

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@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.

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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 |



Site Location Plan

Scale 1 : 1000

Former Builders Yard,
Common Road, Hopton