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AA



December 24th 2008

St. Edmundsbury Borough Council
PO Box 122
St. Edmundsbury House
Western Way
BURY ST EDMUNDS
Suffolk
IP33 3YS

08058-01-LF

Attn: Planning & Engineering Services.

Dear Sirs,

RE: LOCAL DEVELOPMENT FRAMEWORK.
LAND AT HENGRAVE & FLAMPTON.

On behalf of our Client, Abington Park Farms Ltd, we enclose herewith documents which detail two proposed sites with development potential for consideration as part of the Local Development Framework.

Both sites are in the Hengrave Area, one at Grange Farm, Hengrave measuring approximately 4.8ha and one at Stanchils Farm, Flampton measuring approximately 3.6ha.

We understand the closing date for receiving submissions is 5th January 2009 and trust this submission can be registered accordingly.

Should you have any queries please do not hesitate to contact the undersigned.

Yours sincerely,



L. Frere
RIBA
For and on behalf of J.A.P Architects
e-mail: lee.frere@japarchitects.co.uk

enc.

cc – Mr S Chaplin – Abington Park Farms Ltd.

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- 2 JAN 2009
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Trevor Lang B.Sc.
Lee Frere BA (Hons) Dip. Arch. RIBA

JOHN ALDERTON PARTNERSHIP

BLOIS MEADOW, STEEPLE BUMPSTEAD, HAVERHILL SUFFOLK CB9 7BN
Telephone: 01440 731200 e-mail: enquiries@japarchitects.co.uk Facsimile: 01440 731201

- 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**)

1. Contact details

Your name SIMON CHAPLIN
 Organisation ABINGTON PARK FARMS LTD
 Address ABINGTON PARK FARM, GREAT
ABINGTON, CAMBS CB21 6AX
 Postcode CB21 6AX

Telephone *PLEASE CONTACT AGENT.
 Email address _____

Your agents (if applicable) J.A.P ARCHITECTS
 Organisation _____
 Address 290 HIGH STREET, CLARE, SUFFOLK
(FORMERLY BLOIS MEADOW, STEEPLE BUMPSTEAD)
 Postcode CO10 8NY

Telephone 01787 279 490 (01440 731200 UNTIL 2.1.09)
 Email address LEE.FRERE@japarchitects.co.uk

Site owner ABINGTON PARK FARMS LTD
 Address (AS ABOVE)
 Postcode _____

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework: Yes / no

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LEE FRERE for
 J.A.P ARCHITECTS

2. Site details

Site name LAND AT GRANGE FARM,

Location HENGRAVE

Total area 4.8 (ha)

Of which 0 (ha) is on brownfield land

Of which 4.8 (ha) is on greenfield land

Ordnance Survey Grid Reference _____

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

MEADOW / FARMLAND.

Suggested uses MIXED:

RESIDENTIAL - RURAL STYLE HOUSING.

COMMUNITY - VILLAGE HALL, OPEN SPACE
& PARKING.

COMMERCIAL - LIVE/WORK UNITS OR SOME
SMALL OFFICES

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	NO	
Conservation Area	YES	
Special Landscape Area	YES	

How close is the nearest bus stop?	metres	<u>HENGRAVE OR FLEMPTON (WALKING DISTANCE)</u>
How close is the nearest primary school?	3.5K metres	<u>RISBY</u>
How close is the nearest shop that will provide day-to-day food needs?	3.5K metres	<u>(SOMERFIELD AT EDGE OF BSE)</u>
How close is the nearest doctor's surgery?	3.5K kilometres	<u>BSE</u>
	7KM	<u>BARROW</u>

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

NO MAJOR CONSTRAINTS (PHYSICAL)

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

PRESUMPTION AGAINST DEVELOPMENT AS CLASSED AS COUNTRYSIDE. HOWEVER, LAND FORMS AN 'INFILL' PARCEL BETWEEN EXISTING BUILDING CLUSTERS

4. Other information

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

NO

Level of developer interest, if known:

