

Design and Access Statement Eye Airfield, Castleton Way, Eye Phase 2

December 2023



Contents

1.0	Introduction.....	2
2.0	Context and Masterplan.....	4
3.0	Design Principles and Policy.....	7
4.0	Engagement and Evolution.....	23
5.0	Proposals.....	27
6.0	Summary.....	44

1.0 Introduction



1.1 This design and access statement has been prepared by Persimmon Homes, to accompany the Reserved Matters Planning Application for Phase 2 of residential development at Eye Airfield, Castleton Way, Eye following outline approval 3563/15.

1.2 Outline planning application 3563/15 for up to 280 dwellings, a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery, re-location of existing farm buildings to the west of Parcel 15 and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove), pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks (Mid Suffolk District Council reference: 3563/15), was submitted by Persimmon Homes in October 2015 to Mid Suffolk District Council and was approved subject to conditions in March 2018.

1.3 Design principles for the outline application were set out in the Development Brief and Indicative Masterplan which are subject to a policy in the Neighbourhood Plan stating that development will be in accordance with these documents (Policy Eye 4).

1.4 A Reserved Matters Planning Application for Phase 1 was submitted in February 2021 to Mid Suffolk District Council and was approved in March 2022. This was for approval of appearance, landscaping, layout and scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure. The Phase 1 development is currently in build.

1.5 This statement will summarise the proposal and demonstrate compliance with the outline planning permission and relevant planning policy. This is achieved within the following sections:

- 1: Introduction** – sets out the purpose of the document
- 2: Context and Masterplan** – an overview of the site history and consented Indicative Masterplan
- 3: Design Principles and Policy** – a summary of design principles taken from government policy
- 4: Engagement and Evolution** – a summary of meetings held with the local authority and Town Council at the pre-application stage and the evolution of the scheme based on these discussions
- 5: Proposals** – a presentation of the key design proposals, including use and amount, appearance, scale, landscaping, sustainability
- 6: Summary and Conclusion** – summarises the discussions put forward in the statement.



Dwellings at Site Entrance to Phase 1 – October 2023

2.0 Context and Masterplan





- KEY**
- SITE BOUNDARY
 - RESIDENTIAL - 280 DWELLINGS
 - CARE HOME - 60 BED
 - MAJOR POINT OF VEHICULAR ACCESS
 - MINOR POINT OF VEHICULAR ACCESS FOR CARE HOME AND 15 RESIDENTIAL PROPERTIES ONLY
 - PEDESTRIAN/EMERGENCY ACCESS ONLY
 - POTENTIAL PEDESTRIAN/CYCLE LINKS
 - EXISTING PUBLIC FOOTPATHS
 - POTENTIAL DIVERSION OF PUBLIC FOOTPATH
 - POTENTIAL CHILDREN'S PLAY AREA
 - OPEN SPACE
 - PROPOSED TREE BELT
 - EXISTING TREES AND HEDGEROWS RETAINED
 - BUFFER TO EXISTING PROPERTIES - MINIMUM 18m 'BUILT FORM SETBACK'
 - POTENTIAL ATTENUATION PONDS

REVISED INDICATIVE MASTERPLAN

2.1 Outline Indicative Masterplan

The design principles for the outline scheme were set out in the Indicative Masterplan.

The proposal and indicative masterplan incorporated the following:

- Primary vehicular access from Castleton Way on the western edge of the development
- Pedestrian, cycle and emergency access off Victoria Hill on the eastern side of the development
- Pedestrian links to the existing Public Right of Way network
- Up to 280 dwellings
- A 60-bed residential care home
- A landscape led approach to the scheme with significant open space provision
- Sustainable Drainage Systems

2.2 265 of the dwellings are to be delivered by Persimmon Homes, with the landowner retaining Parcel 15 to deliver 15 homes and a 60-bed care home.

2.3 Reserved Matters Approval

Reserved Matters approval was obtained under DC/21/00609 for 138 of the 265 dwellings. This application for the remaining 127 dwellings will carry themes through from the phase 1 scheme. Elevational treatments, character areas, housing mix, densities will all reflect the precedents set in the first phase to create a well-connected and attractive scheme.



Drone images of build progress at Phase 1 – October 2023

3.0 Design Principles and Policy

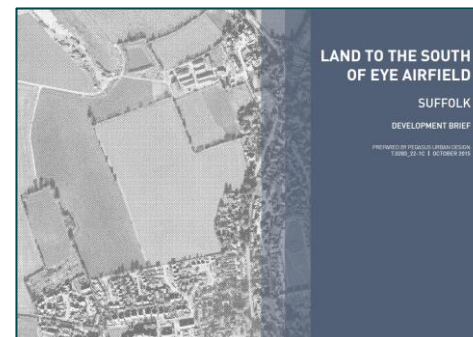
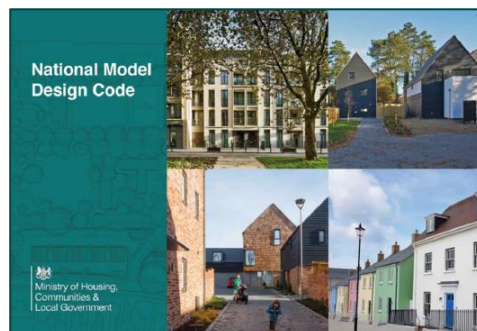
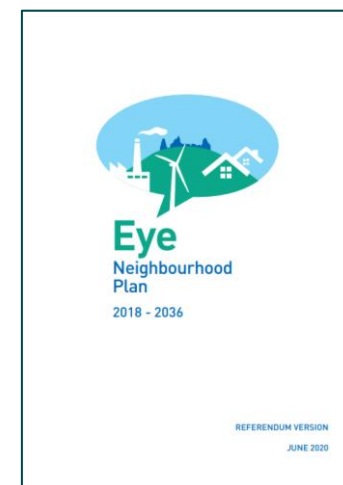
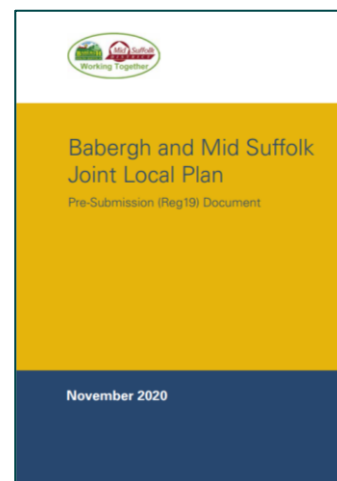
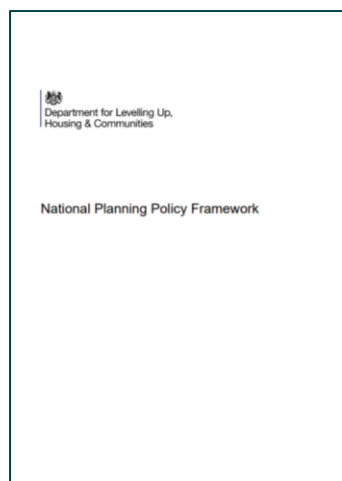


3.0 Design Principles and Policy

3.1 National and Local Policies

The development proposals have been prepared with relevant national and local policies in mind listed below:

- National Planning Policy Framework (NPPF) (2023)
- National Planning Practice Guidance (NPPG) (2023)
- National Design Guide (NDG) (2021)
- Building for a Healthy Life (2020)
- National Model Design Code (2021)
- Babergh and Mid Suffolk Joint Local Plan (JLP)
- Eye Neighbourhood Plan (2020)
- Eye Airfield Development Brief (2015) and Addendum (2016)



3.2 National Planning Policy Framework (September 2023)

3.2.1 The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

A key objective of the planning system is to contribute to the achievement of sustainable development. The NPPF highlights three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

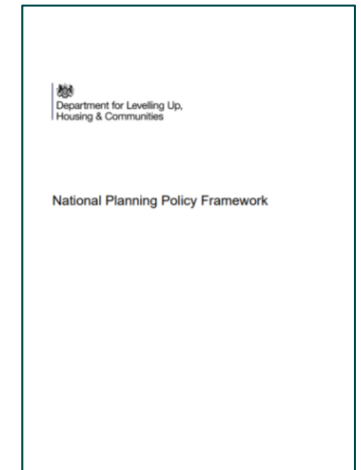
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.2.2 It is stated that there is a presumption in favour of sustainable development, as set out above in the overarching objectives and Paragraph 11.

