

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION FORM



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
Or email it to: LDF@stedsbc.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 Mr and Mrs P Filby

Organisation

Address Fairview, Common Road

Hopton

Diss

Postcode IP22 2QU

Telephone

Email address

Your agents (if applicable) REES PRYER ARCHITECTS LLP

Organisation

Address Chapel House

Out Westgate

Bury St Edmunds

Postcode IP33 3NZ

Telephone 01284 756166

Email address rp@reespryer.co.uk

Site Owner Mr and Mrs P Filby

Address Fairview, Common Road

Hopton

Diss

Postcode IP22 2QU

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 Former Builders' Yard

Location Common Road, Hopton, Diss

Total Area 0.29 (ha)

Of which 0.29 (ha) is on brownfield land

Of which (ha) is on greenfield land

Ordnance Survey Grid Reference TL999799

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

Former builders yard

Suggested uses Residential development

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain	yes	the site (in part) is believed to be within a zone 2 area see supporting information below
Nature designation	no	
Land contamination	no	see attached Envirocheck report
Conservation Area	no	
Special Landscape Area	no	

How close is the nearest bus stop?	812 metres Bus service numbers..... 338 and 339 (BSE) and CS66 (Norwich)
How close is the nearest primary school?	1140 metres
How close is the nearest shop that will provide day-to-day food needs?	1056 metres
How close is the nearest doctor's surgery?	0.568 kilometres

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

Please see supporting information included within the submission.

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

Please see supporting information included within the submission.

4. OTHER INFORMATION

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

The viability of the site has been tested via informal approaches to registered social landlords (housing associations) and there is strong interest in the site as an 'exceptions policy' site for affordable housing, subject to the findings of a housing needs survey. Other general enquiries for 'speculative' development are limited due to location of site beyond settlement boundary

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.

Please see supporting information included within the submission.

St Edmundsbury Local Development Framework

Site Allocations Development Plan Document

SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	Please indicate whether your proposal will have a +ve or -ve contribution towards each objective
1	To improve the health of the population overall	positive - the proposal would take an industrial use away from adjacent dwellings
2	To maintain and improve levels of education and skills in the population overall	positive - provide a variety of dwelling types to maintain the diversity of the local population
3	To reduce crime and anti-social activity	positive - takes away an under-used commercial site and potential target for vandalism
4	To reduce poverty and social exclusion	positive - provide a variety of dwelling types to maintain the diversity of the local population
5	To improve access to key services for all sectors of the population	not applicable
6	To offer everybody the opportunity for rewarding and satisfying employment	not applicable
7	To meet the housing requirements of the whole community	positive - provide a variety of dwelling types to maintain the diversity of the local population
8	To improve the quality of where people live and to encourage community participation	positive
9	To improve water and air quality	positive
10	To conserve soil resources and quality	positive

	SA Objective	Please indicate whether your proposal will have a +ve or -ve contribution towards each objective
11	To use water and mineral resources efficiently, and re-use and recycle where possible	positive
12	To reduce waste	positive
13	To reduce the effects of traffic on the environment	positive - by providing housing in areas with strong public transport links
14	To reduce contributions to climate change	positive
15	To reduce vulnerability to climatic events	positive - a well considered approach can achieve this goal
16	To conserve and enhance biodiversity	positive - a well considered approach can achieve this goal
17	To conserve and where appropriate enhance areas of historical and archaeological importance	not applicable
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	positive
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	positive
20	To revitalise town centres	not applicable
21	To encourage efficient patterns of movement in support of economic growth	positive
22	To encourage and accommodate both indigenous and inward investment	positive



St Edmundsbury Local Development Framework

Site Submission Supporting Documentation

for

**The Former Builders Yard
Common Road
Hopton
Diss**

on behalf of

Mr and Mrs P Filby



Introduction

This document has been prepared in conjunction with a Site Allocations Development Plan Document identifying the former builder's yard as having development potential.

The site formerly operated as a builder's yard and depot and is owned by Mr and Mrs Filby.

The site has been the subject of previous discussion with the local authority when another applicant was seeking to extend the village settlement boundary as part of the Local Plan Review. It currently sits beyond the village settlement boundary as defined in the Local Plan.

