

Delivering sustainable development July 2017



Land adjacent to Wetherden Road - 4911/16

Land to the East of Warren Lane - 4909/16

ENDURANCE **ESTATES**
STRATEGIC LAND

The Applications

Endurance Estates Strategic Land has submitted two outline planning applications for residential development in Elmswell:

1. 4911/16 - 11.56 hectares of land adjacent to Wetherden Road to the East of the village and proposed for up to 240 new homes, new community parkland, a play area, new permissive path and planting.

2. 4909/16 - 1.89 hectares of land to the East of Warren Lane to the South of Village and proposed for up to 38 dwellings, a new pedestrian link, public open space and planting.

The new homes will provide a much needed contribution to housing stock and will provide a wider range of choice, encouraging new families into the village and existing ones to remain.

Extensive new community parkland

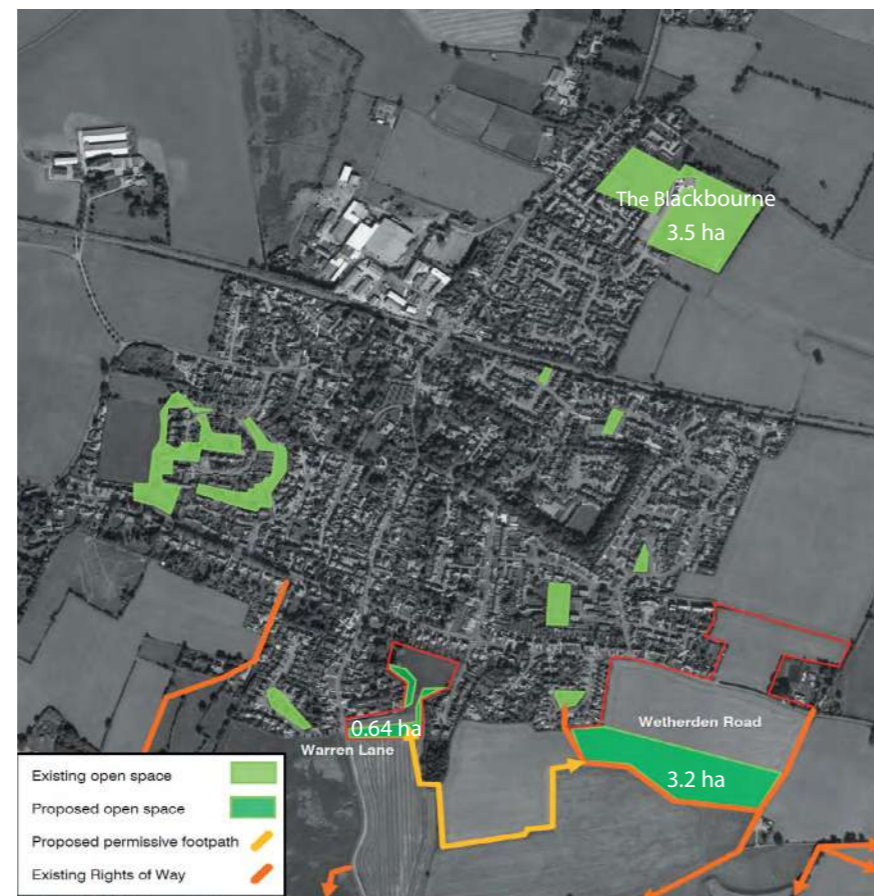
There is currently a significant deficit of public open space in Elmswell. Aside from the recreation space at The Blackbourne (3.5ha) there are no other sizeable areas of green open space accessible for public use in the village.

A new country park of 3.2ha will be delivered as part of the Wetherden Road development. 1.1ha of incidental green space will also be included within the site.

An additional 0.64ha of green open space will be included within the Warren Lane development.

Overall 4.94ha of green open space will be provided which far exceeds MSDC's policy requirements, and will help address the current open space shortfall in the village.

A new permissive path will connect the two developments and link into the existing footpath network. This will provide new routes for walkers and ramblers.



Meeting Identified need

Collectively the applications will deliver up to 278 new homes of a range of sizes, types and tenures. 35% affordable housing will be included on both sites - a total of 97 homes.

Community Infrastructure Levy (CIL)

Both applications are fully CIL compliant and contributions will be spent on MSDC's 123 list including expanding local healthcare and education provision.

CIL will also provide contributions for local community projects including funding that will be given directly to Elmswell Parish Council.

Policy Position

The development of these sites can help meet MSDC's identified but unfulfilled housing need.

Located adjacent to existing residential development these sites provide a unique opportunity for a logical and sustainable extension to the village.

The 2016 Strategic Land Housing Availability Assessment described both sites as "potentially considered suitable for residential development, taking identified constraints into consideration."

Additionally the Core Strategy identifies Elmswell as a key service centre and describes this tier of settlements as "the main focus for development outside of the towns."

The National Planning Policy Framework promotes the delivery of sustainable development, and where there is no up to date Local Plan in place states that planning applications should be determined based on the principles of the NPPF.