For plan-making this means that:

- all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
-
- strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
- the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

(Para 11, NPPF 2023)



3.2 National Planning Policy Framework (September 2023)

3.2.3 The government places a high emphasis on design and the NPPF defines what is expected of well-designed places. Section 12 of the NPPF provides detailed advice on how policies and decision-making processes should support the inclusion of good design. Paragraph 126 sets out the contribution that good design makes to sustainable development:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. (Para. 126, NPPF 2023)

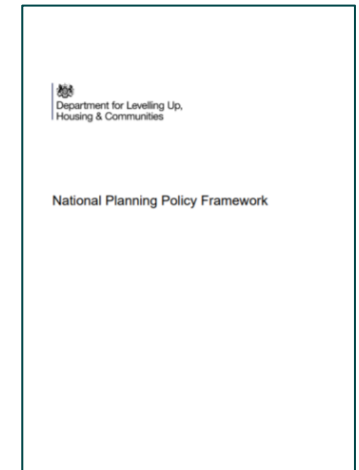
3.2.4 Paragraph 130 states that with regard to design, planning policy and decision making should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. (Para. 130, NPPF 2023)*

3.2.5 Paragraph 134 sets out a test to ensure that new developments are well-designed and 'beautiful':

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

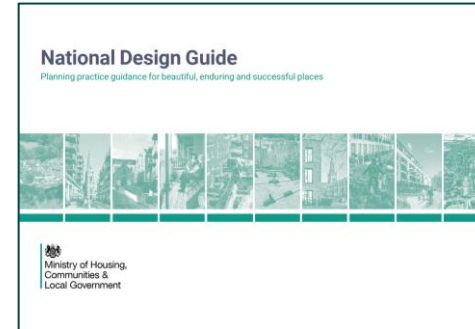
- (a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or*
- (b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*



3.3 National Design Guide (NDG) (2021)

3.3.1 The National Design Guide further emphasises design process as a way to ensure the delivery of quality places:

In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place. Good design considers how a development proposal can make a contribution towards all of them. This applies to proposals of all sizes, including small scale incremental changes (such as highway works), new buildings, infill developments, major developments and larger scale developments such as urban extensions, new neighbourhoods, new settlements and infrastructure. (Para. 13, NDG 2023)



3.4 Building for a Healthy Life (2020)

3.4.1 The Building for a Healthy Life Design Toolkit is based on 12 considerations under 3 categories to guide designers of new developments in the qualities of creating successful places and how these can be best applied to the individual characteristics of a site and its wider context.

14 INTEGRATED NEIGHBOURHOODS	38 DISTINCTIVE PLACES	62 STREETS FOR ALL
Natural connections	Making the most of what's there	Healthy streets
Walking, cycling and public transport	A memorable character	Cycle and car parking
Facilities and services	Well defined streets and spaces	Green and blue infrastructure
Homes for everyone	Easy to find your way around	Back of pavement, front of home



3.4.2 The proposals for this development follow the principles of Building for a Healthy Life:

Integrated Neighbourhoods:

An emphasis has been placed on sustainable modes of transport, with attractive green links proposed within the site and connecting to phase 1, and to the east of the site into the town centre, making walking and cycling an easy option for new residents of the scheme. A tenure blind approach has been taken, with character areas marking the distinctions in elevational styles.

Distinctive Places:

The design of the scheme draws upon the features of building in existing Eye, taking care to reflect local distinctiveness, while ensuring that the homes meet 21st century demands. The loose urban grain of development and open space led approach along with the enhanced design features will make the site an inviting and memorable location for those residing there and those taking advantage of the open space and connectivity with Eye.

Streets for All:

The scheme has been designed with all modes of transport in mind, ample car parking in differing positions in different locations of the scheme so as not to create a car dominated atmosphere. Green infrastructure lies at the heart of the development with greenspace at the focus.



3.5 A Well-Designed Place (National Model Design Code, 2021)

Persimmon Homes Suffolk seeks to align with the national and local design requirements whilst responding to the site to create a well-designed place. The National Model Design Code sets out 10 Characteristics of a Well-Designed Place;

Context

Phase 2 proposals will ensure that all opportunities, constraints and local contexts are considered throughout the design process.

Identity

The identity of Phase 2 will be a continuation of Phase 1 to in terms of design, density and a landscape-led approach.

Built Form

The design of Phase 2, like that of Phase 1, will be created whilst thinking in 3D and how collections of buildings, streets and spaces work cohesively together to create an attractive, greenspace-led scheme.

Movement

The whole of the development has been designed to prioritise sustainable travel with a hierarchy of well-considered routes that are easy to move around.

Nature

The natural environment has been embraced in Phase 2, as in Phase 1, to help create a place for health and wellbeing.

Public Spaces

High quality public open spaces will be provided in various forms in Phase 2 to help with the wellbeing of residents and other users.

Use

A sustainable mix of housing and uses has been considered for the whole development.

Homes and Buildings

High quality homes will be delivered alongside amenity space to create a sustainable development that supports the lifestyles of residents, enables adaptation and promotes health and wellbeing.

Resources

Sustainability will sit at the heart of our design.

Lifespan

Phase 1 and 2 will create a place with a legacy, integrating well with the existing community.



3.6 Babergh and Mid Suffolk Joint Local Plan (JLP) (November 2023)

3.6.1 Work on the JLP commenced in 2016. At the examination, the Inspector split the Local Plan into two parts. The Part 1 Plan sets out the vision and objectives for development in Babergh and Mid Suffolk. It contains a set of strategic and local policies to guide development in the period to 2037. Part 2 which is anticipated to be adopted in 2026, will deal with matters such as site allocations, settlement hierarchies and boundaries. Part 1 of the JLP was adopted by Mid Suffolk District Council and Babergh District Council on 20 November and 21 November 2023, respectively.

3.6.2 The proposals for phase 2 have taken the newly adopted JLP policies into account and the relevant policies are summarised below:

3.6.3 Policy SP01 – Housing Needs

1. *Across the plan area the mix, type and size of the new housing development will be expected to reflect established needs in the most relevant district needs assessment, or any local housing needs surveys where relevant.*

Babergh:

2. *The Joint Local Plan will seek to deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) within the Babergh district over the plan period (2018 – 2037).*

Mid Suffolk:

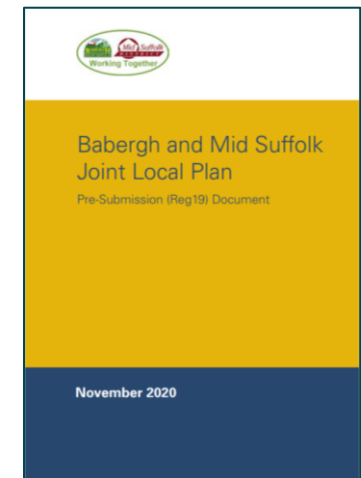
3. *The Joint Local Plan will seek to deliver a minimum of 10,165 net additional dwellings (535 dwellings per annum) within the Mid Suffolk district over the plan period (2018 – 2037).*

3.6.4 For this site, regular meetings have been held with Eye Town council, who do have an adopted Neighbourhood Plan and an up-to-date Housing Needs Assessment, however it was necessary to reach a compromise as it was not possible for the site to be viable and to meet the requirements of the Housing Needs Assessment. This has been discussed at length with Eye Town Council who are happy with this approach.

3.6.5 Policy SP02 – Affordable Housing

1. *A contribution of 35% affordable housing will be required on sites of ten or more dwellings or 0.5ha or more.*
2. *Proposals which provide a greater amount of affordable housing than that set out above will also be permitted, subject to the relevant Plan and Neighbourhood Plan policies.*
3. *The Plan will assist to deliver 2,096 affordable dwellings in Babergh and 2,428 affordable dwellings in Mid Suffolk up to 2037.*
4. *Proposals for new affordable housing will be expected to have regard to the mix and type of housing needs identified in the most relevant district needs assessment evidence supported by the Council. In exceptional circumstances, where it is evidenced and justified, and the Council is satisfied that the provision of affordable housing is not viable, the Council may agree to vary the requirement for affordable housing. An agreed viability assessment format will be required to demonstrate this.*

3.6.6 20% affordable housing will be provided in accordance with the Section 106 Agreement dated 26 March 2018.



3.6 Babergh and Mid Suffolk Joint Local Plan (JLP) (November 2023)

3.6.7 Policy SP09 – Enhancement and Management of the Environment

1. The Council will require development to support the enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape; biodiversity, geodiversity and the historic environment and historic landscapes through detailed development management policies set out in the Plan, including environmental protection measures, such as biodiversity net gain and sustainable urban drainage systems.

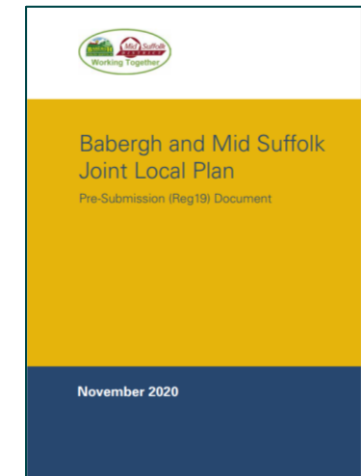
Cross-boundary mitigation of effects on Protected Habitats Sites

2. Development that creates new dwelling(s) within the identified Protected Habitats Sites Mitigation Zone will be required to make appropriate contributions through legal agreements towards management projects and/or monitoring of visitor pressure and urban effects on Habitats Sites and be compliant with the HRA Recreational disturbance and Avoidance Mitigation Strategy. Development will otherwise need to submit separate evidence of compliance with the Habitats Regulations Assessment regarding predicted impacts upon relevant designated sites.
3. All development proposals will be required to support and contribute to the Councils' project to maintain, enhance and protect biodiversity net gain, the networks of habitats and green infrastructure.

