

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.

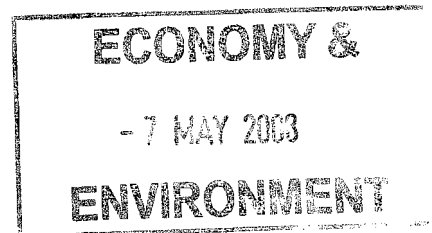
Please return this form and a **map** clearly identifying the boundary of the site by:

Friday 9 May 2008 to:

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

SS12
mapped

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 KEITH BOWMAN

Organisation _____

Address HAZEL STUB FARM

HAVERHILL

SUFFOLK

Postcode CB9 9AF

Telephone 01440 708988

Email address rowmanfamily@onetel.com

Your agents (if applicable) _____

Organisation _____

Address _____

Postcode _____

Telephone _____

Email address _____

Site Owner MR + MRS K BOWMAN

Address HAZEL STUB FARM

HAVERHILL

SUFFOLK

Postcode CB9 9AF

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 Hazel Stub Farm

Location Hazel Stub, Haverhill

Total Area approx ONE (ha)

Of which _____ (ha) is on brownfield land

Of which ONE (ha) is on greenfield land

0.8

Ordnance Survey Grid Reference TL 654 449

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

Last use arable, currently grass available for grazing

Suggested uses Residential 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	No	
Special Landscape Area	No	

How close is the nearest bus stop?	300 metres
How close is the nearest primary school?	1,000 metres
How close is the nearest shop that will provide day-to-day food needs?	1,400 metres
How close is the nearest doctor's surgery?	1.60 kilometres
	Bus service numbers 13A; 19; 59

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

Extension/continuation of the water main to supply the existing nine houses and three industrial units at Hazel Stub as well as the proposed site. [Existing houses & units supplied by service pipes]

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

By having development potential which will need to be taken into account as available for development over the next 20 years.

4. OTHER INFORMATION

Has the viability of the site been tested? If so, please include details.

Yes. Potential for high quality executive homes and/or mixed with affordable starter homes.

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.

The site is currently sandwiched between woodland and residential land. It has existing vehicular access. It would provide useful scope for development in the future.

Residential Sales & Lettings
Residential Lettings & Property Management
Overseas Sales



**Your Local Independent
Estate Agent**

With Compliments

Mr Bauman,

*Sorry I may have missed
you, but had to go on a
viewing and in office alone
today. so have left details
for you.*

9 Mavery House
Victoria Road
Diss, Norfolk
IP22 4EX
T: 01379 650680
F: 01379 651351
E: enquiries@parson.ltd.uk

4 Union Street
Harleston
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IP20 9BD
T: 01379 852200
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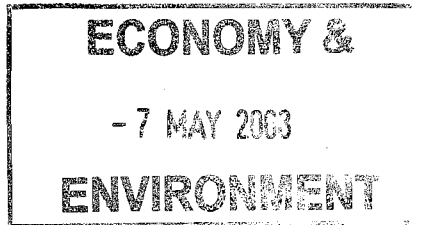
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*Reedy
Grew*

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

Hazel Stub Farm
HAVERHILL
CB9 9AF
Suffolk
01440 708988

6 May 2008



Dear Sirs

SITE SUBMISSION FORM

I enclose a site submission form relating to the Local Development Framework for land at Hazel Stub, Haverhill.

Your form states that all information submitted will be made available for public inspection. I pointed out, on the phone, that this includes my personal contact details and that I do not want my telephone number or email address (and preferably not my name and postal address either) published, for reasons of personal security. Indeed, I should have thought that part of the form would be covered by the Data Protection Act.

I am making this submission in order to put up a marker for a site which might be appropriate for development in 15-20 years time. If it means that my personal details must be published I would prefer to withdraw the submission entirely.

Yours sincerely

A handwritten signature in black ink, appearing to read "Keith Bowman".

