

Hanchett End Business Park

Concept Statement



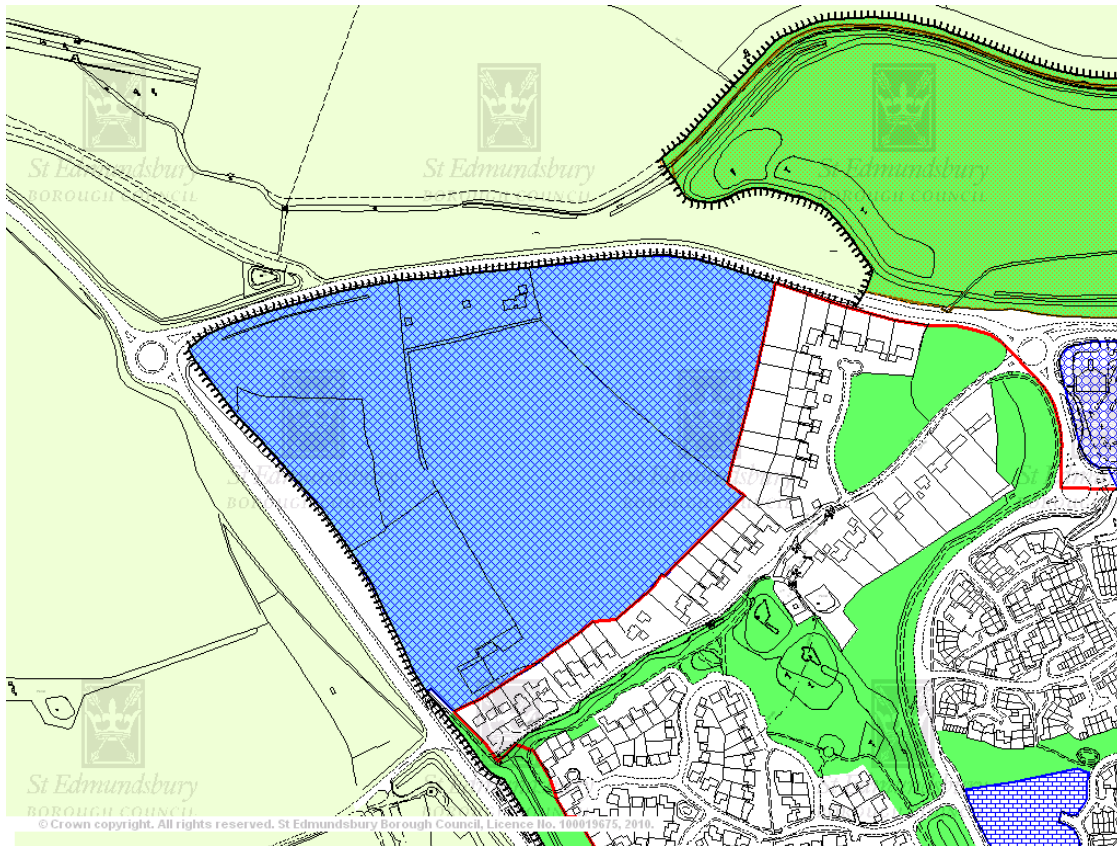
St Edmundsbury
BOROUGH COUNCIL

Adopted September 2010



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 (Lane) 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.

Minerals: There is potential for workable mineral reserves to be encountered during site preparation works. Consideration will need to be given to how any minerals encountered are handled.

Archaeology: The site is in an area of significant archaeological potential and has not been subject to systematic archaeological investigation. The masterplan should be informed by an Archaeological Desk-based Assessment, trenched Archaeological Evaluation and Geophysical Survey.

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 in accordance with current requirements. Although these may be 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)
- Environmental impact: The masterplan should address the need to minimise the environmental impact of noise arising from all plant, equipment and activities associated with the development including transport. Similar consideration should be given to the potential for light pollution.
- Waste: Consideration will need to be given both to minimising the production of waste and the means of dealing with any waste produced.

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.

