

NEW CUSTOM AND SELF BUILD HOMES VICTORIA MILL ROAD



IMAGE COURTESY OF GOOGLE MAPS

Welcome

Leaper and the project team has prepared this document to describe our proposal for a new Custom and Self-Build homes on Victoria Mill Road, Framlingham, East Suffolk.

We are providing you with this opportunity to engage with, comment on, and influence the outcome of our proposals before they are sent to East Suffolk Council for consideration.

This is your opportunity to:

- View our proposal for 50 homes (including affordable homes); new public open space and neighbourhood play facilities; additional native trees and hedges; and improvements to Victoria Mill Road, footpaths, and drainage.
- Ask any questions that you may have.
- Leave your comments and provide us with your feedback.

You will understand that it's currently not feasible to consult in person, but we're at a stage where we'd love to share our initial ideas and hear what you have to say. So, we're making everything available virtually. This document explains all there is to know about the proposal. You can also fill out an online feedback form, and speak to us directly by phone and email.

Everything will be available for two weeks from Monday 29 June at:

<http://www.leaperlandpromotion.co.uk/framlingham/>

If you do not have access to the internet and would like to view the proposals, and provide feedback, then we will make alternative arrangements. If this is the case, please do not hesitate to give us a call or write to us using the details provided.

We would also like to take this opportunity to remind you to look at the information about Custom and Self-Build, available on East Suffolk District Council's website. You can also sign up to the register to get notified when Self-Build plots become available in the area.

<https://www.eastsuffolk.gov.uk/planning/self-build-and-custom-build/>

Who we are

Leaper specialises in promoting Custom and Self-Build developments in rural areas of the UK, creating homes and places of the highest quality whilst enabling the buyer to design or configure a home specific to their own needs and aspirations.

We are passionate about place-making and about leaving a legacy for future generations we work hard with our expert team to develop frameworks that allow the creativity of the homeowners to flourish whilst maintaining a sense of coherence and harmony within our developments and to our surrounding neighbours.

At Framlingham, we are working with an award-winning team, who are experienced in delivering high quality Custom and Self-Build and rural developments.

If you wish to contact us:

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Our vision

In Framlingham, we want to create a legacy of beautiful, affordable, equitable, and sustainable homes which will stand the test of time; a place that adds value to the town and in a hundred years' time people will still be proud to call their home.

We will do this by:

- Creating a great place which feels like part of Framlingham.
- Offering choices and diversities in the homes we design. This helps make a place that feels like it is grown over time. By choosing to specialise in Custom and Self-Build, we have set out to improve affordability and create a way for people to influence the design of their own homes and create something specific to cater for their needs.
- Enabling people to build beautiful, efficient houses which feel like home. That means creating homes that are flexible, environmentally high-performing, and delightful places to live.
- Providing people-friendly streets and open spaces - essential elements in creating popular, safe, healthy, and sustainable places.

The Proposal

We're working with the landowner, multi-award winning architect Pollard Thomas Edwards, and planning consultancy Rural Solutions on a proposal for 50 new Custom and Self-Build homes, including affordable homes, delivered through serviced plots.

Landscape design is by Collington Winter and includes new public open space neighbourhood play facilities, ecological enhancements and new native trees and hedges. It also provides improvements to Victoria Mill Road, an enhanced network of footpaths that improves connectivity between the adjacent neighbourhoods and a new sustainable drainage system that increases the capacity of surface water detention. The design is strongly influenced by the town vernacular and builds on the positive characteristics that make the area special.

Our development will:

- Create plots for 50 new homes, including 17 affordable homes that increase housing choice in Framlingham for existing and new residents.
- Be designed to be sympathetic and complimentary to the existing rich vernacular.
- Create two-thirds of a hectare of fantastic new open space and play space for local people to enjoy.
- Enhance existing hedgerows and introduce new native trees increasing local biodiversity.
- Improve drainage on site through sustainable and attractive landscape features such as ponds and swales.
- Make improvements to Victoria Mill Road, and introduce new pathways making the area safer, easier to use, and more accessible.
- Respond to the climate emergency with environmentally sustainable new homes and landscape.
- Positively contribute to local life by encouraging residents to be actively involved in their neighbourhood.
- Create a sustainable community for the long-term.

The Framlingham Neighbourhood Plan says that our site should be developed during second half of the Plan period (after 2025). We're planning to submit an 'outline' application (seeking to establish the scale and nature of a proposed development, before fully detailed proposals are considered). Given the timescale involved in achieving outline consent—which would then need to be followed by another application (a reserved matters planning application) before any development could commence—it's sensible that we start now in order to meet the 2025 deadline.

Addressing the Framlingham Neighbourhood Plan

The Framlingham Neighbourhood Plan was adopted in 2017. Our proposal is led by the objectives and policy requirements of this plan.

Its objectives are to:

1. Contribute to the Core Strategy district-wide housing requirement and provide for the housing needs of the Parish by providing a balanced range of homes to suit the needs of all the population.
2. Ensure that development is sensitively designed to protect and enrich the landscape, reduce or minimise flood risk, mitigate climate change, promote biodiversity and reduce our carbon footprint.
3. Develop new local facilities for existing and new residents.
4. Strengthen, support and promote local economic activity.
5. Improve transport and movement, in particular through non-car modes.
6. Protect green spaces of value to the community and maintain the high quality natural and historic environment.

Our site is allocated in the plan for residential development under policy FRAM 25.

In addition to the plan objectives, policy FRAM 25 has its own requirements. This is how we're addressing them:

REQUIREMENT: The site provides a mix of dwelling sizes in accordance with Policy FRAM3

We've put forward a housing mix that broadly complies with that described in Policy FRAM 3. We're providing a mixture of smaller flats; two, three, and four bed houses. We've also researched the local demand for Custom and Self-Build homes and where this identifies a need for more of a particular type of home, we've accommodated that.

Additionally, there aren't many Custom and Self-Build schemes in Framlingham or the District. So, we think, proposing housing of this nature now will help meet the need for diversity of housing types, and the requirement for such development, captured in Objective One of the Plan, and the Core Strategy district-wide housing requirement.

REQUIREMENT: The design of the dwellings is in accordance with the requirements of Policy FRAM4

We work with the best architects to ensure the design of all our homes is of the highest quality. Custom and Self-Build homes are also often of a higher quality, and are more sustainable, than those built by big developers. This is because Custom and Self-Builders can choose to invest money upfront in the fabric of their home in order to save money on bills and maintenance in the long term. In our planning application we will provide commentary on how we meet Building for Life 12 criteria (a government-endorsed industry standard for well-designed homes and neighbourhoods) and have regard for Framlingham's heritage, both required by Policy FRAM 4.

REQUIREMENT: Affordable housing is provided to meet the requirements of Core Strategy Policy DM2 (being replaced by SCLP 5.8)

We're proposing 17 affordable homes which slightly exceeds the 1-in-3 requirement of Policy DM2/SCLP 5.8. We'd like to offer a similar degree of choice and customisation for the affordable homes as we do with the open market homes, but is subject to agreement with the Council.

REQUIREMENT : If possible, the provision of a Neighbourhood Equipped Area for Play (NEAP)

Our plans include a large, safe, and accessible neighbourhood play area. We describe it in more detail on page 15.

REQUIREMENT: The provision of publicly accessible green space within the site in accordance with the requirements of Strategic Policy SP16 of the Suffolk Coastal Local Plan

We've created two-thirds of a hectare of fantastic new open space which will be accessible to the whole community. Page 14 onwards describes our landscape proposal in more detail.

REQUIREMENT: The provision of appropriate vehicle access into the site from Victoria Mill Road

We're committed to upgrading Victoria Mill Road and have appointed a highway engineer to create a design which improves safety and access for pedestrians and vehicle users. You can see our design on page 10.

REQUIREMENT: The provision of appropriate pedestrian access in accordance with Policy FRAM14

In addition to pedestrian improvements as part of the highway upgrade, we are adding a new footway which will link to the existing footway on to Victoria Mill Road as well a secondary route, linking to Clarke Drive, which is tucked safely behind the existing hedge.

REQUIREMENT: The assessment of traffic impacts in accordance with Policy FRAM16

To meet this requirement, and that of Policy FRAM 16, we've been in dialogue with the highway authority about our proposals and have undertaken traffic modelling which will be included in a thorough Transport Assessment and Travel Plan submitted as part of our application.

REQUIREMENT: A scheme of archaeological evaluation is provided, followed by appropriate mitigation.

A desk-based heritage assessment will be prepared in support of the planning application, this will include a consideration and evaluation of the archaeology.

NEW CUSTOM AND SELF BUILD HOMES VICTORIA MILL ROAD



Artist impression of proposed Custom and Self-Build development on Victoria Mill Road

Custom and Self-Build homes

At Leaper, we believe that Custom and Self-Build homes are higher quality and more sustainable, delivering greater benefits for the homeowners and the wider community they are part of.

Buying a Custom or Self-Build home gives you the unique freedom to create a home that best suits your needs. You can be as involved as you want to be in the process, from designing and managing everything, to employing expert designers and builders to lead the way.

Custom and Self-Build is very much a response to the current speculative model used by developers who build houses and hope that people buy them. A model that is often criticised for uniform, bland designs that are low quality and lacking character.

Home buyers are increasingly seeing the advantages of buying a Custom or Self-Build home. Unsurprisingly, they are quick to embrace the fact that they can set their own priorities for where money is spent; whether that is maximising floor space, making the most environmentally sustainable home possible, or installing state-of-the-art technology, or balancing all three. Either way they can make savings and achieve greater value for money.

At Framlingham we will offer three options to potential Custom and Self-Builder:

1. Self-Build

This offers the greatest degree of personalisation. Individuals buy a serviced plot that is subject to pre-approved rules set out in a Design Code and Plot Passport. If the design complies with the rules no further planning permission is required. Buyers either manage the build themselves or contract with a local housebuilder. Buyers benefit from Stamp Duty and planning charge savings and can access Self-Build mortgage products.

2. Custom-Build

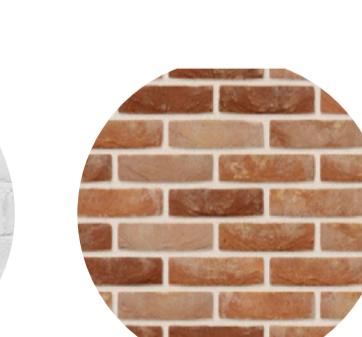
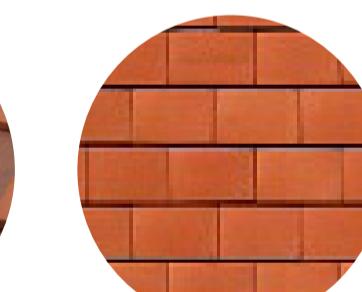
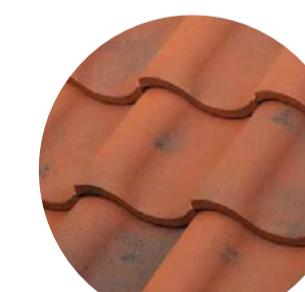
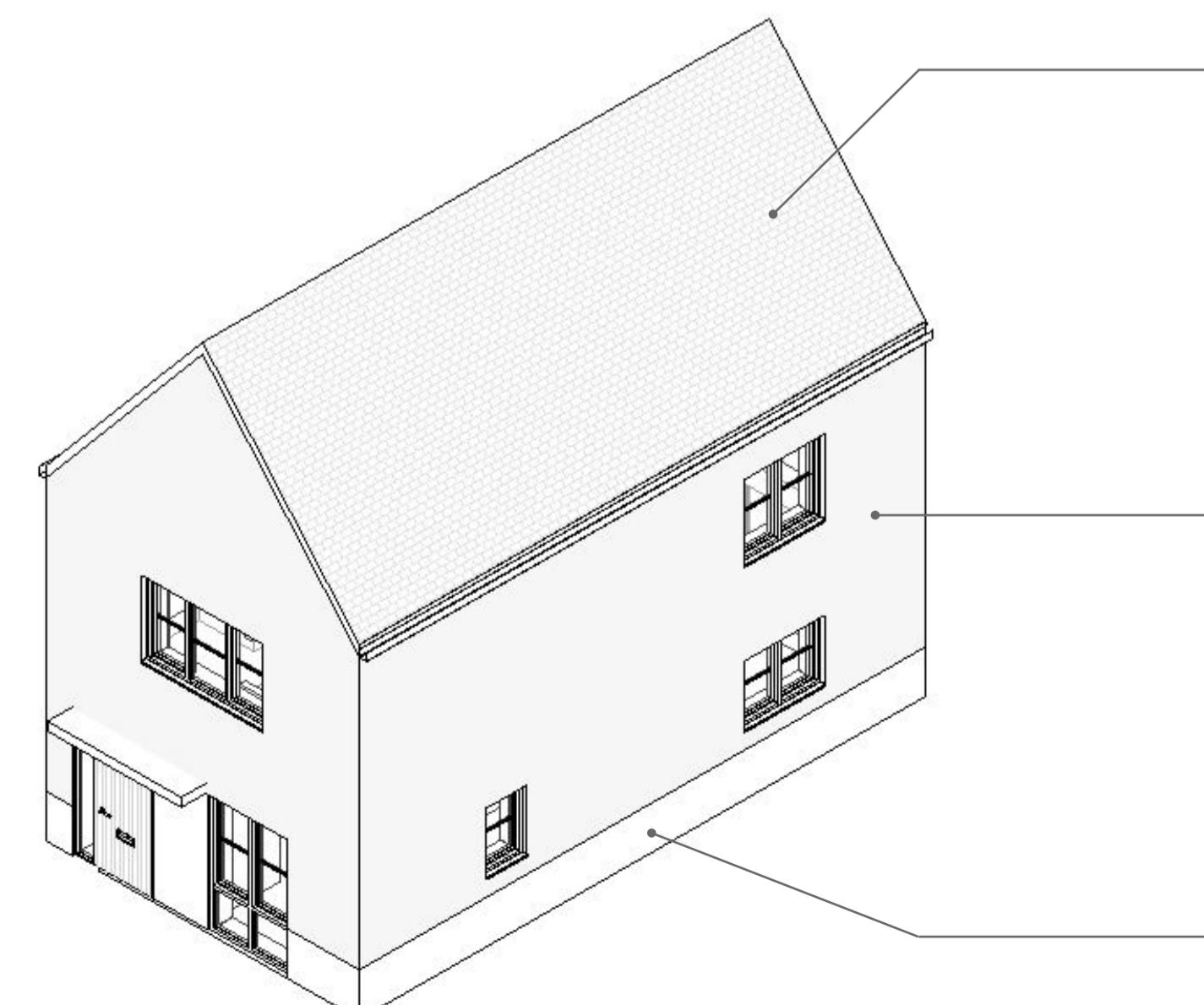
Like Self-Build, individuals buy a serviced plot, but the home is typically built by a local house builder and the degree of personalisation is less. Buyers configure their home from a range of layout and specification options that have already been approved for planning. Options might include ground floor extensions and rooms in the roof. Buyers benefit from Stamp Duty and planning charge savings and can access Self-Build mortgage products.

