



# LAND OFF FOREST ROAD ONEHOUSE



**DESIGN & ACCESS STATEMENT**  
AUGUST 2021

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Prepared by:

**CSA**

environmental

**Office Address:**

CSA Environmental

Dixie's Barns, High Street, Ashwell, Hertfordshire, SG7 5NT

**Office Telephone Number:**

01462 743 647

On behalf of:

**H** HARRIS  
STRATEGIC  
LAND

**JB** James Bailey  
PLANNING

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# Preface

**This Design and Access Statement (DAS) has been prepared by CSA Environmental on behalf of Harris Strategic Land Ltd. The document supports an outline application for planning permission to develop the Site known as Land off Forest Road, Onehouse (the Site) for residential development of 20 dwellings with associated access and landscaping with all matters reserved except access, layout and scale.**

**This statement has been produced in conjunction with James Bailey Planning Ltd and Cannon Consulting Engineers. It includes a review of the context of the Site to ensure an appropriate design response and provides an Illustrative Masterplan and Landscape Strategy as guidance to inform a future reserved matters submission.**

# 01. Introduction

**This Design and Access Statement supports an outline planning application for residential development at Land off Forest Road, Onehouse.**

## 1.1 Site Location

The Site, measuring 1.37 hectares (ha), lies within the administrative boundary of Mid Suffolk District Council, within the south eastern part of the village of Onehouse. The Site comprises a smaller part of a larger arable field, which is currently allocated for residential development in the emerging Babergh Mid Suffolk Joint Local Plan identified as allocation LS01 (67).

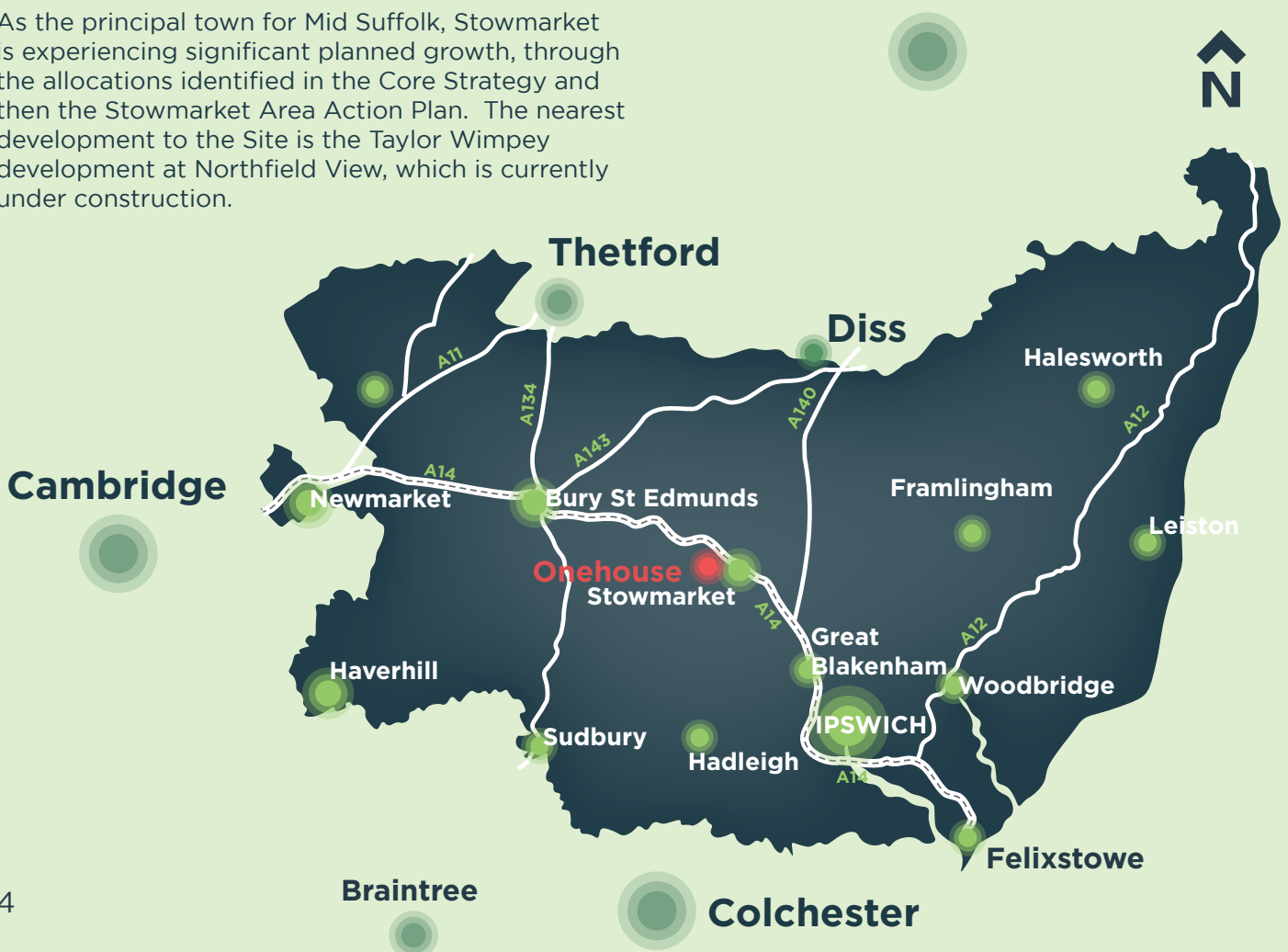
Onehouse is centrally located with Bury St Edmunds (17.90km/11 miles) to the west and Ipswich (20km/12.4 miles) to the south east, and sits along the route of the A14. The market town of Stowmarket is located approximately 2.60km (1.6 miles) to the east, where a number of local services and facilities can be found that serve the town and surrounding villages, including Onehouse.

As the principal town for Mid Suffolk, Stowmarket is experiencing significant planned growth, through the allocations identified in the Core Strategy and then the Stowmarket Area Action Plan. The nearest development to the Site is the Taylor Wimpey development at Northfield View, which is currently under construction.



Figure 1.1: Regional Context Plan

## Norwich



## 1.2 Planning Policy Context

A separate planning statement is being submitted to support the outline planning application. This section provides a summary of the planning policy context relating to the design of the Application Site.

The National Planning Policy Framework was revised on 20<sup>th</sup> July 2021 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018 and updated in February 2019.

The NPPF identifies a presumption in favour of sustainable development and one of its key objectives is to significantly boost the supply of housing to address the national housing shortage and promote economic growth.

The publication of the 'Building Beautiful Places' Plan is at the centre of change within the UK Planning system. The recent update to the NPPF ensures that "beautiful, environmentally sustainable, and life-enhancing communities" are created. This means good quality design is paramount, with local communities put at the very heart of decision-making to help shape the places they live.

### Local Development Plan

The Site lies within the administrative area of Mid Suffolk District Council. The adopted Development Plan for the District, with relevance to the Site, consists of;

- **The Mid Suffolk Core Strategy (2008) and Focused Review (2014)**
- **The Mid Suffolk Local Plan (1998) and Proposals Map**

Most of the policies within the 1998 Local Plan have been superseded by the Core Strategy and its Review. However, there are some 'saved' policies which remain relevant insofar as they are consistent with the NPPF, and until the emerging Joint Local Plan is adopted.

Mid Suffolk Local Plan 1998 (to guide development to 2006) - 'saved' policies

Policies of relevance to the Site and the landscape include:

- **Saved Policy GP1** - Design and layout of development;
- **Saved Policy H7** - Restricting housing development unrelated to the needs of the countryside;
- **Saved Policy H13** - Design and layout of housing development;
- **Saved Policy H15** - Development to reflect local characteristics; and
- **Saved policy RT12** - Footpaths and bridleways. This policy states that the Council will safeguard the footpath and bridleway network and, where appropriate, will support proposals to secure its improvement and modification, including extensions and extinguishments.

### Emerging Joint Local Plan

Babergh and Mid Suffolk District Council's published the pre-submission version of the Joint Local Plan – Pre-submission (Regulation 19) on 12<sup>th</sup> November 2020 for consultation. The Site is covered by Draft Policy LS01 which allocates the Site for 10 new dwellings. The extent of the policy in relation to the Site is the same as the Site boundary. It lies within the settlement boundary for Onehouse, as shown on the emerging policies maps.

Other draft policies of relevance to the Site and this DAS:

- **Draft Policy SP09** - Enhancement and management of the environment;
- **Draft Policy SP10** - Climate change;
- **Draft Policy LP17** - Environmental protection;
- **Draft Policy LP18** - Biodiversity & geodiversity;
- **Draft Policy LP19** - Landscape;
- **Draft Policy LP21** - The historic environment;
- **Draft Policy LP25** - Sustainable construction and design; and
- **Draft Policy LP26** - Design and residential amenity.