Elmswell is a highly sustainable location, with a good level of local service provision in the village and exceptional transport links. It has a train station, bus service and easy access onto the A14.

Endurance Estates Strategic Land can deliver these sites in the immediate future and can help meet local housing need in the short term. Collectively the sites will deliver a total of 278 homes including 35% affordable housing.



Sustainable development

Elmswell is one of the District's two largest villages. It is a highly sustainable location with a good range of facilities and services, as well as a railway station and good bus links. These public transport services provide excellent connections to larger settlements including Bury St Edmunds with a greater range of facilities and employment opportunities.

Development here will ensure new residents have easy access to local services as well as those further afield. As part of any planning consent a range of works will be carried out in relation to traffic and transport, new pedestrian and cycle links will be provided as well as a new permissive path around the sites.

A travel plan information pack will also encourage sustainable travel by new residents living on the development. This will provide information about local bus services, walking, cycling and car sharing. New households could be provided with bus taster tickets and/or a voucher for a local bike shop.

A comprehensive transport and traffic assessment has been undertaken in relation to both of the applications. Suffolk County Council has given both applications a clean bill of health subject to the S106 and conditions. They have no objections with regard to the cumulative impact, the mitigation and safety measures proposed.

Consultation

These planning applications are the product of 12 months of work by an experienced project team and have been rigorously tested through consultation with Statutory and Non - Statutory Consultees, this includes Suffolk County Council.

The applicant also conducted consultation with the local community, including Elmswell and Wetherden Parish Councils.

Wetherden Road Indicative Masterplan

Summary

- 240 homes including 35% affordable (84 homes)
- Majority of the site limited to 2 storeys
- Maximum building height of 2.5 storeys at key locations
- Total area of 11.56ha
- Site split into 2 development parcels : North - 2.82ha, South - 8.74ha
- New access points onto Wetherden Road
- New pedestrian link along Wetherden Road
- Bounded on the West by current urban edge
- 400m to bus stop & 1.2km to station
- 3.2 ha public park

Delivering quality

A mix of garden avenues, primary streets and shared surfaces will create an interesting streetscape and an enjoyable living environment.

Extensive Green Open Space

A 3.2 hectare public park far exceeds the policy requirements for open space on this site. This will help meet a locally identified deficit in accessible green space and create new wildlife habitats. There will also be natural areas for play that will benefit existing and new residents alike. Where possible existing trees will be retained and enhanced along with new planting throughout the development.

New Permissive Path connecting to Warren Lane



New Gateway

A landscape dominated gateway off Wetherden Road, including a swale running in parallel will create a sense of arrival in the village.

Attenuation

The Surface Water Management Strategy will ensure that the developments do not experience or cause flooding.

Enhanced connectivity

The existing Public Rights of Way around the sites will be maintained and a new permissive path will be provided, which will link to existing rights of way and the Warren Lane development.

Warren Lane Indicative Masterplan

Summary

- 38 new homes including 35% affordable (13 homes)
- Average housing density of 30 dwellings per hectare
- Majority of the site limited to 2 storeys
- Maximum building height of 2.5 storeys at key locations to provide distinctiveness in the street scene.
- Total area of 1.89ha
- New access onto Warren Lane
- 0.64ha of green open space
- New footpath connection through the site
- Surrounded on three sides by existing development
- 400m to bus stop on Cross Street and New Road

Walking connections

A new permissive path will create new walking connections

Warren Lane enhancements

Improvements will be made to Warren Lane, including providing additional passing places.

Green buffer

New planting along the northern edge of the site will create a new buffer zone, screening existing residential development from new properties.

Green space provision

Significant green space will be provided throughout the development and will ease the transition to the open countryside to the South. Where possible existing trees and hedgerows will be maintained and supplemented with additional planting to enhance biodiversity and attract new wildlife.

Permissive path

A new permissive path to the South of the site will provide a new walking route and connect into the permissive path from the Wetherden Road site.



Traffic - Wetherden Road

Wetherden Road will generate just over 2 vehicle movements per minute in the AM and PM peak. During the remainder of the day the number of traffic movements will be significantly less.

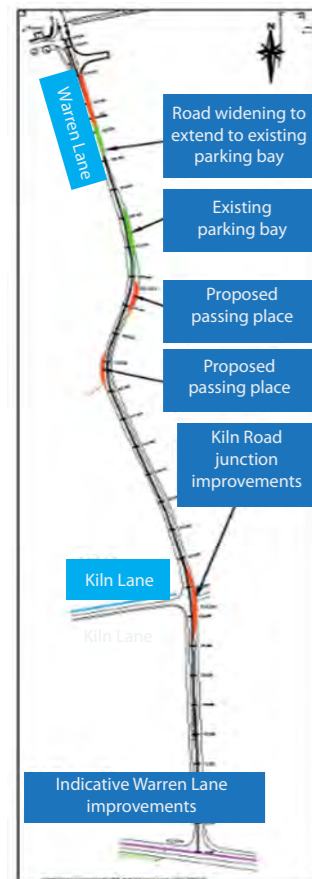
The majority (64%) of traffic will exit onto Wetherden Road and travel West towards the A14. The remaining 36% will travel East to the A14. Due to the location of the site, very little traffic generated by the development will use the railway crossing to enter/exit the village. Therefore the impact on the railway crossing is minimal.

