



St Edmundsbury
BOROUGH COUNCIL

B300

Rural Area Working Party 18 November 2010 Sustainable Development Working Party 23 November 2010

Replacement Local Plan – Policy RA2(b): Land off Crown Lane, Ixworth. Approval of Masterplan

Summary

1. Land at Crown Lane, Ixworth is allocated for development in the Replacement Local Plan. The Local Plan states that development cannot proceed until a masterplan has been adopted for the site and this is to be informed by a concept statement.
2. A draft masterplan was subsequently prepared by consultants on behalf of the proposed developer in respect of the land at Crown Lane, Ixworth. Public consultation took place in July and August 2010 and the masterplan has been amended in the light of the comments received. They are now seeking the Council's approval of the masterplan as planning guidance.
3. Officers are satisfied that the masterplan and the proposals within it, have been prepared in accordance with the adopted Replacement Borough Local Plan and the protocol for preparing masterplans and should be adopted as non-statutory planning guidance.

1. Purpose of Report

- 1.1 The purpose of this report is to consider the draft masterplan for the development of and recommend its approval as non-statutory planning guidance.**

2. Background

- 2.1 The adopted Replacement Borough Local Plan, in Policy, allocates 2.5 ha. of land at Crown Lane Ixworth for the development of approximately 70 houses. A key requirement of the development is the construction of an access road from the A143 Walsham roundabout.
- 2.2 A concept statement for the development of was adopted as planning guidance in 2008.

3 Summary of Consultation

- 3.1 The draft masterplan has been prepared in accordance with the Council's adopted protocol. It has been the subject of public consultation undertaken by Bidwells on behalf of the proposed developer, Persimmon Homes Anglia, from July 2010 until August 2010. Consultation letters, with copies of the draft masterplan, were also sent to statutory and other consultees. A public exhibition was held at Ixworth Village Hall and a separate meeting held with residents from Thomas Close to discuss their particular concerns. Full details of the public response are included in the Public Consultation Report which forms Appendix A to this report.
- 3.2 Further to the public consultation, the draft masterplan was submitted to Inspire East for consideration by the Design Review Panel in September.
- 3.3 The consultation report identifies broad support for the draft masterplan,
- 3.4 Officers are satisfied that the consultation process has been thorough, is in accordance with the Council's adopted Statement of Community Involvement and that there is no further need for further consultation on the draft masterplan. There will be full consultation undertaken in due course in respect of any subsequent planning applications.

4 The Masterplan

- 4.1 The draft masterplan is a comprehensive document which includes the development area.
- 4.2 A copy of the draft masterplan is attached as Appendix B. It follows the principles of the adopted Concept Statement but provides a level of detail which will inform any subsequent planning applications, giving consideration to the landscape and ecology, cultural heritage, highways, transport and social considerations.
- 4.3 Various amendments and additional details have been provided in respect of the draft masterplan in response to the consultation process and these are detailed in Appendix A.

4.4 Key elements of the revised masterplan are as follows:-

- (a) the development closely follows the format established by the adopted Concept Statement with vehicular access taken from the Walsham Road roundabout with pedestrian and emergency access from Crown Lane;
- (b) the development addresses Crown Lane as a Green Lane and creates a focal public square opposite the existing development at Thomas Close;
- (c) open space is proposed between the development and the cemetery;
- (d) the form of development illustrates a permeable layout punctuated by focal features and outward looking around the perimeter. This is supported by indicative sketches of key features; and
- (e) issues relating to sustainability and biodiversity are addressed, identifying issues which will be carried through in greater detail with the emerging detailed design.

4.5 Adoption of the masterplan will enable planning applications to be considered and the development of this housing site to proceed.

5. Recommendation

5.1 The Working Parties are asked to recommend that the masterplan for the development of land off Crown Lane, Ixworth be adopted as non-statutory planning guidance.

For further information contact:

Chris Rand, Principal Planning Policy Officer,

Planning and Economic Development.

