

## Part one – site information

Please provide as much detail as possible about your site.

### 1. Location plan

Please supply a site plan that clearly shows the boundaries of the site outlined in red and access point indicated.

### 2. Settlement

What settlement is the site in, or nearest to?

|           |
|-----------|
| Horringer |
|-----------|

### 3. Site address

Please provide the site address.

|                                    |
|------------------------------------|
| Land East of The Street, Horringer |
|------------------------------------|

### 4. Previously submitted site

Has the site already been identified within the Strategic Housing and Economic Land Availability Assessment 2020 or the West Suffolk Local Plan Issues and Options document?

**YES**  **NO**

(click in the appropriate box)

If you answered yes, please enter the site reference number below.

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**5. Additional information to previously submitted site**

Please send us any additional information/supporting statement you have in relation to the site you have previously submitted

**6. Planning history**

Does the site have any relevant planning history?

If you answered yes, please provide the planning application reference number(s).

No

**7. Current land use**

What is the current use(s) of the land?

Grassland/grazing

**8. Brownfield**

Is the site brownfield (has it been built on previously)?

**YES**  **NO**   
(click in the appropriate box)

**9. Site size**

Please provide the site area in hectares.

0.97

**10. Site description**

Please describe the site, providing photos if possible.

Ruderal grassland north east of Hill Cottages, The Street, Horringer  
Adjacent to and North East of the Settlement Boundary  
Aerial photo attached.

## Part two – suitability

Site must comply with policies in the development plan documents which can be found at [www.westsuffolk.gov.uk/planningpolicy](http://www.westsuffolk.gov.uk/planningpolicy)

### 11. Constraints

Are there any other constraints to the development of the site?

(For example flood risk, or a loss of historical assets, or community facilities, and/or habitats and biodiversity constraints?)

Information on constraints can be found at <https://magic.defra.gov.uk/MagicMap.aspx>

Please provide as much information as possible.

There are no significant constraints to development, however further assessment may be appropriate.

The site is adjacent to trees that are protected situate within the adjacent south west boundary of Hill Cottages and other protected trees within the adjacent land lying to the north west.

## Part three – availability

**Confirmation of the intention to develop the land must be received to enable us to consider your site.**

### 12. Landowner details

Please provide full contact details of the landowner, including name, address, telephone number and email address.

Name: Mr D J Sturgeon

### 13. Developer details

If there is a developer for the site please provide their full contact details, including organisation name, address, telephone number and email address.

Organisation:

Contact name:

Address:

Telephone number:

Email address:

### 14. Agent details

If you are an agent please provide full contact details, including your name, organisation (if applicable), address, telephone number and email address.

Organisation: Rural Land Associates Ltd

Contact name: J F Caley

Address: P O Box 222, Mill Road, Bury St Edmunds, IP28 6DZ

Telephone number: 01284 728150

Email address: office@rla.one

## 15. Intention to develop

How soon could development begin?

| 1-5 years | 6-10 years | 11-15 years | 15+ years |
|-----------|------------|-------------|-----------|
| 5         |            |             |           |

Please enter any additional comments you think would be useful in regard to the timescale for development.

The Horringer Settlement is identified as a type A village in the emerging Local Plan based on at least five sustainability indicators – a school, early years provisions, commutable bus service and close proximity to Bury St Edmunds.

The site lies partially adjacent to the settlement boundary for Horringer which is classified as an infill village where up to five dwellings may be permissible within the settlement boundary.

## Part four – achievability

Sites to be considered suitable for allocation need to show good potential to come forward within a 15 year timeframe.

### 16. Legal issues

Do any other parties have any legal rights that relate to the site?

**YES**                       **NO**   
(click in the appropriate box)

If you answered 'yes' go to legal issues (question 17) below.

If you answered 'no' go to proposed use (question 18) below.

### 17. Legal issues details

Please provide further details on the legal issues affecting the achievability of developing the site.

### 18. Proposed use

Please identify proposed future uses.

Select at least one option.

| Residential | Economic development | Mixed use | Other use |
|-------------|----------------------|-----------|-----------|
| Yes         |                      |           |           |

If you selected 'residential' please go to question 19.

If you selected 'economic development' go to question 20.

If you selected 'mixed use' go to question 21.

If you selected 'other use' go to question 22.

### 19. Type of residential use proposed

Please identify what type of residential dwellings is proposed.

| Market housing | Affordable housing | Care home | Traveller site | Self or custom build | Other types of housing |
|----------------|--------------------|-----------|----------------|----------------------|------------------------|
| Yes            | Yes                | Yes       |                | Yes                  |                        |

If you have selected 'other types of housing' please clarify

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### 20. Types of economic development

Please identify what type of 'economic use' is proposed

| Retail | Leisure | Cultural | Office | Warehousing | Community building | Other |
|--------|---------|----------|--------|-------------|--------------------|-------|
|        |         |          |        |             |                    |       |

If you selected 'other types of economic development' please specify.

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**21. Types of mixed use**

Please provide further details on the 'mixed use' proposed for the site.

**22. Other uses**

Please provide detailed information on the type of use proposed.