3. Custom Choice

With Custom Choice the developer builds the external walls and roof. Buyers then exchange contracts on the watertight shell and can pick from a wide range of interior layout and specification options. Although buyers do not benefit from Stamp Duty savings, they are able to access Help to Buy and standard mortgage products.

All meet Government's definition of what constitutes a Custom and Self-Build home.

Example of custom material choices



Pantiles

Flat tiles

Painted brick

Red Brick

Colour painted brick

Stained timber

The Site



Opportunities

- New community green spaces and play areas
- New footpaths and improved connectivity
- Improved drainage and surface water detention
- Additional native trees and hedges to enhance local landscape



PHOTOS FROM AROUND THE SITE



1 View to site from Victoria Mill Road



2 View of historic Victoria Mill compound



3 Victoria Mill House



4 Houses of new development in adjacent Clarke Drive



5 Houses on Victoria Mill Road

Town Character

Framlingham is a handsome English market town characterised by its range of historic building groups and lanes; with buildings that form narrow streets and yards. The traditional homes almost always create a strong relationship with the surrounding street. Sometimes this is with side gables built right up to the edge of the roads, such as The Granary and The Stable of the Victorian Mill House at the corner of Victoria Mill Road.

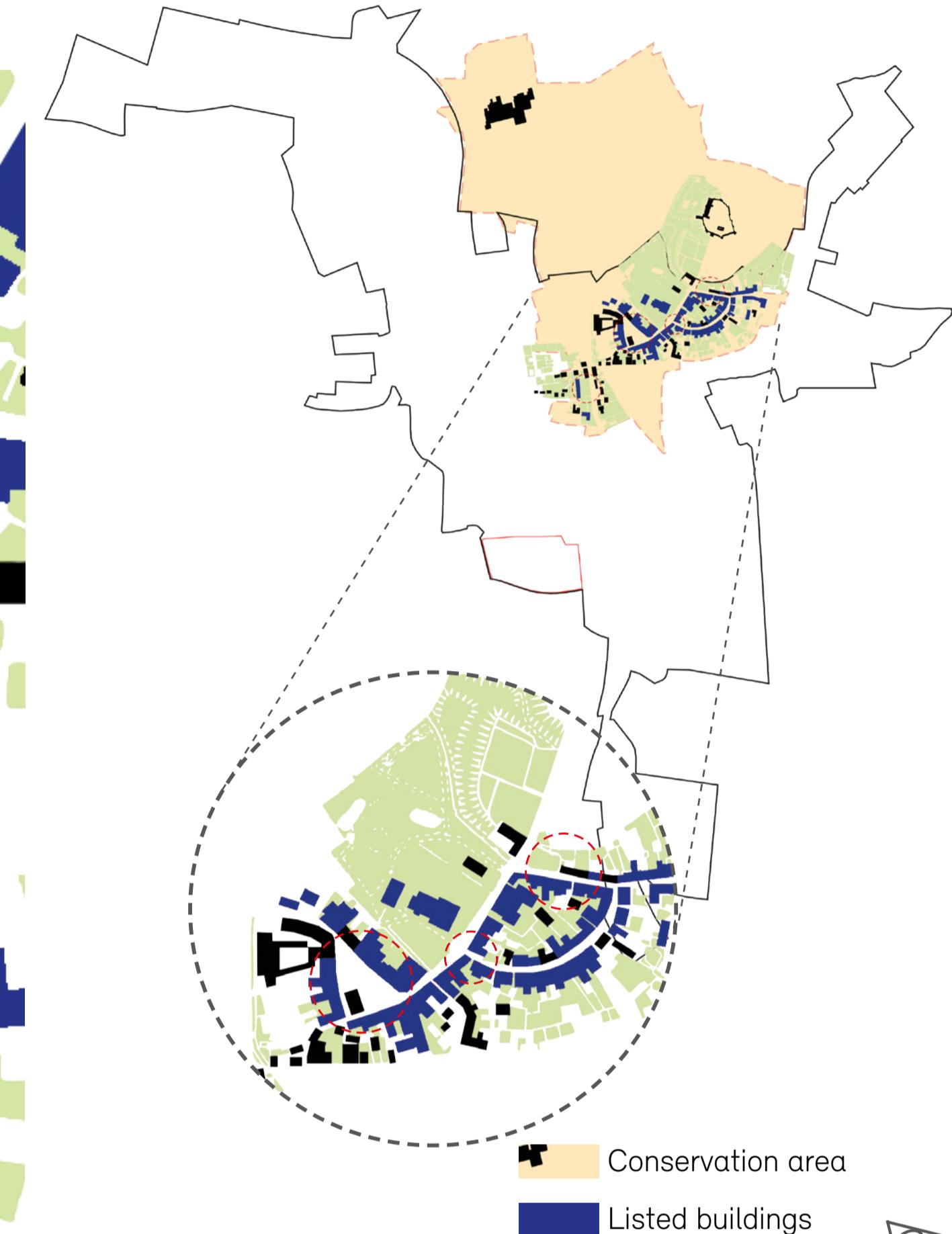
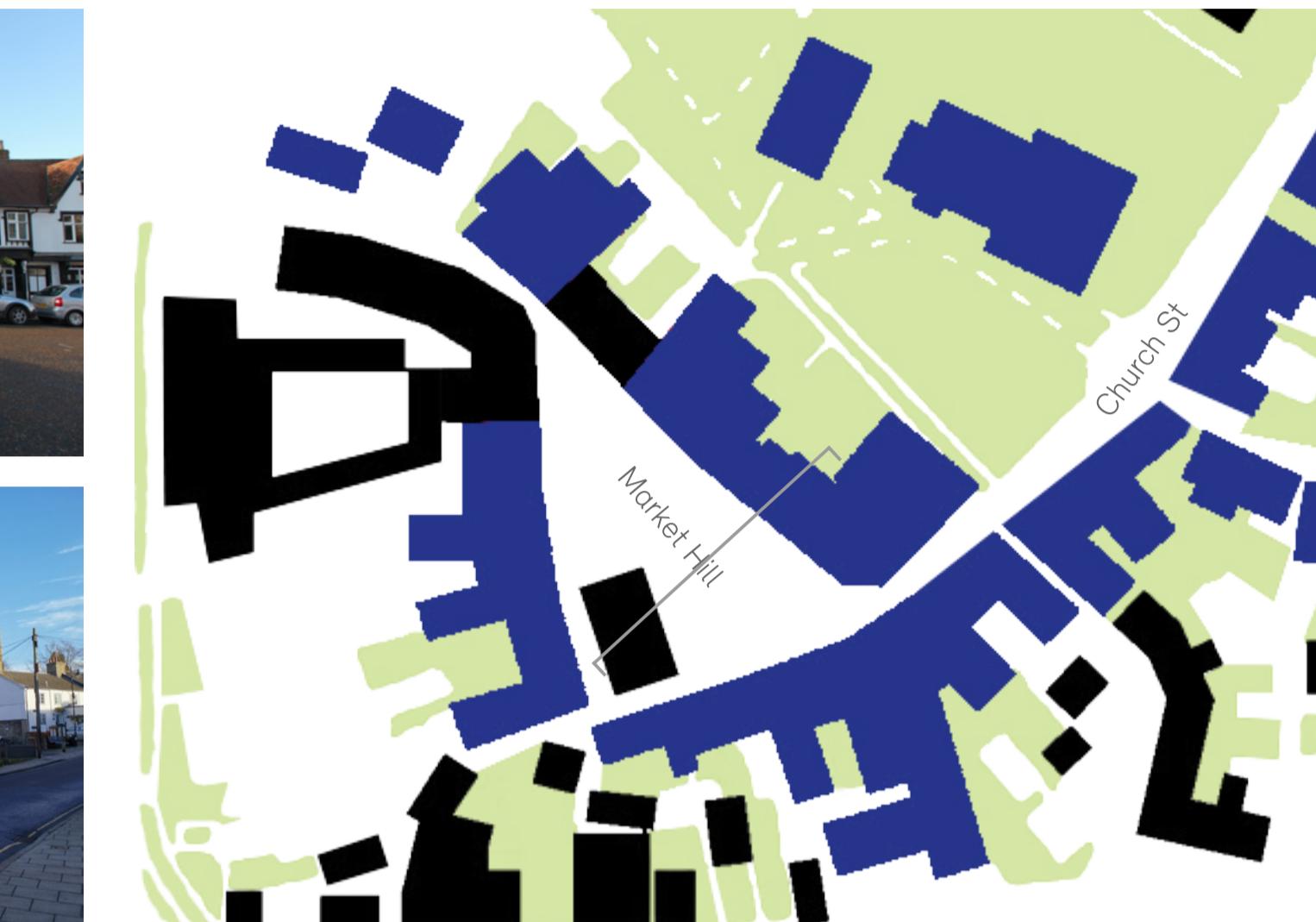
Most of the existing residential streets and lanes in the town are relatively narrow between four to six metres wide. This helps creating the distinctive character of Framlingham. The historic houses are mostly two stories with steep pitched roofs, predominantly covered with red pantiles. The town also features houses of vibrant colours, either finished with painted brickwork or pigmented render. The image of a colourful town is not only evident at the historic quarter at the centre, but also across the town and influencing contemporary new homes such as the houses on the northern side of Victoria Mill Road. A black water-proof painted plinth is also a local feature that can be found in many of the traditional houses and is something we were also inspired by.

At the centre of the town, houses are built up to the back of the pavement with little buffer between the public and private space, forming traditional tight streets that are distinctively rural. Most historic homes are positioned with front doors directly on to the street, alternatively they have very small front gardens that are subtly and elegantly marked by planting. Where homes are set further back from the road, boundaries are formed by masonry walls, timber fences, tall hedges, or estate railings. These varied homes combine to provide streets with a sense of enclosure, views and vistas.