Traffic - Warren Lane

The Warren Lane development will generate approximately 1 vehicle movement every 2 minutes in the AM and PM peak.

The majority (68% - which equates to just 13 vehicles) will exit onto Warren Lane and travel North to join and then exit the village via Wetherden Road / Church Road.

32% of the traffic (6 vehicles) will exit onto Warren Lane and travel South along the lane.



Connectivity

Both sites are within 400m of the bus stop and a 15 minute walk to the train station. Elmswell Primary School is also within a 10 minute walk. The remainder of services in the village including the post office, church, pub and shops are within easy walking distance of both sites.

Additionally the developments will bring :

- a unique opportunity to create a new gateway into the village from the East.

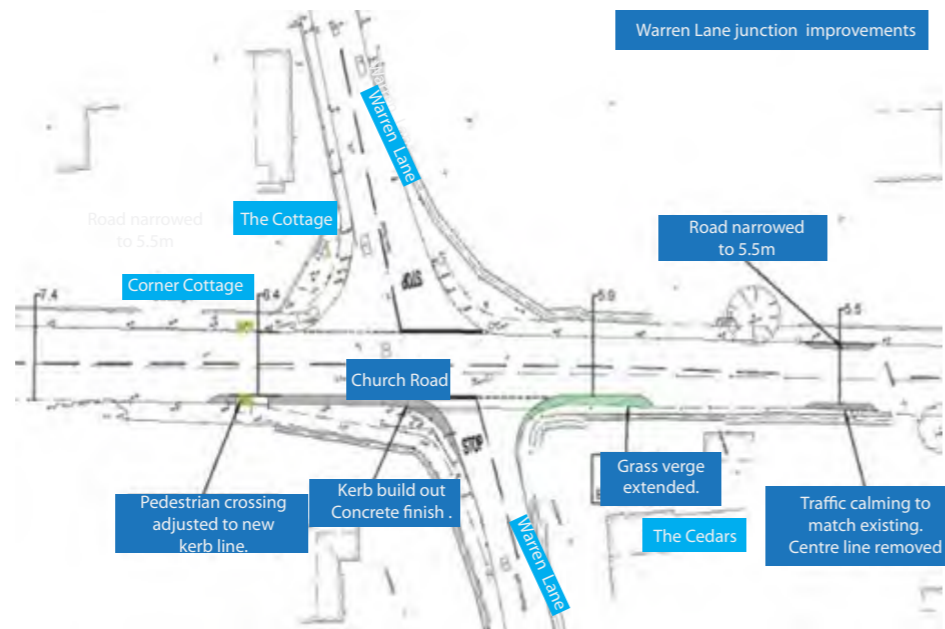
- an extension of the 30mph speed limit along Wetherden Road to the edge of the new residential area.

- the provision of a new pedestrian path along Wetherden Road, connecting to existing public right of way and linking in to new pedestrian crossing points over the road, and new permissive path from Warren Lane.

- creation of two new pedestrian crossings with traffic islands, dropped kerbs and tactile paving.

- additional passing places to be provided along Warren Lane between the site access and Kiln Lane.

- a junction improvement at the Warren Lane crossroads to improve visibility from the Warren Lane arm of the junction and reduce vehicle speeds on the Cross Street and Church Road approaches.



Community Benefits

The developments will deliver an extensive range of community benefits which can only be delivered by scheme of this nature including:

- Much needed high quality new market and affordable homes delivered in the short term, which will help meet identified housing need. An increase in the range of housing available will provide new opportunities for existing residents to up or downsize, including those looking for their first family home.
- Deliver a policy compliant level of affordable housing (97 homes)
- Extensive areas of new publicly accessible open space (total 4.9 ha), including extensive community parkland of 3.2 ha that can be enjoyed by all residents of Elmswell.
- Improvements to walking and cycling routes to enhance connectivity around the village including a new pedestrian footpath link along Wetherden Road.
- New linked permissive path, creating new routes for walkers and ramblers
- New children's play facilities.
- Detailed Travel Plans to encourage sustainable travel including vouchers, incentives, a travel pack, and travel plan monitoring.
- CIL contributions to expand local healthcare and education provision
- Funding for local community projects through the Community Infrastructure Levy, including funding to be given directly to the Parish Council.
- Combined the proposals could generate circa £2.2 million from the New Homes Bonus scheme which will be split 80% to MSDC and 20% to SCC.
- The two sites are expected to generate circa £460,000 in Council Tax and Parish precept. (£435,117 in Council tax and £22,740 in Parish Precept.)