Tel: (01284) 757352 or by email: chris.rand@stedsbc.gov.uk

bidwells.co.uk

Consultation Report

Persimmon Homes Anglia

Crown Lane, Ixworth

October 2010

BIDWELLS



Quality Assurance

Site name: Crown Lane, Ixworth

Client name: Persimmon Homes Anglia

Type of report: Consultation Report

Version: _____ Date: _____

Prepared by: Michael Hendry BSc (Hons) MSc MRTPI

Signed _____

Date _____

Reviewed by: Rob Hopwood BA (Hons) BTP MRTPI

Signed _____

Date _____



Table of Contents

| | | |
|---|---|-----------|
| 1 | INTRODUCTION..... | 1 |
| 2 | INVOLVEMENT AND PARTICIPATION | 1 |
| | Why a Masterplan? | 1 |
| | Consultation Process | 1 |
| | Early Involvement..... | 2 |
| | Statement of Community Involvement..... | 2 |
| 3 | THE CONSULTATION PROCESS..... | 3 |
| 4 | SUMMARY OF RESPONSES TO THE EXHIBITION | 4 |
| 5 | SUMMARY OF INSPIRE EAST'S COMMENTS | 9 |
| | Summary | 9 |
| 6 | CONCLUSIONS..... | 11 |
| | Appendix A – Consultation Area and Flyer..... | 13 |
| | Appendix B – List of Consultees | 14 |
| | Appendix C – Comments from Consultees | 15 |
| | Appendix D – Exhibition Boards | 16 |
| | Appendix E – Inspire East Report | 17 |



1 INTRODUCTION

- 1.1 This report is an evolving document which describes the process of public consultation undertaken to date and importantly stakeholder comments, to help inform the preparation of a Masterplan document for Land off Crown Lane, Ixworth. The document has been informed by a public exhibition event with local residents, councillors and other stakeholders exploring how best to deliver housing allocation RA2 (b) of the adopted Replacement Local Plan 2016 (adopted 2006).
- 1.2 The report sets out the approach taken to inform the public and encourage participation in the consultation process. A chronology of actions undertaken to consult relevant parties is presented alongside ways in which the comments received have been reviewed and how these have informed the Masterplan document in accordance with St Edmundsbury Borough Council's (SEBC) adopted Statement of Community Involvement (SCI, 2008).
- 1.3 The report seeks to provide an accurate summary of consultation comments, Persimmon Homes Anglia's response to these comments and how these have been used to inform the Masterplan document.

2 INVOLVEMENT AND PARTICIPATION

Why a Masterplan?

- 2.1 A draft Masterplan document is being progressed for Land off Crown Lane, Ixworth, in accordance with Policy DS4 and Policy RA2 of the adopted Replacement Local Plan 2016 (adopted 2006). The Masterplan will identify the physical and policy constraints on the site and be used to identify opportunities to inform appropriate development proposals.

Consultation Process

- 2.2 St Edmundsbury Borough Council's Statement of Community Involvement (2008) states that "the purpose of community involvement is to create dialogue with, and seek the views of, the community and stakeholders on the land use development issues affecting their locality." So it is in this instance.
- 2.3 Persimmon Homes Anglia supports community involvement in the planning process and committed to a public exhibition of the draft Masterplan and indicative site layout with local residents. The principles of the Local Planning Authority's adopted SCI (2008) have been and continue to be followed, as demonstrated below under the five themes contained within the SCI.

Early Involvement

- 2.4 Early consultation with officers at SEBC was undertaken, prior to the public consultation workshop, at a meetings held on the 19 August 2009 and a subsequent meeting on 11th March 2010. At the meeting the relevant issues pertaining to the site including the constraints and opportunities were discussed and the format of the exhibition established.

Statement of Community Involvement

- 2.5 Informing, participating, consulting and providing feedback define the main principles of the SEBC, SCI (2008). How Persimmon Homes Anglia has addressed these principles is detailed below.