Market Hill



Mapping of Market Square



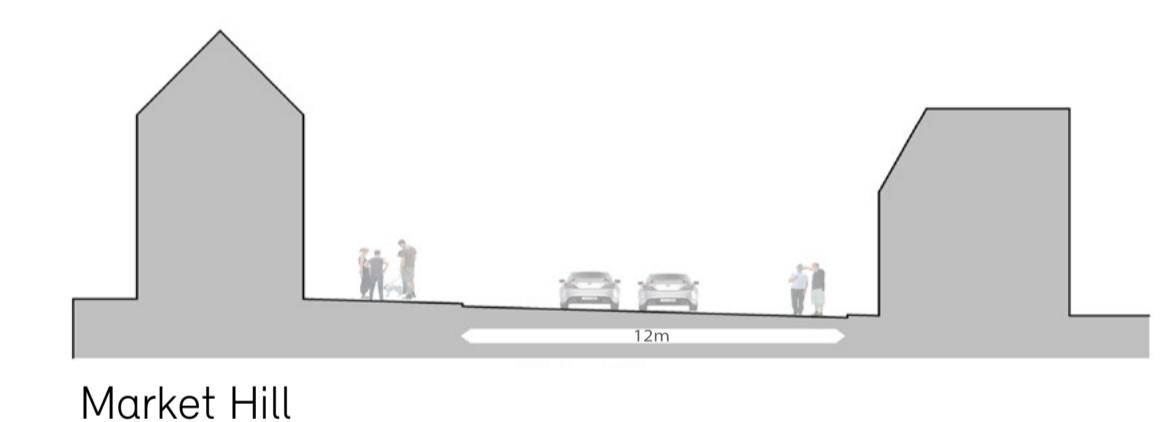
Church St. - Castle St. - Double St. - Fore St.



Mapping of historic streets



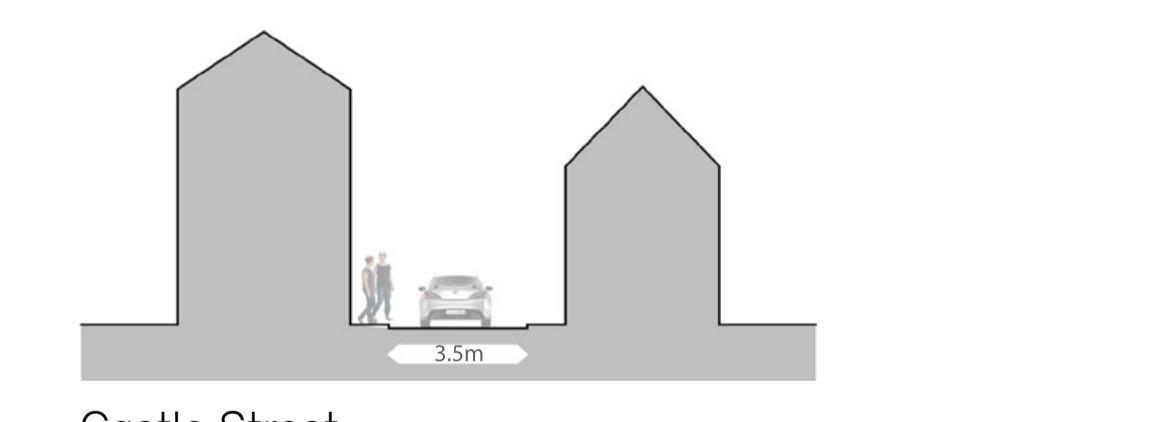
Typical street sections



Victorian Mill Cottage



Mapping of Almshouses



Castle Street



Almshouses

Design Code

As a Custom and Self-Build development, the design of each new home will be controlled by a Design Code to ensure building make a positive architectural contribution to the existing town. This document, which will be part of our planning application, sets out key design ‘rules’ ensuring there is a good balance of design coherence and individuality, whilst building on the existing unique and special built character and vernacular of Framlingham.

In preparing the Design Code, we started by learning from the traditional character of Framlingham. We look at local materials, colour palettes, and the traditional building forms. Equally as important are the spaces between the buildings, seeing how traditional town homes sit alongside each other, their streets and the private (i.e. courtyards). These are the relationships that create characterful places – and are sadly missing from many modern developments. This Code is primarily about implementing lessons learned from the historic town, its buildings and streets, and showing straightforward ways of producing the character and quality we want.

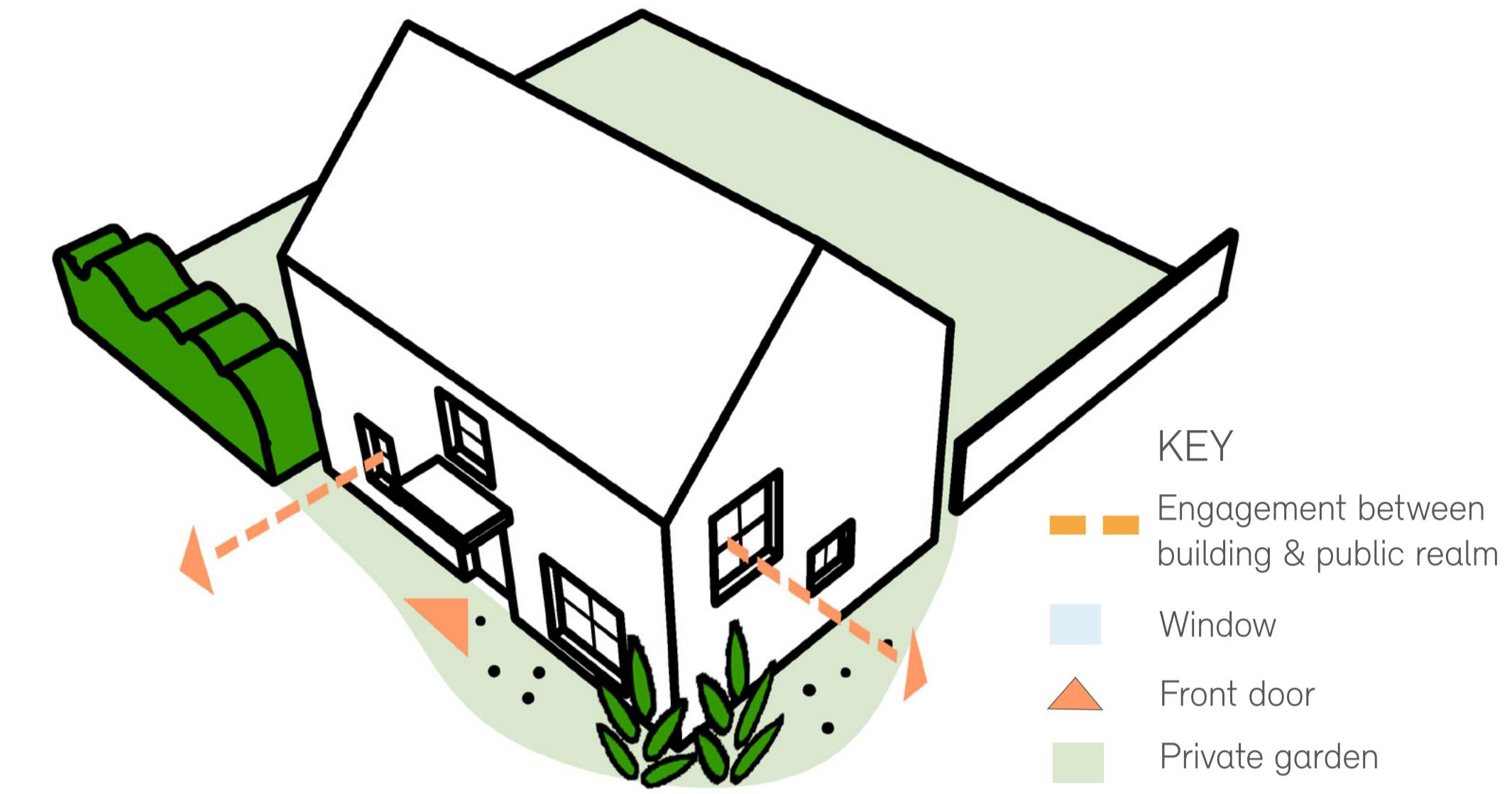
Framlingham is a market town that combines the characters of a rural town and a hub for regional trading and logistics. The architectural richness is reflected by a range of building forms and materials. Traditional houses are mostly built of red brick or gault (Suffolk White) brick. Many of them are painted with bright and distinctive colours. This multi-colour theme characterises the historic quarter and has influenced widely on local home styles. Stone buildings are occasional and mostly non-residential. However, local sandstone is not uncommon and can be found on some building corners, arches, and lintels.

Small cottages and barns pepper-pot among grander brick houses. These are robust and humble structures, with a charm that rarely includes fussy or grand decoration. The construction details are rural and functional.

Roofing materials are mostly clay tiles (flat and pantile) which we also intend to use throughout. Traditional houses in the historic quarter are mainly one or two storey with rooms in the roof space. The town centre features houses with varied eave levels and multiple dormers, which give the streetscape a unique rhythm and local identity.

The Design Code looks to capture different aspects of these qualities, including:

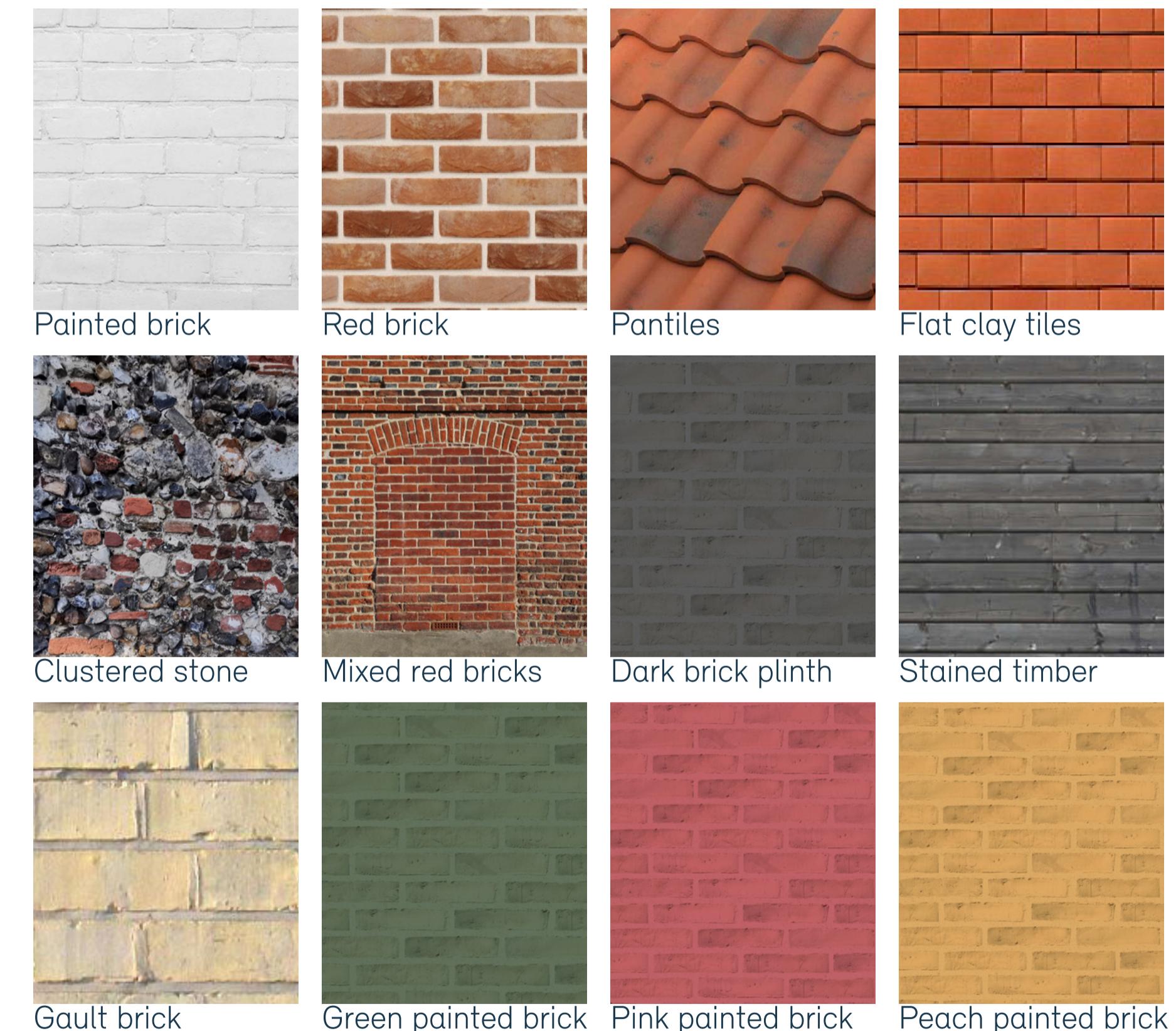
- Relationship to the street
- Form and roof design
- Appropriate detailing
- Boundaries
- Materials



Building in the round - Engaging with the public realm



Colourful houses with the characteristic black plinth on Castle Street



Masterplan Design Parameters



Land Use

Proposed developable area of approximately 1.5 hectares is allocated for new homes. This is 55.6% of the overall site area of 2.7 hectares.



