

Keymer Cavendish

Chartered Surveyors & Development Consultants

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The Planning Policy Officer
Planning and Engineering Services
St Edmundsbury District Council
P O Box 122
Bury St. Edmunds IP33 3YS

6 May 2008

Dear Sir

Site Allocations DPD

Please find enclosed the requisite forms promoting a small site for housing on the fringe of Hundon. The site is currently in commercial use.

Whilst I note the sustainability criteria that underpin the principles of land allocation, might I remind you of two national directives.

PPS 1 para 27 - General Approach - Para (v)

... ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, while recognising that this may be more difficult in rural areas.

Planning Policy Statement - Planning and Climate Change Supplement to PPS 1 - Para 25

*In deciding on areas and sites to identify for development, priority should be given to those that will perform well against the criteria set out in Para 24 ... When considering the need to secure sustainable rural development ... planning authorities should recognise that a site may be acceptable **even though it may not be readily accessible other than by the private car.***

Rural Action Plan

We note that the Borough seeks to address rural issues through its Rural Action Plan and we are confident that this site will meet the stated objectives. In particular it can permit modest organic growth of the village thereby contributing to housing need, the rural economy and young people.

We look forward to working with you on your Site Allocations DPD

Yours sincerely



Edward Keymer FRICS MRTPI
enclosure

1. CONTACT DETAILS

Your name PAUL MANNING
Organisation _____
Address PLEASE SEE BELOW

Postcode _____
Telephone _____
Email address _____

Your agents (if applicable) EDWARD KEYMER
Organisation _____
Address Keymer Cavendish
Woolmer Lodge
Brinkley
Newmarket
Suffolk CB8 0SW

Telephone 01638 807121
Email address keymercavendish@ricsonline.org

Site Owner PAUL MANNING
Address THE OLD PUMPING STATION
VALLEY WASH
HUNDON SUBURBY
SUFFOLK Postcode CO10 8JG

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 THE OLD PUMPING STATION

Location VALLEY WASH HUNDON

Total Area 0.24 (ha)

Of which 0.24 (ha) is on brownfield land

Of which — (ha) is on greenfield land

Ordnance Survey Grid Reference _____

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

CAR REPAIRS

Suggested uses 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 | | POSSIBLY SOME |
| Conservation Area | NO | |
| Special Landscape Area | NO | |

| | |
|--|---------------------|
| How close is the nearest bus stop? | <u>150</u> metres |
| How close is the nearest primary school? | <u>470</u> metres |
| How close is the nearest shop that will provide day-to-day food needs? | <u>640</u> metres |
| How close is the nearest doctor's surgery? | <u>4</u> kilometres |

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

SOME LB. CONFIRMATION IS NEEDED IN AN APPLICATION BUT WE'VE GOT TO SEE WHAT

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

LB - PROVIDED THE SETTLEMENT LOCAL PLAN IS APPLIED

4. OTHER INFORMATION

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

Viability test was conducted in 2010. It was found that the site is viable for residential development.

Level of developer interest, if known:

Low Medium High

NOT TESTED, BUT MAY BE VIABLE

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.

SEE DEVELOPER STATEMENT

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 | +ve |
| 2 | To maintain and improve levels of education and skills in the population overall | +ve |
| 3 | To reduce crime and anti-social activity | +ve |
| 4 | To reduce poverty and social exclusion | +ve |
| 5 | To improve access to key services for all sectors of the population | +ve |
| 6 | To offer everybody the opportunity for rewarding and satisfying employment | +ve |
| 7 | To meet the housing requirements of the whole community | +ve |
| 8 | To improve the quality of where people live and to encourage community participation | +ve |
| 9 | To improve water and air quality | +ve |
| 10 | To conserve soil resources and quality | +ve |

| | 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 | +ve |
| 12 | To reduce waste | +ve |
| 13 | To reduce the effects of traffic on the environment | +ve |
| 14 | To reduce contributions to climate change | +ve |
| 15 | To reduce vulnerability to climatic events | +ve |
| 16 | To conserve and enhance biodiversity | +ve |
| 17 | To conserve and where appropriate enhance areas of historical and archaeological importance | +ve |
| 18 | To conserve and enhance the quality and local distinctiveness of landscapes and townscapes | +ve |
| 19 | To achieve sustainable levels of prosperity and economic growth throughout the plan area | +ve |
| 20 | To revitalise town centres | +ve |
| 21 | To encourage efficient patterns of movement in support of economic growth | +ve |
| 22 | To encourage and accommodate both indigenous and inward investment | +ve |

