#### Welcome

Endurance Estates Land Promotion Limited is pleased to welcome you to this public exhibition.

On display today are the emerging proposals for a residential led development at Land South of Union Road, Stowmarket. The site is identified for residential development in the Council's new and emerging Mid Suffolk and Babergh Joint Local Plan to 2036, having also been originally identified as a 'reserve development site' in the Council's Stowmarket Area Action Plan.

The forthcoming planning application will include two development options: 'Option A' for up to 143 new dwellings and 'Option B' for up to 126 dwellings and a Residential Care Home of up to 66 beds.

### The Site

The proposed development site is currently in agricultural use and measures 7.24 hectares (17.89 acres). The site sits to the south of Union Road, to the north of Finborough Road and to the east of Starhouse Lane.

To the east, the site is bounded by the Hopkins Homes development site which is set to deliver 300 dwellings.

The site is well-screened and is bounded by mature vegetation to the east, west and south.



**Aerial Site Location Plan** 



www.endurance-estates.co.uk/consultations/land-at-union-road-stowmarket

**Pegasus** Group

#### Planning Background

In 2013, to facilitate Stowmarket's growth as the main town within the district and to direct development to sustainable locations, Mid Suffolk District Council prepared the Stowmarket Area Action Plan (SAAP). The SAAP identifies the site as a 'Site to be considered for allocation at the first review of the SAAP.'

Mid Suffolk and Babergh District Council is in the process of now preparing a new Joint Local Plan (JLP) for the two districts. The JLP estimates that Mid Suffolk's population will rise by 9,300 people by 2036 and that 10,008 new dwellings are required in the same time period in order to meet local housing needs.

To help meet the housing needs of the district, the Preferred Options JLP Consultation (June to September 2019) paper identifies the site together with the neighbouring Hopkins site as an allocation for approximately 400



#### dwellings via Policy LA036.

#### Proposals Map extract showing the site allocation

#### LA036 - Allocation: Land South of Union Road, Stowmarket

Site Size - 23.3ha

Approximately 400 dwellings (with associated infrastructure)

The development shall be expected to comply with the following

- The relevant policies set out in the Joint Local Plan;
- II. A full assessment of increased discharge on the watercourse, and relevant mitigation;
- III. Contributions, to the satisfaction of the LPA, towards primary school and secondary school;
- IV. Contributions, to the satisfaction of the LPA, towards additional Household Waste;
- V. Contributions, to the satisfaction of the LPA, towards healthcare provision; and
- VI. Footway improvements and the need to consider and mitigate any impact on level crossings will be required

## Site Sustainability

Stowmarket is identified in the new Joint Local Plan as a 'Market Town.' Accordingly, Stowmarket is one of the most sustainable settlements in the district and is a focus for new housing and economic growth. The Site sits on the edge of Stowmarket and has convenient access to public transport



#### links and the town's service provision.





### Site Analysis and Considerations

Our technical site surveys and investigations are nearing completion. The results of this work have informed the proposed schemes and will be reported in full when the planning application is submitted to Mid Suffolk District Council for consideration. The Plan below shows the constraints and opportunities associated with the site which have shaped the layout of the schemes to date.

#### Landscape

The design and layout of the schemes has been shaped by the local landscape and surroundings. The schemes provide a generous provision of public open space which is sited sensitively within the development to work with the sloping topography and complement key views to and from the site. Existing trees and vegetation around the site's perimeter will be retained to ensure that the development benefits from natural screening and any existing wildlife is not adversely impacted. The planning application will be supported by a Landscape and Visual Impact Assessment.



### Ecology

New landscaping and planting within the development will create new habitats with the overall aim being to achieve a net gain in biodiversity. As part of preparing a planning application, ecological surveys are being undertaken to identify the presence (if any) of protected species, to establish any necessary ecological mitigation measures.

### Surface Water Management and Utilities

Surface water runoff from the proposed development will be managed by a Sustainable Drainage System (SuDS).The SuDS will either rely on infiltration of water to the ground or a controlled

#### **Constraints and Opportunities Plan**

discharge to the Rattlesden River. Sufficient space has been allocated within the proposed layout for water management. The system is capable of managing storms up to a 1 in 100 year event inclusive of a 40 % climate change allowance. The forthcoming planning application will be supported by a Flood Risk Assessment which will include detail of the surface water management strategy.

All utilities (electricity, gas, water and telecoms) are in close proximity to the site and a strategy to supply the proposed dwellings will be developed with the service providers.

A network assessment request has been made with Anglian Water and the findings will inform the strategy for discharging and treating wastewater generated by the development.

### Heritage & Archaeology

A programme of archaeological investigation work is currently ongoing. This work will inform the location of any proposed built form if required. In respect of built heritage, such as listed buildings, it is considered following assessment that the development can take place without causing harm to these designated heritage assets.