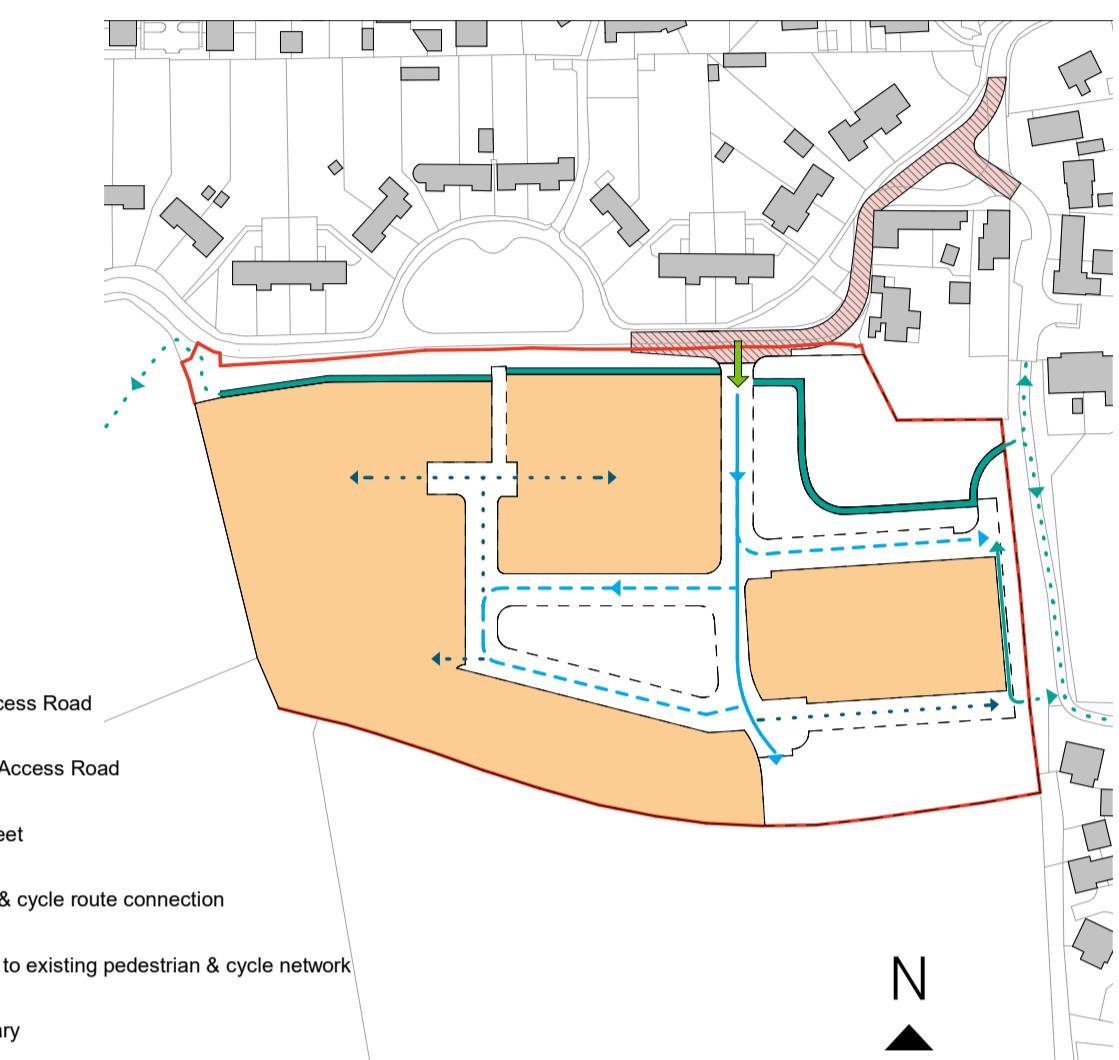
Building Heights

Proposed building heights are generally two storey, with the potential for additional rooms within loft spaces where this does not affect the ridge height.



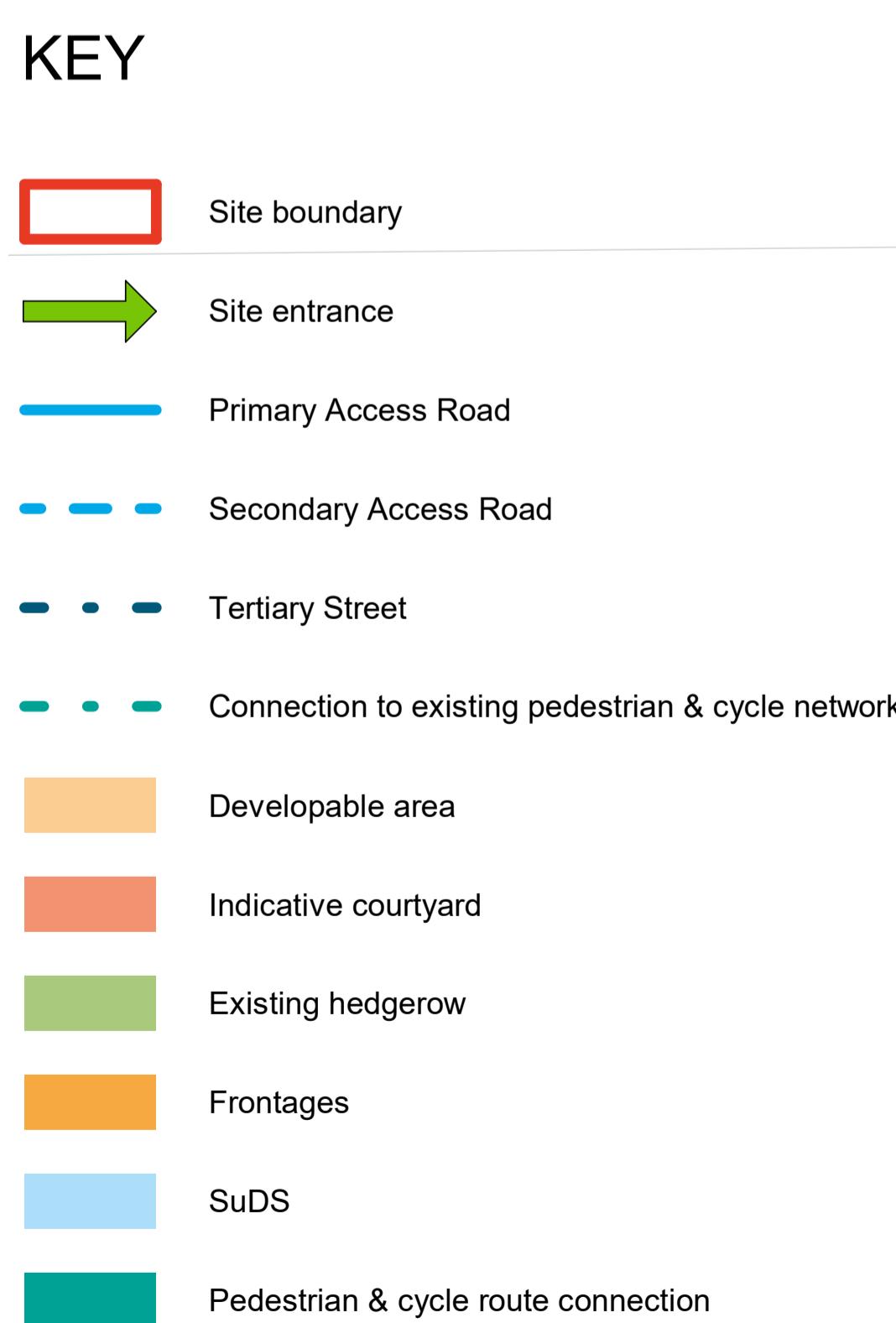
Landscape and Sustainable Urban Drainage

Managed and shared landscapes are shown at the centre and at the north-eastern and south-eastern corners of the development. These will include areas of sustainable urban drainage (SuDS), play and community spaces.



Movement

A single point of access for motor vehicles is proposed to provide access for all private cars, servicing and emergency services required by the development. It is intended to encourage walking and cycling so the other connections are for the use of pedestrians and cyclists only.



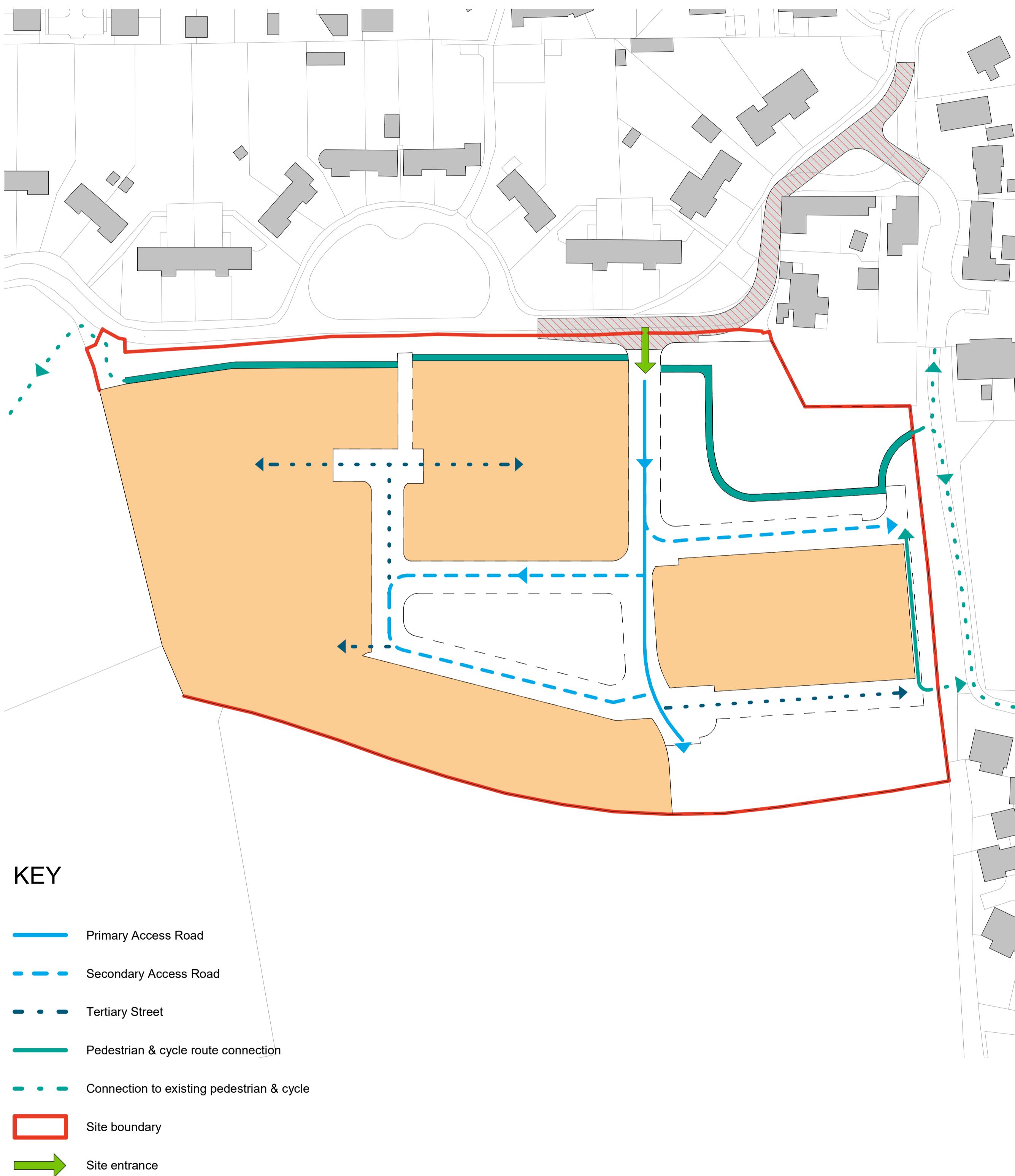
Victoria Mill Road realignment

The Framlingham Neighbourhood Plan says our site is suitable for approximately 30 homes; this is while Victoria Mill Road is in its current state. Our improvements to the road mean the site can comfortably accommodate the 50 we're proposing.