3.6.8 The development is centred around green infrastructure, with open spaces being the focal points for dwellings looking out onto green spaces and walking links. The landscaping will be designed to incorporate at least 10% Biodiversity Net Gain in accordance with National and Local policy.



Phase 1 Street Scene – Eye Gateway

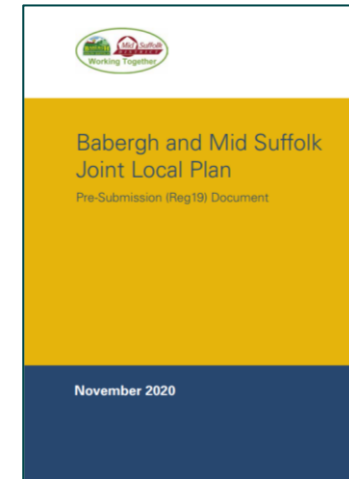


3.6 Babergh and Mid Suffolk Joint Local Plan (JLP) (November 2023)

3.6.9 Policy LP16 – Biodiversity and Geodiversity

- 1) All development must follow the biodiversity mitigation hierarchy.
- 2) Development must:
 - a) Protect designated and, where known, potentially designated sites. Proposed development which is likely to have an adverse impact upon designated and potentially designated sites, or that will result in the loss or deterioration of irreplaceable biodiversity or geological features or habitats (such as ancient woodland and veteran/ancient trees) will not be supported;
 - b) Protect and improve sites of geological value and in particular geological sites of international, national and local significance;
 - c) Conserve, restore and contribute to the enhancement of biodiversity and geological conservation interests including Priority habitats and species. Enhancement for biodiversity should be commensurate with the scale of development;
 - d) Where possible plan positively for the creation, protection, enhancement and management of local networks of biodiversity with wildlife corridors that connect areas. This could include links to existing green infrastructure networks and areas identified by local partnerships for habitat restoration or creation so that these ecological networks will be more resilient to current and future pressures;
 - e) Identify and pursue opportunities for securing measurable net gains, equivalent of a minimum 10% increase, for biodiversity. The Councils will seek appropriate resources from developers for monitoring of biodiversity net gain from developments. Where biodiversity assets cannot be retained or enhanced on site, the Councils will support the delivery of net gain in biodiversity off-site; and
 - f) Apply measures to assist with the recovery of species listed in S41 of the NERC Act 2006.
- 3) Development which would have an adverse impact on species protected by legislation, or subsequent legislation, will not be permitted unless there is no alternative and the LPA is satisfied that suitable measures have been taken to:
 - a) Reduce disturbance to a minimum;
 - b) Maintain the population identified on site; and
 - c) Provide adequate alternative habitats to sustain at least the current levels of population.
- 4) Where appropriate, the LPA will use planning obligations and/or planning conditions to achieve appropriate mitigation and/or compensatory measures and to ensure that any potential harm is kept to a minimum.

3.6.10 At least 10% Biodiversity Net Gain will be provided as part of the landscaping scheme, in accordance with National and Local policy.



3.0 Design Principles and Policy

3.6 Babergh and Mid Suffolk Joint Local Plan (JLP) (November 2023)

3.6.11 Policy LP23 – Sustainable Construction and Design

1. All new development is required to minimise its dependence on fossil fuels and to make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use.

2. All new residential development is required to:

- Achieve reductions in CO₂ emissions for the Target Emissions Rate of new dwellings and new buildings as set out in the 2021 Edition of 2010 Building Regulations (Part L) or any subsequent more recent legislation which would lead to a greater reduction in CO₂ emissions, where practicable;
- Meet the higher water efficiency standards of 110 litres per person per day, as set out in Building Regulations Part G2 (or any subsequent more recent legislation);
- Demonstrate climate change adaptation and mitigation measures by adopting effective design principles (including shading, landscaping, site layout and building orientation);
- Be designed to minimise the energy demand of the building through maximising natural sunlight and ventilation, effectively utilising solar gain and to help buildings respond to winter and summer temperatures and incorporating flood mitigation measures;
- Provide energy efficiency measures with a proactive approach to improving on the minimum standards specified in the Building Regulations where possible;

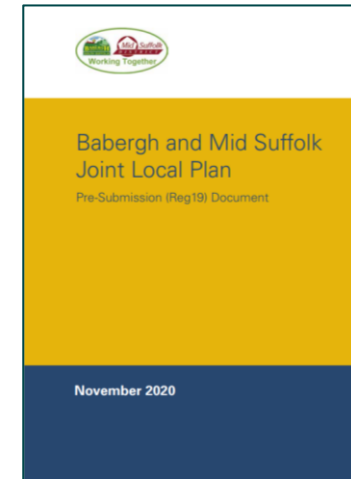
- Provide feasible and viable on-site renewable and other low carbon energy generation to allow the greatest CO₂ reduction³²;
- Demonstrate how it has incorporated sustainable building materials wherever possible; and
- Plan for the risks associated with future climate change as part of the layout of the scheme and design of its buildings to ensure its longer-term resilience.

3. In meeting the above, all major developments³³ are required to submit a Sustainability Design and Construction Statement. This should be submitted at the appropriate stage in the application process and demonstrate how the principles set out in 2c)-2h) will be incorporated into the design of the development.

4. Non-residential development of 1,000sqm and above must achieve a minimum of BREEAM 'Very Good' standard or equivalent. Developers will be expected to provide certification evidence of the levels for BREEAM at design stage and on completion of development. All new developments will also be expected to meet the higher water efficiency standards as set out in 2b), unless it is convincingly demonstrated that it is not possible.

5. All residential developments are encouraged to achieve water usage of not more than 100 litres per person per day. This is in addition to criterion 2b) in accordance with recommendation from Anglian Water. Water re-use and recycling, rainwater and stormwater harvesting, and other suitable measures should be incorporated wherever feasible to reduce demand on mains water supply.

3.6.12 All persimmon dwellings are constructed to energy efficient standards meeting Part L of building regulations. Measures include, energy efficient heating via air source heat pumps and high levels of insulation and air tightness to reduce heat loss. Our 'Eco Range' of house types will be used for this development which are designed to be sustainable as standard. Section 6.11 details the sustainability features of the development in detail.



3.0 Design Principles and Policy

3.7 Eye Neighbourhood Plan (May 2021)

3.7.1 The Eye Neighbourhood Plan was adopted in May 2021 and forms part of the development plan. As an adopted plan, it will hold significant weight in terms of the assessment of a reserved matters planning application.

The following policies are relevant to the proposals:

Policy Eye 1 – Housing Allocations

Phase 2 forms part of the allocation for “Land South of Eye Airfield” for 280 homes (Policy Eye 4)

Policy Eye 2 – Form of Affordable Housing Provision

This policy sets out the requirements for affordable housing. The S106 Agreement associated with the outline planning permission sets out an overall provision of 20% affordable housing which has been complied with in the proposals. Affordable housing has been provided in clusters of fewer than 15 dwellings (adhering to Mid Suffolk policy as well as Neighbourhood Plan policy) with the largest cluster being 11 dwellings.

Policy Eye 3 – House Types and Sizes

This policy refers to the need to provide a mix of dwellings based on the 2017 Housing Needs Survey, however a more recent Housing Needs Survey has been produced and finalised (2023) which alters the original desired mix. The original NP housing mix policy prescribed a mix which a high proportion of 1 and 2 bedroom dwellings, however the updated Housing Needs Assessment sets out that the need is weighted more towards 3 bedroom dwellings. The housing mix proposed for phase 2 does not fully accord with the mix, however it does come closer to the latest preferred mix. As discussed in more detail later in this statement, a compromise has been reached with Eye Town Council regarding the mix following extensive engagement and collaboration.

Policy Eye 4 – Land South of Eye Airfield

Land South of Eye Airfield shall remain as a commitment of the Plan and shall be developed for 280 dwellings and a Care Home in accordance with the approved Design Brief.