Informing

- 2.6 To help the production of a Masterplan for the site, it was considered important to encourage those with an interest in the site to become actively involved by means of an exhibition. Local residents had been consulted earlier by the SEBC on the Concept Statement for the site, which establishes many of the driving principles of the proposal. To ensure that notification was provided about the exhibition a leaflet was delivered by hand to local residents identified by SEBC as having an interest in the site. A copy of the leaflet and the consultation area can be seen in appendix A.
- 2.7 An e-mailed version of the invitation was also sent to other consultees identified by SEBC, including statutory consultees and Councillors. The list of recipients can be seen in appendix B.
- 2.8 The information provided to these parties identified the site location and site area, a brief description of the allocated site, an introduction to the development team, the nature and format of the exhibition as well as the date, time and venue.
- 2.9 The exhibition was held at The Ixworth Village Hall and presented an opportunity for those with an interest in the site to discuss the proposed development of the site with the development team.
- 2.10 After the exhibition, additional comments and correspondence have been received as can be seen in appendix C. A separate meeting was held with the residents of 15, 16, 17 and 18 Thomas Close at their request to discuss their specific concerns.
- 2.11 The above information highlights that the exhibition for the land off Crown Lane Ixworth was appropriately publicised and made readily accessible to those with an interest in the site.

Consulting

- 2.12 To ensure people were consulted on the exhibition, an informative leaflet was sent to residents and an invitation e-mail was sent to statutory bodies in advance of the event. The

information highlighted the format of the exhibition, date, time, venue and purpose. A detailed review of the exhibition can be seen under section 3 'The Consultation Process'.

Participation

- 2.13 The participation of stakeholders in the evolution of the draft Masterplan has been and will continue to be important. From early discussions with officers at SEBC, it has been important to involve those who have an interest in the site following Council protocol.
- 2.14 It was considered that an exhibition, with attendees from the development team was an appropriate format for the initial stakeholder involvement, given the prior involvement in consultations undertaken by the SEBC. The exhibition and subsequent face to face meeting allowed for a more personal engagement with stakeholders and enabled their thoughts and ideas to be discussed, acknowledged and responded to in manageable groups.
- 2.15 The active participation of residents and other members of the community has been achieved through the exhibition. The exhibition provided a friendly opportunity to view the constraints and opportunities of the site and for the attendees to openly discuss any issues and thoughts/ideas in relation to the Masterplan or the indicative layout. Comments were provided via response forms available at the exhibition or on-line via a dedicated website and e-mail address. Further comments were welcomed via post and email to enable consultees to add further comments as they wished.
- 2.16 Holding the exhibition has allowed a proper course of action to be taken for those with an interest in the site and participate in the Masterplan's evolution.

Feedback

- 2.17 On the completion of the exhibition, the comments received have been summarised and considered; this information is incorporated into this Consultation Report. The original comments can be seen in appendix C. In addition to this document, the Masterplan has been submitted to SEBC highlighting how the comments have been taken into account to inform the preparation of the document in advance of consultation with Inspire East.

3 THE CONSULTATION PROCESS

- 3.1 This section outlines in more detail the process of consultation detailing each step taken to meet the requirements of the SEBC.

Leaflets delivered to local residents: 1st July 2010

- 3.2 Leaflets were delivered to residents according to contact details provided by the SEBC on 1st July 2010.

E-mail invitation to Statutory Consultees: 1st July 2010

- 3.3 An e-mail invitation was sent to statutory consultees as provided by SEBC on the 1st July 2010.

Public Exhibition held at The Ixworth Village Hall: 14th July 2010 3pm to 7pm

- 3.4 At the exhibition the constraints and opportunities for the site, the draft masterplan and an illustrative layout interpreting the masterplan were displayed. The exhibition allowed attendees to openly discuss their thoughts and ideas. The material presented is appended to this report at appendix D. A tally of the attendees was made and records that approximately 147 people attended the exhibition, 15 individuals or households provided written comments.

Meeting with the residents of Thomas Close: 4th August 2010 7pm onwards

- 3.5 Following the public exhibition a request was received from the residents of 15, 16, 17 and 18 Thomas Close that the developer and the planning consultant visit them at the site to discuss their thoughts on the emerging layout. On 4th August 2010 a representative of Persimmon Homes Anglia and Bidwells Planning Consultants visited the residents to discuss their concerns.

