

ack. by letter 21-05-08

## St Edmundsbury Local Development Framework

### Site Allocations Development Plan Document



*St Edmundsbury*  
BOROUGH COUNCIL

### 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

SS27  
mapped.

Or email it to: [LDF@stedsbc.gov.uk](mailto:LDF@stedsbc.gov.uk)

**ECONOMY &**

23 APR 2008

**ENVIRONMENT**

**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**)



**2. SITE DETAILS**

Site name 1 HAZEL STOB

Location HAZEL STOB, HAVINGHURST

Total Area 0.2 (ha)

Of which 0.2 (ha) is on brownfield land

Of which /// (ha) is on greenfield land

Ordnance Survey Grid Reference 065245

Current use(s) (please specify last use if vacant)  
RECLAIMED DRAINAGE NOW A GARDEN.

Suggested uses Low Cost Housing

2 Substantial Houses

1 Substantial House (Barn Style)

**3. DEVELOPMENT CONSTRAINTS**

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

| Constraint             | Yes/No | Comments  |
|------------------------|--------|-----------|
| Flood Plain            | NO     | BM 342.41 |
| Nature designation     | NO     |           |
| Land contamination     | NO     |           |
| Conservation Area      | NO     |           |
| Special Landscape Area | NO     |           |

|  |                            |  |
|--|----------------------------|--|
| How close is the nearest bus stop?                                     | metres                     | Bus service numbers <u>50 To 100 MFCRFB.</u> |
| How close is the nearest primary school?                               | <u>500</u> metres          |  |
| How close is the nearest shop that will provide day-to-day food needs? | <u>1000</u> metres         |  |
| How close is the nearest doctor's surgery?                             | <del>1.00</del> kilometres | <u>1.00</u>                                  |

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

No constraints

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

IN MY OPINION IT IS AN END IN FIELD OF A BROWN FIELD SITE THAT WOULD BE MOST APPROPRIATE FOR THE SITE.

#### 4. OTHER INFORMATION

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

YES.

Was NOT presented at it's BEST.

Level of developer interest, if known:  
Low Medium High

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                                       | CAN ONLY HAVE A TRUE EFFECT LIVING IN A SPARE ROOM ORS. A SUBSTANTIAL HOUSE COULD ATTRACT THIS CLASS OF PERSON. THE SITE WOULD BE PART OF A HAMLET. WATER FEEL NEARBY BODIES. |
| 2  | To maintain and improve levels of education and skills in the population overall      | IF THE OPTION FOR LOW COST HOMES IS TAKEN UP. ALL SERVICES ARE WITHIN THE REASONABLE DISTANCE.  |
| 3  | To reduce crime and anti-social activity  | WILL CONTACT BOTICE.  |
| 4  | To reduce poverty and social exclusion  | WILL CONTRIBUTE TO THE HOUSING & RENT QUANTITIES  |
| 5  | To improve access to key services for all sectors of the population                   | WILL GIVE A VUE OF COMPLETENESS TO THE HAZEL STOB MARKET.   |
| 6  | To offer everybody the opportunity for rewarding and satisfying employment            | USING THE OLD PUMP HOUSES WATER COULD BE TAKEN FROM THE WELLS.  |
| 7  | To meet the housing requirements of the whole community                               | LIVING WILL BE MINIMUM DISTANCE USING THE OLD PUMP HOUSES   |
| 8  | To improve the quality of where people live and to encourage community participation  | GREY WATER COULD BE REUSED + MAIN BODIES ON DOWN THE  |
| 9  | To improve water and air quality  | USE LOCAL RESOURCES.  |
| 10 | To conserve soil resources and quality  |   |
| 11 | To use water and mineral resources efficiently, and re-use and recycle where possible |   |
| 12 | To reduce waste   |   |

|    | 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  | +VE. FORMING A SOLA CORRIDOR WITHIN EACH OBJECTIVE. SEE P. 11. VISUAL QUALITY IMPROVED BY KISSOR FAMILY. SEE P. 11. VISUAL QUALITY IMPROVED BY KISSOR FAMILY. SEE P. 11. VISUAL QUALITY IMPROVED BY KISSOR FAMILY. |
| 14 | To reduce contributions to climate change  | +VE. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS.   |
| 15 | To reduce vulnerability to climatic events   | +VE. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS.   |
| 16 | To reduce vulnerability to climatic events   | +VE. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS.   |
| 17 | To conserve and enhance biodiversity   | +VE. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS.   |
| 18 | To conserve and enhance the quality and local distinctiveness of landscapes and townscapes | +VE. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS.   |
| 19 | To achieve sustainable levels of prosperity and economic growth                            | +VE. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS.   |
| 20 | To revitalise town centres   | +VE. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS.   |
| 21 | To encourage efficient patterns of movement in support of economic growth                  | +VE. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS.   |
| 22 | To encourage and accommodate both indigenous and inward investment                         | +VE. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS. M IS WELL ABOVE GREENHOUSE GAS EMISSIONS.   |

ALL SERVICES A DISTANCE FROM THE PUMP HOUSES. SEE P. 11. VISUAL QUALITY IMPROVED BY KISSOR FAMILY. SEE P. 11. VISUAL QUALITY IMPROVED BY KISSOR FAMILY. SEE P. 11. VISUAL QUALITY IMPROVED BY KISSOR FAMILY.

BY REFERRING TO THE ECONOMIC GROWTH OF THE AREA. SEE P. 11. VISUAL QUALITY IMPROVED BY KISSOR FAMILY. SEE P. 11. VISUAL QUALITY IMPROVED BY KISSOR FAMILY. SEE P. 11. VISUAL QUALITY IMPROVED BY KISSOR FAMILY.

SITE OUTLINED RED.



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**ECONOMY &**  
14 APR 2003  
**ENVIRONMENT**



NICK HOPKINS  
1 HAZEL STOPS  
BRATON END RD  
HAWTHORNE

Scale - 1:2500  
Date of plot: 24/07/01  
Drawn by

**ECONOMY**  
23 APR 2001  
**ENVIRONMENT**

Site Plan