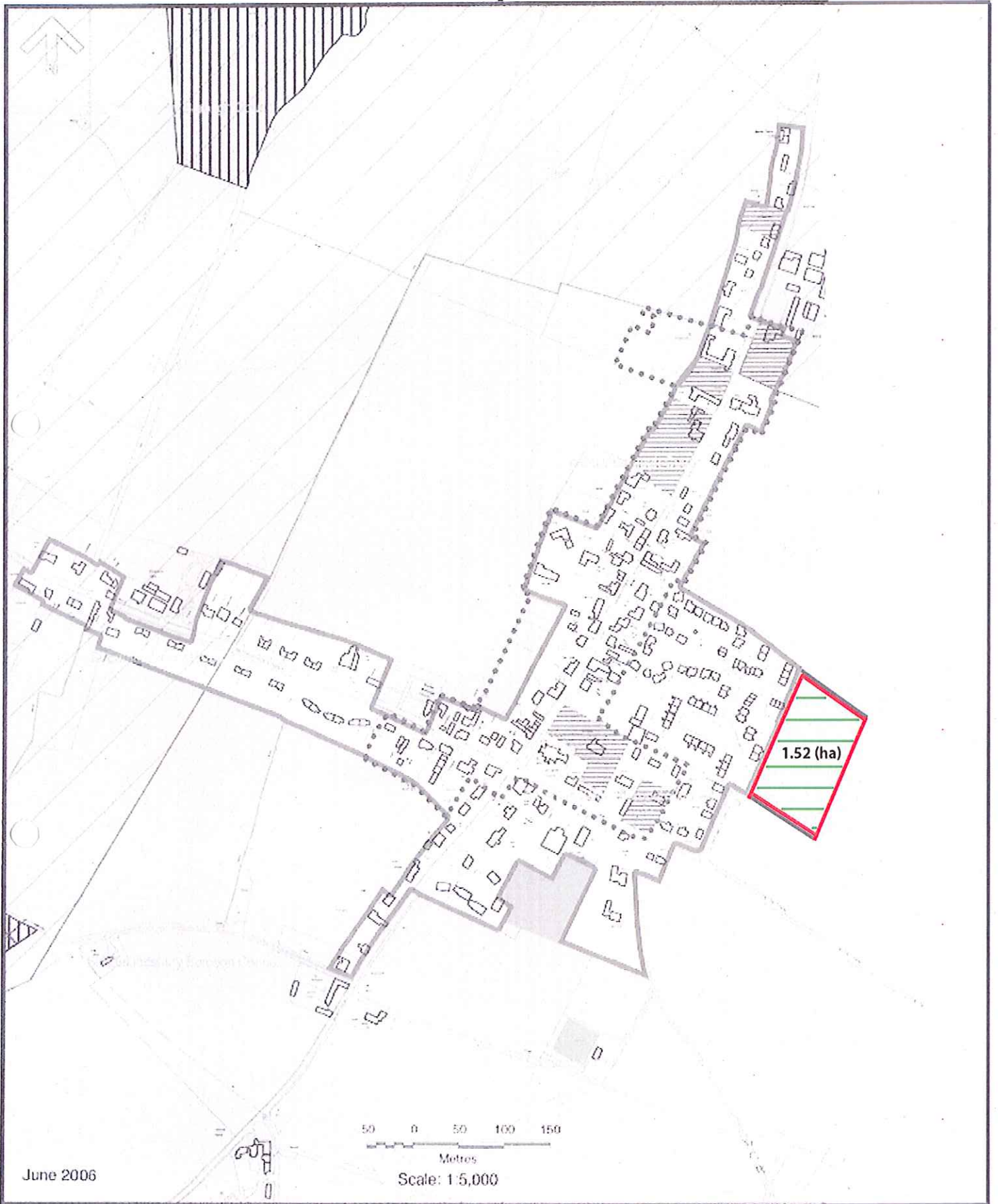
## Site Allocations Development Plan Document

### 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                                       | <b>Positive</b>  |
| 2  | To maintain and improve levels of education and skills in the population overall      | <b>Positive</b>  |
| 3  | To reduce crime and anti-social activity  | <b>Neutral</b>   |
| 4  | To reduce poverty and social exclusion  | <b>Neutral</b>   |
| 5  | To improve access to key services for all sectors of the population                   | <b>Positive</b>  |
| 6  | To offer everybody the opportunity for rewarding and satisfying employment            | <b>Positive</b>  |
| 7  | To meet the housing requirements of the whole community                               | <b>Positive</b>  |
| 8  | To improve the quality of where people live and to encourage community participation  | <b>Positive</b>  |
| 9  | To improve water and air quality  | <b>Neutral</b>   |
| 10 | To conserve soil resources and quality  | <b>Neutral</b>   |
| 11 | To use water and mineral resources efficiently, and re-use and recycle where possible | <b>Positive</b>  |
| 12 | To reduce waste   | <b>Neutral</b>   |