#### **Proposed Development**

The future planning application will be in outline form, with details of the site access for approval. The application will be for up to 143 new dwellings (Option A) or 126 dwellings and a Residential Care Home of up to 66 beds (Option B). The exact location of buildings, plus the layout, design and appearance will be subject to separate detailed Reserved Matters planning applications at a later date.

### **Option A Proposals**





The emerging site proposals include the following:

- Delivery of up to 143 new dwellings
- Affordable Housing
- Extensive new public open space including new walking routes and an equipped play area
- New landscaping proposals and the retention of existing trees and hedgerow
- A layout which respects the amenity of neighbouring properties
- A vehicular access off Union Road with new pedestrian connections
- Financial contributions towards local infrastructure





#### **Option B Proposals**



The 'Option B' proposals replicate the 'Option A' proposals except for the inclusion of the provision for a new Care Home. The emerging site proposals include the following:

- Delivery of up to 126 new dwellings, including affordable housing
- Delivery of a Care Home of up to 66 beds
- Extensive new public open space including new walking routes and an equipped play area
- New landscaping proposals and the retention of existing trees and hedgerow
- A layout which respects the amenity of neighbouring properties
- A vehicular access off Union Road with new pedestrian connections
- Financial contributions towards local infrastructure

The Council's emerging Joint Local Plan identifies that the district has an ageing population and requires 1,670 care spaces by 2036, this proposal will assist in meeting this identified need.





### **Transport and Connectivity**

The proposed development will give careful consideration to highway capacity, road safety and sustainable transport matters.

- A new T-junction off Union Road, along the site's northern boundary, will provide vehicular access to the site (shown on the plan below). A new footpath along the south side of Union Road, along the site frontage, will be provided to allow a connection to a new footpath which will be delivered by the adjacent Hopkins Homes scheme. The footpath will provide a connection to Starhouse Lane to the west of the site and the Public Rights of Way (PROW) network from this point onwards. The internal footpath within the site will also link to Finborough Road to the south and the Hopkins Homes scheme to the east.
- At the detailed design stage, details of parking provision with be determined. The parking provision will comply with Suffolk County Council standards to ensure cars are not parked on Union Road or



- surrounding streets.
- Any planning application will be supported by a full Transport Assessment and Travel Plan. These documents will assess the capacity of local roads, public transport provision, road safety and the need for any road improvements required to support the delivery of a sustainable highways solution.
- The scheme will provide a new bus stop on Union Road adjacent to the frontage. The site is well located to take advantage of existing bus services. The existing bus stops on Chilton Way, located within 650m of the site access, provide regular services to Stowmarket Train Station (10 Site A minutes), Needham Market (30 minutes) and Ipswich (58 minutes).

#### **Union Road Access Proposals**





#### Site Access Plans



- National Cycle Route 51 runs along Union Road. This forms a continuous route into Stowmarket Town Centre with a mixture of on and off road provision.
- There are a number of PROW routes in the vicinity of the site.





#### Scheme Benefits

- New market and affordable housing to meet local needs at a site identified for development by the District Council.
- The site would make a valuable contribution towards meeting and maintaining the Council's five-year housing land supply position, which has been subject to challenge in the recent past.
- New Care Home to assist in meeting the District's needs for elderly accommodation.
- Extensive public open space for recreation and play to aid social integration and promote healthy living.
- An equipped play area.
- A sensitively designed layout which respects the local landscape and amenity of neighbouring properties.
- New planting and landscaping to enhance the ecological value of the site.





- New footway improvements on Union Road to access the site.
- The Layout also allows for pedestrian connections to Finborough Road.
- Walking routes provided through the site to aid connectivity and opportunities for dog walking and recreation.
- Financial contributions towards local infrastructure, along with the affordable housing provision delivered by the scheme, will be secured by the applicant entering into a legally binding Section 106 agreement with the Council.



#### Indicative Project Timescales

**December 2019** Submission of planning application

**January 2020** MSDC consultation on the application

**Summer 2020** Determination of planning application

**Early 2021** Submission of Reserved Matters applications

Late 2021 Construction of new homes begin

### Feedback

Please take the time to fill in our feedback form and speak to members of the project team who are happy to answer any questions you may have about the proposed development. All of the information on display today can be downloaded from our dedicated website. Feedback forms should be submitted to us by the 27<sup>th</sup> November 2019. You can submit your forms to us today or alternatively contact us by:

Email:

unionroadconsultation@pegasusgroup.co.uk

Website:

www.endurance-estates.co.uk/consultations/ land-at-union-road-stowmarket

#### Post:

Union Road Consultation, Pegasus Group, 4 Pioneer House, Vision Park, Histon, Cambridgeshire, CB24 9NL









www.endurance-estates.co.uk/consultations/land-at-union-road-stowmarket

**Pegasus** Group