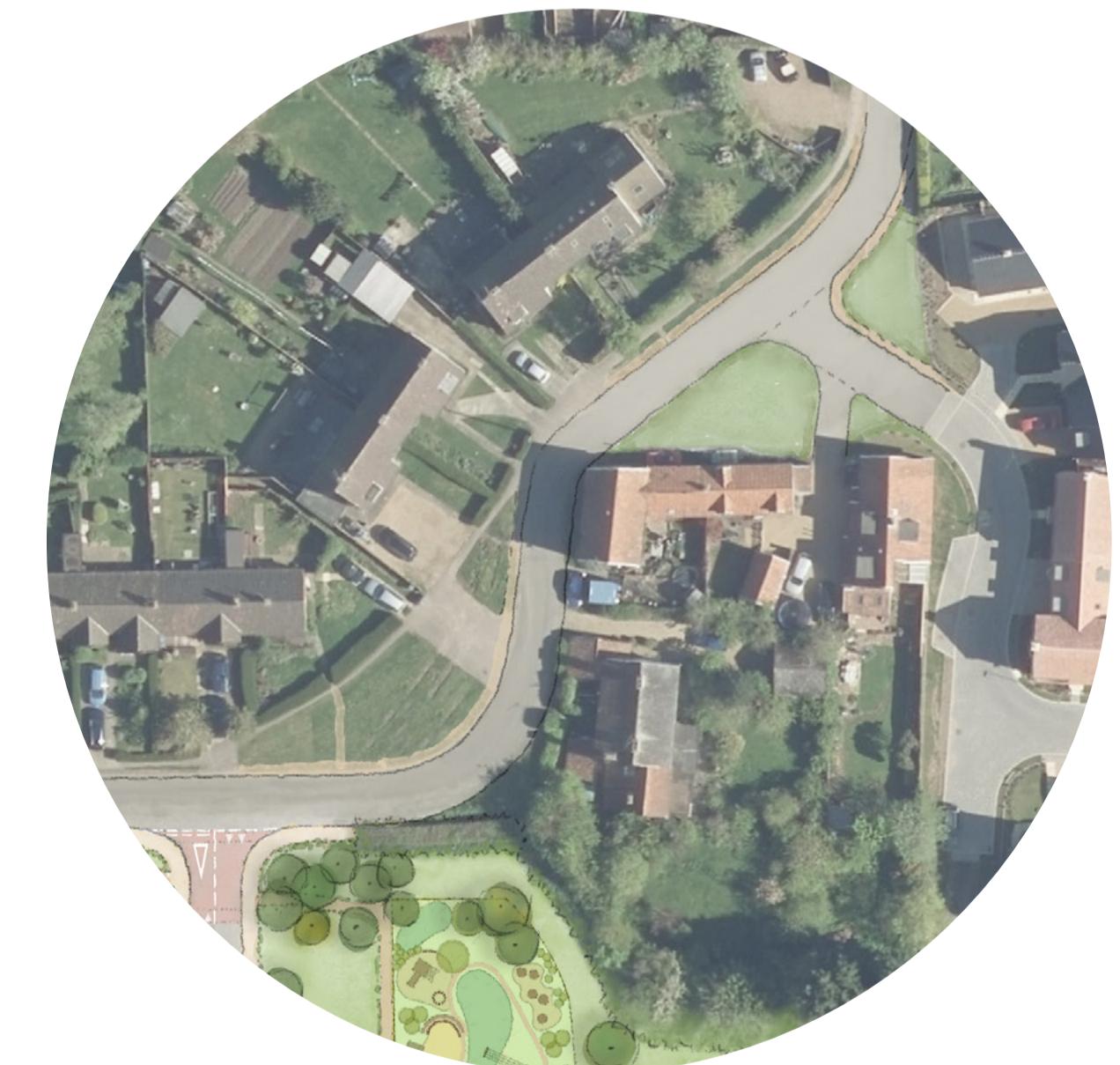
We propose a new access off Victoria Mill Road. We're committed to upgrading Victoria Mill Road to make this safer and more accessible for pedestrians and vehicle users.

We have appointed a highway engineer to come up with a design which is appropriate to the scale of development proposed. In compliance with Policy FRAM 16, the impact of traffic associated with the development has been thoroughly appraised and the capacity of key road junctions has been modelled to ensure that the development as proposed can be satisfactorily accommodated.

The design has regard to the pedestrian walking routes identified by Policy FRAM 14 which ensure that residents can walk safely to Framlingham town centre, public transport facilities, schools and other important facilities serving the community of Framlingham. There is a new pedestrian footway which will link to the existing footway on to Victoria Mill Road. From here, there is an existing footway linking to the identified pedestrian walking route along Station Road. Additionally, a secondary pedestrian walking route is proposed linking to Clarke Drive which will provide an alternative means of linking to Station Road.



Existing layout of Victoria Mill Road



Proposed realignment of Victoria Mill Road

The Masterplan



Custom and Self-Build House Types

A range of material combinations tested on a variety of house types



A 2 bedroom house with white painted brick and dark plinth. Gable frontage and clay plain tile roof.



A 2 bedroom house with green painted brick and dark plinth. Hip and pantile roof.



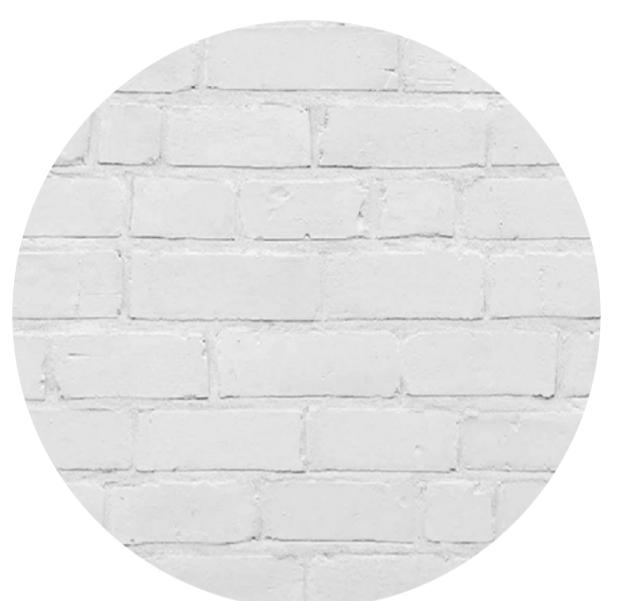
A 2 bedroom house with red painted brick and dark plinth. Gable end and clay plain tile roof.



A 2 bedroom house with yellow painted brick and dark plinth. Gable end clay tiles roof and optional black stained timber extensions.



Brick wall



Painted brick wall



A 3 bedroom house with red brick and dark plinth. Hip frontage and pantile roof.



A 4 bedroom house with pink painted brick and dark plinth. Gable end and clay plain tile roof.



A 4 bedroom house with grey painted brick and dark plinth. Hip and clay plain tile roof.



A 3 bedroom house with red brick and dark plinth. Gable end pantile roof and optional black stained timber extensions.



Dark brick plinth



Painted / stained timber



A 2 bedroom semi detached pair of houses with peach and blue colour painted brick and dark plinth. Hip frontage and pantile roof.



A 4 bedroom house with black stained timber and light plinth. Gable end and clay plain tile roof.



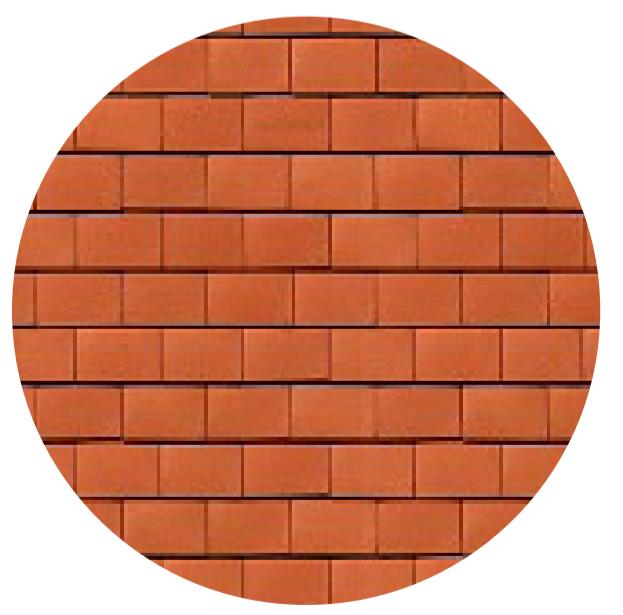
A 3 bedroom semi detached pair of houses with green and pink colour painted brick and dark plinth. Gable end and pantile roof.



A 4 bedroom house with blue painted brick and dark plinth. Gable end clay tiles roof and optional black stained timber extensions.