Indicative Masterplan – Land South of Eye Airfield



3.7 Eye Neighbourhood Plan (May 2021)

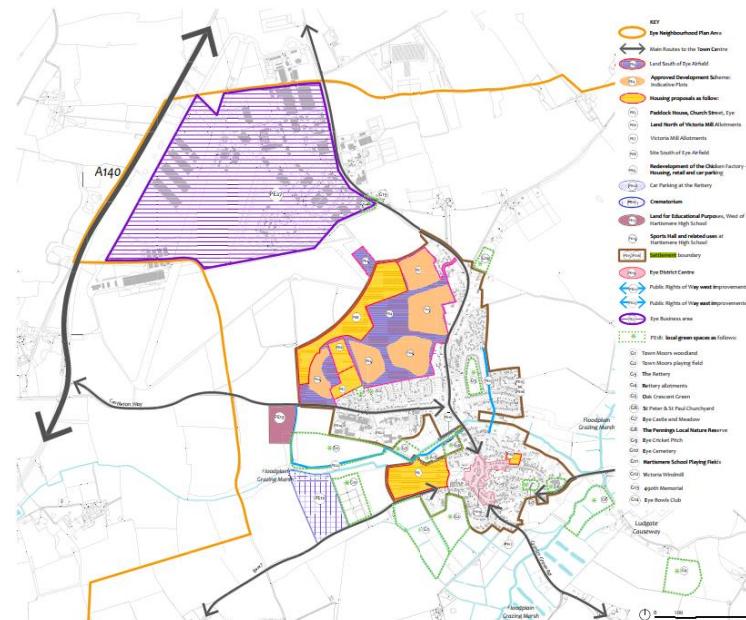
Policy Eye 16 – Development Within the Settlement Boundary

Development proposals outside the conservation area should consider their impact on the setting of the conservation area and seek to make a positive contribution.

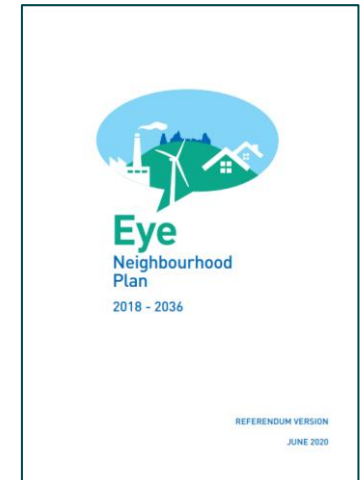
Policy Eye 16 sets out the criteria that development proposals should address:

- High quality materials should be used that contribute positively to the Conservation Area or any area located outside it and should respect the local setting;
- Retention of traditional heritage features such as flint walls, the Hoxne half round Banham Bricks and the black-boarded outbuildings;
- The importance of responding creatively to, and enhancing, the setting of the immediate area, having regard to the character of the adjacent buildings and spaces, including scale, orientation, height and massing;
- Ensure that designated heritage assets and their settings are preserved and where possible, enhanced;
- Colour schemes of buildings should be in keeping with those of the surrounding area;
- If there is a reasonable likelihood of archaeological remains being found on or adjacent to the site an archaeological assessment will be required in accordance with advice provided by Suffolk County Council Archaeological Services; and,
- All new development should demonstrate a clear understanding of the rural context of Eye and provide appropriate levels of landscaping, boundary and screening planting

The proposals have been devised carefully to ensure a landscape led approach that is considerate of the existing setting. Enhanced design features used in phase 1 will be continued into phase 2.



Eye Settlement Boundary – Eye Neighbourhood Plan

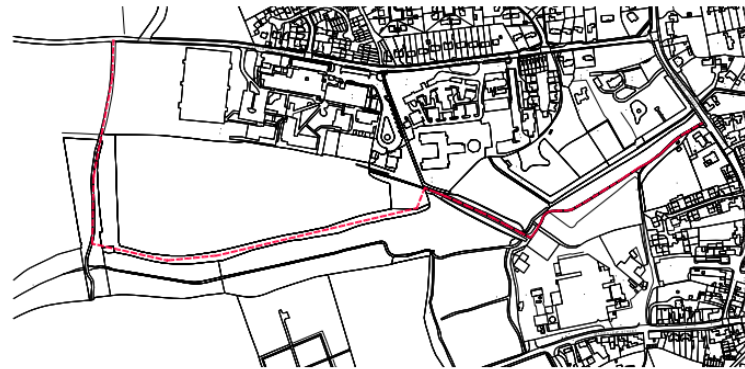


3.0 Design Principles and Policy

Policy Eye 22 – Public Rights of Way West

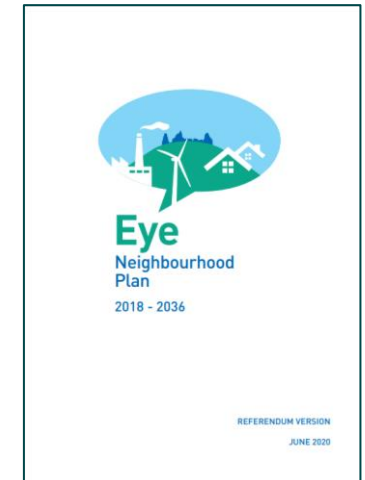
A new footpath and cycleway should be provided between The Rettery and Castleton Way and the western boundary of Hartismere School to encourage walking and cycling as a practical and desirable alternative to private cars. It should link up with paths to Eye Airfield to provide access to employment and heritage.

The proposals for phase 1 of the development allowed for this connection with a proposed footpath/cycleway close to the vehicular site entrance along the western edge. This connection is therefore future-proofed and ready for such a time that funding is in place for the link to be delivered. Conversations have taken place between Persimmon Homes and Eye Town Council regarding this link and Persimmon Homes intend to produce a schematic design in order to aid the delivery of the proposed pedestrian/cycle link.



POLICY EYE 22 – PUBLIC RIGHT OF WAY WEST

A new footpath and cycleway should be provided between The Rettery and Castleton Way and the western boundary of Hartismere School to encourage walking and cycling as a practical and desirable alternative to private cars. It should link up with paths to Eye Airfield to provide access to employment and heritage.



Policy Eye 25 – Electric Vehicle Charging in Development

This policy sets out the requirements for electric vehicle charging for new developments. All dwellings proposed within phase 2 will have access to electric vehicle charging in accordance with building regulations.



3.0 Design Principles and Policy

3.9 Eye Neighbourhood Masterplanning and Design Guidelines (2019)

3.9.1 Eye's Neighbourhood Masterplanning and Design Guidelines were submitted as a supporting document to the Neighbourhood Plan submission and provides commentary on the existing design features of the town and how the community would like to see this reflected in new development within the town.

3.9.2 The design of phase 2 draws on this document and the unique features of the town, to incorporate these into the scheme. The use of cream/off-white render in key locations, full door surrounds in the two most prominent character areas and the addition of glazing bars are examples of this.

3.9.3 In accordance with this document, a range of storey heights has been proposed (1-2.5) to create a varied roofline, particularly amongst the prominent street scenes facing outwards onto the open space and public walking areas.



Grade II listed Bridge House



Window details on Magdalen Street



Example images from Eye Neighbourhood Masterplanning and Design Guidelines



Full door surrounds, cream render, glazing bars and roof height variation in Green Edge and Victoria Hill Gateway Character Areas

3.0 Design Principles and Policy

3.9 Eye Neighbourhood Masterplanning and Design Guidelines (2019)

3.9.4 In addition to materials and elevational enhancements, Eye's Neighbourhood Masterplanning and Design Guidelines emphasise the importance of connectivity and sustainable modes of transport.

3.9.5 Direct and attractive footpaths are proposed within phase 2 to connect the whole development to the centre of town via Victoria Hill. These will be convenient links for residents walking or cycling into town, whilst providing an opportunity to take in the green landscaped setting in which the footpath lies.

3.9.6 Formal paths will be at least 3m wide to allow and encourage cycling.



Way Finding, Legibility

New developments should assure from the design stage that their movement network is fully integrated with the existing network of routes. Also, the width of pedestrian footpaths should be minimum 2 metres wide and should be well lit to encourage its use at all times.

New development schemes should aim to create places that have identity and that are easy to navigate through. New design schemes should contain local landmark buildings to aid legibility.



Pedestrians and Cyclists

When designing pedestrian and cycle routes, high quality materials and high quality landscaping should be a minimum requirement, as such environments will encourage walking and cycling.

Pedestrian routes should be well designed and well placed within new developments. Direct routes should be encouraged.

Cycling routes should be safe and direct and should be part of a well connected network within Eye and the surrounding countryside.

Connectivity

It is important that all newly developed areas should provide direct and attractive footpaths between neighbouring streets and local facilities. These will usually be pavements alongside roads. Establishing a robust pedestrian network a) across any new development and b) among new and existing development is key in achieving good levels of permeability among any part of Eye.

A permeable street network at all levels, provides people with a choice of different routes and allows traffic to be distributed in general more evenly across the network rather than concentrated on to heavily trafficked roads.

Design features such as barriers to vehicle movement, gates to new developments or footpaths between high fences should be kept at a minimum and the latter should be avoided.