Public Exhibition Comments deadline: 11th August 2010

- 3.6 Any additional comments in relation to the materials presented at the exhibition event were to be sent to the development team by post or e-mail by the 11th August 2010.

Submission to Inspire East 31st August 2010

- 3.7 At the request of Inspire East and the SEBC the draft Masterplan was submitted to Inspire East for consideration by the Design Review Panel on 15th September 2010.

Presentation to Inspire East 15th September 2010

- 3.8 Representatives of Persimmon Homes, Bidwells, CHBC Architects and St Edmundsbury Borough Council presented to the Design Review Panel on 15th September 2010.

4 SUMMARY OF RESPONSES TO THE EXHIBITION

- 4.1 This section provides a summary of consultation submissions, the developer's response to those submissions and how these have informed the evolution and development of the Masterplan

| NAME | ADDRESS | POSITION | COMMENTS RECEIVED | RESPONSE | PROPOSED CHANGES |
|-----------------|---|----------------|--|---|------------------|
| Mr T Southorn | 6 Kettlebarrow Close, Ixworth, IP31 2UN | Local Resident | Will there be provision for improving telecommunications? Current broadband provision is insufficient. Additional houses will significantly affect this. | Telecommunications will form part of the proposed development with infrastructure provision made where necessary in discussion with the relevant provider. We can not commit to faster broadband as it is outside of our control. | None |
| Mrs Mitchell | 5 Garrard Place, IP31 2EP | Local Resident | Existing local facilities particularly the telephone exchange struggles to cope. Improvements need to be discussed with BT. | Discussions with all utilities providers will continue as part of the development proposed. | None |
| Mrs J Dicksan | 15 Micklesmere Drive, Ixworth, IP31 2UJ | Local Resident | The proposed site is well used as a pathway to Walsham Road which would need to be kept. | Noted. We have no control over the land to the north and can not guarantee the continuation of the dog walking route as it currently stands. A footpath will be provided through the allocated site and a footpath provided alongside the access road maintaining a link to Walsham Road. | None |
| Mr D J Rose | 9 Coltsfoot Close, Ixworth, IP31 2NJ | Local Resident | The exhibition enabled us to get a much clearer picture of what is going ahead. We support the building of the new houses. | Noted | None |
| Mr G Hemmingway | 8 Crown Crescent, Ixworth, IP31 2EJ | Local Resident | Seems well thought through. Would like to see more details. | Noted. More detail will emerge during the planning application process. | None |
| Mrs N Botting | 24 Thistledown Drive, Ixworth, IP31 2NH | Local Resident | Very pleased the road goes away from school and leaves dog walking route from Walsham Road to | Noted. We have no control over the land to the north and can not guarantee the continuation of the dog walking route as it currently stands. A footpath will be | None |

| | | | | | |
|--------------|--|----------------|--|--|------|
| | | | Crown Lane. Bridge over A143 would be very welcome. Would be helpful to allow access through the estate for walkers from Walsham Road. | provided through the allocated site and a footpath provided alongside the access road maintaining a link to Walsham Road. It has been confirmed with St Edmundsbury Borough Council that the need for a bridge over the A143 will not be generated by this development. | |
| Mrs T Wise | 35 Chalk Lane, Ixworth, IP31 2JQ | Local Resident | Walsham roundabout has bad visibility from old road to Bypass. How would the new road work? There is a noise issue too. Concerns regarding oversubscribed primary school and fate of middle school. Would footpath extend up from proposed new estate to go past middle school to Thistledown? Does not seem enough car parking and shared areas lead to problems. | The new roundabout layout has been agreed with the county council's highway engineers. A noise survey has been undertaken and shown that any noise from the Bypass can be mitigated. Construction noise would be regulated by hour of operation conditions. Financial contributions towards education provision will be made. We have no control over the land to the north and can not guarantee the continuation of the dog walking route. Parking has been provided at the Council maximum standards. | None |
| Mrs T Clarke | 21 Kettlebarrow Close, Ixworth, IP21 2UN | Local Resident | Emergency vehicles only from Crown Lane is a good idea. Not adequate footpaths approaching High Street. | Noted. Any alterations to Crown Lane would need to be agreed with the County Council during the application process. We can not therefore commit to the provision of additional footpaths at this stage. | None |
| Mrs T Clarke | 21 Kettlebarrow Close, Ixworth, IP21 2UN | | Need social facilities for children/teens. Adequate provision for doctors and schools needs to be made. | A section 106 planning obligations agreement will be negotiated with the Borough Council during the planning application stage and these areas may form part of the negotiations however we can not be asked to address pre-existing problems. | None |
| | | | | | |