Keith Bowman

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

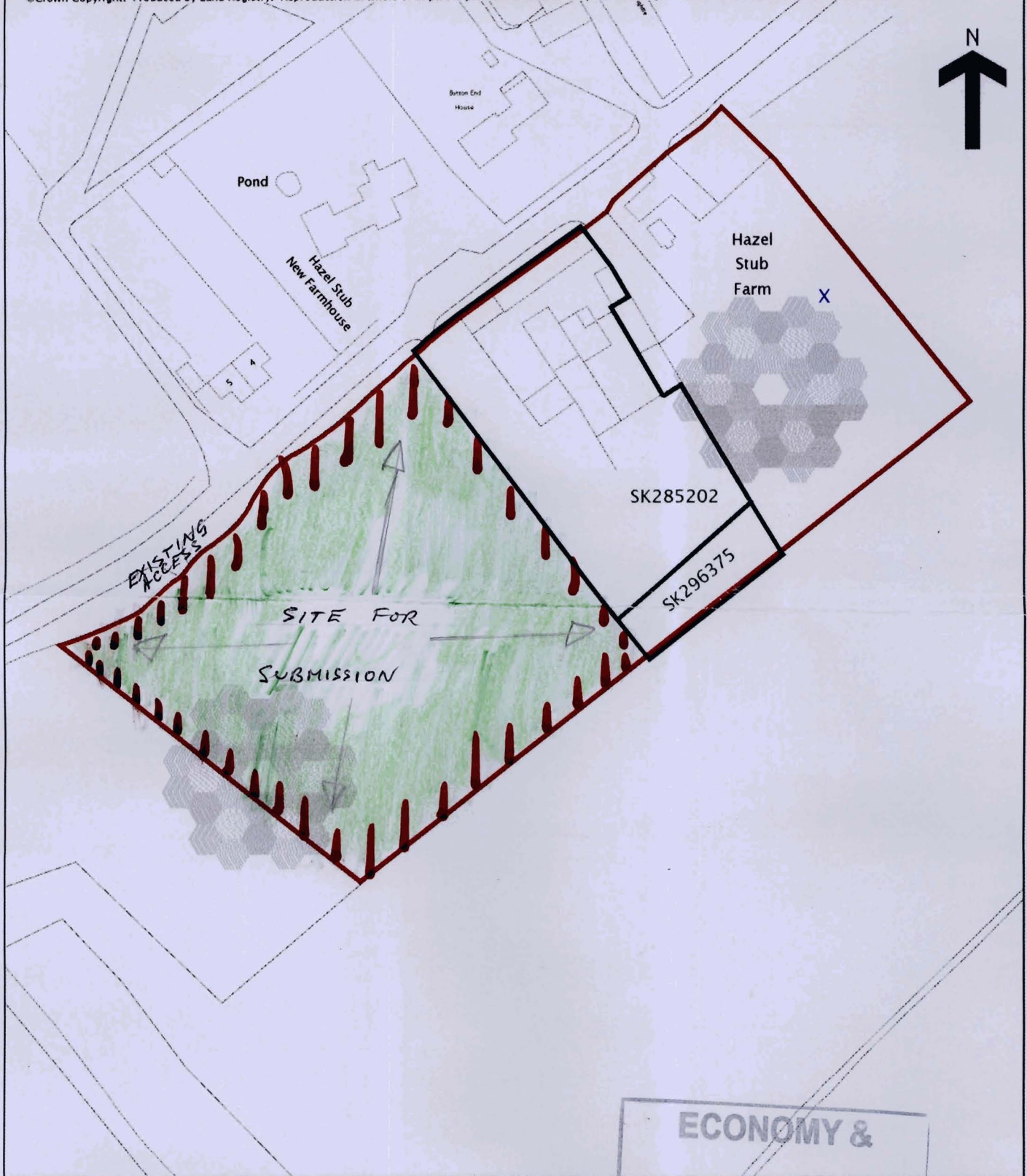
	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
13	To reduce the effects of traffic on the environment	<i>Positive</i>
14	To reduce contributions to climate change	<i>Positive</i>
15	To reduce vulnerability to climatic events	<i>Positive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

Land Registry
Official copy of
title plan

Title number SK188271
Ordnance Survey map reference TL6544NW
Scale 1:1250
Administrative area SUFFOLK: ST
EDMUNDSBURY



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ECONOMY &
- 7 MAY 2003
ENVIRONMENT

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

Applications are pending in Land Registry, which have not been completed against this title.

Where the plans work for these pending applications has been partly completed, additional references may appear on the title plan that are not referred to in the register.

This official copy is issued on 21 April 2008 shows the state of this title plan on 24 August 2007 at 10:08:43. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - *Title Plans and Boundaries*.

This title is dealt with by the Land Registry, Kingston upon Hull Office .