# 02. Context

## 2.1 Access and Movement

### Highway Network

The Site lies immediately to the south of Forest Road on the south eastern edge of Onehouse. Forest Road will provide access to the Site, connecting the Site to the centre of Onehouse and to Stowmarket in the east. Junction 49 Tot Hill Junction of the A14 is located approximately 1.2km (0.7 miles) to the north east of Onehouse and can be easily accessed via the existing highways network.

In the north eastern corner of the Site a farm access can be seen and is considered to be retained as part of the design proposals of this application.

### Public Rights of Way

Public footpath 25 lies within the Site, alongside the eastern boundary. Public footpath 26 runs westwards from the edge of Star House Farm along the southern edge of the wider field within which the Site lies. It continues westwards to a junction of various other footpaths which lead into Onehouse, southwards to the base of the River Rattlesden valley and westwards to Onehouse Church near Onehouse Hall.

Forest Road, immediately adjacent to the Site's northern boundary, forms part of National Cycle Route 51. It continues westwards through Onehouse and eastwards into the development at Northfield View and onto Stowmarket.

### Public Transport

The nearest bus stop is located on Chilton Way, a 15 minute walk from the Site. Service 88 provides a half hourly service between Stowmarket, Needham Market and Ipswich. The bus journey time to Stowmarket Town Centre is just 12 minutes.

Stowmarket Train Station is located approximately 2.6km (1.6 miles) to the south east of the Site. The Greateranglia service offers connections to Ipswich, Peterborough, Cambridge, and London Liverpool Street, as well as smaller settlements along this route.

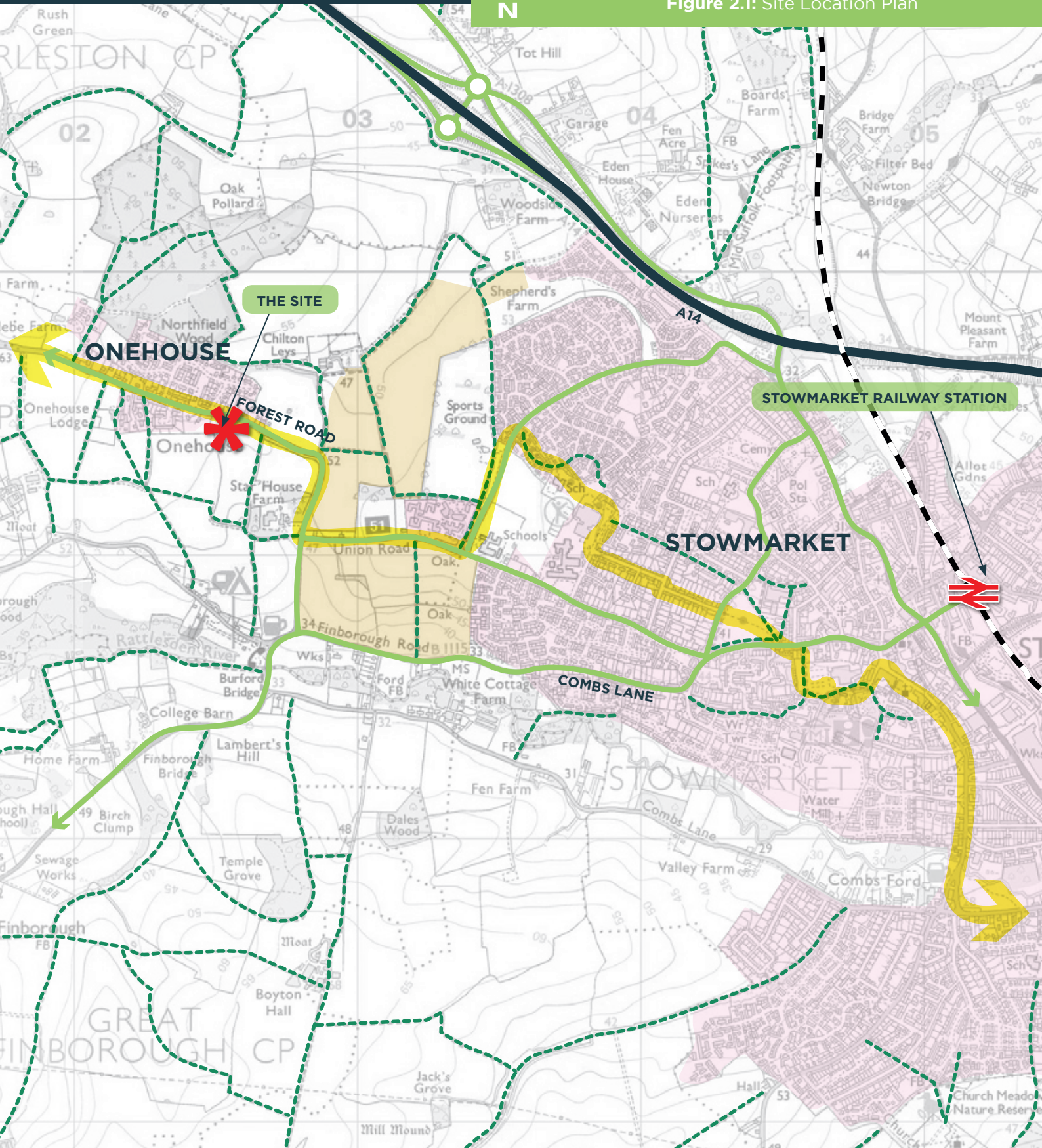


-  Site
-  Adopted and emerging residential allocations relevant to the site
-  A14
-  Existing roads
-  Sustrans Route 51
-  Railway Line and Stowmarket Station
-  Public Rights of Way





Figure 2.1: Site Location Plan



# This Design and Access Statement supports an outline planning application for residential development at Land off Forest Road, Onehouse.

## 2.2 Facilities

### Leisure

Chilton Fields Sports Club located along Chilton Way, is home to Stowmarket Cricket and Rugby Club, a play area and areas for informal recreation and is located approximately 700m to the east of the Site. Once complete the development at Northfield View will provide an emergency and pedestrian route directly onto Forest Road along the route of the Sustrans Route 51, which will make this facility accessible to Onehouse and the Site. Mid Suffolk Leisure Centre, located along Gainsborough Road is approximately 1.2km (0.7 miles) to the east of Onehouse and offers a number of clubs and recreation opportunities.

Within the proposals for the Northfield View scheme, additional leisure facilities are being provided including outdoor sports pitches, a pavilion, formal play provision of varied sizes, allotments and space for informal recreation of which totals in the region of 13.0ha and will be accessible to the local community of Stowmarket, Onehouse and the surrounding villages.

### Shops, Services & Community Facilities

Onehouse itself is served by a community centre and church room located within the western extent of the village along Forest Road, with the church of St John the Baptist, located outside the village boundary to the south west, set within the grounds of Onehouse Hall. Further afield, Stowmarket offers a variety of services and facilities you would expect to find in any market town, such as a variety of health and care services, local convenience shops and supermarkets, takeaway establishments and religious buildings.

Within the Northfield View development, a local centre and community centre are being proposed which will offer a closer, more convenient alternative for both the new residents of Northfield View, but also those who live in Onehouse. It would be considered that the local centre could include a small convenience shop/ Post Office, a café or takeaway establishment and health provision.

### Schools

Stowmarket is well-served by a variety of schools and nurseries. There are a number of schools all within close proximity to Onehouse, with Stowmarket High School and The Olive AP Academy the closest, at approximately 1.2km from Onehouse, with Wood Ley Community Primary School just to the north of the Mid Suffolk Leisure Centre. Additionally, there is a Montessori nursery located within the Chilton Ley Sports Ground.

### Employment

While employment opportunities in Onehouse are limited, there are a number of opportunities within Stowmarket and further afield. Stowmarket Train Station provides the opportunity for sustainable travel to towns such as Bury St Edmunds, Ipswich and Cambridge which naturally offer greater opportunities for work.













-  Adopted and emerging residential allocations relevant to the site
-  A14
-  Existing roads
-  Sustrans Route 51
-  Railway Line and Station
-  Public Rights of Way
-  Educational Facilities
-  Sporting/leisure Facilities
-  Public House/restaurant/takeaway/ cafe
-  Supermarket/convenience store
-  Religious Facilities
-  Public Open Space





Figure 2.2: Services & Facilities Plan



Onehouse Community Centre



Chilton Field Sports Ground



**Our analysis of the local vernacular based upon site visits to Onehouse, Northfield View (Stowmarket) and desk-based research, has helped us to gain an understanding of the area's architectural context.**

**It is important to note, even though this is an outline application, analysis of local vernacular has helped to inform the proposed layout, and potential design and external appearance of any new homes.**

## **2.3 Local Distinctiveness**

### **Forest Road – Vernacular Character & Urban Grain**

Forest Road, which runs through the heart of Onehouse has a mix of ages, qualities and varied character, which adds to this rich mosaic of local vernacular. Whilst it is evident that there are some historic traditional buildings along Forest Road, it is also evident that some of this quality has been diluted by more modern and in some cases outdated architectural styles of infill development.

