



## Haverhill Area Working Party 10 June 2010

### St Edmundsbury Borough Replacement Local Plan 2016: Policy HAV3; Strategic Employment Site: Hanchett End, Haverhill: Draft Concept Statement

#### Summary

1. Land at Hanchett End, Haverhill is allocated in Policy HAV3 of the Replacement Local Plan as a Strategic Employment Site (Use Classes B1 and B8). Policy DS4 of the Plan requires that a masterplan for the site is agreed and adopted by the Borough Council before a planning application for the site can be approved. Masterplans are to be informed by a Concept Statement produced by the Borough Council.
2. The former Planning Policy Panel, at its meetings in July and September 2005, agreed a protocol for the preparation of Concept Statements.
3. A draft Concept Statement for the development at Hanchett End has been prepared by officers. The landowners and Ward Member have been consulted and their views will be reported to the Panel.
4. The Working Party is requested to approve the draft Concept Statement for consultation.

#### 1. Purpose of the Report

- 1.1 **The purpose of this report is to consider the draft Concept Statement for land at Hanchett End, Haverhill and recommend its approval for consultation.**

#### 2. Background

- 2.1 Policy HAV3 of the adopted St Edmundsbury Borough Replacement Local Plan 2016 (Local Plan) allocates 12 hectares of land at Hanchett End as a Strategic Employment Site (Use Classes B1 and B8). The allocation is supported by the Local Development Framework Core Strategy which is currently being examined. Applications for planning permission will only be determined once a masterplan has been approved and that the masterplan should be prepared in accordance with a Concept Statement for the site.

- 2.2 The protocol covering the preparation of Concept Statements and masterplans was approved by the former Planning Policy Panel at its meetings on 12 July 2005 (Report W101 refers), and 14 September 2006 (Report X207 refers). The protocol requires that draft Concept Statements should be the subject of consultation with Ward Members, the landowner and the Portfolio Holder prior to seeking the Panel's approval to undertake consultation. The consultation would be undertaken by the Council and involve those individuals or organisations normally consulted as part of the planning application process. At the end of the consultation period, any changes required to the draft would be made prior to the Council formally approving it as planning guidance. At that stage the Concept Statement can be used to inform the preparation of a masterplan for the site to be prepared by the landowner or prospective developer.

### **3. The Draft Concept Statement**

- 3.1 The draft Statement, which has been prepared by officers, is at its first stage of preparation, prior to any public consultation.
- 3.2 Once finally approved by the Council, the Concept Statement will have the status of planning guidance in accordance with the rationale agreed by the former Planning Policy Panel in September 2006. The document is intended to clarify the Borough Council's expectations for the site and provide a framework for the preparation of a more detailed masterplan. The purpose of the Concept Statement is to promote high standards of design and layout for the allocated site and to positively inform the preparation of development proposals for the area so that it successfully integrates with existing development and the rest of the village.
- 3.3 Attached as Appendix 1 to the report is the draft Concept Statement for the allocated site. The statement sets out the planning issues and constraints and provides guidance on what the Council as Local Planning Authority, will expect from the subsequent masterplan. The Statement concentrates on the potential to become a special gateway site with a high quality business environment, at the western entrance to Haverhill.
- 3.4 The draft has been sent to the landowner's agents and the Ward Members for comment and any comments will be reported orally to the meeting of the Working Party.

### **4. Public consultation**

- 4.1 Subject to the draft Concept Statement being approved, public consultation will commence in June 2010 for a four week period. The landowners, stakeholders and any other parties previously involved will be consulted as well as the local community. This will be carried out in accordance with the Council's Statement of Community Involvement. All responses to the consultation exercise will be reported back to the Working Party and if necessary a modified version of the document will be put forward for final approval as planning guidance.