Low

Medium

High

UNKNOWN AT PRESENT - LIKELY TO BE 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

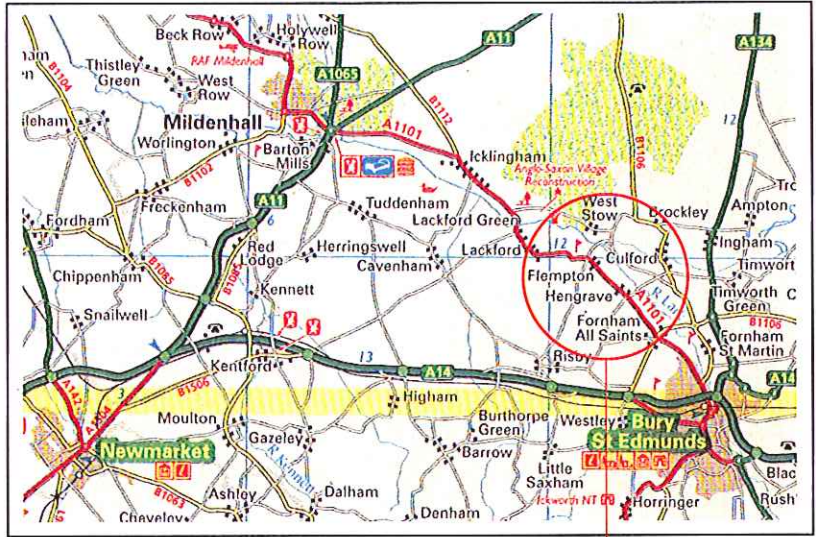
Site Allocations Development Plan Document

