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 receipt

ECONOMY &

- 9 MAY 2008

ENVIRONMENT

1. CONTACT DETAILS

Your name DH and JL PLACKETT

Organisation _____

Address ROSE VILLANETHERGATE STHOPTON DISSPostcode IP22 2QZTelephone 01953 681389Email address junelplackett@talktalk.net

Your agents (if applicable) _____

Organisation _____

Address _____

Postcode _____

Telephone _____

Email address _____

Site Owners DH and JL PLACKETT - see above ANDAddress PUNCH TAVERNSJUBILEE HOUSE, 2nd AVENUEBURTON ON TRENT, STAFFSPostcode DE11 2WT

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Yes / No

we have informed Punch Taverns of the application having been in contact with them in the past. (see enc.) our last asked us to get in touch again if and when planning constraints change. * see attached

2. SITE DETAILS

Site name Rose Villa AND The Vine Public House
 Location Nethergate St. High St.
 Total Area 0.4 (ha) 0.28 (all) brownfields
 Of which _____ (ha) is on brownfield land
 Of which 0.2 (ha) is on greenfield land at Rose Villa
 Ordnance Survey Grid Reference OS Ixworth TL97 99.79
 Current use(s) (please specify last use if vacant)

GARDEN

Suggested uses HOUSING DEVELOPMENT including some affordable dwellings

3. DEVELOPMENT CONSTRAINTS

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

Constraint	Yes/No	Comments
Flood Plain		
Nature designation	NO	
Land contamination	NO	
Conservation Area	YES	within village cons area
Special Landscape Area	NO	

How close is the nearest bus stop?	100 metres Bus service numbers 304, 338, 339
How close is the nearest primary school?	125 metres
How close is the nearest shop that will provide day-to-day food needs?	100 metres
How close is the nearest doctor's surgery?	250 metres

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

Within The Conservation area - LDF
recognition as suitable site for
development would resolve this.

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

Hopton Parish Council has considered the LDF
in detail and is of the view that in order
to sustain the village and its facilities the
village needs to be designated 'a key service centre'
and all minor growth in housing inc. affordable
housing as part of any development within the
4. OTHER INFORMATION already designated settlement boundary.