## 5. Recommendations

5.1 It is **RECOMMENDED** that:-

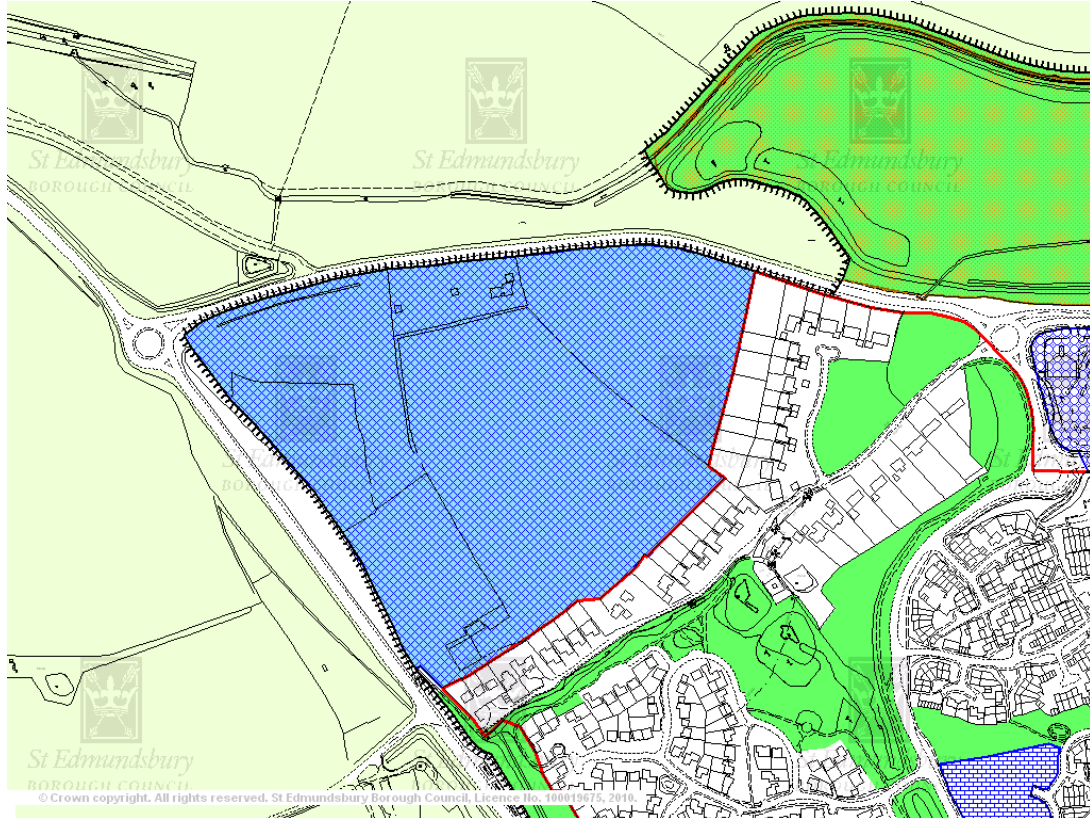
- (1) subject to there being no over-riding adverse comments from the landowners and Ward Members, the draft Concept Statement for Hanchett End, Haverhill as detailed in Appendix 1 to Report B42, be approved for public consultation; and
- (2) the Head of Planning and Economic Development Services be authorised, in consultation with the Portfolio Holder for Planning and Transport, to make any minor factual, grammatical and typographical amendments to the Statement, as appropriate.

For further information, please contact:  
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## Hanchett End Strategic Employment Site

### Draft Concept Statement



#### Policy Background

Policy HAV3 of the adopted Replacement Local Plan allocates 12 hectares of land at Hanchett End as a Strategic Employment Site (Use Classes B1 and B8). Proposals for pure B1 office developments will be required to satisfy the relevant sequential requirements to finding a location contained in Policy TCR1 of the Plan. The allocation is supported by the Local Development Framework Core Strategy which, in January 2010 was submitted to the Government for examination.

The Local Plan allocation requires the development to be guided by a masterplan which is to be prepared by the landowners/developers and this in turn is to be informed by a Concept Statement. This Concept Statement sets out the Borough Council's planning requirements for the allocated site and provides a basis for the approval of the ensuing masterplan.

The amount of land available for development, location of uses, access arrangements, phasing of development, design and landscaping will be informed by the masterplan.

The masterplan will be based on a requirement to achieve the following:

- a) Light industrial, research and office use (Proposals for pure B1 office development must satisfy the relevant requirements of Policy TCR1);
- b) Units for new and small firms involved in high technology and related activities;  
or
- c) Low density development with extensive landscaping.

In preparing the masterplan, developers will be required to have regard to the content of the Local Plan, as well as any other more recently published government policy.

### **Site Context**

The site is located on rising ground at the western edge of Haverhill and has long been recognised as having the potential to become a special gateway site. The elevation of the site makes it particularly prominent when approached from the north west and visible to long distance views from the rural area to the north and west.

The site has frontage to the A1307 to the north and the A1017 (Haverhill Bypass) in a cutting to the south west. Vehicular access should be from the A1307 at two separate points.