Site submission sustainability appraisal

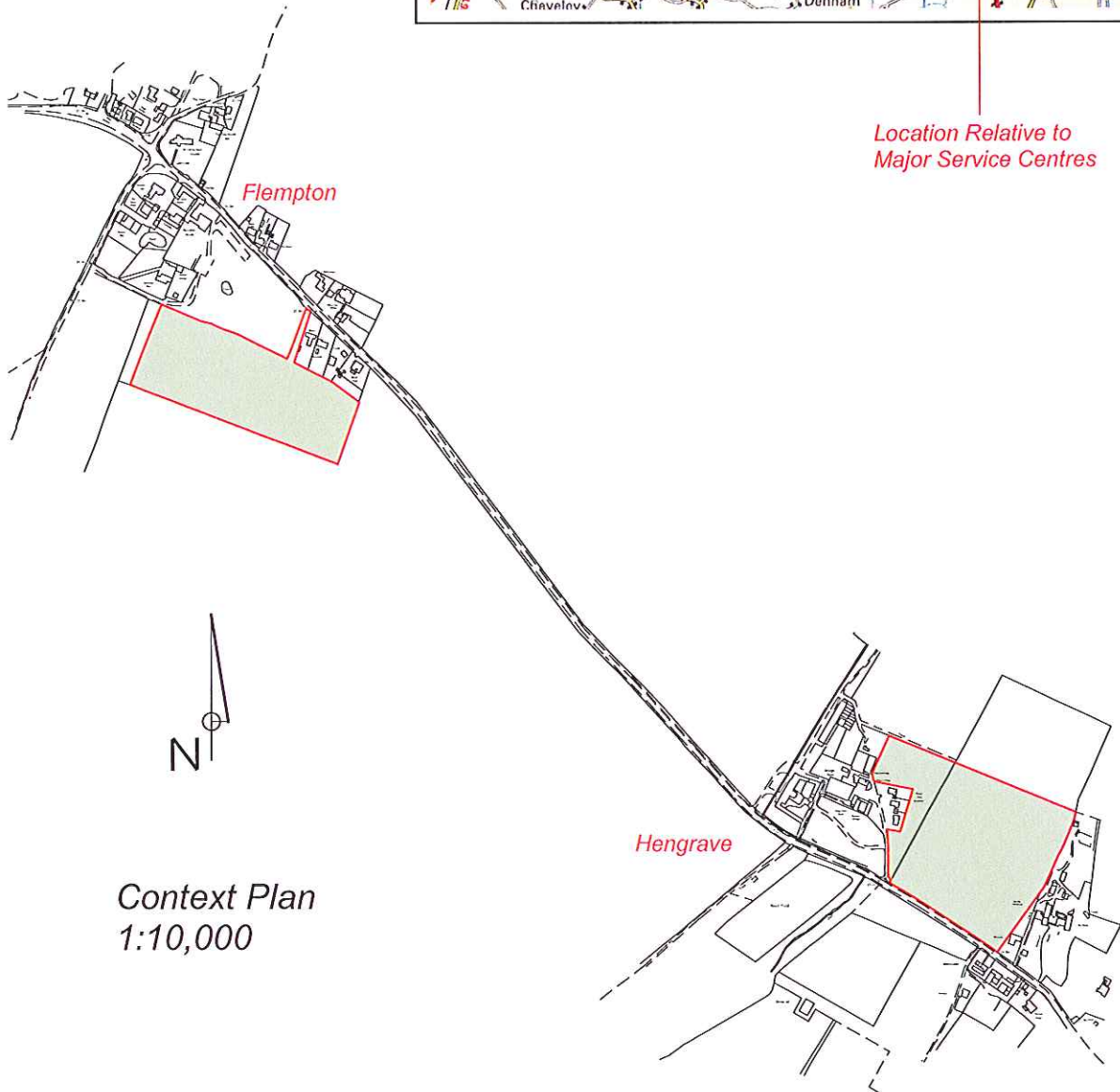
	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	POSITIVE
2	To maintain and improve levels of education and skills in the population overall	NEITHER
3	To reduce crime and anti-social activity	POSITIVE
4	To reduce poverty and social exclusion	NEITHER
5	To improve access to key services for all sectors of the population	NEGATIVE
6	To offer everybody the opportunity for rewarding and satisfying employment	POSITIVE
7	To meet the housing requirements of the whole community	POSITIVE
8	To improve the quality of where people live and to encourage community participation	POSITIVE
9	To improve water and air quality	NEITHER
10	To conserve soil resources and quality	NEGATIVE
11	To use water and mineral resources efficiently, and re-use and recycle where possible	NEITHER

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
12	To reduce waste	NEITHER
13	To reduce the effects of traffic on the environment	NEGATIVE
14	To reduce contributions to climate change	POSITIVE (THROUGH DESIGN)
15	To reduce vulnerability to climatic events	UNKNOWN
16	To conserve and enhance biodiversity	POSITIVE (THROUGH POSITIVE LANDSLAPING)
17	To conserve and where appropriate enhance areas of historical and archaeological importance	POSITIVE
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	POSITIVE
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	POSITIVE
20	To revitalise town centres	NEGATIVE
21	To encourage efficient patterns of movement in support of economic growth	UNKNOWN
22	To encourage and accommodate both indigenous and inward investment	POSITIVE .

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Location Relative to Major Service Centres



Context Plan
1:10,000



R·I·B·A

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Project Proposed Development Land for Consideration by St Edmundsbury Borough Council as Part of the Local Development Framework