An attractive town: using the historic core to attract visitors and setting high standards to ensure new development is in keeping with the existing

A connected town: linking up the whole town, including old and new and housing, employment and services

A green town: integrated into its countryside and with community projects to encourage green energy and conservation

A walkable town: development concentrated within walking distance of facilities, with great cycling facilities too – cutting congestion and improving the air we breathe

An enterprising town: focused on small businesses in the town centre and larger firms, especially those specializing in innovative clean technology and food production, on the former Airfield

A living town: growing in size to cope with new needs through new development providing sufficient low cost homes

Consultation Statements used as basis for Eye Neighbourhood Masterplanning and Design Guidelines (2019)

3.0 Design Principles and Policy

3.10 Eye Airfield Development Brief (2015) and Addendum (2016)

3.10.1 Land at Eye Airfield was identified as an appropriate location for development in the Mid Suffolk Core Strategy (2008) and the subsequent Focused Review (2012). A Development Brief was produced by Pegasus Urban Design in accordance with the requirements of the Core Strategy.

3.10.2 Following Full Council approval of Babergh and Mid Suffolk's Joint Local Plan which supersedes the Core Strategy and subsequent Focused Review, the policies in the adopted Eye Neighbourhood Plan continue to be live policies. Policy Eye 4 relating to Land South of Eye Airfield therefore remains relevant and the site should be developed in accordance with the approved Design Brief and Indicative Masterplan.

POLICY EYE 4 - LAND SOUTH OF EYE AIRFIELD

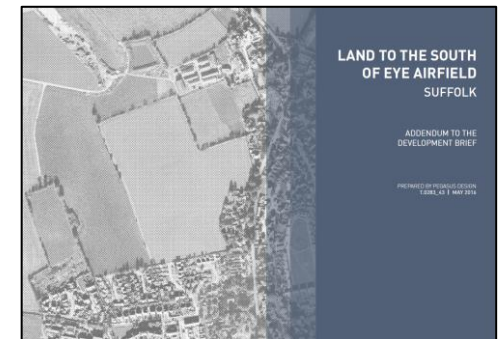
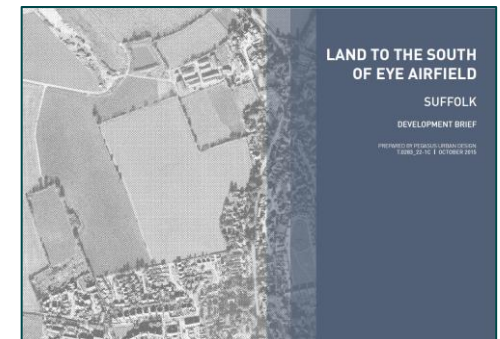
Land south of Eye Airfield shall remain as a commitment of the Plan and shall be developed for 280 dwellings and a Care Home in accordance with the approved Design Brief.

3.10.3 The development brief outlines the design approach for which proposals for the site should comply with, including architectural details to compliment those existing in Eye.

3.10.4 Character areas proposed in Phase 1 and continued into Phase 2 are informed by an analysis within the Development Brief on the wider context of Eye to ensure a positive influence on the character on the town and a sense of community amongst new residents and existing.

3.10.5 "The unique character of Eye must be built upon to create a development that is both in keeping with the historic core and also harnesses modern design principles and sustainable building methods. Development should be future-proofed to ensure it is adaptable to changing needs and will be as desirable in 50 years' time as it is in five years."

3.10.6 The addendum provides an update regarding storey heights along the eastern boundary, which limits storey heights to two storeys or less due to sensitivity of neighbouring dwellings. The submitted layout proposes predominantly bungalows are being proposed on this boundary to reduce impact.



4.0 Engagement and Evolution



4.0 Engagement and Evolution

4.1 - Pre-application Discussions

4.1.1 A series of discussions took place between Persimmon Homes, Eye Town Council, the Ward Member for Eye (Cllr Lucy Elkin) and Mid Suffolk District Council in the months leading up to submission of the reserved matters, between May and October 2023.

4.1.2 Meeting with Project Co-ordinator for Eye Town Council – 03.05.23

4.1.2.1 Persimmon Homes initially met with the Project Co-ordinator for Eye Town Council on 3 May 2023 in advance of a meeting with the Town Council in order to set the scene and hear any initial views. Persimmon Homes shared the testing layout (figure 1) and discussed the housing mix.

4.1.3 Meeting with Eye Town Council – 21.06.23

4.1.3.1 A further meeting was held with five members of Eye Town Council on 21 June 2023, including the Project Co-ordinator. The purpose of this meeting was to obtain feedback and input from the Town Council. Proposals were presented for the phase 2 development – including the same layout that was shared on 3 May 2023 (figure 1). The presentation also included indicative proposals for housing mix, sustainability features, timings for the planning submission and an update on phase 1 sales.

4.1.3.2 A discussion took place regarding the housing mix and whilst this not an issue for reserved matters, this is an issue that had been important to the Town Council previously as Eye Neighbourhood Plan has a policy which favours smaller (1 and 2 bedroom) dwellings, however as the outline planning permission was obtained prior to the adoption of the Eye Neighbourhood Plan, this preferred mix was not accounted for. Persimmon did however move closer to this mix during phase 1 discussions. An updated Housing Needs Assessment was completed earlier this year, which brings the preferred mix more in favour of 3 bedroom dwellings, which is closer to Persimmon's proposed phase 2 mix. With this in mind, Eye Town Council were content with the housing mix proposed. Persimmon Homes also shared some information on the initial sales which suggests that there has been more interest in the 3 bedroom and larger dwellings.

4.1.3.3 Positive feedback was received from Eye Town Council and they were comfortable with the proposal presented to them.

4.1.4 Meeting with Mid Suffolk District Council – 18.07.23

4.1.4.1 Mid Suffolk District Council (MSDC) provided feedback as part of a meeting held on 18 July 2023:

- Consider orientation of plots in terms of providing solar panels and achieving maximum solar gain
- Ensure that triple parking only occurs off a private drive or where there is over provision
- It was noted that chimneys featured in the phase 1 development, however these do not tend to be favoured by committee members. Chimneys are therefore not proposed to be featured on the phase 2 development.

4.1.4.2 Aside from the comments listed above, MSDC were content with proposals with the knowledge that Eye Town Council were comfortable with them.



Figure 1 – Testing Layout

4.0 Engagement and Evolution

4.1.5 Layout amendments following engagement

4.1.5.1 Following initial engagement, Persimmon Homes explored the idea of leaving land for future development due to the scheme being very low in density and an over provision of open space. Eye Town Council and Mid Suffolk District Council were comfortable with this proposal, as this would provide more dwellings for the community and any future proposals would be fully compliant with the Eye Neighbourhood Plan and the latest Housing Needs Assessment in terms of bedroom mix and subject to policy compliant affordable housing (currently 35%). As a fresh application for planning permission, this would also offer an opportunity for community gain through S106/CIL. It would also be subject to policy compliant affordable housing and would adhere to the mix required by the latest Housing Needs Assessment.

4.1.5.2 Developed areas of the scheme have been condensed slightly in figure 2 to make space for the potential future development. The parcel of land is allocated for development in the Masterplan and the intention is for this to be developed in the future. The layout shown in figure 2 continues to have a low density in accordance with the masterplan, with an increase from 27 dph to 28 dph and no greenspace is being lost to accommodate any future development.

4.1.5.3 Comments from Mid Suffolk District Council regarding optimisation of solar gain referred mostly to the plots which were originally placed in the land for future development, and since this initial meeting, the energy assessment has taken place, which concluded that air source heat pumps would be implemented on this site instead of solar panels, to meet and exceed the requirements of Part L Building Regulations 2021.

4.1.5.4 Bungalows were relocated into the southern parcel, along the eastern boundary to create a softer buffer between the development and existing residential dwellings.

4.1.5.5 Care has been taken to ensure that there are no instances of triplex parking, other than off private drives and where there is over provision of parking.

4.1.6 Meeting with Eye Town Council (Show Home) – 09.08.23

4.1.6.1 At a meeting on the phase 1 site, Eye Town Council had the opportunity to view the show home and see the progression of the development. It is proposed to use similar design features and character areas to phase 1, so to see the current development taking shape was valuable. Eye Town Council were very pleased with the presentation of the site and show home.



Figure 2 – Interim Layout

4.0 Engagement and Evolution

4.1.7 Final Layout

4.1.7.1 The final version of the layout (figure 3) brings the majority of the bungalows into the southern parcel, creating an appealing and private area which provides continuity with the phase 1 development and a continuation of the buffer with existing dwellings extended onto the southern boundary.

4.1.7.2 The land for future development is now extended so that this entire parcel can be subject of a future planning application. This potential future application will be separate from the current application and be determined on its own merits. Engagement will take place with Eye Town Council and Mid Suffolk District Council at the appropriate time.

4.1.7.3 The land set aside for potential future development is allocated for development in the Masterplan, so developing this land at a future date is in accordance with the Development Brief and the allocated greenspace will be unaffected.