Adjoining the site to the east is residential development fronting Hanchet End and Barsey Close. The development at Barsey Close is separated by a 20 metre landscaped buffer strip, but no such buffer zone currently exists for Hanchet End.

### **Design Principles**

**Site Layout:** The layout should facilitate the efficient use of the site, taking account of its sloping nature. A series of level platforms utilising cut and fill methods should minimise any requirement for the removal of soil from the site. Diagram 1 indicates how this may be achieved.

**Building Design:** A high standard of design will be required throughout the site, with development on the highest ground restricted in height. Areas with frontage to the A1307 will be required to achieve high standards of architecture within a landscaped setting. That part of the site fronting the A1307 at its junction with the A1017 is of particular importance at the entrance of the town and will require a landmark building or buildings. A similar approach should be taken at the north east entrance to the site.

**Landscaping:** Soft landscaping should be used to achieve the following:

- Provide a 20 metre wide buffer zone to the rear of residential properties fronting Hanchet End.
- Soften the impact of buildings on higher ground and provide a backdrop to buildings on the lower areas by planting the slopes between the level terraces.
- Enhance the setting of the frontage with the A1307.
- Minimise visual impact on the surrounding countryside.
- Optimum ecological enhancement.
- Create a sense of spaciousness and quality appropriate to the aspirations of the community to attract and retain prestige businesses at this location.

**Access:** Road access to the site will be taken from the A1307 at two separate points. Given the topography of the site, it is most likely that these accesses will operate independently without any direct linkage within the site. Pedestrian and cycle links should be provided to link with the established footpath/cycleway network in adjoining residential areas.

**Biodiversity:** Analysis will be required to identify any existing habitats and protected species. Development of the site offers the potential to promote biodiversity and habitat creation. Careful attention will be needed at all stages to promote suitable opportunities.

**Drainage:** The masterplan should include the need for the site to be served by adequate surface and foul water drainage and to prevent flooding and pollution. Sustainable drainage methods should be incorporated together with pollution prevention measures and details of the responsibilities for the maintenance of the system. The masterplan should also make reference to the fact that a flood risk assessment (FRA) and investigation of land contamination will be required to be submitted with any planning application for the site.

## **Sustainability**

The master plan should seek to minimize environmental impacts. In particular:

- **Energy:** an assessment of ongoing energy requirements for all buildings will be required. For all buildings to be commissioned before 2015 a minimum of 20% of this energy requirement should be from renewable sources including a minimum of 10% sourced within the business park site as a whole. Up to half of the total in each case can be offset from passive energy efficiencies over and above standard building control requirements. Industrial processes are excluded from this requirement. Compliance with this requirement should be tested 12 months after commissioning of the building. The details of requirements for sustainable energy for buildings may be revised for buildings to be commissioned after 2015. Although these are minimum standards, it will be necessary to demonstrate why more than the minimum cannot be achieved.
- **Transport:** The masterplan should seek to minimize car movement by encouraging the use of bicycles and public transport. The masterplan should make reference to the fact that a Green Travel Plan for the employment site will be required to be prepared and implemented.
- **Water:** water consumption and flood risk should be minimized by the use of low-water demand technologies (eg grey water recycling) and integrating sustainable drainage systems into the layout and structural landscaping
- **Biodiversity:** landscaping should be used for habitat creation and wildlife links and buildings should also contribute where suitable (eg bird / bat roosts; green roofs)

**Infrastructure delivery/Development viability**

It is acknowledged that the infrastructure costs associated with bringing this sloping site forward for commercial development could have a potential impact upon the delivery of a high quality business environment. If, having regard to prevailing market conditions, it can be demonstrated that such costs will seriously jeopardise the delivery of the site, the Local Planning Authority will give consideration to the inclusion of an appropriate provision of higher value uses. The amount, location and nature of such uses shall be identified in the masterplan, be appropriate to their location and shall be subject to regular review, having regard to market conditions and development viability.

13/04/2010





landmark building signalling town gateway

landscape frontage

landmark building signalling business park entrance

landscape setting

long distance views

long distance views

woodland buffer

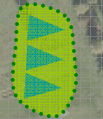
pedestrian / cycle access



'R & D' employment units



'Higher Value' uses



landscape slopes between terraces, gradients to vary

Hanchett End Technology Park:  
Concept Statement CS02 (Jan 2010)