| | | | | | |
|------------------|---|----------------|--|--|---|
| Mr & Mrs D Kates | 48 Thistledown Drive, Ixworth, IP31 2NH | Local Resident | We are concerned about the closeness of the access road to our end of Thistledown Drive. Also the fact that the roundabout is to be enlarged. | The road has been moved further away from the Thistledown development than originally suggested in the adopted Concept Statement. The current distance between the exist of the roundabout and the curve in the access road is the minimum required to allow car to safely access and exit the roundabout. The roundabout has to be increased in size to accommodate the fifth arm required as required by planning policy. | None |
| Mrs J Spencer | 16 Thomas Close, Ixworth, IP31 2UQ | Local Resident | The original plans had a green area to the front of 15, 16 & 17 Thomas Close now it appears to be a narrow strip of grass/hedging. This is something that I personally would like addressed. Need more green soak away to prevent build up in heavy rain. The footpath used by most who live on the Micklesmere estate must be kept child friendly. Number of houses have increased now not in keeping with existing development. Will we get any compensation for all the noise during building? Have not received answers to our questions from Borough Council. | Will review the vegetation depth on Crown Lane as part of the detailed layout. Surface water run off will be attenuated so as not to exceed existing to ensure flood risk is not increased by the development. The detailed design of the footpaths and the planting plan will need to be agreed with the Borough Council and will seek to make it accessible and safe for all. The 90 dwellings represents an additional 6 dwellings per hectare across the site when compared to the Council's suggested indicative capacity and allows us to create strong street scenes and making the most efficient use of land. . No compensation will be paid regarding construction noise however hours of operation will be restricted and dust suppression measures introduced to keep disruption to a minimum. | None. Commitment to moving emergency access to in front of garage of no 17 Thomas Close rather than aligning the access with the lounge window, as requested during meeting, subject to the agreement of the County and Borough Councils, and to review the vegetation depth on Crown Lane as part of the detailed layout, as requested during meeting, |

| | | | | | |
|-------------|---|----------------|--|---|---|
| Mr A Osman | 20 Micklesmere Drive, Ixworth, IP31 2UJ | Local Resident | The proposal is welcomed. Need a footbridge over the development. Opportunity for a drop off point for Middle School could be provided when building the link road to the northern bypass roundabout. | Noted. It has been confirmed with St Edmundsbury Borough Council that the need for a bridge over the A143 will not be generated by this development. We do not control the land to the north of the allocation site so can not commit to a drop off point for the Middle School but will investigate it as part of the application. | None |
| Mr K Peters | 15 Thomas Close, Ixworth, IP31 2UQ | Local Resident | Concerns regarding the density from 70 to 90 houses. Not enough open space between Micklesmere development and new development. Concern regarding siting of Village Green. Do not want it turned into football/cricket pitch or to become a congregation area for teenagers. | The 90 dwellings represents an additional 6 dwellings per hectare across the site when compared to the Council's suggested indicative capacity and allows us to create strong street scenes and making the most efficient use of land. Will review the vegetation depth on Crown Lane as part of the detailed layout. The local area of play is located so as to be overlooked and act as a communal resource to help integrate the proposed development into the existing community by encouraging social interaction. | None: Commitment to review the vegetation depth on Crown Lane as part of the detailed layout. |
| Mr P Hunt | 16 New Road, Ixworth, IP31 2EN | Local Resident | Overall the layout looks good. 1. I had understood from an earlier presentation at the village hall that the road being built as part of this development would connect to the end of Crown Lane (next to the cemetery) to the Walsham roundabout on the A143. This is not the case but has due consideration been given to providing the 2nd emergency access route into Crown Lane? | Noted. A specialist highway engineer is advising the developer and a detailed design of the emergency access will accompany the planning application. | None |

