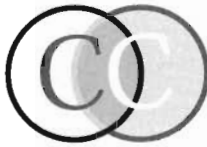


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Caldecotte Consultants  
LAND SURVEYORS & PLANNING CONSULTANTS

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29th April 2008

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



Our Ref: CC/07/0236/1

Dear Sir

**Re: St Edmundsbury Local Development Framework**  
**At: Land to the rear of The Vine Inn Public House, High Street, Hopton**

Caldecotte Consultants have been instructed by the site owners Punch Taverns to make St Edmundsbury Borough Council aware of the availability of a parcel of land for development to the rear of The Vine Inn Public House, High Street, Hopton, Suffolk, so that it can be considered in the emerging St Edmundsbury Local Development Framework. The site forms part of the curtilage of the public house, it comprises part of the trade garden and has been identified by the pub operator as surplus to their current and future operational requirements. The land is currently outside but adjoining the Hopton Housing Settlement Boundary which includes the public house and other properties along the High Street.

The site area, at 0.133 hectares, falls below the size threshold identified in your site submission form for your Site Allocations Development Plan Document for submission as a potential development allocation, however we consider this represents the appropriate time to promote this parcel of land as an extension to the Hopton Housing Settlement Boundary which should be extended to include this site to enable a small scale residential development.

The residential development of the land is the preferred option following its inclusion within the Hopton Housing Settlement Limit. The enclosed feasibility plan 5167/01 shows a small scale housing development of 2 dwellings, accessed from High Street along a new private drive along the northern boundary of the pub site. This scheme is not the sole solution for achieving the desired solution at the site and further options may be possible.

Policy SS4 of the Draft East of England Plan Regional Spatial Strategy (RSS) (SoS Proposed Changes and Further Proposed Changes) published in October 2007 sets out the proposed strategy for 'Development in Towns other than Key Centres and in the Rural Areas'. Further housing development would be in accordance with the spatial vision for the local area, having regard to Policy SS4 as Hopton has a good level of services and facilities, including Hopton Primary School, Hopton Surgery (General

practice and dentistry), The Vine Inn Public House, Tradefayre Hopton Village convenience goods shop and Post Office, Hopton Village Hall and mobile library services, there is also frequent public transport to Hepton, Diss and other settlements. The village should retain its Housing Settlement Limits in the emerging LDF, with extensions to enable limited housing growth to make more effective use of surplus previously developed land, such as the land to the rear of The Vine Public House, in order to maintain the sustainability of the rural community, its services and facilities.

There has been interest to develop the land for housing. The land is not the subject of significant environmental constraints such as flood risk, stability, contamination or biodiversity which could preclude its deliverability. The site is located within the Hopton Conservation Area where it is expected that the design, materials and form of development would preserve or enhance the special character or appearance of the area. There are examples of backland plots being developed for housing within the Conservation Area, such as to the rear of Longfield and at Holly Lodge, so it is likely that a small scale housing development to the rear of The Vine would preserve the spatial character and layout of the area.

We believe that the incorporation of a modest development at our client's site would provide further housing opportunities in accordance with PPS 1, PPS 3 and PPS 7 and would make an effective and efficient use of this previously developed land identified as surplus to the requirements of the pub business and is deliverable for housing in the emerging Plan period.

I would be grateful if you could take this letter and accompanying feasibility plan 5167/01 in support of the inclusion of this land within the Hopton Housing Settlement Boundary on the LDF Proposals Maps. I look forward to hearing from you at your earliest convenience with an acknowledgement of this letter. Should you require any further information please contact me at the address below.