Suggested Uses

The site, whilst outside the settlement boundary, forms part of a continuous cluster of residential development extending from the boundary defined in the current Local Plan. It has existing vehicular access from Common Road, is linked by continuous footpath from the village centre, and has mains water and drainage readily available.

The existing site as a builders yard is no longer viable commercially (there exists another builders merchant/garden centre in the village) and it is believed that this site therefore offers a windfall opportunity for the development of a brownfield site to provide residential use in a thriving, sustainable village.

Development Constraints

As noted above, the principle constraint on development is the fact that the site lies beyond the settlement boundary. For the reasons indicated, it is believed that there is a reasonable justification for this to be addressed and the settlement boundary amended to include this previously developed site within a defined cluster of dwellings.

The site is accessible for pedestrians and both public and private transport. The village of Hopton, with its doctors surgery, village stores, school, dentist, pub, post office, village hall, and other significant local amenities can readily be defined as a sustainable village and indeed at their recent meeting the Parish Council proposed that the village should be designated a 'key service centre' in the local development framework. This would support minor growth in housing and affordable housing that this particular site can offer.

The site lies at the edge of the defined Breckland nature area though is not included within any special designation.

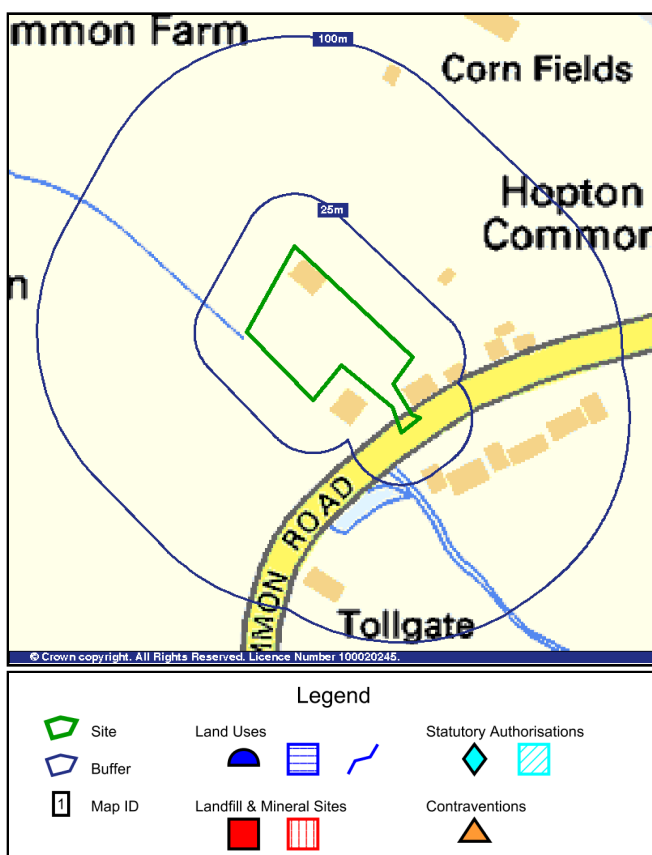
The site in part is within a zone 2 area with regard to flood risk however it is believed that a viable, sustainable scheme can be developed that will not have an adverse effect and can include a suitable and sustainable drainage scheme.

The attached Envirocheck report confirms that there are no identified contamination issues in the locality.

Policy constraining development of the site primarily revolves around its current classification as 'open countryside' within the Local Plan. However this submission seeks to question whether either the settlement boundary should be redefined to include this previously developed, accessible site or, alternatively, whether the site should be considered on its own merits as being suitable for development as it forms part of an existing cluster of dwellings that in physical terms at least, is part of the village of Hopton.

Other Information

Informal enquires have taken place with regard to whether the site could be suitable for an affordable housing development, to be considered as an 'exceptions site'. These enquires have been with housing associations who, subject to local housing needs survey information, would be very interested in developing a scheme due to the sustainable nature of the village and anecdotal evidence of housing requirements.