The following characteristics have been recognised:

- Mix of detached, semi-detached and chalet style bungalows, predominantly 2 storey dwellings
- Traditional red and gault brick, with white and pale render
- Dark red/brown pantiles, grey slate and some evidence of thatch
- Steep roofs with prominent chimney stacks
- Linear low-density settlement
- Informal building lines, but there is some evidence of some formal setbacks where infill development has occurred.
- Buildings set back from the roadside by front gardens of various sizes
- Hedgerow and informal planting within front gardens, together with intermittent mature trees, softens the streetscene
- On curtilage car parking keeps the streets relatively free from street parking



### Northfield Road – Mid to Late 20<sup>th</sup> Century Development

Northfield Road is located a little to the west of the proposed Site frontage and forms a loop of Mid to Late 20<sup>th</sup> Century development, which connects back onto Forest Road approximately 200m further west.

The following characteristics have been recognised:

- Mix of detached, semi-detached, short terraces and chalet style bungalows, of 2 storey dwellings and bungalows
- Mostly red, orange and buff coloured brick buildings with some examples of render and white uPVC cladding
- Roofs have shallow pitches and predominantly grey concrete tiles
- Simple large white casement windows, some evidence of brown wood effect.
- Buildings set back from the roadside by front gardens of various sizes
- On curtilage car parking keeps the streets relatively free from street parking



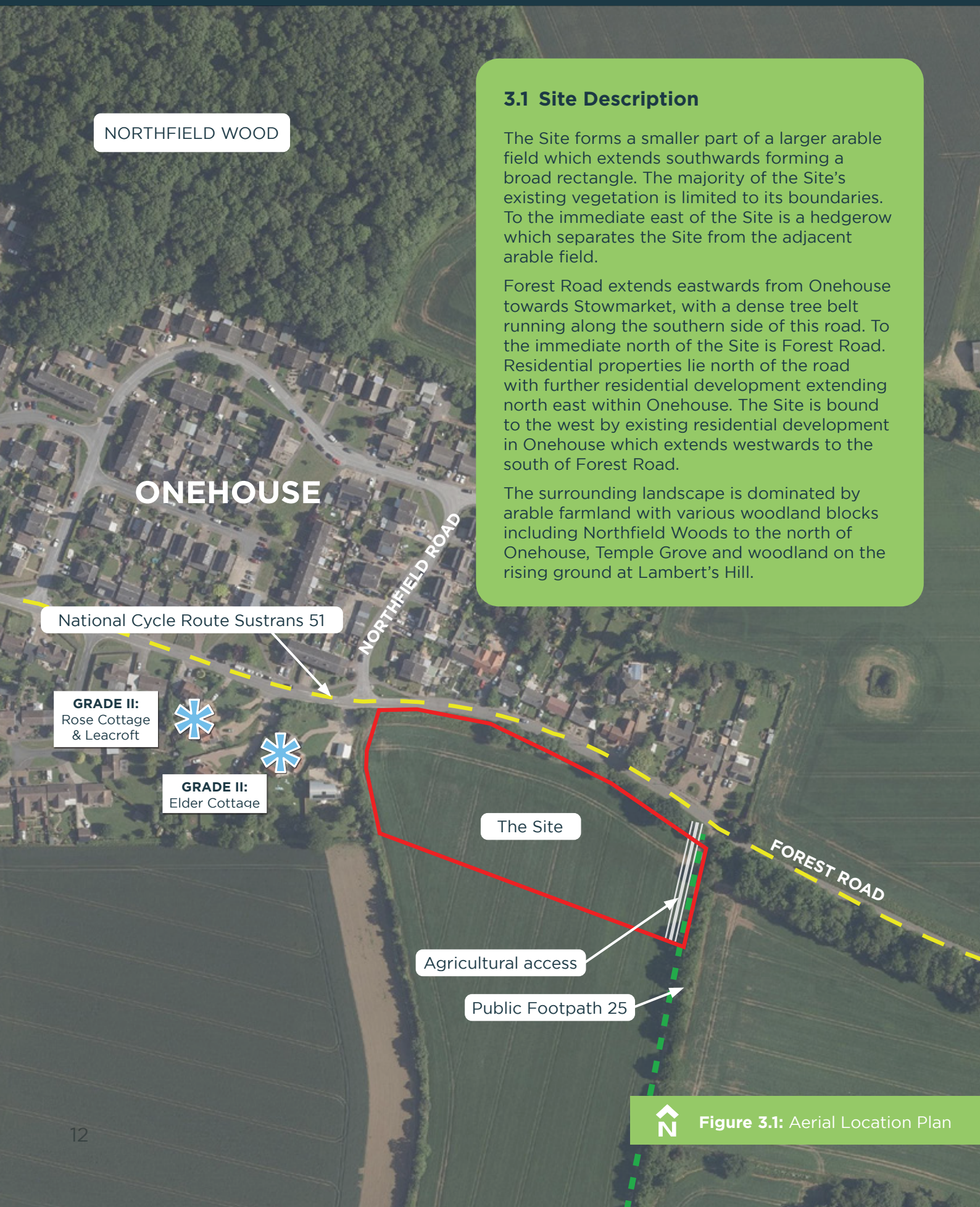
### Northfield View – 21<sup>st</sup> Century Development (Under Construction)

The new housing developments Northfield View, currently under construction, but complete in areas, will comprise a mix of detached, semi-detached and terraced houses and apartments. Variety to the roofscape is achieved by a mix of 2, 2.5 and 3 storey buildings, with dormer windows providing interest. The building materials add to the interest of the developments with a mix of red and buff brick, timber-effect cladding, slate-effect tiles and red plain tiles.

It is considered that the new homes proposed at Land off Forest Road, Onehouse would sensitively reflect that of the style and quality of the local vernacular and of that seen at Northfield View.



# 03. Site Assessment



NORTHFIELD WOOD

ONEHOUSE

National Cycle Route Sustrans 51

GRADE II:  
Rose Cottage  
& Leacroft

GRADE II:  
Elder Cottage

The Site

Agricultural access

Public Footpath 25

FOREST ROAD


NORTHFIELD ROAD

### 3.1 Site Description

The Site forms a smaller part of a larger arable field which extends southwards forming a broad rectangle. The majority of the Site's existing vegetation is limited to its boundaries. To the immediate east of the Site is a hedgerow which separates the Site from the adjacent arable field.

Forest Road extends eastwards from Onehouse towards Stowmarket, with a dense tree belt running along the southern side of this road. To the immediate north of the Site is Forest Road. Residential properties lie north of the road with further residential development extending north east within Onehouse. The Site is bound to the west by existing residential development in Onehouse which extends westwards to the south of Forest Road.

The surrounding landscape is dominated by arable farmland with various woodland blocks including Northfield Woods to the north of Onehouse, Temple Grove and woodland on the rising ground at Lambert's Hill.

 **Figure 3.1:** Aerial Location Plan

## 3.2 Opportunities and Influences

### Access

A number of vehicular, pedestrian and cycle access proposals have been considered, which will be detailed further in Section 4 of this document. It is proposed that the principal vehicular access point will be taken from Forest Road, which will serve the new homes, with pedestrian and cycle access being achieved from this access point, as well as utilising the current Public Footpath access along the Site's eastern boundary.

### Topography

The Site is flat and lies at approximately 55m AOD. The land slopes away to the south of the Site to the base of the River Rattlesden valley which lies at approximately 33m AOD. Further south the land rises again to a local highpoint at Boyton Hall of 68m AOD.

The wider area is undulating and incised by various river valleys of both larger rivers as well as smaller brooks and tributaries.

Design consideration should be given to the need to make space for water within the topographically low parts of the Site, so runoff can be controlled to greenfield (pre-development) rates. This consideration will form part of the Site-wide drainage and management strategy.

### Listed Buildings

There is one Grade II Listed Building - Elder Cottage, which is located immediately to the west of the Site, along Forest Road.

### Existing Vegetation

The existing vegetation of importance is contained within the Site boundaries, in particular the dense tree belt along the southern side of Forest Road and the tree and hedgerow planting which runs along the eastern side of Public Footpath 25.