Yours faithfully

Aaron Smith BA (Hons) Dip TP MRTPI  
Planning Consultant – Caldecotte Consultants  
[aaronsmith@caldecottegroup.com](mailto:aaronsmith@caldecottegroup.com) t: 01280 822833 m: 07738 195763

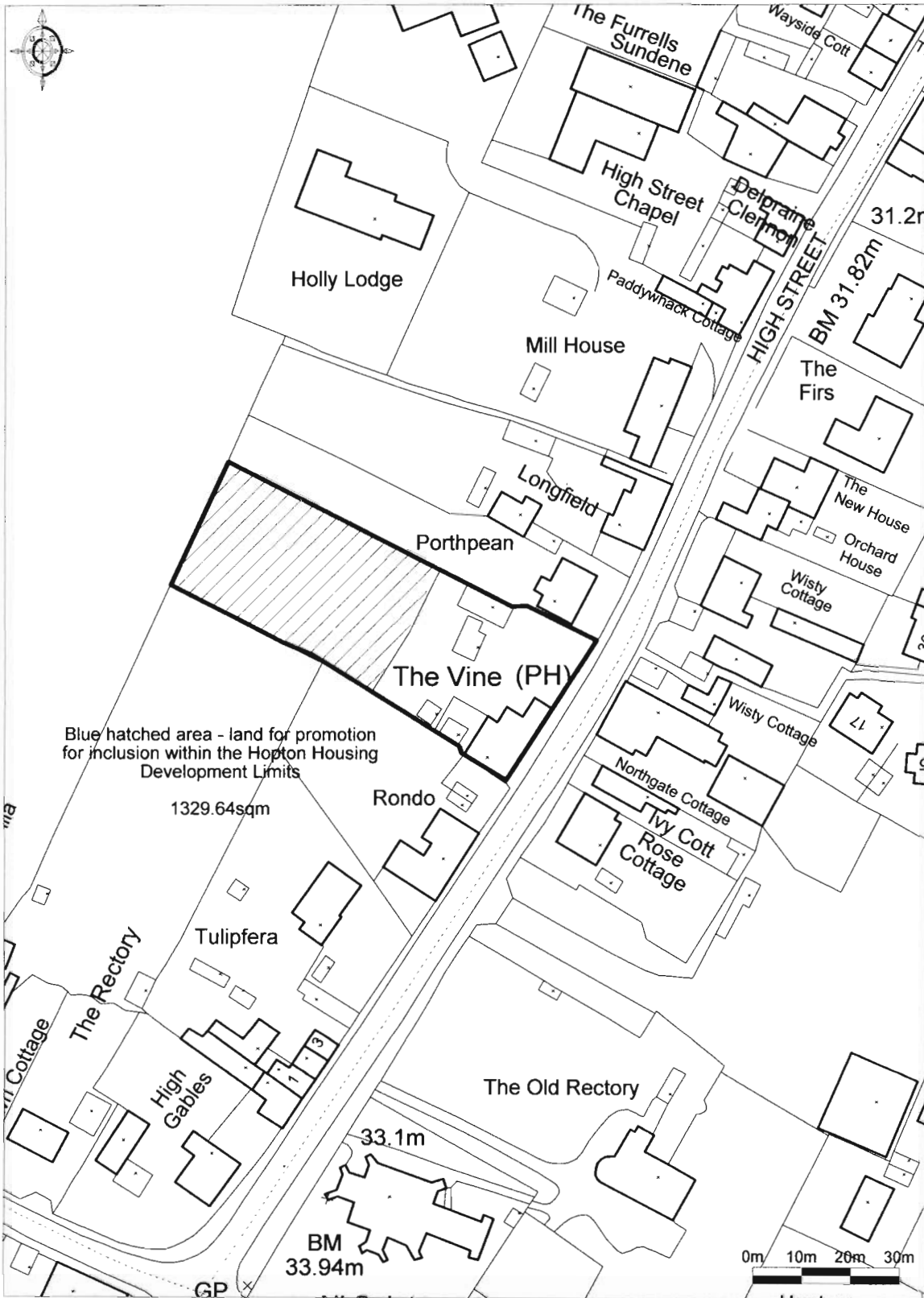
cc Richard Swain – Caldecotte Consultants

Enc



Land to the rear of The Vine PH, High Street, Hopton

0.28ha



Blue hatched area - land for promotion for inclusion within the Hopton Housing Development Limits

1329.64sqm

GP  
BM 33.94m

33.1m

0m 10m 20m 30m



Ordnance Survey

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- 7 MAY 2003  
ENVIRONMENT