4.1.8 Meeting with Mid Suffolk District Council and Ward Councillor for Eye – 04.10.23

4.1.8.1 A meeting took place with the Ward Councillor and Planning Officers from Mid Suffolk District Council for Eye on 5 October 2023, again to view the show home and the phase 1 development and to discuss the emerging proposals. The submitted layout was shared at this meeting and was well received.

4.1.8.2 The submitted layout was shared at both October meetings with Eye Town Council, the Ward Councillor and Mid Suffolk District Council and this was well received.

4.1.9 Meeting with Mid Suffolk District Council and Eye Town Council – 11.10.23

4.1.9.1 The submitted layout was also shared with Eye Town Council, again with Planning Officers from Mid Suffolk Council at the phase 1 show home. Positive feedback regarding the phase 1 development was received from both Eye Town Council and the Ward Councillor who visited the previous week in terms of the design features, the spacious 'feel' of the development and the attractive setting. It was welcomed that phase 2 would be a continuation of this.



Figure 3 – Final Layout

5.0 Proposals



Persimmon
Together, we make your home

5.1 - Use and Amount

5.1.1 Phase 2 comprises the remaining 127 dwellings from the 265 approved at outline stage (excluding the Parcel 15 land).

5.1.2 A mix of terraced, semi-detached and detached properties are proposed, predominantly 2 storey houses, with 17 bungalows and 20 2.5 storey houses. A relatively even mix of 2, 3, 4 and 5 bedroom dwellings are proposed, providing suitable accommodation for a wide range of ages and lifestyles.

5.1.3 All house types are fully compliant with Nationally Described Space Standards.

The proposed bedroom mix is shown below:

No. Bedrooms	Proposed Mix (Phase 2)	Proposed Mix (Phase 1 and 2 combined)
2 Bedroom	22%	23%
3 Bedroom	31%	39%
4 Bedroom	31%	21%
5 Bedroom	16%	17%

Table 1 – Proposed Bedroom Mix

5.1.4 As discussed in section 5 (Engagement and Evolution), the housing mix was discussed at the consultation meetings with Eye Town Council and Mid Suffolk District Council. The updated Housing Needs Assessment was finalised in September 2023, which suggests a different recommended mix to the Neighbourhood Plan preferred mix. A comparison table is shown below:

No. Bedrooms	Proposed Mix	Neighbourhood Plan Preferred Mix	Housing Needs Assessment September 2023
1 or 2	23%	53%	34%
3	39%	41%	39%
4 or larger	38%	5%	27%

Table 2 – Mix comparison

5.1.5 The latest Housing Needs Assessment mix falls in-between the original preferred mix from Eye Neighbourhood Plan and the proposed mix for phase 2. During discussions with Eye Town Council on the matter, it has been agreed that the proposed mix is acceptable acknowledging that the recent Housing Needs Assessment concludes a mix weighted more heavily toward 3 bedroom dwellings as opposed to smaller, 1 and 2 bedroom dwellings.

HOUSING DISTRIBUTION KEY:

- 2 BED DWELLING
- 3 BED DWELLING
- 4 BED DWELLING
- 5 BED DWELLING



Figure 4 – Housing Distribution Layout

5.1.6 Accommodation Schedule

Market Housing					
Persimmon House Type	Unit Type	Bedrooms	Storeys	Sqft	Number of Dwellings
Belstead	Bungalow	2	1	687	2
Haldon	House	2	2	792	6
Danbury	House	2	2	818	6
Sherwood	House	3	2	1010	10
Barnwood	House	3	2	1041	12
Boxted	Bungalow	3	1	1066	5
Bentley	Bungalow	3	1	1331	6
Barnwood (DT)	House	4	2	1209	4
Brampton	House	4	2	1261	9
Lambridge	House	4	2	1378	8
Kielder	House	4	2	1416	14
Brighstone	House	5	2.5	1787	20
				Total Market Housing:	102

Table 3 – Market Housing

Affordable Housing					
Persimmon House Type	Unit Type	Bedrooms	Storeys	Sqft	Number of Dwellings
Wentwood	Bungalow	2	1	662	4
Wareham	House	2	2	884	10
Dallington	House	3	2	1044	6
Grizedale	House	4	2	1184	5
				Total Affordable Housing:	25

Table 4 – Affordable Housing

5.2 - Affordable Housing

5.2.1 The S106 Agreement which accompanied the outline planning permission required 20% of the dwellings across the overall development will be affordable housing (53 dwellings). 28 dwellings have been approved in phase 1, leaving 25 remaining for phase 2.

5.2.2 Affordable dwellings have been distributed across the site, in clusters of no more than 11 dwellings, compliant with Mid Suffolk District Council policy for no more than 15 affordable dwellings in one cluster. The affordable units will be 'tenure blind' so that they cannot be differentiated from the market units.

5.2.3 Discussions have taken place with the Council's Housing Officer with regards to the affordable housing mix in advance of submission.

5.2.4 All dwellings will be tenure blind and so the affordable dwellings will be indistinguishable from the private market dwellings.

Affordable Rent			
Type	Size	Plots	Total Number
Wentwood	2B3P	17, 18, 19, 20	4
Wareham	2B4P	21, 22, 105, 106	4
Grizedale	4B6P	96, 97, 98, 101, 102	5
Total Affordable Rent:			13

Table 5 – Affordable Rent

Shared Ownership			
Type	Size	Plots	Total Number
Wareham	2B4P	23, 24, 25, 26, 121, 122	6
Dallington	3B5P	99, 100, 103, 104	4
Total Shared Ownership:			10

Table 6 – Shared Ownership

Discount to Market Housing			
Type	Size	Plots	Total Number
Dallington	2B3P	119, 120	2
Total Discount to Market Housing:			2

Table 7 – Discount to Market Value Housing

AFFORDABLE HOUSING KEY:

- AR DWELLING
- SO DWELLING
- DOMV DWELLING



Figure 5 – Locations of Affordable Dwellings

5.3 - Appearance and Character

5.3.1 Materials Palette

The following materials are proposed:

Walls:

- Red and Red Multi Brick
- Render – Cream and Off White/Grey

Roofs:

- Slate effect
- Grey concrete
- Red pantile

Doors, windows and other details:

- Black front doors and garage doors
- Black rainwater goods
- White UPVC windows
- White barge boards/fascias/soffit

5.3.2 Example proposed bricks:

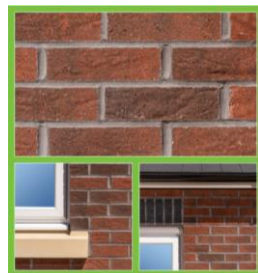


Materials will be sourced from Brickworks and Tileworks. Typically, **28% less carbon** is produced in the manufacture of concrete bricks in comparison to clay, with a total lifetime carbon saving of 2.4 tonnes of CO₂ per house built.

Hovingham Riven



Sherborne Riven



MATERIALS KEY:

WALL MATERIALS

- RED BRICK: BRICKWORKS HOVINGHAM RIVEN
- RED MULTI BRICK: BRICKWORKS SHERBORNE RIVEN
- RENDER: CREAM
- RENDER: OFF WHITE / GREY

ROOF MATERIALS

- ROOF SLATE EFFECT: MARLEY ETERNIT SLATE EFFECT
- ROOF GREY CONCRETE: TILEWORKS GREY FLAT
- ROOF RED PANTILE: TILEWORKS RED PANTILE

DOORS, WINDOWS MATERIALS & OTHER DETAILS

- FLAT ENTRANCE CANOPY WITH SURROUNDS
- FLAT ENTRANCE CANOPY
- BARGE BOARDS/ FASCIAS/SOFFIT WHITE
- RAINWATER GOODS BLACK
- WINDOWS WHITE UPVC
- FRONT DOORS BLACK
- GARAGE DOORS TO MATCH FRONT DOORS COLOUR



Figure 6 – Predominant Materials Layout

5.3 - Appearance and Character

5.3.1 Green Edge Character Area:

- Flat canopy with surrounds;
- Arched brick header to principal elevation;
- Corbel detail;
- Glazing bars;
- 3 course stretch band to FF;
- 2 course projecting brick; and
- 3 course stretcher band to gable

5.3.2 Victoria Hill Greenway Character Area:

- Equivalent to 'Haygate Greenway' character area in phase 1
- Same uplifts as CA2 but with subtle change to headers; splayed to principal elevation; and
- Red pantile and mix of red brick / red multi to help further vary the character (see materials plan).

5.3.3 Neighbourhood Housing Character Area:

- Flat canopy;
- Splayed brick header;
- Brick cills;
- No glazing bars; and
- 2 course projecting brick.