### Landscape

This Outline Application is supported by a Landscape and Visual Assessment; however, its main findings have been summarised below. It is considered that the character of the Site will undergo substantial change as arable land replaced by new housing and associated open space. However, the Site is well related to the adjoining built up area which adjoins it on two sides, and proposed new structural planting to the southern boundary, will contain the proposals and provide a soft, green edge to the south of the Onehouse. Given the settlement's linear form, centred on Forest Road, the proposed development will not be at odds with the existing settlement pattern and presents a logical location and sensitive proposal for residential development.

Views of the new housing will be largely limited to the Site's immediate vicinity from Forest Road, adjacent residential properties and nearby public rights of way. Views from further afield will be limited by virtue of intervening land form and vegetation. Once the proposed planting has fully established it is assessed that only the roofs of the new housing will be visible from views further afield.

Overall, the new development will be well related to the existing settlement at Onehouse and will form a logical and sustainable extension to the village.

### Ecology







An Ecological Assessment, which accompanies this planning application, has been undertaken. The Assessment finds that the Site can be developed with minimal ecological impacts and potentially provides the opportunity to enhance the currently limited ecological value of the Site. The Assessment recommends retention of the existing trees and hedgerows on the boundaries of the Site and replacement of the loss of any trees or hedgerows with appropriate native species.

# DESIGN CONSIDERATIONS

- To provide vehicular access from Forest Road;
- The orientation of the new homes will respect the setting of adjacent properties and will allow for an active frontage to Forest Road, Public Footpath 25 and the new areas of public open space;
- Due to the presence of the Grade II listed Elder Cottage and the recommendations set within the Landscape Sensitivity Study, the westernmost part of the Site is to remain free from development;
- The development of the Site offers the opportunity to provide public open space corridors located along its western, eastern and southern boundaries in order to respect adjacent properties and existing vegetation;
- The opportunity exists to provide new landscaping in the form of a hedgerow within the areas of open space located alongside the southern boundary. With additional tree, hedgerow and wildflower planting throughout the proposals;
- Public Footpath 25 and the existing farm access, which runs along the Site's eastern boundary will be retained and improved, and set within an attractive landscaped setting. There is the opportunity to connect into the future footway link along Forest Road, which is being improved by the Northfield View development and will create a safe and convenient route to the this development and beyond;
- Existing trees and hedgerows along the boundaries should be retained and supplemented with appropriate species;
- The development will deliver a variety of landscape proposals, including hedgerows, trees and wildflower meadows. Hedgerow and tree planting along the southern boundary, save for the most westerly part, will filter views of the new houses, vantage points to the south and retain a view southward to countryside from Forest Road;
- Two SuDS basins will be located within the east and west areas of public open space. The eastern basin will have micro-pools, promoting a longer terms water presence enhancing biodiversity, habitat availability and aesthetic variation and appeal within the development. A roadside swale will take water from west to east and will be planted with a variety of plants tolerant to changing water levels; and
- Provide suitable mitigation and enhancement measures to help achieve a Biodiversity Net Gain.

 Site boundary: **Aprx. 1.37ha**

## EXISTING INFLUENCES

-  Contours
-  Vegetation
-  Waterbodies
-  Ditch
-  Extent of surface water flooding
-  Public Footpath 25

