

ack 15.05.08

**T.J. & J. WELLS  
HOPLEYS FARM  
HORRINGER  
BURY ST EDMUNDS  
SUFFOLK IP29 5PX  
TEL: 01284 735307 FAX: 01284 735448**

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

7<sup>th</sup> May 2008

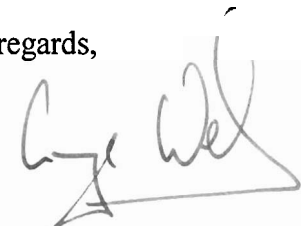
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Dear Sirs

**St Edmundsbury Local Development Framework  
Site Allocations Development Plan Document**

Please find enclosed three site submission forms for your attention. Please do let me know if there is any further information that you require and a confirmation of receipt would be appreciated.

Kind regards,

pp. 

**Trevor Wells**

Enc.

**ECONOMY &  
- 8 MAY 2008  
ENVIRONMENT**

# 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

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:

- 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 T. J. WELLS  
Organisation \_\_\_\_\_  
Address HOPLESS FARM, HORRINGER  
BUR7 ST EDMUNDS, SUFFOLK

Postcode SPX  
Telephone 01284 735660  
Email address tjw@bsteds.co.uk

Your agents (if applicable) \_\_\_\_\_  
Organisation \_\_\_\_\_  
Address \_\_\_\_\_

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

Site Owner TJ & J WELLS  
Address HOPLESS FARM, HORRINGER  
BUR7 ST EDMUNDS, SUFFOLK  
Postcode IP29 SPX

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 OFF FLANDER LANE  
 Location HORNINGER  
 Total Area 0.48 (ha)  
 Of which \_\_\_\_\_ (ha) is on brownfield land  
 Of which 0.48 (ha) is on greenfield land  
 Ordnance Survey Grid Reference TL 8261  
 Current use(s) (please specify last use if vacant)  
PASTURE

**Suggested uses**  
RESIDENTIAL  
AFFORDABLE HOUSING

**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	HORNINGER CONSERVATION AREA
Special Landscape Area	NO	

How close is the nearest bus stop?	350 metres Bus service numbers 343-347, 944-946
How close is the nearest primary school?	350 metres
How close is the nearest shop that will provide day-to-day food needs?	2000 metres
How close is the nearest doctor's surgery?	2.5 kilometres

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

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

MAAY CRITERIA OF THE SUFFOLK STRUCTURE PLAN POLICY CS3 (c) ARE MET BY HOLLINGER WHICH MAKES IT A SUSTAINABLE SETTLEMENT. LAND IS GENUINELY AVAILABLE FOR ALLOCATION TO PROMOTE A SUSTAINABLE MIXED COMMUNITY IN HOLLINGER OVER THE NEXT PERIOD.

#### 4. OTHER INFORMATION

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

NO

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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.**

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

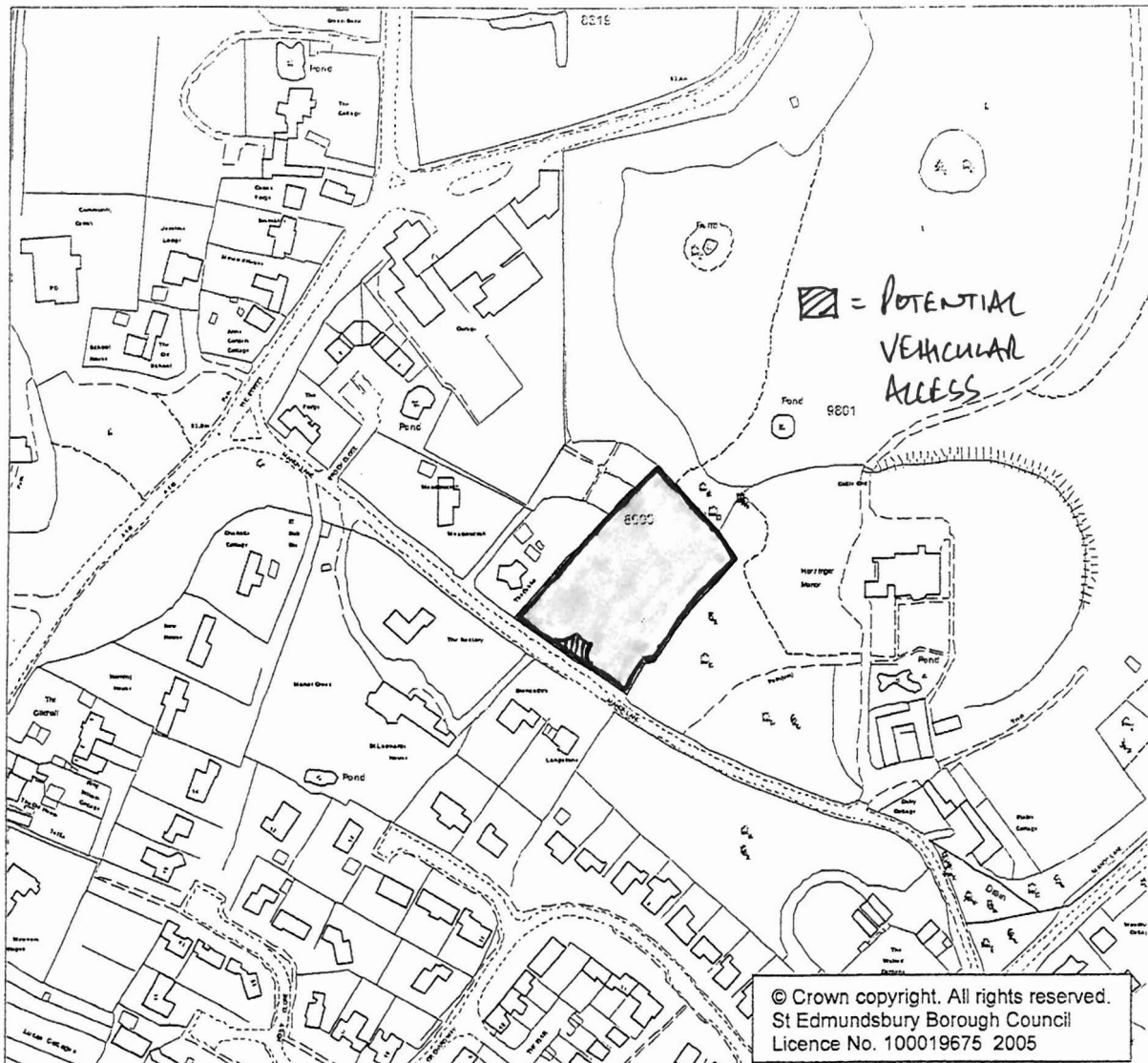
	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
13	To reduce the effects of traffic on the environment	NEUTRAL - PUBLIC TRANSPORT
14	To reduce contributions to climate change	NEUTRAL - DESIGN
15	To reduce vulnerability to climatic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

Redeposit Replacement St Edmundsbury Borough Local Plan  
Omission Sites

Omission Site Ref: O92

Location: Manor Lane, Horringer

Proposals Map No: 35



Objectors Ref(s): RD1182/2

**Summary of Objection:** The housing settlement boundary should be amended to include land on Manor Lane to enable phased growth and development.

ALL OWNED TJ J WELLS