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

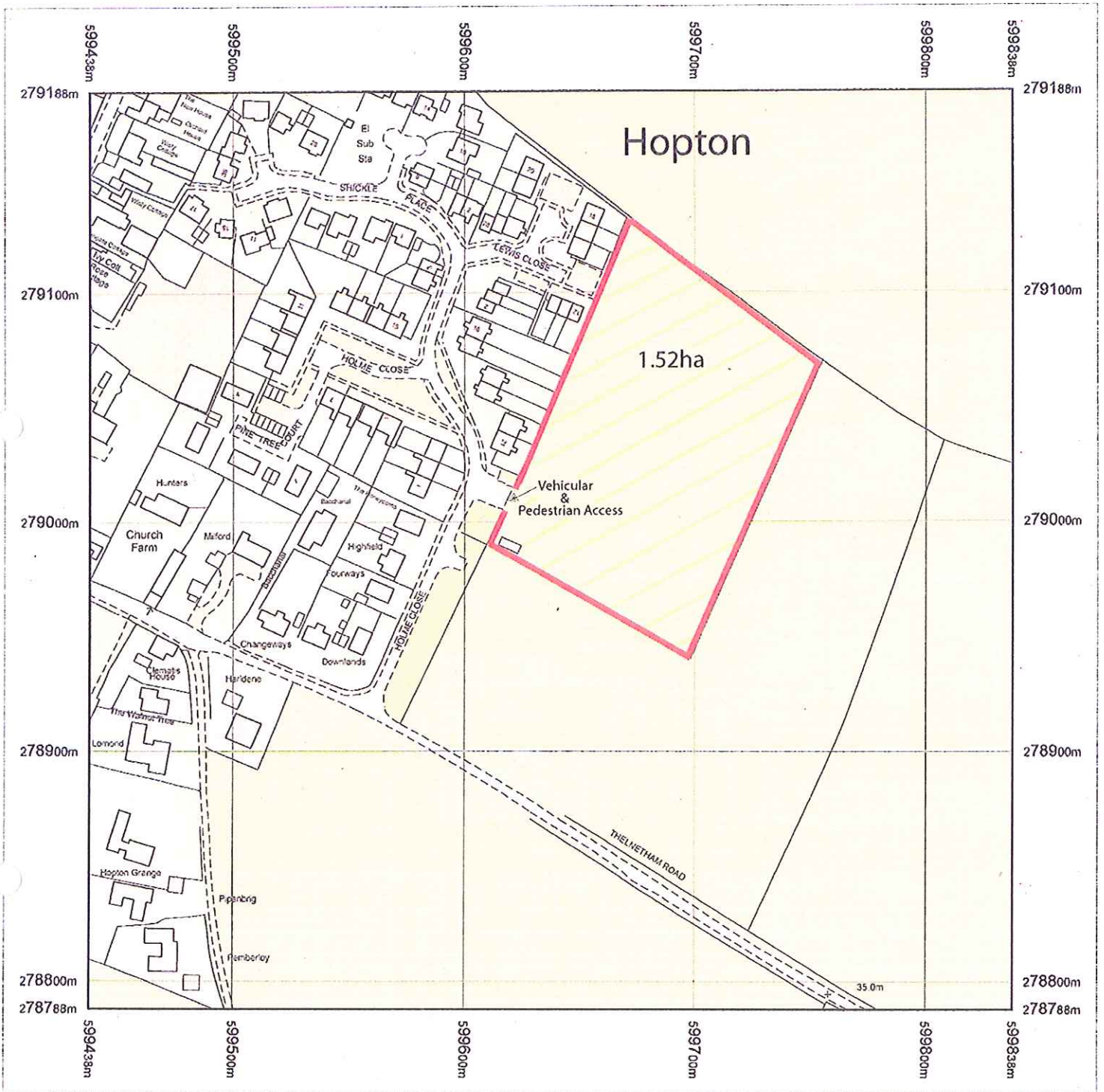
# Hopton



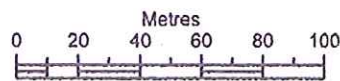
**Site Plan**  
**(Scale: 1:5000)**



# Site Plan



Produced 13.02.2009



Scale 1:2500

Supplied by: Latitude - Southampton  
 Serial number: 01862000  
 Centre coordinates: 599638 278987.75

**Brown, David**

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**From:** Rick Cordes [REDACTED]  
**Sent:** 15 February 2009 20:11  
**To:** Brown, David  
**Subject:** Cordes - Site Allocations Development Plan Document  
**Attachments:** Hopton Plot - Cordes 2500.jpg; Hopton-Plot---Cordes--5000-jpeg.jpg; Site submission form Hopton

Dear Mr Brown,

Thank you for providing me with the necessary Site Submission forms for the consideration of our plot for inclusion in the Local Development Framework. I understand, also, that we have now been reinstated on your database following our earlier, unrequested removal. We appreciate your kind help and flexibility in the circumstances.

I have completed all the necessary forms, as requested, and accompany the application with two plans: the main one at scale 1:2500 and the second, overview plan at 1:5000. As the timescale to prepare everything was very short, I hope the information provided will be sufficient.

If you require any additional information, please do not hesitate to contact me at any time.

To ensure this has arrived with you safely, would you kindly provide acknowledgement of receipt.

Yours sincerely,

Rick Cordes  
[REDACTED]

16/02/2009