| | | | | | |
|--|--|--|---|---|------|
| | | | 2. The local community is looking for a site to locate a new build scout hut. Currently the scout group is expanding and has no location within Ixworth. An active scouting committee is looking into opportunities for land to build such a facility and it would be nice to be included in the 2nd/3rd phase of this development | Noted. We do not control the land to the north of the existing allocation. | None |
| Suffolk County Council (Michael Wilks) | Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX | | Would have liked a single Masterplan produced for the entire site that fully addresses Concept Statement. Would like the settlement to be integrated into local surroundings. Green spaces to be well planned and keen to see gains for wildlife. No primary access from Crown Lane. Developments need to recognise how they will impact on rights of way. Archaeology - no objection in principle but will require a PPG16 condition relating to archaeological investigation attached to any planning application. Need to meet energy efficiency and be adapted to withstand changing climate. | The Concept Statement only addresses the existing allocation. The developer has no control over the land to the north. Landscaped areas will be identified in the planning application with the details being agreed as part of pre-commencement conditions should planning permission be granted. Access to Crown Lane is for pedestrian, cyclist and emergency use only, details of which will need to be agreed with the County Council. Archaeology investigations have been undertaken and a report addressing this will accompany the planning application. Energy efficiency requirements will be incorporated into the design in accordance with adopted standards. The design will take into account changing climate. | None |

5 SUMMARY OF INSPIRE EAST'S COMMENTS

5.1 Following the presentation of the proposed masterplan to Inspire East a report was prepared by the panel and the comments of the panel are summarised below along with the developer's response. The full report of the Design Review Panel can be found in appendix E.

Summary

5.2 The panel's comments were summarised by the project officer into the following bullet points:

- *In general, we believe that the masterplan should be more challenging of some of the assumptions in the Concept Statement.*

- *As the masterplan develops the urban/suburban feel of the development needs to be clarified in relation to urban form and parking. And it needs to reflect the characteristics of the built form and layout of the village.*
- *The relationship of the development to Crown Lane needs further consideration – parallel routes for existing and new uses does not seem sensible or elegant and could create a “no-mans land” between the two.*
- *The development needs to be viewed in a wider strategic context - particularly as regards the access road and potential development along its route.*
- *The question of whether or not to open a route from Crown Lane, through the new development and up to the Walsham Road roundabout, should be re-opened and subject to proper professional investigation as it may be that it could reduce traffic through the village.*

| Comments | Response | Action |
|---|--|--|
| In general, we believe that the masterplan should be more challenging of some of the assumptions in the Concept Statement. | Noted. The Concept Statement is an adopted document which underwent extensive public consultation. The Concept Statement is designed to inform the development of the site and can not be ignored. | No action |
| As the masterplan develops the urban/suburban feel of the development needs to be clarified in relation to urban form and parking. And it needs to reflect the characteristics of the built form and layout of the village. | Noted. The masterplan has evolved. | Incorporate short terraces, detached and semi-detached dwellings along with passageways all characteristic of Ixworth. More detail has been provided in terms of the layout, how parking will be arranged and how the street scene for Crown Lane might be manifest. |
| The relationship of the development to Crown Lane needs further consideration – parallel routes for existing and | Noted. The masterplan has evolved. | Encourage the use of Crown Lane as a pedestrian link for all pedestrians from the development rather than |