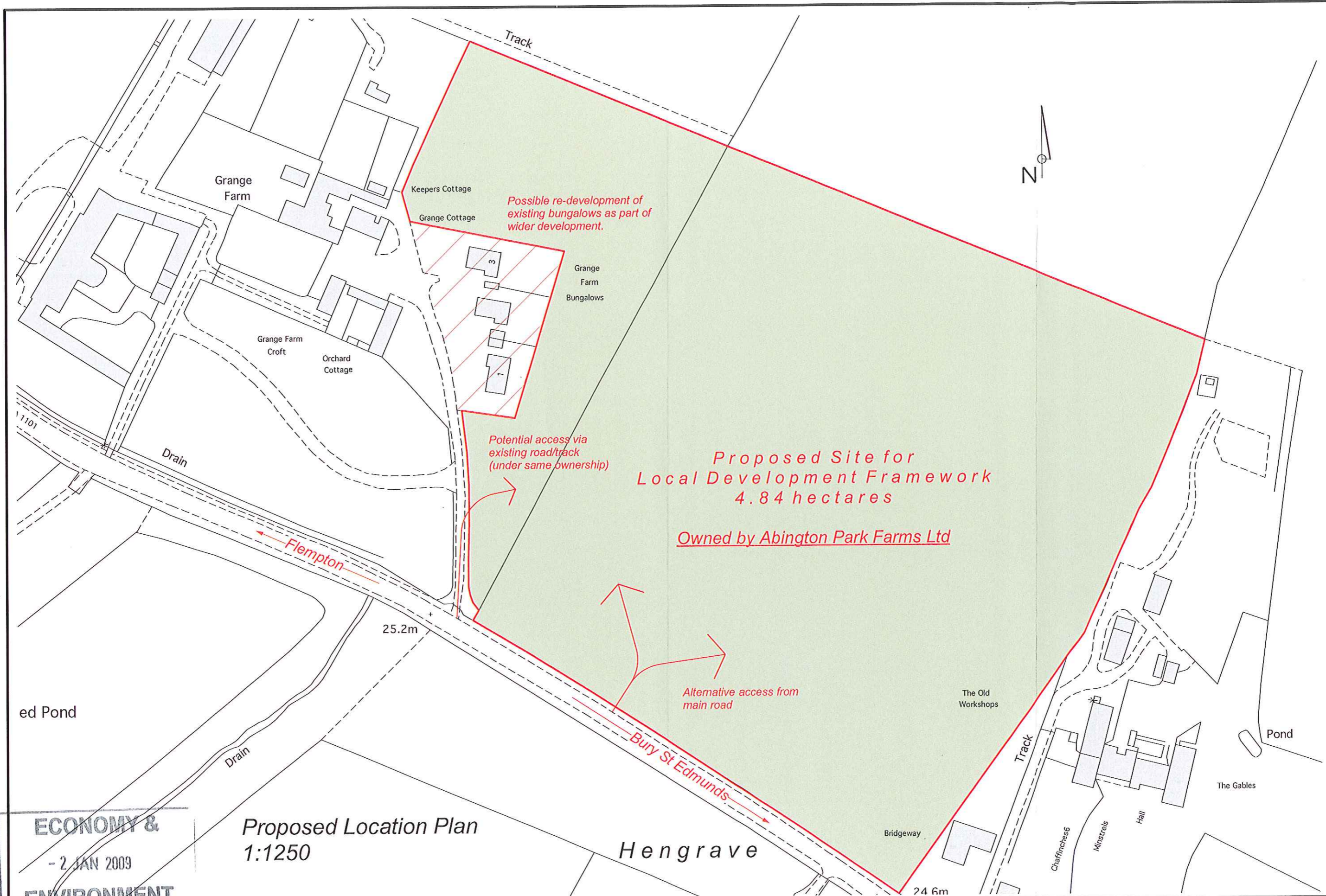
Title Context Plan - Land at Flempton & Hengrave

Scale As noted

Date December 08

Drawing No.

08058-03



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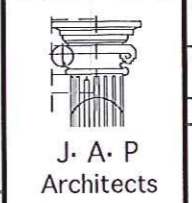
Proposed Location Plan
1:1250

Contractor is responsible for all setting out and must check dimensions on site before work is put in hand.
Written dimensions only to be taken, this drawing must not be scaled.
John Alderton Partnership to be immediately notified of suspected omissions or discrepancies.

Revisions	Revisions



J. A. P ARCHITECTS
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Project	Proposed Development Land for Consideration by St Edmundsbury Borough Council as Part of Local Development Framework.		
Title	Land at Hengrave - Location Plan		
Scale	1 - 1,250	Date	December 08
Revision			
Drawing No.	08058 - 01		