Pantiles



Flat clay tiles

Custom and Self-Build House Types

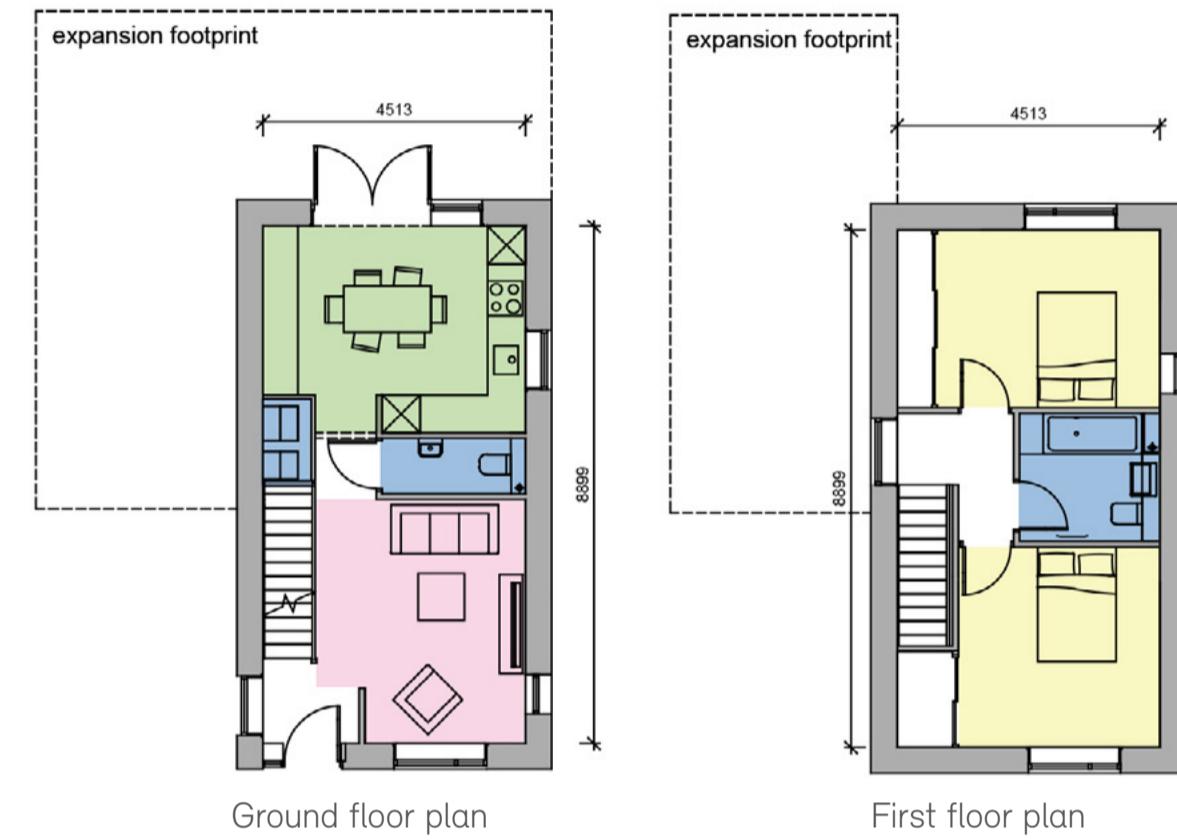
BASELINE HOUSE

2B4P

1 Bath

Driveway Parking

Area (GIA) - 80.4m²



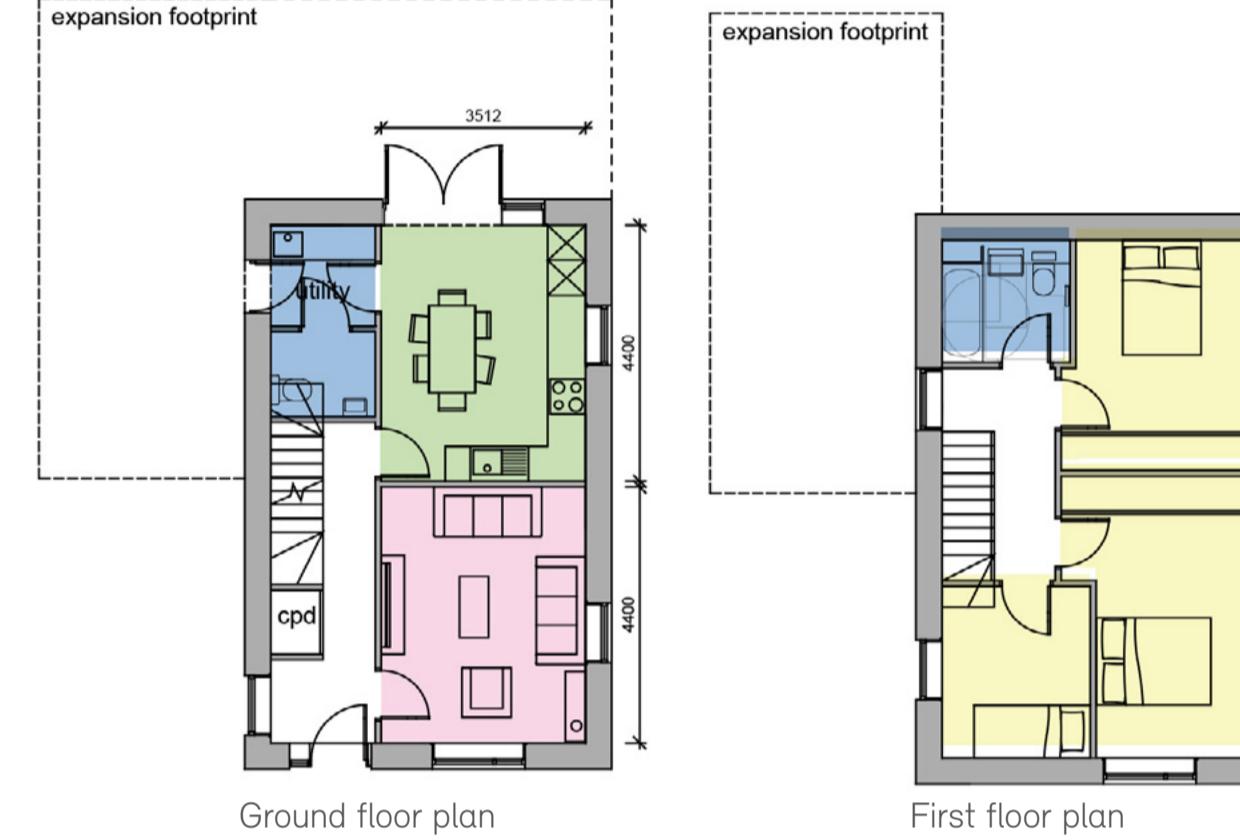
BASELINE HOUSE

3B5P

1 Bath

Driveway Parking

Area (GIA) - 96.4m²



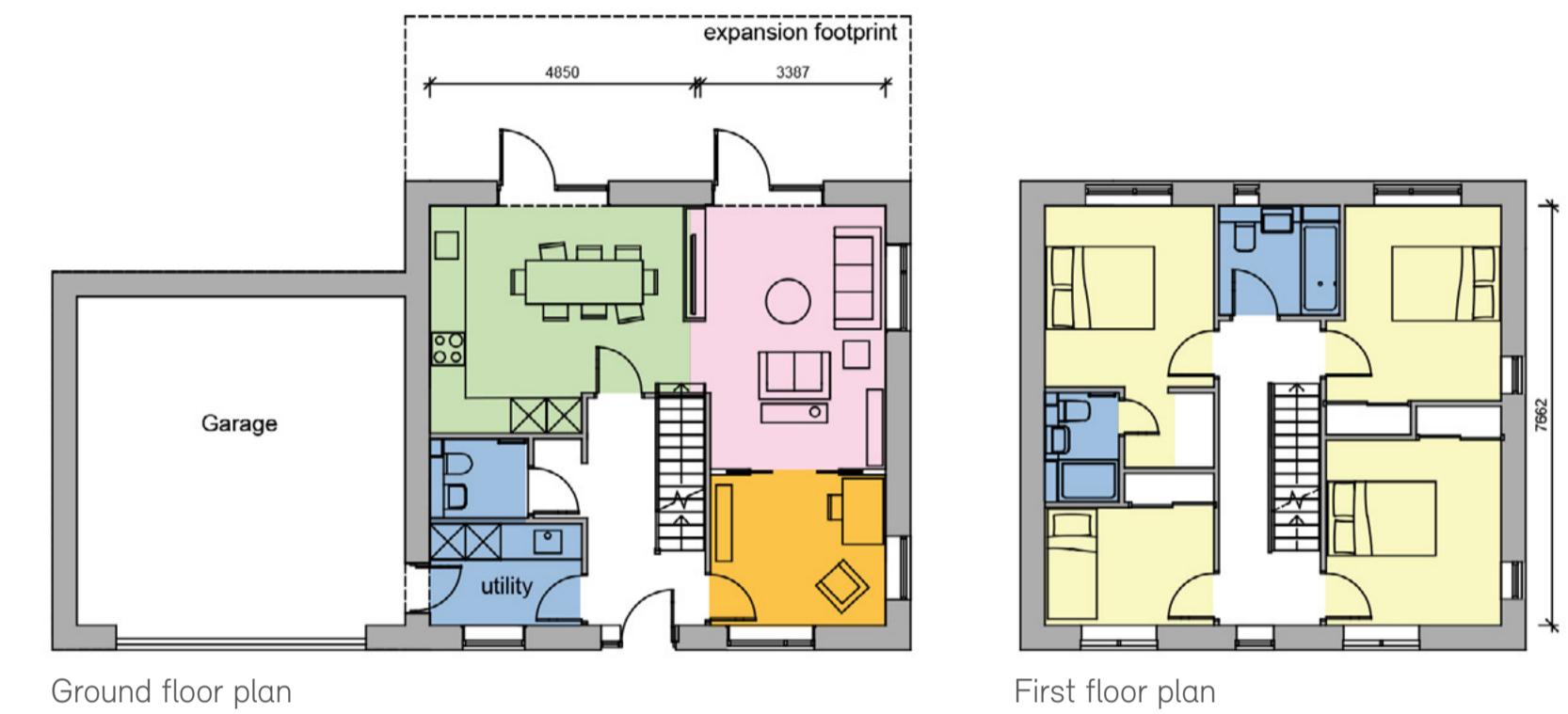
BASELINE HOUSE

4B7P

1 Bath + 1 Shower

Garage

Area (GIA) - 127.8m²



Landscape Proposal

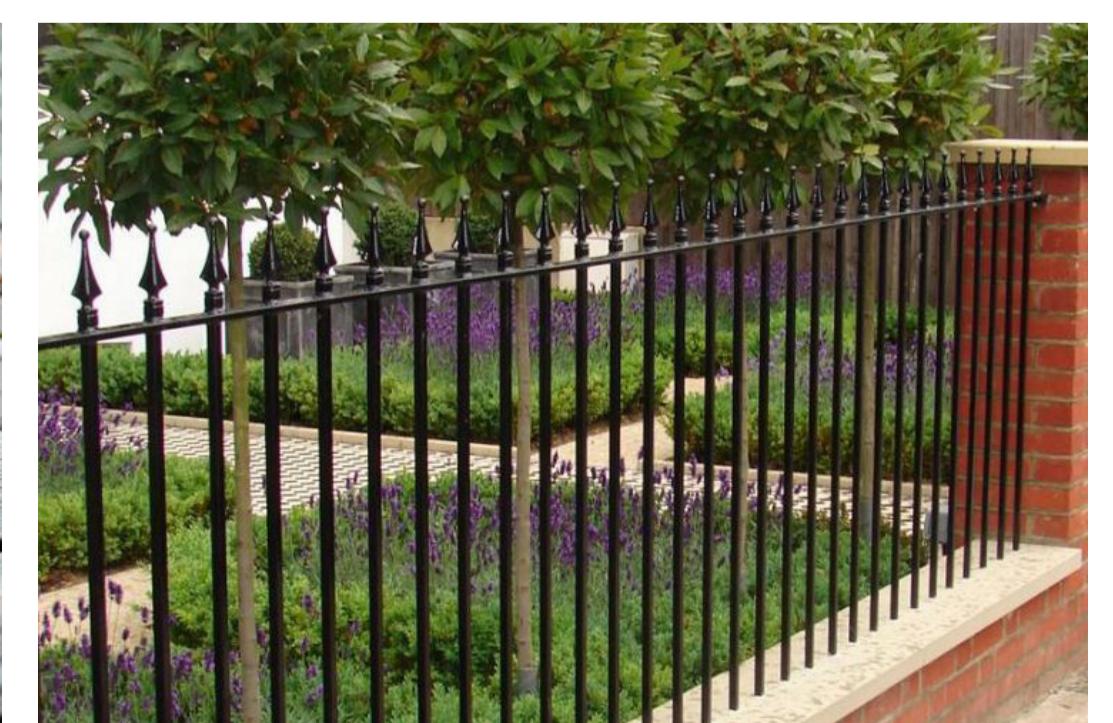
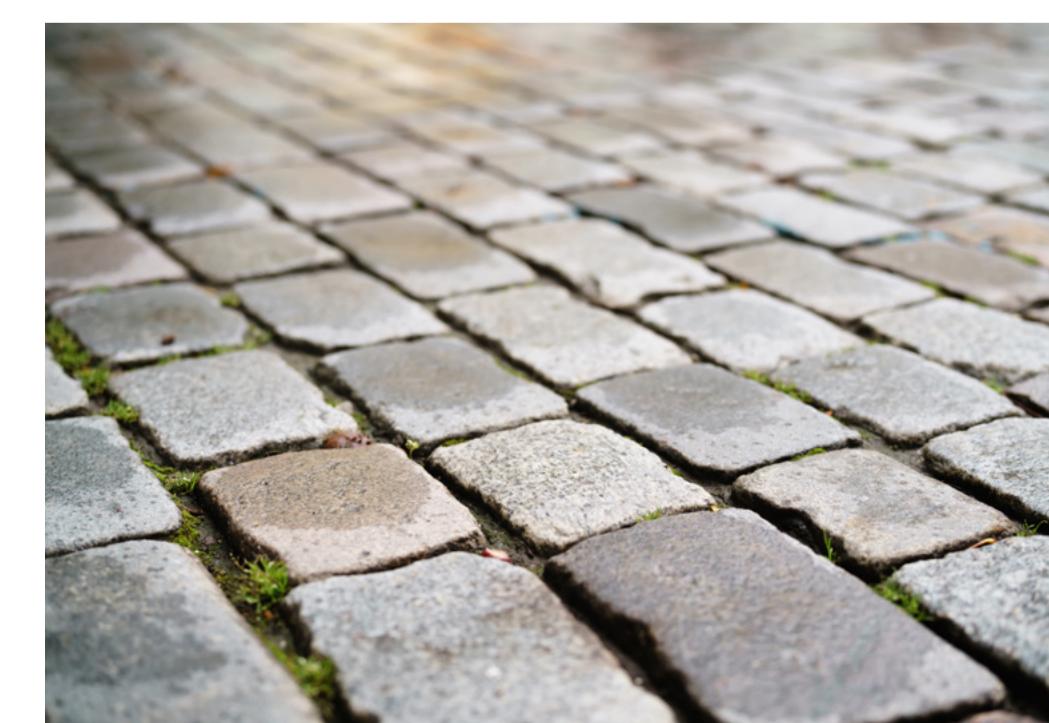
The landscape setting for the development will compliment the local landscape and character of Framlingham, setting the development within the context of its surrounding pastoral landscape and responding to the ancient market town's strong sense of place.

A significant area of play space is proposed to the north east of the development. This is provided in response to requests for additional areas of play made by policy FRAM 9 and FRAM 25.

The development proposes 0.6 hectares of publicly accessible green space within the site which will include a central green, aquatic habitat, native tree planting and species rich grasslands. In response to policy FRAM 10, as part of this pre-submission community consultation we are willing to explore with the community the potential for inclusion of a community growing space should this be considered to be of particular merit.

The landscape design consists of four character areas:

- 1 Play Space
- 2 Central Green
- 3 Wetland Garden
- 4 Courtyards



1 Play Space

A large playable landscape, using natural materials and defined by a new, species-rich hedgerow (1), at the north east of the development is provided in response to requests for additional areas of play made by policy FRAM 9 and FRAM 25. An inclusive, natural playable space, which enables children of all ages and abilities the opportunity to explore, engage, socialise and challenge themselves in a natural setting, with plants and trees set within areas of open grass, extending to 3007 sqm, providing a green backdrop for both active and passive play.

663 sqm of timber play equipment (2) is set within a well designed landscape, incorporating natural elements such as logs and boulders, natural stone, sand, changes in landform and areas of open grass amongst the grassy mounds (3). This community space is open and adaptable to a range of activities, with multiple levels of challenge, requiring consideration and focus to navigate the equipment.



Natural features such as boulders and logs (4) are a multi-functional play element for both active and passive play, providing seating, climbing, jumping, balancing (5) and hiding opportunities, while the grassy mounds offer another dimension to play, a vantage point for games of hide and seek, a starting point for roly-poly, places to sit and chat and opportunities to extend the play equipment, with climbing ropes (6) challenging balance and co-ordination skills.