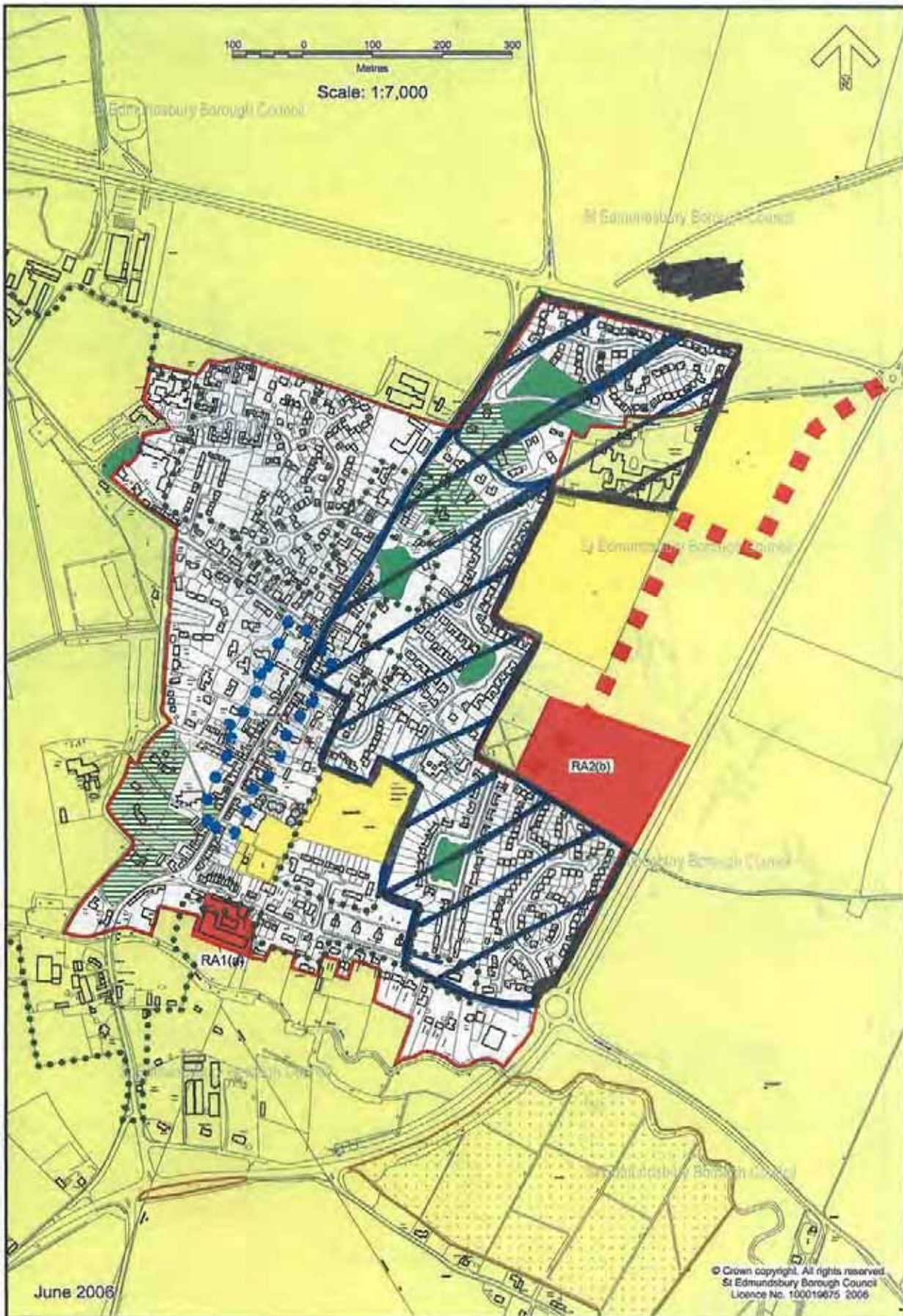
| | | |
|---|--|--|
| <p>new uses does not seem sensible or elegant and could create a “no-mans land” between the two.</p> | | <p>running paths parallel. An indicative street scene for Crown Lane has been prepared to demonstrate how development along this piece of existing infrastructure might look</p> |
| <p>The development needs to be viewed in a wider strategic context - particularly as regards the access road and potential development along its route.</p> | <p>Noted. The site to the north is not allocated for any form of development at this stage.</p> | <p>The Masterplan will require the development to be outward looking on its northern boundary so as to acknowledge the potential for future development to the north.</p> |
| <p>The question of whether or not to open a route from Crown Lane, through the new development and up to the Walsham Road roundabout, should be re-opened and subject to proper professional investigation as it may be that it could reduce traffic through the village.</p> | <p>Noted. The Concept Statement is an adopted document which underwent extensive public consultation and suggests that Crown Lane be used for emergency access only. The Concept Statement is designed to inform the development of the site and can not be ignored.</p> | <p>No action. An emergency access will continue to be shown from Crown Lane.</p> |