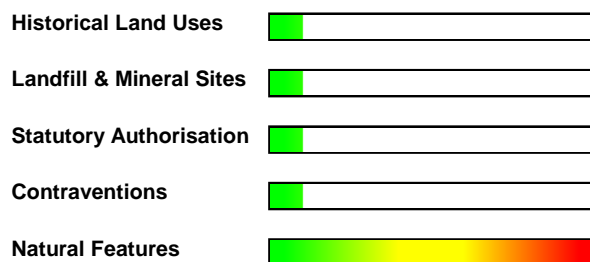


Site
 FORMER BUILDERS YARD
 COMMON ROAD
 HOPTON
 DISS
 IP22 2QU

Site Boundary:

Site Boundary defined total area: 0.3 Ha

Indicator



Number of features: 0

This indicator displays the number of environmental features located within 100m of the site and the susceptibility of environmental contamination.

Prepared For

Rees Pryer Architects
 Chapel House
 Out Westgate
 Bury St Edmunds
 IP33 3NZ

Client Ref

1097_ES

Purchase Order No.

N/A

Client Name

FILBY

Enviroscreen Order No.

25243005_1

Factors affecting the site

Map ID On Site 0 - 25m 25 - 100m

Factors affecting the site	Map ID	On Site	0 - 25m	25 - 100m
Historical Land Uses				
No features identified within this category	N/A			
Landfill & Mineral Sites				
Local Authority Landfill Coverage				
St Edmundsbury Borough Council, - Has supplied landfill data	N/A	-		
Suffolk County Council, - Has supplied landfill data	N/A	-		
Statutory Authorisations				
No features identified within this category	N/A			
Contraventions				
No features identified within this category	N/A			
Natural Features				
Extreme Flooding from Rivers or Sea without Defences				
Fluvial	N/A	✓		

Factors affecting the site

Map ID On Site 0 - 25m 25 - 100m

Flooding from Rivers or Sea without Defences				
Fluvial	N/A	✓		
Areas Benefiting from Flood Defences				
No	N/A			
Flood Water Storage Areas				
No	N/A			
Flood Defences				
No	N/A			
Groundwater Vulnerability				
Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (H2) - Deeps, permeable, coarse textured solids which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential, Map Scale: 1:100,000, Map Name: Sheet 33 East Suffolk	N/A	✓		
Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (H2) - Deeps, permeable, coarse textured solids which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential, Map Scale: 1:100,000, Map Name: Sheet 25 West Norfolk	N/A			✓
Drift Deposits				
No	N/A			
Radon Affected Areas				
Less than 1% of homes are above the action Level	N/A	✓		
Less than 1% of homes are above the action Level	N/A			✓
Radon Protection Measures				
No radon protective measures are necessary in the construction of new dwellings or extensions	N/A	✓		
No radon protective measures are necessary in the construction of new dwellings or extensions	N/A			✓
Coal Mining Affected Areas				
In an area which may not be affected by coal mining	N/A			
Brine Compensation Area				
No	N/A			

Local Authority Landfill Coverage * if applicable. It has not been possible to obtain Landfill data from this authority therefore the fact that no local authority landfills are disclosed in this report does not necessarily confirm that no local authority landfills exist. We recommend that if you are concerned about landfill you should contact the relevant local authority. "-" denotes the nearest Local Authority Landfill Coverage.

Additional Information

The information in this Enviroscreen® Overview is derived from a number of statutory and non-statutory sources (refer to the user guide). Whilst every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this Overview Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this Overview in conjunction with the User Guide and your attention is drawn to the scope of the Overview section within the User Guide.

©Landmark Information Group Limited 2008. All Rights Reserved. The copyright on the information and data and its format as contained in this Enviroscreen® Overview is the property of Landmark Information Group Limited and several other data providers, including (but not limited to) Ordnance Survey, British Geological Survey, the Environment Agency and Natural England, and must not be reproduced in whole or in part by photocopying or any other method. The report is supplied under Landmark's Terms and Conditions accepted by the customer. Additional copies may be obtained from Landmark, subject to Landmark's charges in force from time to time. The Copyright, design rights and any other intellectual rights shall remain the exclusive property of Landmark and/or Data Providers, whose Copyright material has been included in this report.