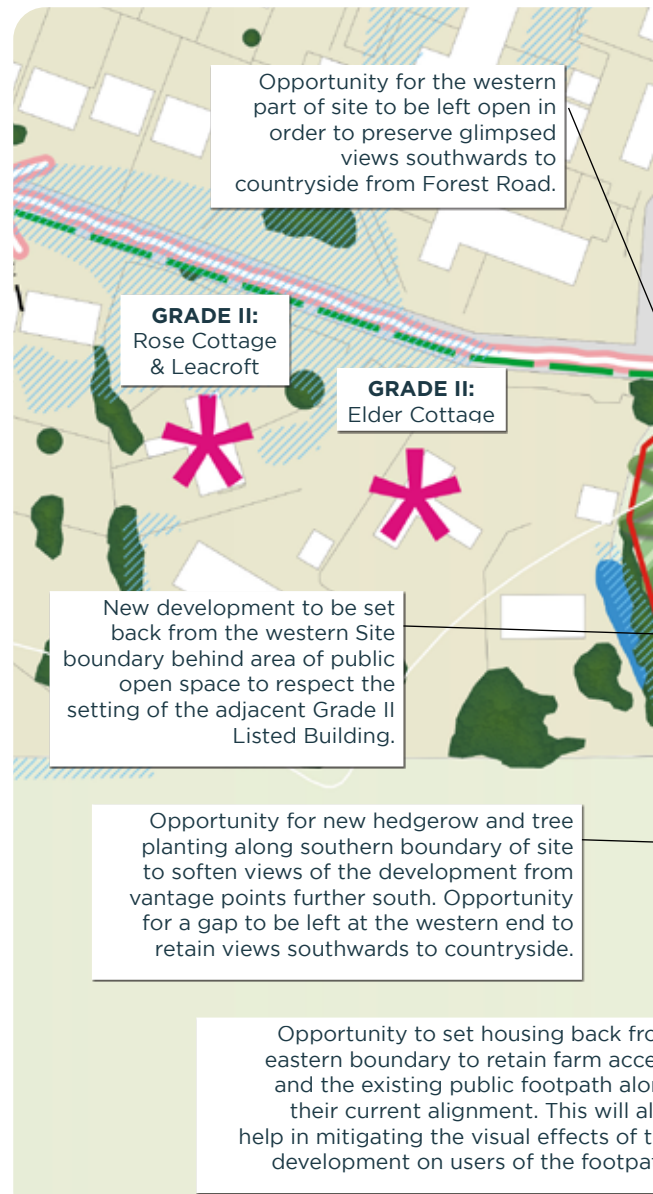














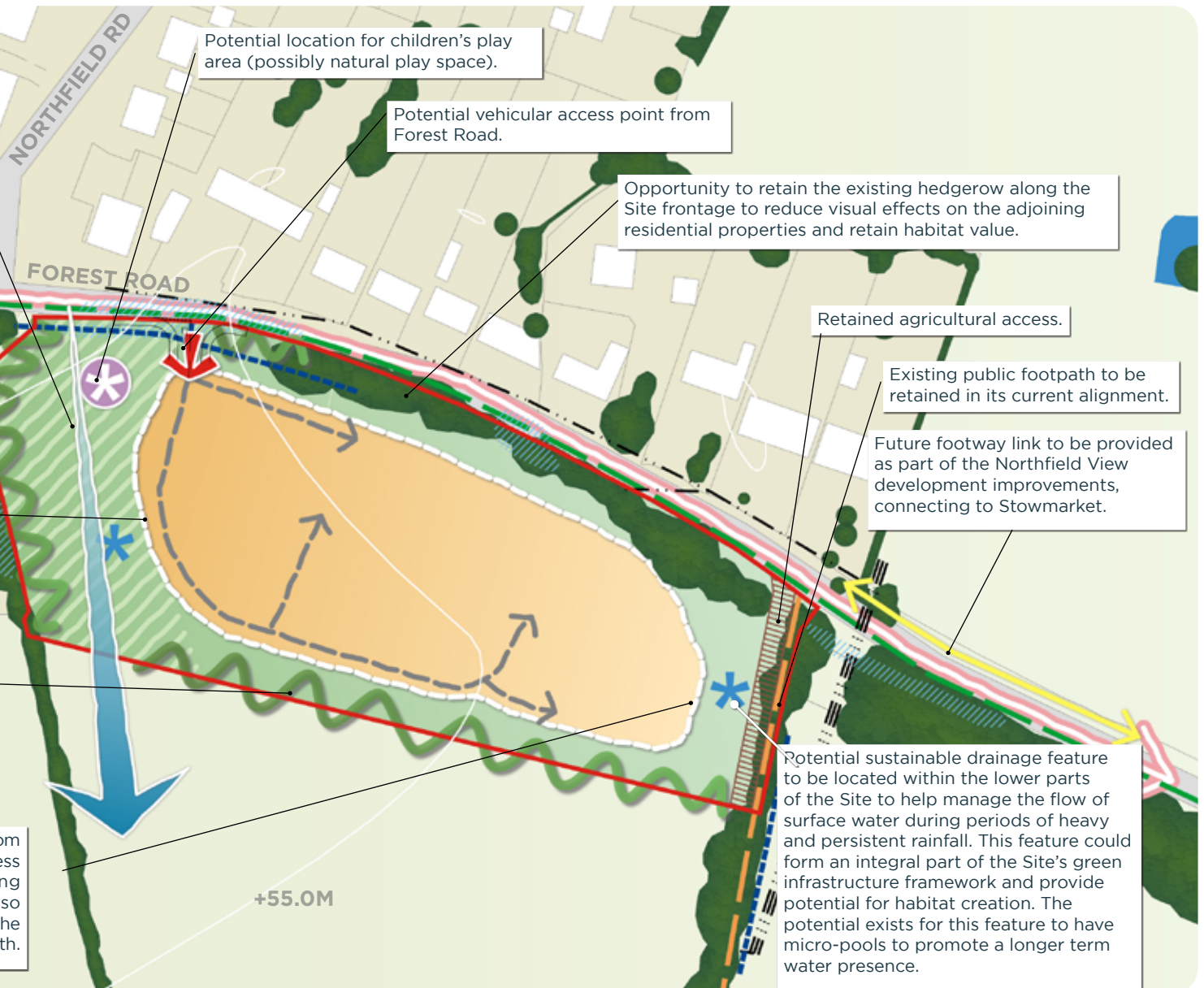




Figure 3.2: Opportunities & Influences Plan

-  Cycle Route Sustrans 51
  -  Grade II Listed Buildings
  -  Agricultural access
  -  Overhead powerlines
  -  Important views
  -  Indicative internal road layout
  -  Public open space and corridors
  -  Buffer to Listed Building
  -  Location of SuDS
  -  New boundary planting
  -  Children's play
  -  Future footway link
- POTENTIAL OPPORTUNITIES**
-  Vehicular access
  -  Development Area: **Aprx. 0.68ha**  
UP TO 20 DWELLINGS @30DPH
- NORTHFIELD VIEW FOOTPATH  
(RUNNING EAST ALONG FOREST ROAD)**



# 04. Design Proposals

## 4.1 Illustrative Masterplan

The design proposals for the Site have evolved through an iterative design process informed by environmental and technical work, an understanding of the development's relationship with its surrounding context, and an assessment of planning and design policy. The applicant has also engaged in a Pre-Application Enquiry with Babergh and Mid Suffolk District Council on the 23<sup>rd</sup> June 2021 (Reference No: DC/21/02855).

The aforementioned technical assessment and Pre-Application response has resulted in the Illustrative Masterplan and Proving Layout (Figure 4.1) that seeks to minimise environmental impacts whilst maximising social, economic, biodiversity and sustainability benefits. It is important to note that the layout of the development is a Reserved Matter. However, the key principles need to be communicated within the Design and Access Statement to ensure that the subsequent detailed design reflects the initial aspirations and urban structure.

The Illustrative Masterplan provides for up to 20 new dwellings located within the eastern two-thirds of the Site. The new dwellings are flanked by open space corridors which run along the Site's western, southern and eastern boundaries to create an appropriate landscaped interface with the adjacent fields and Listed Building. The Illustrative Masterplan demonstrates how the new dwellings can be orientated to front onto Forest Road, the Public Footpath and the public open space to create an attractive outward looking development.

A large area of public open space within the western part of the Site will help in retaining an important view corridor, as identified in the Landscape Sensitivity Study. This space will also provide an area for children's play and ecological enhancements.

The Illustrative Masterplan also shows how the existing Public Footpath and field access can be retained as an integral part of the development to pass through the area of open space that runs alongside the eastern boundary. The Public Footpath will form an integral part of the layout so that the new residents of the Site will benefit from convenient and direct access to the wider areas of green infrastructure being provided at Northfield View and beyond.

The western part of the development is to be left open in order to preserve glimpsed views southwards to countryside from Forest Road and Sustrans Route (51). New houses to be set back from the western development boundary behind an area of public open space to respect the setting of the adjacent Grade II Listed Building.

Proposed children's play area will be designed with a natural character and will incorporate grass mounds, boulders and logs to complement its rural setting.

A recreational footway will meander through the public open space. The footway will be formed of a self-binding hoggin gravel, in a natural colour to reflect the informal /semi-natural setting.

Proposed hedgerows to be enhanced with supplementary planting to reinforce their function as wildlife corridors, and habitats of interest in their own right.

Within the new development, bat and bird boxes could be implemented within the external walls, to further promote habitat creation and roosting potential. Hedgehog gaps in new rear garden fencing will promote habitat connectivity across and within the development.







## 4.2 Use, Amount, Form & Scale

### Residential Development Area - up to 20 dwellings (0.68 hectares)

The development provides a new residential development area measuring 0.68 hectares, providing for up to 20 dwellings. The subsequent Reserved Matters application will determine the fixed measurements for the building mass, in terms of width, length and height. However, the Illustrative Masterplan establishes a set of scale and massing principles for the development.

The proposed density of 30 dwellings per hectare (dph) ensures an efficient use of the Site where a balanced approach has been applied between the provision of public open space and new landscaping. The gross density of the proposed development (i.e. those areas which will be developed for housing, the access roads, private garden space, car parking, open space and landscaping and the SuDS basin) equates to 15dph.

It is proposed that the development will comprise of 2 storey dwellings to respect the edge of settlement location and the surrounding residential properties within the immediate vicinity of the Site.







The new homes will allow for a broad mix of dwelling types and sizes to be provided, up to 35% (7 units) of which will be affordable rent or shared ownership housing. The location and tenure will be submitted and agreed with the Local Authority as part of a future Reserved Matters Application, however, an initial housing mix has been prepared to support this outline application.

### Green Infrastructure - (0.69 hectares)

The Illustrative Masterplan demonstrates how the Site can deliver 0.69ha of public open space, which equates to approximately 50% of the total site area.

Babergh and Mid Suffolk Open Space Assessment was published in May 2019 and forms part of the evidence base for the preparation of the Councils' emerging joint Local Plan. It is therefore considered important that the green infrastructure provision for this Site accords with this guidance. The Open Space Assessment recommends that new developments should achieve a minimum total provision of 2.40ha per 1000 population of open space. This equates to 0.12ha of open space for the 20 new dwellings for this Site, and therefore meets and exceeds these requirements.

### LAND USE

	Site Boundary: <b>Aprx. 1.37ha</b>
	Residential: <b>0.68ha</b> Density <b>30dph</b> Limited to <b>2 storey</b> in height
	Green Infrastructure: <b>0.69ha</b>
	Naturalistic Play: <b>0.01ha</b>
	SuDS Basin: <b>0.09ha</b>
	Swales: <b>0.01ha</b>

### MARKET HOUSING

Plot Type	Plot Size	Quantity	Mix %
	2 Bed	3	15
	3 Bed Bungalow	2	10
	3 Bed	7	35
	3 Bed		
	4 Bed	1	5
<b>TOTAL</b>		<b>13</b>	<b>65%</b>

### AFFORDABLE/ SHARED OWNERSHIP HOUSING

Plot Type	Plot Size	Quantity	Mix %
	1 Bed (AR)	2	10
	2 Bed (AR)	2	10
	3 Bed (AR)	1	5
	2 Bed (SO)	1	5
	3 Bed (SO)	1	5
<b>TOTAL</b>		<b>7</b>	<b>35%</b>
<b>TOTAL</b>		<b>20</b>	<b>100%</b>

AR - Affordable Rent  
SO - Shared Ownership



Figure 4.2: Land Use Plan



Figure 4.3: House Mix Plan



## 4.3 Access

### Vehicular Access

Vehicular access will be provided from Forest Road via a new priority give-way T junction. The carriageway width is proposed to be 5.5 metres wide. The location of the Site access has been informed by speed survey data to determine the visibility splay requirements. Further details of the vehicular access point are included within the Transport Statement submitted as part of this planning application.

### Pedestrian Access

The proposed vehicular access point will be designed to incorporate a 2.0 metre wide footway on the western and eastern side of the carriageway. The Illustrative Masterplan shows how this footway can be extended into the development to serve the new homes and provide a safe and alternative route through the Site's public open space connecting to the Public Footpath. There is the opportunity to link the proposals at Forest Road into the future footway improvements associated with the Northfield View development, which will provide a connection along Forest Road, into Stowmarket and beyond. As a consequence, this will improve pedestrian permeability and integration for the wider area.

### Emergency Access

The detailed design of the layout will be in accordance with Part B of the Building Regulations, 'Access and Facilities for the Fire Service' to ensure sufficient carriageway widths and appropriate access for fire appliances can be achieved.

### Service Vehicles

The detailed design and dimensions of the development's new streets will be submitted and agreed with the LPA as part of a future Reserved Matters submission. However, the Illustrative Masterplan shows how the streets could be designed to accommodate service vehicles without allowing their requirements to dominate the layout. The detailed layout design will accord with Schedule 1, Part H of the Building Regulations to ensure appropriate waste collection vehicle access and bin carry distance standards are achieved.

### Inclusive Access – Residential

The development's new homes will be served by level entrances to meet disabled access requirements, in particular the two bungalows. Driveways and pathways will be constructed in a slip-resistant surface.