High energy fun, challenging climbing activities are provided by a range of well placed timber towers and climbing logs (7) with a scramble net (8), offering ways to play based on skill level, strength, and bravery. The logs also offer opportunities for social interactions – a place to sit and chat and watch the world go by.

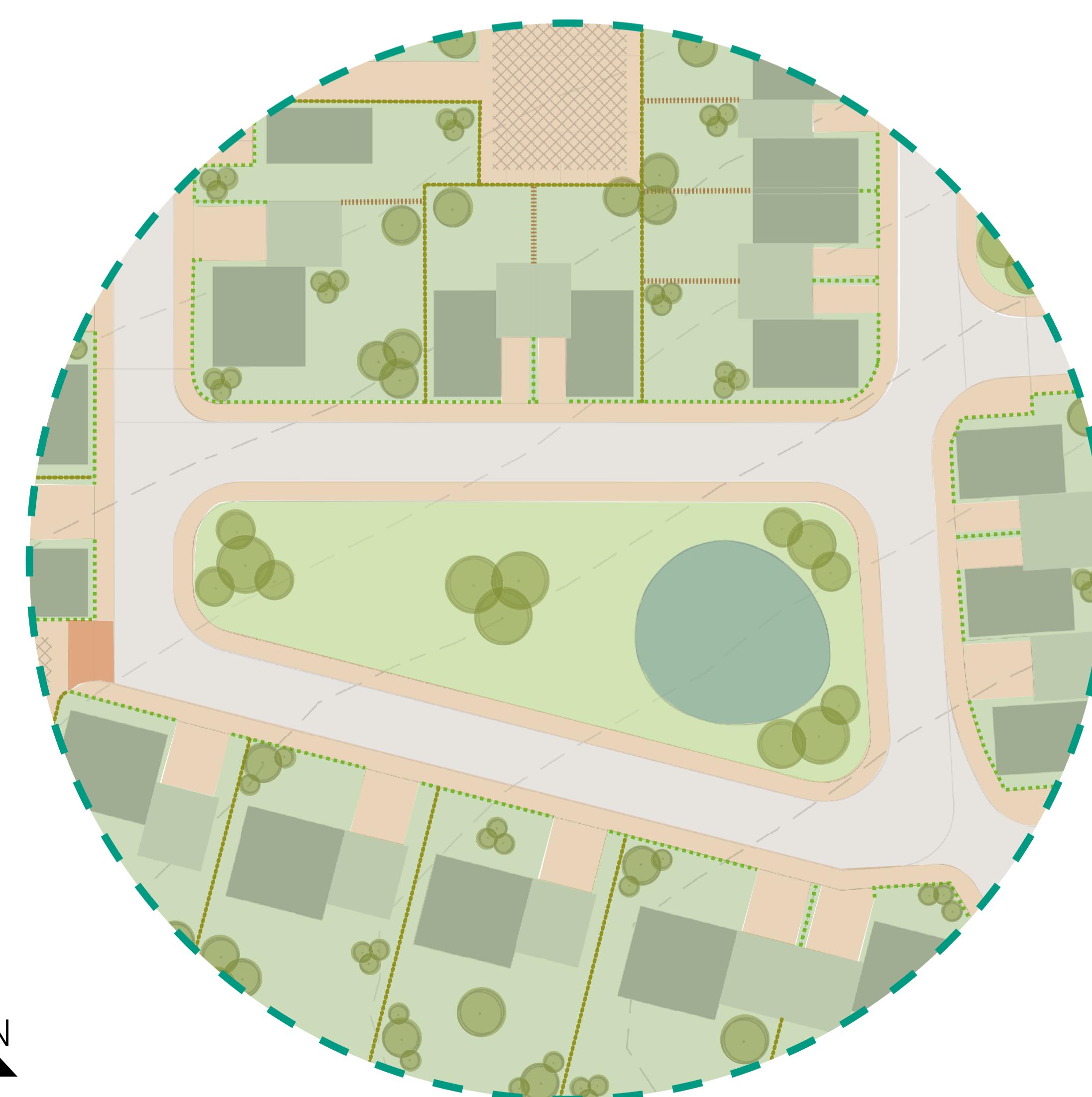
A 374 sqm ball court (9) will offer opportunities for a range of sporting and non-prescriptive play activities for older children.



2 Central Green

At the heart of the development is an area of green and open community space. Planted with native trees, this is a predominantly open, herb-rich grassed space. Mown areas provide informal routes across the green. The green has a wide margin of colourful, herb-rich grass - left unmown - to become a nectar source pollinating insects. A detention basin, planted with emergent aquatic vegetation is located to the south eastern corner of the green, creating a haven for wildlife.

Sensitively located, high-quality benches provide places to sit and opportunities to spend more time outside in the landscape and connect with the community.



3 Wetland Garden

Connecting a new, species-rich hedgerow along the southern boundary of the development with the existing hedgerow to the east is an area of herb-rich, open grassland with new scattered native trees. Maintaining views out across the rural landscape to the south, this communal area would be managed to ensure that biodiversity is at the heart of all maintenance operations and existing habitats are conserved and enhanced, whilst providing a high-quality green space which complements local landscape character.

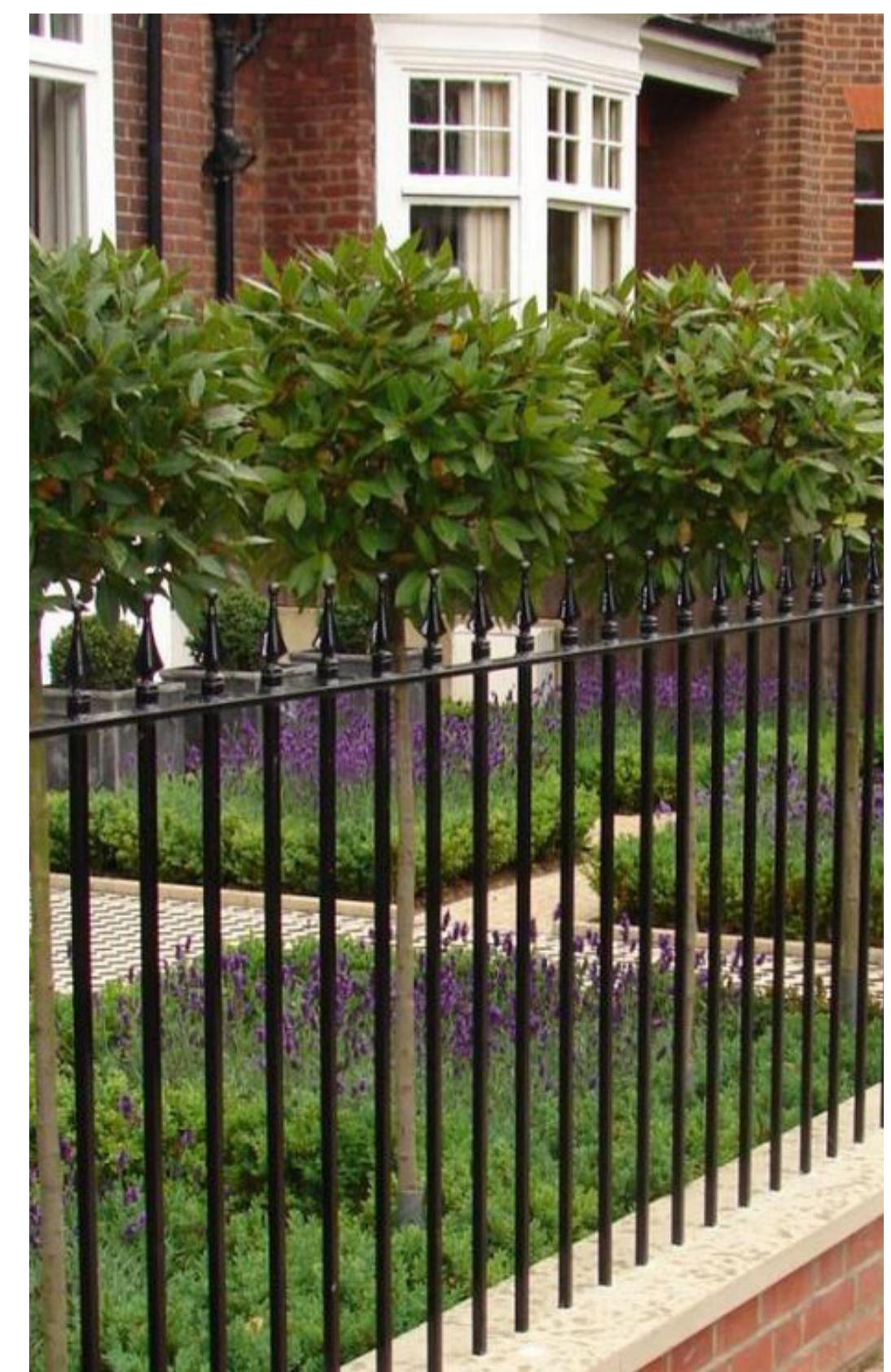
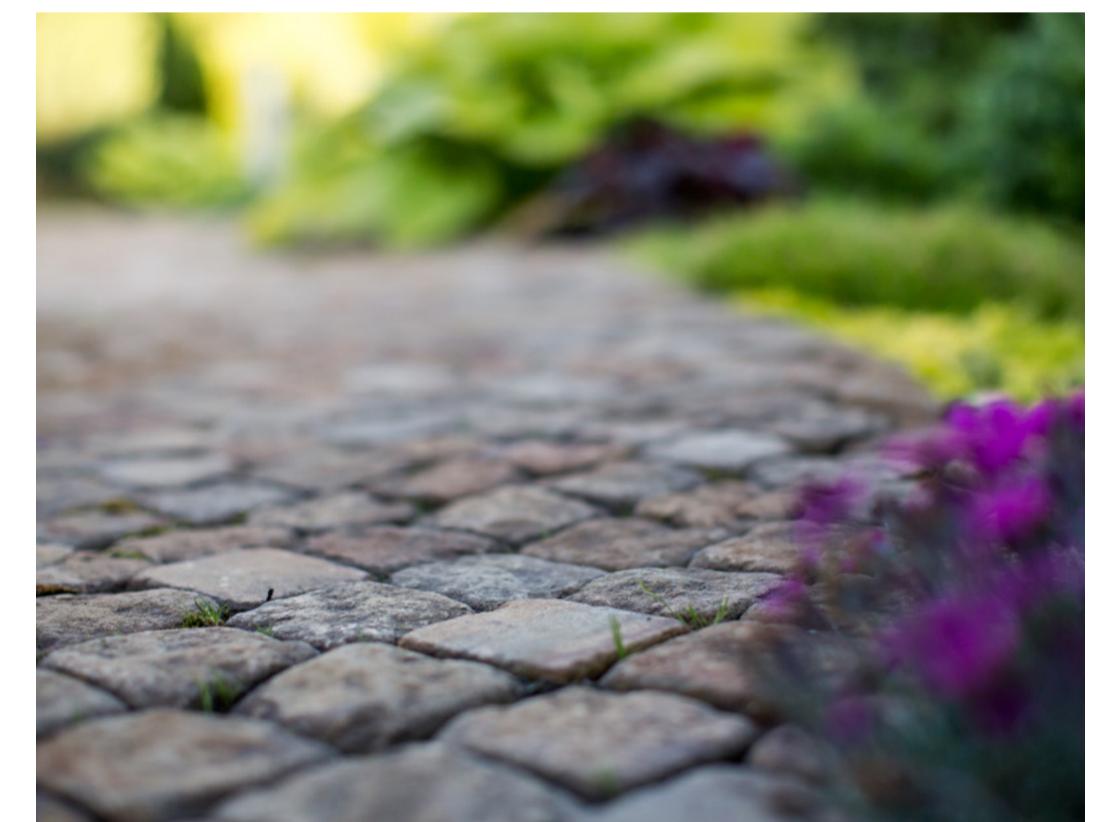
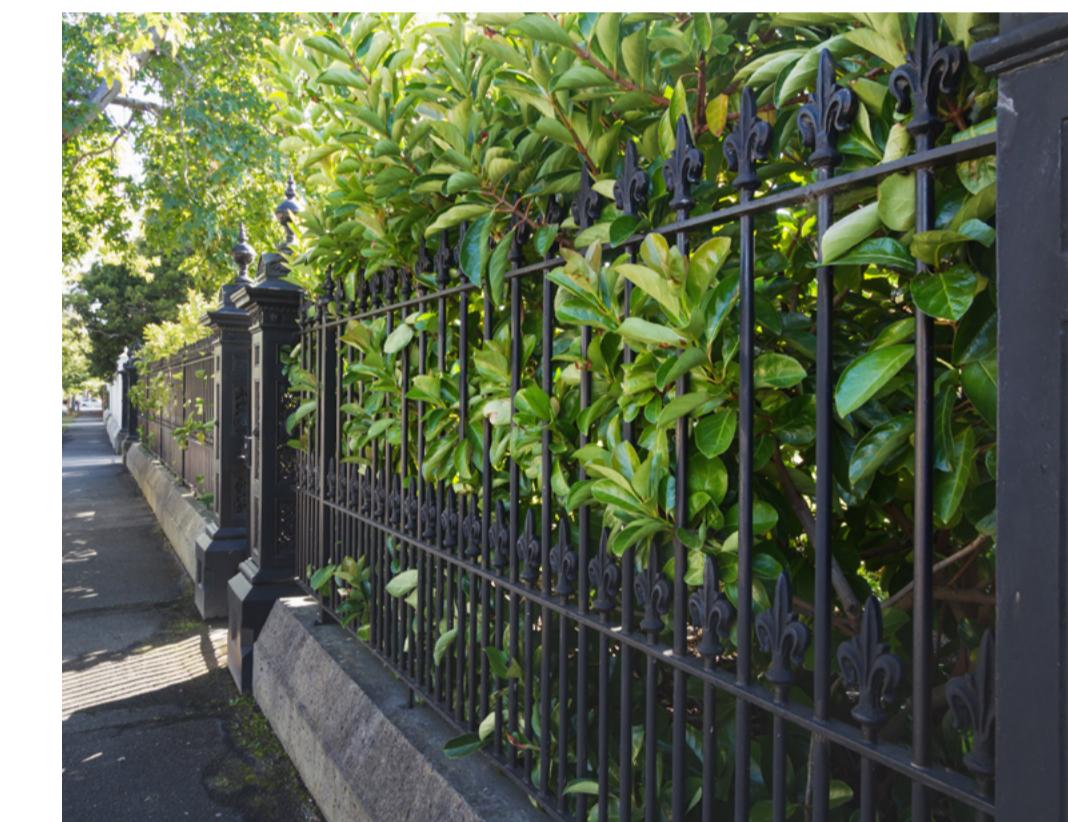
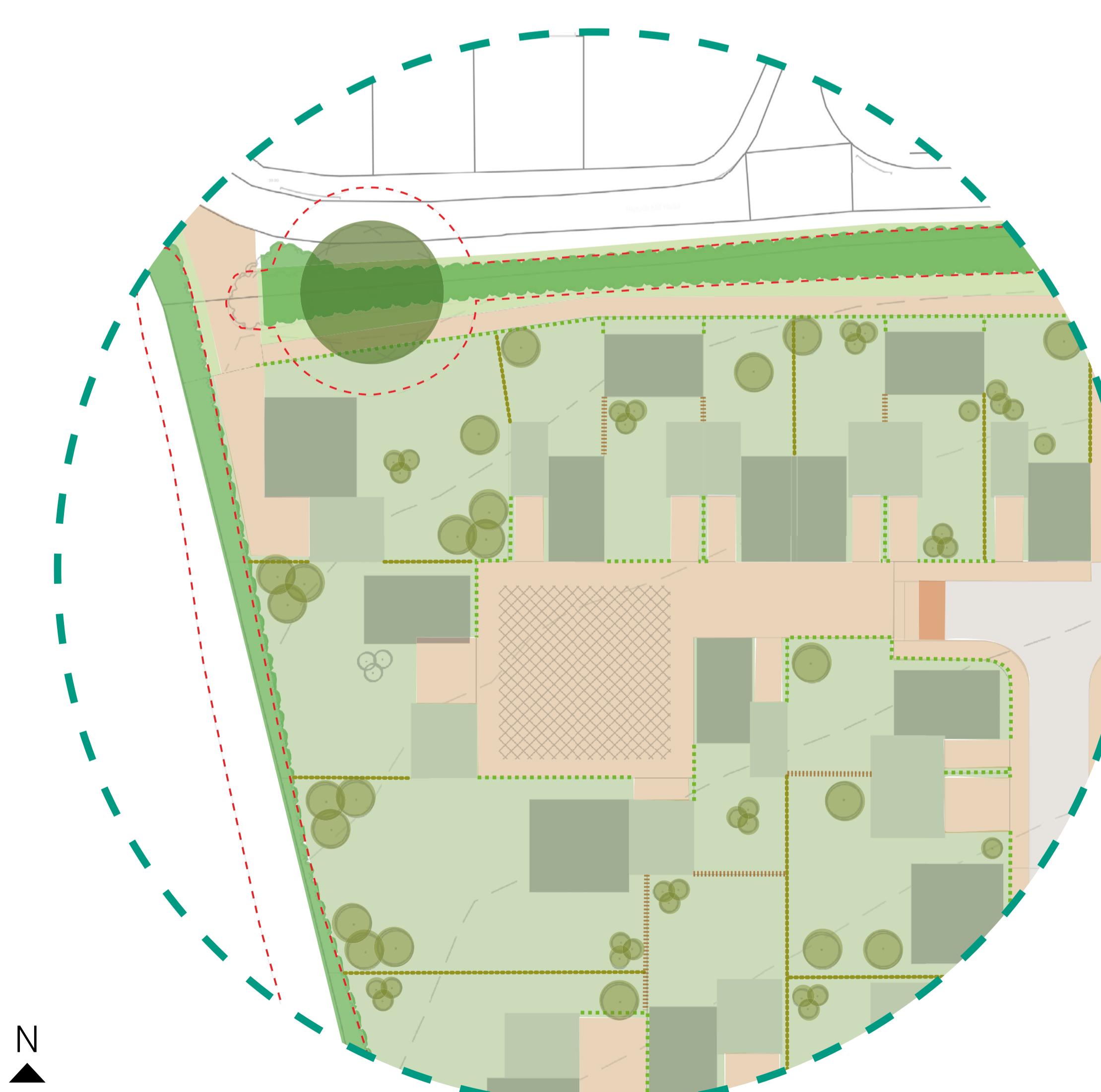
A detention basin helps to counteract future water runoff from the development and is integrated into the landscape to form an attractive feature, with emergent vegetation providing foraging and habitat opportunities for wildlife.