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

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

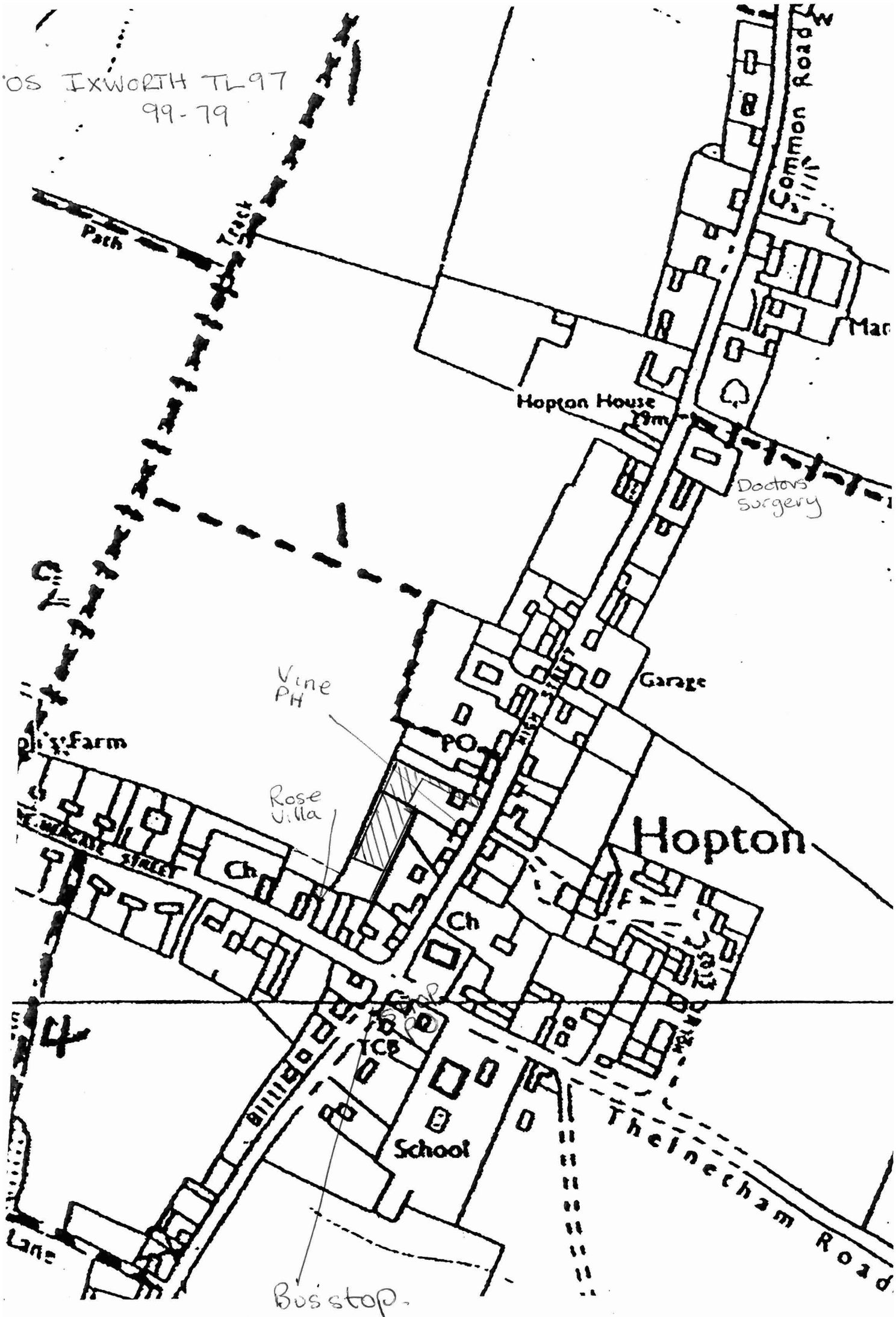
Site Allocations Development Plan Document

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 - Good housing promotes health
2	To maintain and improve levels of education and skills in the population overall	Positive - close to school and village hall.
3	To reduce crime and anti-social activity	Positive - enables young people to engage in village life.
4	To reduce poverty and social exclusion	Positive - affordable housing promotes inclusion
5	To improve access to key services for all sectors of the population	Positive - highly central village hub site.
6	To offer everybody the opportunity for rewarding and satisfying employment	Positive - opportunity to live near work.
7	To meet the housing requirements of the whole community	Positive - especially for young local people.
8	To improve the quality of where people live and to encourage community participation	Positive
9	To improve water and air quality	Neutral
10	To conserve soil resources and quality	Neutral
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Positive - depending on design
12	To reduce waste	Neutral - depending on 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	Positive - village mob within walking distance
14	To reduce contributions to climate change	Neutral - depending on design
15	To reduce vulnerability to climatic events	"
16	To conserve and enhance biodiversity	"
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Neutral
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Positive - imaginative use of infilling.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Positive - sustain village facilities.
20	To revitalise town centres	Positive for village
21	To encourage efficient patterns of movement in support of economic growth	Probably positive
22	To encourage and accommodate both inward and outward movement	Positive

OS IXWORTH TL 97
99-79



Punch Taverns,
Jubilee House,
2nd Avenue,
Burton on Trent,
Staffs.
DE14 2W7

Rose Villa,
Nethergate Street,
Hopton,
Diss,
Norfolk.
IP22 2QZ

3rd May 2008

FAO The Assets Manager. Brian McClure.

Dear Mr McClure,

With reference to our correspondence (May 2007) regarding the possible development of land adjoining the Vine Inn and Rose Villa in Hopton to the financial advantage of both partners.

As part of the St Edmundbury Local Development Framework sites with development potential are now being identified and we have suggested part of Rose Villa and Vine gardens with access through the Vine Inn land be considered. (Applications need to be submitted by May 9th 2008)

Therefore we felt it appropriate that you should know about this.

Yours sincerely



June L.. Plackett