### Car Parking

The car parking will be designed so that vehicles do not dominate the street scene or cause inconvenience to pedestrians and cyclists. The principal means of car parking will include private garages, dedicated on-street parking and private parking courts, as well as sufficient visitor parking.

The amount of allocated and non-allocated parking spaces will be provided in accordance with the Adopted Suffolk Guidance for Parking (Third Edition – May 2019). Therefore, the following typical car parking standards will apply to the new dwellings:

- **1 Bedroom** - Minimum of 1 space per dwelling.
- **2 Bedroom** - Minimum of 1.5 spaces per dwelling (i.e. 1 allocated and 1 space for units for flexible use, 2 spaces minimum where provided within curtilage).
- **3 Bedroom** - Minimum of 2 spaces per dwelling.
- **4 Bedroom** - Minimum of 3 spaces per dwelling.

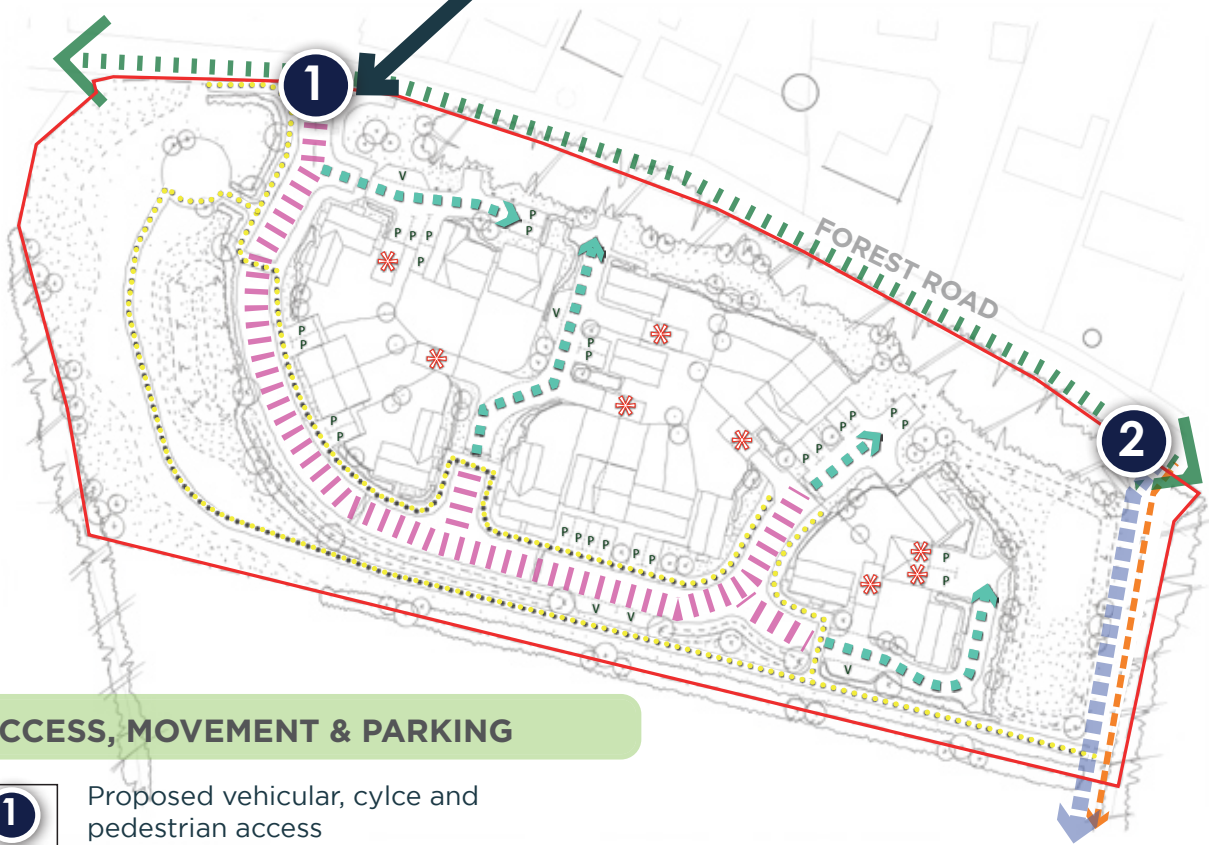
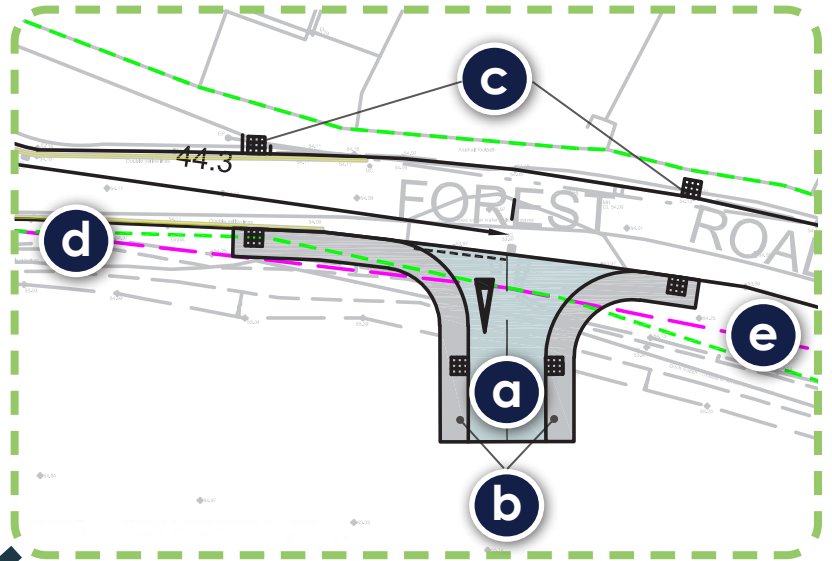
**0.25 spaces** per dwelling allowance equates to **5** visitor parking spaces, which is achieved and demonstrated within the Illustrative Masterplan.

At the detailed design stage, the sizes of the proposed garages will qualify them to be counted as allocated parking spaces in accordance with the Suffolk Guidance for Parking.



Figure 4.4: Access, Movement & Parking Plan

- a** 5.5m carriageway
- b** 2m footway
- c** Uncontrolled pedestrian crossing
- d** 2.4m x 43m Vision splay
- e** 2.4m x 49m Vision splay



### ACCESS, MOVEMENT & PARKING

- |          |   |          |   |
|----------|---|----------|---|
| <b>1</b> | Proposed vehicular, cycle and pedestrian access |          | Secondary streets/lanes                 |
| <b>2</b> | Retained farm access                            |          | Recreational routes                     |
|          | Sustrans Route 51                               |          | Garages                                 |
|          | Route of farm access to field in the south      | <b>P</b> | Residential car parking                 |
|          | Public Footpath 25                              | <b>V</b> | Visitor car parking (0.25 per dwelling) |
|          | Spine road through the development              |          |   |

## 4.4 Residential Amenity, Privacy & Reducing Crime

Suitable amenity and privacy standards are an important factor in good design. The Illustrative Masterplan demonstrates how its design can accord with a number of good design principles.

- The minimum depth of rear gardens will generally be 10 metres to ensure that suitable levels of privacy are maintained and that reasonable sized gardens are created.
- To ensure visual privacy, a minimum back-to-back distance of approximately 20 metres has been considered. However, an overly strict application of this privacy standard can lead to uniform plot sizes and shapes which pay little regard to the wider character of the development. Therefore, to avoid a uniform layout being created the Illustrative Masterplan carefully considers the relationship of where dwellings face onto each other at an angle (typically 30 degrees or more). At such locations it is less likely that people will be able to see directly into each other's homes and therefore minimum back to back distances can be reduced from the nearest corner
- Rear gardens for three or four bedroom houses will be no less than 60m<sup>2</sup>.
- Rear gardens for two bedroom houses will be no less than 50m<sup>2</sup>.
- At the detailed design stage, side and rear boundaries will be at least 1.8 metres in height in order to supplement the basic level of privacy achieved by a 20 metre back-to-back distance.

### Designing Out Crime

Mid Suffolk District Council emphasises the importance that good design can make to contributing to a safer place by focusing on the following six attributes which the design of the Illustrative Masterplan has addressed:

- **Natural Surveillance:** the dwellings front onto the new access road to provide multiple opportunities for passive surveillance. At the detailed design stage, blank gable walls or re-entrants will be avoided, especially where properties face footpaths or the public realm.
- **Layout of properties that overlook spaces:** at the detailed design stage the new dwellings will have habitable rooms overlooking the public realm.
- **Good lighting:** appropriate lighting where necessary, will ensure that the public realm is well-lit to discourage anti-social behaviour.
- **Sensible landscaping schemes:** new landscaping running alongside the proposed footway should allow views into and through the planting in order to maintain high levels of natural surveillance.
- **Securing rear access points:** access to the rear of dwellings will be included to the side of each plot.
- **Clear boundaries between public and private spaces:** The ownership and responsibilities for external space will be clearly defined and the proposals will facilitate ease of maintenance and management.