Barnwood, Phase 1 – Haygate Greenway



Sherwood, Phase 1 – Green Edge



Brightstone, Phase 1 – Neighbourhood Housing

CHARACTER AREAS KEY:

-  CHARACTER AREA 2 : GREEN EDGE
-  CHARACTER AREA 3 : VICTORIA HILL GREENWAY
-  CHARACTER AREA 4 : NEIGHBOURHOOD HOUSING



Figure 7 – Character Areas Layout

5.4 Appearance and Character

5.4.1 Green Edge Character Area:



STREET SCENE A-AA | GREEN EDGE CHARACTER AREA

- 5.4.1.1** This character area is located along the edges of development, creating a soft edge transitioning from greenspaces to areas of built form.
- 5.4.1.2** The Green Edge areas comprise mostly 2 storey dwellings, with a small number of 2.5 storey dwellings featured in key locations for a more striking street scene.
- 5.4.1.3** The dwellings are predominantly accessed off private drives and set back to provide space for front gardens and soft landscaping, and garages are positioned to the side of dwellings to contribute to the softer edge into the development.
- 5.4.1.4** A traditional design approach has been taken, with red brick being the predominant facing material, featuring detailing and arched brick headers. All roofs are slate effect or grey concrete.



Figure 8 – Street Scene A-AA

5.4.2 Victoria Hill Greenway Character Area:



STREET SCENE B-BB | VICTORIA HILL GREENWAY CHARACTER AREA

5.4.2.1 This character area is characterised by a much looser distribution of housing and a relaxed building line, framing the public open space and walking/cycling route towards Victoria Hill and into Eye town centre.

5.4.2.2 The dwellings within this character area are designed to reflect the Haygate Greenway in phase 1 and on a smaller scale mirrors the crescent style park surrounding the open space. On this phase, the Victoria Hill Gateway creates an attractive runway through the centre of the site.

5.4.2.3 Predominantly red brick with cream render featured in prominent corner plots.

5.4.2.4 A mix of dwelling types are featured in this character area. A row of bungalows in the west overlook the open space in the west and the recreational walking route as it continues into the site from phase 1. The remaining dwellings are a combination of 2 and 2.5 storey, which contributes to a diverse street scene. The dwellings in the Victoria Hill Greenway are predominantly larger family homes with large rear gardens, accessed by private or shared surface drives with parking to the side of dwellings to keep the loose dynamic of the street scene.



Figure 9 – Street Scene B-BB

5.4.3 Neighbourhood Housing Character Area:



STREET SCENE C-CC | NEIGHBOURHOOD HOUSING CHARACTER AREA

5.4.3.1 The density is higher than in this character area, with dwellings sitting behind the Green Edge and Victoria Hill Greenway dwellings, within the inner core of the development.

5.4.3.2 The largest proportion of bungalows reside in this character area in a community of bungalows located off a private drive in the south of the site. Affordable bungalows are directly adjacent, along the eastern boundary. Bungalows are important in this area due to a sensitive boundary with existing neighbouring dwellings, 1 storey dwellings provide protection from over-looking.

5.4.3.3 A mix of detached, semi-detached and terraced houses are included in this character area with a higher proportion of semi-detached and terraced than the other areas. The arrangement is relatively high density, tighter urban form with a more consistent and linear building line. 2.5 storey dwellings feature on the more prominent street scenes.

5.4.3.4 The dwellings are predominantly red brick as in the other character areas but with a higher proportion of render in key locations and vista stops.



Figure 10 – Street Scene C-CC

5.5 Landscaping and Biodiversity Net Gain

5.5.1 It has been agreed with the Case Officer that full landscaping details will be submitted at a later stage of the application and Biodiversity Net Gain (BNG) Calculations will be submitted to accompany this. We expect to achieve at least 10% BNG in line with newly adopted Mid Suffolk District Council policy.

5.5.2 A landscape masterplan has been produced (figure 11). This shows the extent of the public open space and an indication of the type of planting. An attractive network of informal paths can already be seen, with trees lining the Victoria Hill Gateway to encourage sustainable travel into the town centre. The attenuation basins provide an opportunity for rich planting for biodiversity.



KEY	
	Red line boundary
	Existing vegetation to be retained to BS5837:2012
	Proposed parkland trees
	Proposed ornamental feature trees
	Proposed native shrub planting
	Proposed wetland native shrub planting
	Native subspecies and wildlife attracting plants – to include evergreen elements for screening
	Proposed semi-native hedge planting
	Proposed wildflower meadow for wetland
	Proposed long grass area
	Proposed short mown grass
	Existing PRow
	Indicative existing easement
	Proposed litter bin
	Proposed dog bin
	Proposed seating



Figure 11 – Landscape Masterplan

5.6 Public Open Space and Green Infrastructure

5.6.1 In alignment with Development Brief, the scheme has been designed with great importance placed on the green infrastructure and areas of open space

5.6.2 40% of the site area is public open space (3.7 of 9.2ha) and two of the three character areas have been built around the green space.

5.6.3 The 'Victoria Hill Greenway' character area frames the pedestrian and cycleway leading toward the town centre and the landscaped public open space associated with this walking route, providing attractive street scenes and views, as well as surveillance over the public areas.

5.6.4 Plots 50-53 on phase 2 are predominantly bungalows within the 'Victoria Hill Greenway' character area, overlooking a public open space and landscaped basin as in the street scene opposite, so a very similar feel will be created to the 'Haygate Greenway' on phase 1.

5.6.5 The 'Green Edge' character area overlooks all other areas of green space either within the site or surrounding it. Again, this provides surveillance to the public areas and a picturesque outlook for the future residents of the dwellings in these locations.



Figure 12 – Open Space Plan



Phase 1 Street Scene – Haygate Greenway
(character area re-branded as Victoria Hill Greenway for Phase 2)



Phase 1 Street Scene – Green Edge

5.7 Movement and Connectivity

5.7.1 Proposed Vehicular Access

5.7.1.1 The vehicular access was approved as part of the phase 1 reserved matters and will be a continuation of the main spine road through the phase 1 development.

5.7.2 Street Hierarchy

5.7.2.1 The scheme features a primary street which runs through the phase 1 development and into phase 2, this primary street tapers off into secondary streets, shared surface and private drives. A variation in street types aids in legibility and orientation.

5.7.2.2 The development proposals have been formulated in accordance with Suffolk County Council Highways guidance and an emphasis has been placed on the importance of meeting the needs of pedestrians and cyclists and not only cars, to encourage active forms of travel.

5.7.2.3 Phase 2 has been carefully designed with phase 1 considered and to be viewed as a whole site, connectivity will continue through from one to the other, with green links through the open space and linking into the centre of town continued to allow all residents of the scheme the same opportunities for walking and cycling.

5.7.2.4 A pedestrian and cycle link to the town centre via Victoria Hill will be created, as well as green links to phase 1 via the open spaces.

5.7.2.5 The development as a whole will link to PROW west (Policy Eye 22 – Eye Neighbourhood Plan) which begins near to the new roundabout constructed as part of phase 1 (this also links to Victoria Hill and Eye town centre).

5.7.2.6 Providing these walking routes and links into the main centre of Eye is important for integration and a sense of community amongst new residents and existing residents of the town.

5.7.2.7 As build continues from phase 1 into phase 2, the gap will be closed, linking the development with the town centre and creating that sense of community.



Figure 13 – Street Hierarchy Plan

5.8 Surfacing Finishes

5.8.1 A variety of surface finishes are proposed throughout the development to support a clear street hierarchy. These are shown on the Planning Layout. The predominant surface finishes are as follows:

5.8.1.1 Tarmac

Adoptable roads and pavements are generally finished in tarmac, along with parking spaces accessed off the adoptable roads. On the phase 2 development, this applies to the primary and secondary streets and the adoptable pavements which follow the length of the primary and secondary streets.



Figure 14 – Example Tarmac Finish

5.8.1.2 Block Paving

Parking spaces that extend from private drives, along with the private drives themselves, will be finished with block paving. Shared surfaces will also be finished with block paving. Focal spaces will be finished with block paving in a contrasting colour to adjacent surfaces.

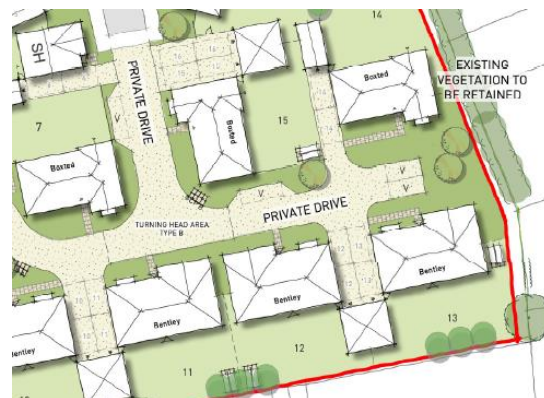


Figure 15 – Example Block Paved Finish



Figure 16 – Example Focal Point Block Paved Finish

5.9 Parking

5.9.1 The scheme has been designed in accordance with the 'Suffolk Guidance for Parking', fourth edition: October 2023.

In accordance with the 'Suffolk Guidance for Parking' the following provision has been made:

- 2 allocated parking space for 2 bedroom dwellings
- 2 allocated parking space for 3 bedroom dwellings
- 3 allocated parking space for 4 bedroom dwellings and larger
- 0.25 per dwelling unallocated visitor parking space

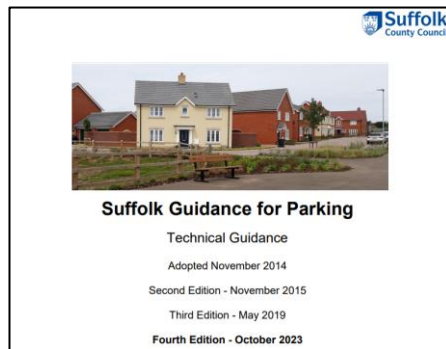
The proposals incorporate:

- 262 allocated parking spaces
- 52 allocated garage parking spaces
- 45 additional garage parking spaces (over-provision)
- 33 visitor parking spaces
- Cycle storage for all dwellings

5.9.2 Triplex parking

Triplex parking is accepted where there is over-provision of parking space for a dwelling or if the parking is on a private drive.