4 Courtyards

Taking inspiration from a palette of materials characteristic of Framlingham, the landscape materials provide a high-quality and elegant setting for the courtyard areas. By using natural stone, granite cobbles, red brick and bound gravels, all surface materials are permeable to ensure runoff water is able to infiltrate the surface and either soak away naturally or move towards one of the many SUDS features across the site.

Front gardens are defined by decorative railings, with a low-level hedge. To ensure the domestic landscape is permeable to wildlife, soft boundaries formed by hedgerows are preferred. Where any wooden fences do occur, they fitted with hedgehog holes.



Sustainability Approach

Because Custom and Self-Builders are not building homes primarily as speculative financial assets to sell or rent, but as things to live in and use, logically they build the best, most sustainable, most healthy, and most affordable homes they can.

We're setting a high benchmark by embedding a "fabric first" approach in developing a low-energy sustainable development. The energy hierarchy of : Be Lean, Be Clean and Be Green is used to inform the design. The design will also meet the requirements as set out by the Building for Life 12 Criteria.

LOW ENERGY USE

Building form and fabric is designed to have very low heating (and cooling) demands.

MICROCLIMATE

Green infrastructure will improve the microclimate through

1. Soft landscaping
2. Encouraging biodiversity
3. SuDs to reduce surface water run off
4. Local rainwater for irrigation

THERMAL COMFORT

Buildings designed to optimise solar gains within comfortable thermal limits ensuring that the building doesn't overheat and occupants are comfortable.

GOOD DAYLIGHT

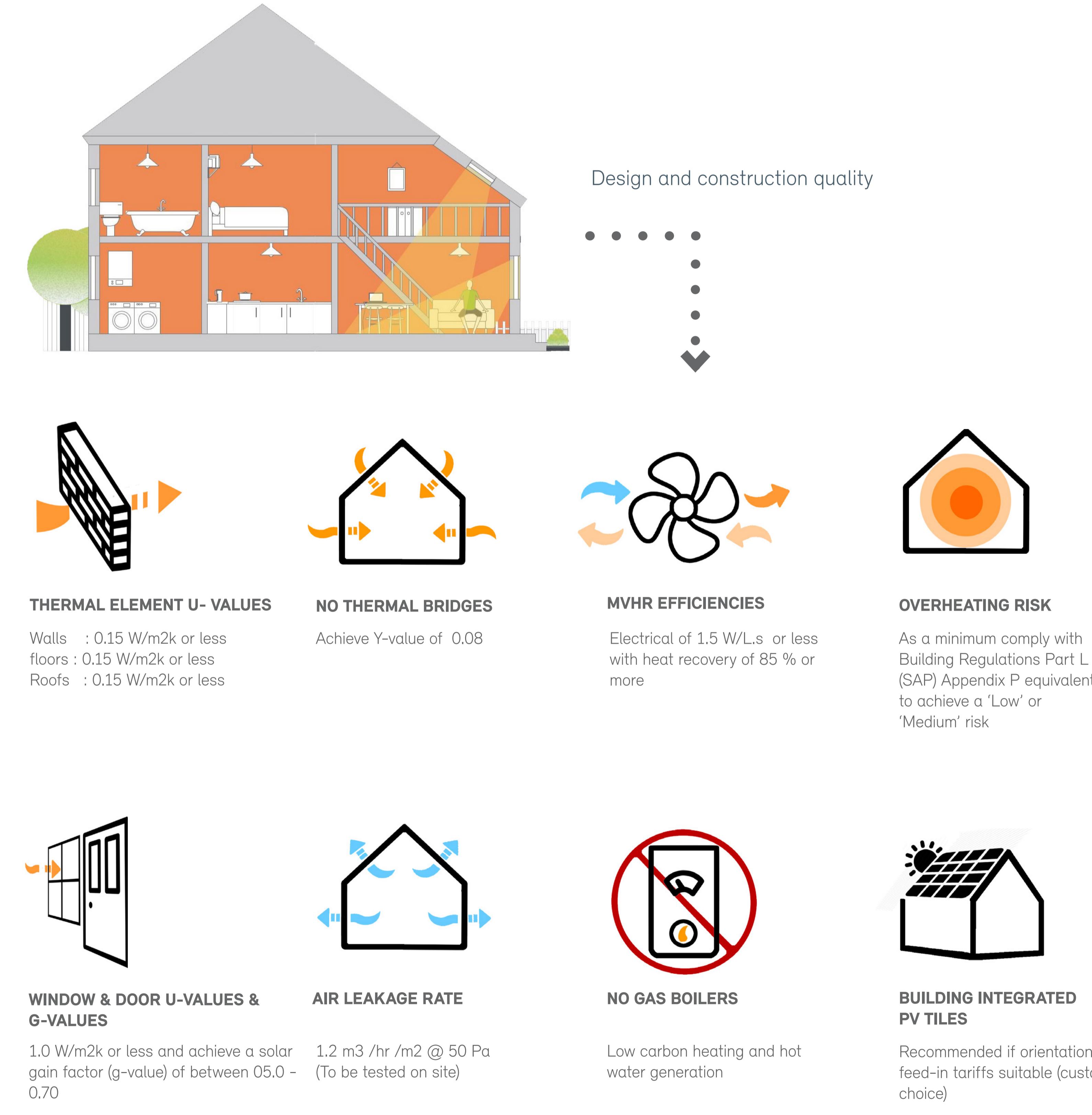
Buildings designed to deliver good levels of daylight and sunlight.

GOOD INDOOR AIR QUALITY

Buildings designed for appropriate ventilation, ensuring the building envelope has low air permeability to reduce infiltration heat losses and minimise external pollution.

ADAPTABLE TO CLIMATE CHANGE

Buildings designed to mitigate the risks of summer overheating and respond to anticipated future climatic conditions with scope for additional shading and increased ventilation. Materials are selected for their durability as well as having lower embodied environmental impact.



Next Steps

Thank you for taking the time to review our proposal. We hope you'll leave some feedback by filling in the online form

<https://forms.gle/vJdBDDQfNW2nA64m8>

or getting in touch via email or phone.

We'll then take time to review your feedback and integrate it in to the design before submitting a planning application to the Council in the coming months.

Once a planning application is submitted, the Council will notify local stakeholders. A copy of the full application will be available to view on the Council's website.

How to get in touch

Please do let us know what you think of our proposals.

You can leave your feedback by:

Going online with your comments.

www.leaperlandpromotion.co.uk/framlingham

If you don't have access to the internet and require a hard copy of this document and the feedback form then please do not hesitate to request one by writing to us at:

Leaper Land Promotion Ltd
Landermere Hall
Thorpe Le Soken
Essex
CO16 0NJ

Or give us a call on: +44 (0)1255 860 541

Thank
you