## 4.5 Green Infrastructure

### Sustainable Drainage Systems (SuDS)

The surface water management strategy for the proposals has been developed as part of a Flood Risk Assessment (FRA). The strategy focuses on the conveyance, treatment and storage of surface water runoff within predominantly open, shallow features. The elements of the scheme mesh together to form a Sustainable Drainage System (SuDS) that manages the quality and quantity of water whilst providing amenity and biodiversity benefits.

The outflow rate from the attenuation elements of the SuDS has been set at the greenfield (pre-development) rate calculated for the 1 in 1 annual probability storm, whereas the attenuation has been sized to accommodate a much larger 1 in 100 annual probability storm event plus an allowance for climate change. The result of only allowing runoff from the development to leave the Site at a statistically low rate will be to help reduce flows in the downstream watercourse, and thus flood risk.

It is also considered that areas of the SuDS ponds will be designed to maximise habitat creation with micro-pools promoting a longer term water presence to further add to the biodiversity value of the development.



### Recreation

A total of 0.69 hectares or 50% of open space is provided as part of the development proposals, which meets the quantitative standards set out in the LPA's Open Space Assessment.

However, due to the Site's size it is considered impracticable to provide space for allotments. It is proposed, therefore, that allotments would be provided by way of a financial contribution in lieu of on-site provision. The Site also benefits from the direct linkage to Northfield View, afforded by the existing public footpath and Sustrans Route along Forest Road. Therefore, the new homes will benefit from the wider areas of green infrastructure being provided within this development.

### Landscape

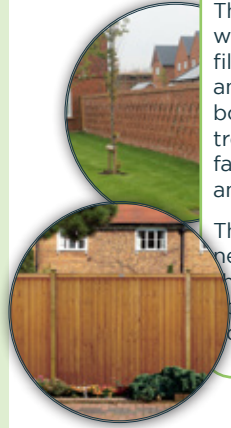
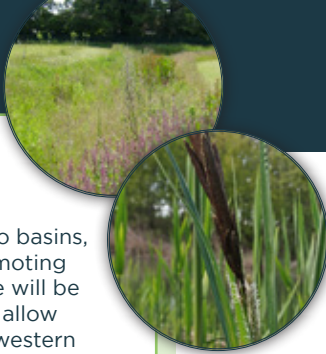
In accordance with planning policy, the existing on-site vegetation is to be retained and incorporated within the development layout. Much of this currently exists on the Site's boundaries and is therefore achievable with the potential to further enhance this with the introduction of new landscaping within the aforementioned areas of public open space.

A Landscape Strategy Plan (Figure 4.5) has been submitted as part of the Outline Planning Application. It is based upon the submitted Illustrative Layout and provides a further level of illustrative detail on how the green infrastructure and ecological enhancements will support existing and new wildlife habitats and provide recreational benefits for local people. It also establishes how new landscape buffers will be created between the new homes and the adjacent Listed Buildings.



## 1 SUDS STRATEGY

The SuDS within will incorporate two basins, the eastern having micro-pools promoting a longer term water presence. These will be connected via a bioswale which will allow water to flow periodically from the western part of the Site to the east alongside the road. This strategy will maximise the biodiversity and habitat enhancements within the Site as well as enhancing the aesthetic appeal and variation within the public open spaces and alongside the main recreational footway.






## 2 BOUNDARY TREATMENT

It is envisaged that rear garden boundaries will be defined by 2m close board timber fencing. The new homes which face onto and overlook the public realm will be detailed with 1.8m high brick walls to provide interest and variation in the street scene.

The existing hedgerow on the northern Site boundary will be retained as part of the development providing filtering to views from adjacent residential properties and Forest Road. The hedgerow on the western Site boundary will be enhanced with additional thicket and tree planting adjacent to it in a naturalistic fashion, fading outwards into the meadow grassland providing an enhanced ecotonal edge.

The southern Site boundary will be defined by a new hedgerow with hedgerow trees, with a gap at the western end to retain views southwards to the countryside. This will help mitigate views of the new housing from vantage points to the south.

### EXISTING

-  Vehicular, pedestrian & cycle access
-  Sustrans Route 51
-  Public Footpath 25

### PROPOSED

-  Native trees
-  Native hedge
-  New ornamental hedging & shrub planting
-  Wildflower meadow
-  Structural hedgerow & tree planting to southern boundary
-  Naturalistic play area
-  Hoggin paths through public open space
-  SuDS Basins (to include micro-pools) & Swales
-  Route of Farm Access to Field to South Swales
-  Retained view corridor to countryside in the south

## 3 PUBLIC OPEN SPACE

The principal public open space will be located in the west to retain glimpsed views from Forest Road to the countryside south of Onehouse. It will also respect the setting of the adjacent Grade II Listed Building. Trees and hedgerow will frame with view southwards, together with meadow planting and a SuDS basin.

A children's play will be designed with a focus on natural play and will incorporate grass mounds, boulders and logs to complement the edge of settlement location of the Site and its rural setting.

In the east, the existing farm access and public footpath will be retained. The new houses will be set back from this footpath behind an area of public open space. This will reduce the visual effects of the development on users of the footpath.



Figure 4.5: Landscape Strategy Plan



## 4 CONNECTIVITY



A recreational footway will wind its way through the western public open space, to join the existing public footpath. To reduce any urban influence on the character of the public open spaces, this path will be formed of a self-binding hoggin gravel in a natural colour. Pavements for pedestrian use will be provided alongside the main vehicular access into the Site, with shared space used in the smaller cul-de-sacs within the development.

## 5 HARD LANDSCAPING

The recreational footway will be formed of self-binding hoggin gravel in a natural colour to complement the rural setting of the development. Access into the Site will be formed of asphalt before leading onto concrete block paving at the raised table junction further into the Site. The secondary streets, which will be shared space will also be concrete block paving of a different colour to that of the raised table to aid legibility and differentiation. All driveways will be concrete setts. Permeable paving options could be discussed as detailed stage.

## 6 PLANTING STRATEGY

The public open space will be planted with wildflower meadow in large swathes either side with the path winding through the middle. The edges of the space will be flanked with new native trees and the existing hedgerow will be bolstered with additional planting to help fill in gaps.

The southern boundary will be planted with hedgerow and hedgerow trees. In addition new trees will be planted within the public open spaces in the west and east. Smaller varieties will be planted as street trees within the development blocks. Native hedgerow alongside the new access road will help to soften views of the development from Forest Road.

All areas of the SuDS are to be planted to provide biodiversity and habitat enhancements as well as providing a long season of flowering display to enhance the character of the public open spaces.

The proposed planting (for front gardens only) will include a high proportion of native species and flowering non-native species of known benefit to wildlife, to maximise biodiversity across the new development. The variety of species will also help to achieve a high-quality landscape design and assist in integrating the new development into the neighbouring landscape and townscape. The proposed planting will create a vibrant character to the development which will complement the meadow planting within the western public open space and provide an attractive place to live.



## 4.6 Sustainability

The NPPF sets out the three dimensions to sustainable development: economic, social and environmental. Paragraph 6 of the Framework states that the policies in paragraphs 18 – 219, taken as a whole, constitute the Government’s view as to what sustainable development means for the planning system. The following section describes what makes the proposal a sustainable form of development.

### Economic

- The development would contribute to the economic role of the area by generating employment and tax receipts during construction.
- In the longer term the local economy would benefit from the provision of housing for workers, investment in local infrastructure and services, additional expenditure on goods and services, from the New Homes Bonus and from additional Council Tax receipts.

### Social

- The development would contribute to providing new housing and addressing the current shortfall in supply within the District.
- Up to 35% of the new homes will be affordable, providing new housing opportunities for existing residents in the area.
- The Site is located in an accessible location being convenient for both existing shops, services, schools and other community facilities within Onehouse and Stowmarket, and the new community facilities and services planned at Northfield View.
- The Site benefits from a direct linkage to Northfield View, via Sustrans Route 51 which runs along Forest Road.
- The proposed new areas of public open space will help to support community health and well-being.

### Environmental

- The proposals establish a considered retention of existing areas of vegetation in order to respect the amenity of adjacent properties and limit the visual impact of the new homes on the surrounding areas.
- Opportunities for semi-natural habitat creation will be maximised through the naturalistic landscape design of the Site’s public open space.
- SuDS will be used to avoid any adverse impacts in terms of flood risk.
- At the detailed design stage, the new homes will be designed to meet national and local targets in respect of reducing energy demand, carbon emissions and energy efficiency.