There are instances of triplex parking on the proposed scheme, all of which occur on private drives or where there is over-provision of parking.



PARKING STRATEGY KEY:

- ALLOCATED PARKING SPACE : 262
- ALLOCATED GARAGE PARKING SPACE : 52
- OVER PROVISION PARKING SPACE: 45
- CYCLE STORAGE : 127 (PROVIDED WITHIN GARDEN SHED OR GARAGE)
- VISITOR PARKING SPACE : 33



Figure 17 – Parking Strategy

5.10 Scale of Development

5.10.1 Density

5.10.1.1 The development will achieve an average density of 29.9 dwellings per hectare across the site. Phase 1 is almost identical at 30 dwellings per hectare, so the density remains consistent across the two phases.

5.10.1.2 This consistent density ensures efficient use of the land whilst remaining reflective of the local area and maintaining the character of Eye.

5.10.1.3 The efficiency allows for an area allocated for development in the Masterplan to be held back for development in the future, giving potential to use the land more efficiently overall, and providing further homes, including further affordable homes.

5.10.1.4 Densities differ within the site, relating to the character areas, with high densities in the 'Neighbourhood Housing' character areas which tend to be surrounded by residential dwellings, and lower densities in the 'Green Edge' and 'Victoria Hill Greenway' character areas on the interface with green space which provides a soft edge to the development.

5.10.2 Building Heights

5.10.2.1 The development is predominantly made up of 2 storey dwellings (71%), with some bungalows (13%) and 2.5 storey dwellings (16%).

5.10.2.2 The majority of the bungalows have been placed off their own private drive to the south of the site to facilitate a feel of exclusivity and privacy in this area, a line of smaller, affordable bungalows continues along the eastern boundary. Bungalows have been chosen for this area due to the sensitive boundary with existing residential properties and for the avoidance of over-looking. The remaining bungalows are proposed along the fringe of built form, facing the public open space and recreational walking route.

5.10.2.3 A variety in building heights and the inclusion of 2.5 storey dwellings adds interest to the street scene and frame the interface with the public open spaces. 2.5 storey dwellings are positioned in key locations such as vista stops, prominent corners and to add to a diverse and attractive street scene, particularly where dwellings interface with areas of open space and recreational walking routes, and on the edge of the built form, particularly along the Victoria Hill Greenway.

HOUSING DISTRIBUTION KEY:

- 1 STOREY DWELLING
- 2 STOREY DWELLING
- 2.5 STOREY DWELLING



Figure 18 – Storey Heights

5.11 Sustainability

5.11.1 Sustainable Design

A presumption in favour of sustainable development is at the heart of the planning system, as set out in the National Planning Policy Framework (NPPF). The planning system has three overarching objectives – an **economic** objective to help build a strong, responsive and competitive economy, a **social** objective to support strong, vibrant and healthy communities and an **environmental** objective to protect and enhance the natural, built and historic environment.

5.11.2 Energy Efficiency

An Energy Statement has been submitted alongside the application in order to discharge condition 12 of the outline planning permission, which requires details of renewables. Careful consideration has been taken to ensure energy efficiency on the development, and the emission rate for the site is forecast to better the Building Regulations Part L by 59.84%. To achieve this improvement, the following have been included within the scheme:

5.11.2.1 Heating

All dwellings will be heated using air source heat pumps, making phase 2 a fully non-gas scheme.

5.11.2.2 Water Efficiency

Water efficiency standards of 110 litres per person per day or less will be achieved, and all dwellings will be provided with a water butt.

5.11.2.3 Electric Vehicle Charging

Every dwelling on the scheme will have access to an electric vehicle charging point.

5.11.2.4 Sustainable Urban Drainage Systems (SUDS)

A sustainable urban drainage system has been integrated into the site's green spaces in the form of attenuation basins in the east, west and north of the site. SUDS manage surface water run-off rates by mimicking natural drainage characteristics, to achieve a sustainable drainage solution while providing valuable amenity by integrating well designed landscape features and promoting biodiversity. For further information regarding the proposed drainage strategy, please refer to the Drainage Strategy submitted as part of the application submission.



5.11.2.5 Sustainable Building Techniques

The scheme will incorporate the newest Permission Homes house types, known as the 'Eco Range'. These homes are projected to achieve a reduction of 31% in carbon emissions, which equates to a saving of £6,730 over the lifetime of a 25 year mortgage compared to a Persimmon home built under 2013 Building Regulations, or £31,640 when compared to a Victorian-built equivalent.

The features of the Eco Range include: more thermally-efficient walls and floors, enhanced loft insulation, waste water heat recovery and panelised offsite manufacturing, as well as the features mentioned above.

We are proposing to incorporate bricks and roofiles from Brickworks and Tileworks, as we have on the phase 1 scheme, which aids in delivering further carbon savings. The use of concrete bricks in comparison to clay typically results in 28% less carbon being produced, with a total lifetime saving of 2.4 tonnes of CO² per house built.

5.11.2.6 Sustainable Modes of Travel

The scheme has been carefully designed to ensure connectivity into phase 1 and the Town Centre, via attractive green links, to encourage cycling and walking for shorter journeys, and to encourage new residents to integrate into the community of Eye.



Brickworks Example – Hovingham Riven

THE PATH TO NET ZERO CARBON HOMES IN USE

31% REDUCTION
PART L | 2021

- Energy Efficient Boiler | Controls
- More Thermally Efficient Walls | Floors
- Solar PV

80% REDUCTION
Future home standard | 2025

- Additional Loft Insulation
- Solar PV
- Air Source Heat Pump
- Triple Glazing
- EV Charging
- More Thermally Efficient Walls
- Mechanical Ventilation & Heat Recovery

100% REDUCTION
Items to achieve net zero carbon homes in use | 2030

To include a combination of:

- Additional Loft Insulation
- Solar PV
- Air Source Heat Pump
- More Thermally Efficient Floors
- Battery Storage
Storing excess energy from the Solar PV
- Waste Water Heat Recovery
- Potential move to Panelised Offsite Manufacturing
- Green Energy Electrical Traffic
- Product Development
 - Infra Red Panel Heaters
 - Air Source Heat Cylinders
 - Hydrogen
 - Smart Homes



6.0 Summary and Conclusion



6.1 The Phase 2 Development is proposed to continue themes directly from Phase 1, in accordance with the Development Brief. The scheme is landscape and greenspace led, with a focus on large, inter-linked areas of public open space to be enjoyed by the existing residents as well as residents of the new development. The development has been designed to reflect the local vernacular particularly in terms of design features and elevational treatments whilst creating a modern 21st century community.

6.2 The scheme has been carefully designed to link to the wider town, particularly for pedestrians and cyclists, to encourage sustainable forms of travel within Eye and to encourage use of the local amenities and integration of new and existing residents.

6.3 A focus on sustainability has been taken on the scheme as a whole but particularly on this phase, with Persimmon's Eco Range being implemented, providing sustainability enhancements including electric vehicle charging for all dwellings and non-gas heating.

6.4 The development proposals will include:

6.4.1 The delivery of 127 new homes, including 25 affordable dwellings, in a range of types, sizes and tenures to suit all lifestyles.

6.4.2 The creation of an integrated and sustainable community providing connections into the town centre and with the phase 1 development which is already taking shape.

6.4.3 A strong landscape-led framework, in-keeping with the local area and enhancing existing features. Design features on the buildings have been used to enhance the differing character areas within the scheme.

6.4.4 Delivery of large areas of open space to benefit both new and existing residents of Eye.

6.4.5 Promoting the objectives of sustainable development through layout and design.

6.5 Conclusion

It is considered that the proposal constitutes a sustainable and well-designed development that accords with the outline planning permission and follows the principles of phase 1, adopted masterplan and relevant National and Local policies. If approved, this will continue to make a positive contribution to the growth of Eye.