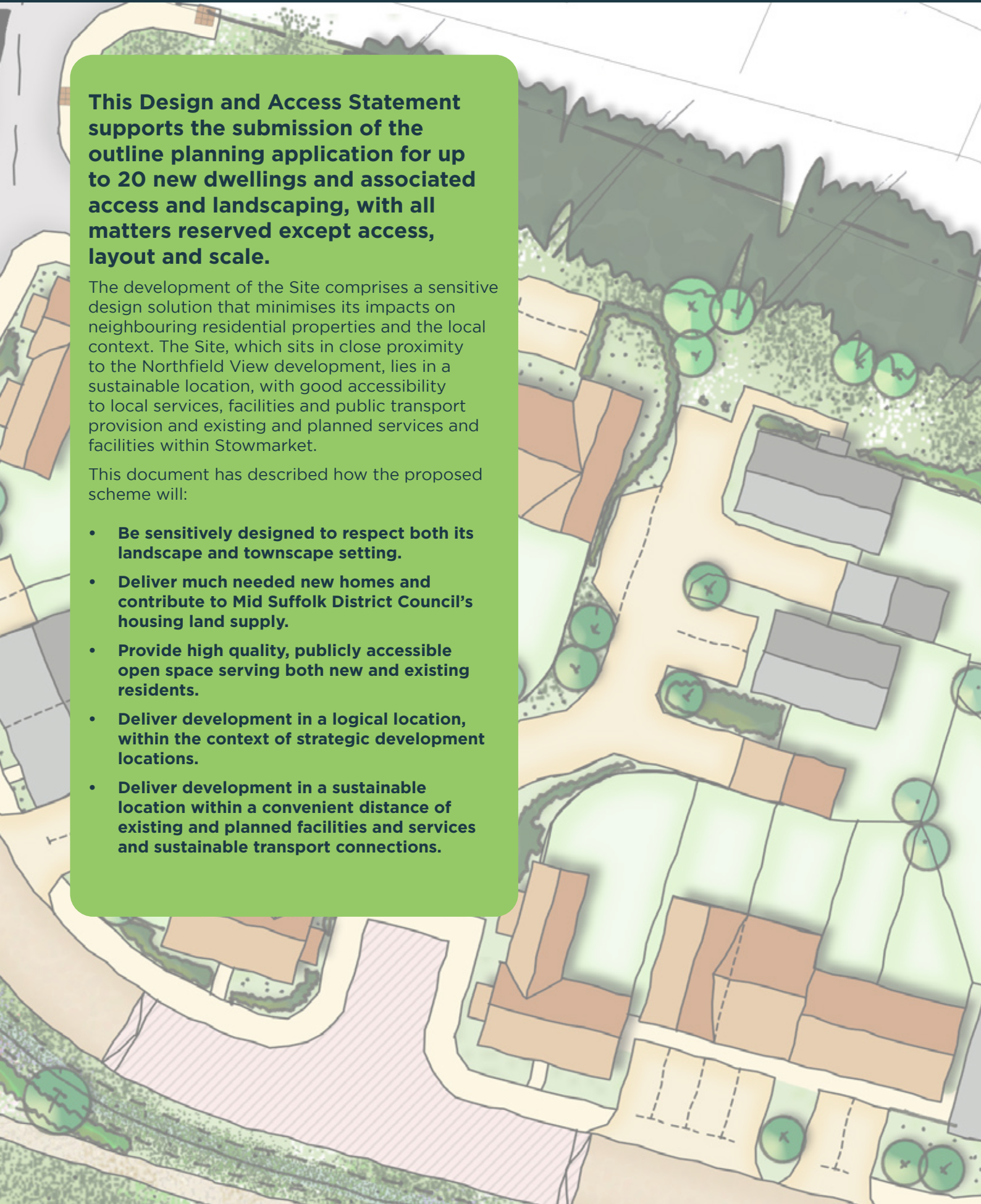
# 05. Conclusion

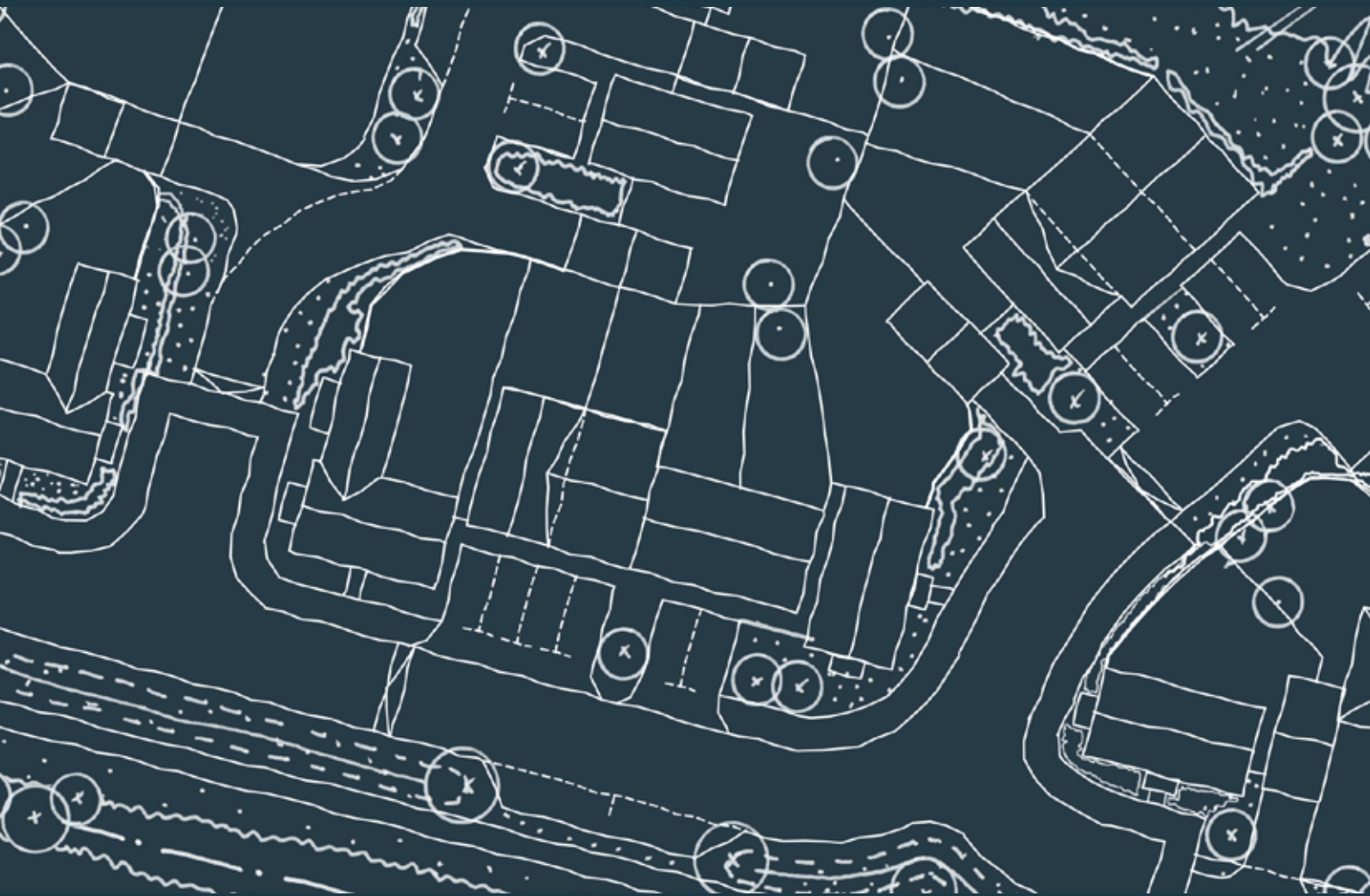
**This Design and Access Statement supports the submission of the outline planning application for up to 20 new dwellings and associated access and landscaping, with all matters reserved except access, layout and scale.**

The development of the Site comprises a sensitive design solution that minimises its impacts on neighbouring residential properties and the local context. The Site, which sits in close proximity to the Northfield View development, lies in a sustainable location, with good accessibility to local services, facilities and public transport provision and existing and planned services and facilities within Stowmarket.

This document has described how the proposed scheme will:

- **Be sensitively designed to respect both its landscape and townscape setting.**
- **Deliver much needed new homes and contribute to Mid Suffolk District Council's housing land supply.**
- **Provide high quality, publicly accessible open space serving both new and existing residents.**
- **Deliver development in a logical location, within the context of strategic development locations.**
- **Deliver development in a sustainable location within a convenient distance of existing and planned facilities and services and sustainable transport connections.**





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environmental