6 CONCLUSIONS

- 6.1 St Edmundsbury Borough Council has made no comments on the draft Masterplan as part of the consultation process.
- 6.2 Many of the comments on the exhibition make reference to specific design issues and as a result there are no proposed changes to the Masterplan document. The developer has however undertaken to review a number of detailed matters following the consultation process relating to the position of the emergency access and depth of the vegetation buffer off Crown Lane in the detailed layout as it evolves.
- 6.3 The comments received from the Design Review Panel at Inspire East have resulted in the masterplan being amended as follows:

- to encourage the use of Crown Lane as a pedestrian link for all (an indicative street scene has been prepared to illustrate how this might be achieved);
- to be outward looking on its northern boundary so as to acknowledge the potential for future development to the north; and
- to encourage the use of short terraces, detached and semi-detached dwellings along with passageways all characteristic of Ixworth.

Appendix A – Consultation Area and Flyer



Crown Lane, Ixworth Public Exhibition

on behalf of Persimmon Homes



The Land off Crown Lane, Ixworth is allocated for residential development in the adopted St Edmundsbury Local Plan 2006. Bidwells, on behalf of Persimmon Homes would like to invite you to attend a public exhibition of the draft Masterplan and illustrative layout. Comments on the document will be welcomed and will inform potential changes prior to submission to the Borough Council.

All interested parties are welcome to drop in, view the exhibition material and discuss the project with the development team.

Date: Wednesday 14th July 2010

Time: 3.00pm to 7.00pm

Venue: The Main Hall
Ixworth Village Hall
High Street
Ixworth
Suffolk
IP31 2HH



BIDWELLS

Appendix B – List of Consultees

| title | givenName | familyN | organisation | addressLine1 | addressLine2 | addressL | postTown | postCode |
|-----------------|-----------|---------|---|--------------|---------------------|------------|----------|----------|
| | | | | 7 Wadingburn | | | | |
| Mr | T | Delaney | | Lane | Lasswade | Midlothian | | EH18 1HG |
| To the occupier | Sir/Madam | | | | 16 Thomas Close | Ixworth | SUFFOLK | IP31 2UQ |
| To the occupier | Sir/Madam | | | | 19 Thomas Close | Ixworth | SUFFOLK | IP31 2UQ |
| To the occupier | Sir/Madam | | | | 18 Thomas Close | Ixworth | SUFFOLK | IP31 2UQ |
| To the occupier | Sir/Madam | | | | 17 Thomas Close | Ixworth | SUFFOLK | IP31 2UQ |
| To the occupier | Sir/Madam | | | | 15 Thomas Close | Ixworth | SUFFOLK | IP31 2UQ |
| | | | Peter Last Architectural Design Consultant | | | | | |
| To the occupier | Sir/Madam | | | | Crown Lane | Ixworth | SUFFOLK | IP31 2EH |
| To the occupier | Sir/Madam | | | | 12 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 13 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 15 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 17 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 19 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 21 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 23 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 25 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 27 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 29 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 31 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 33 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 35 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 37 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 1 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 2 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 3 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 4 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 5 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 6 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 7 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 8 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 9 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 10 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 11 Crown Crescent | Ixworth | SUFFOLK | IP31 2EJ |
| To the occupier | Sir/Madam | | | | 72 High Street | Ixworth | SUFFOLK | IP31 2HJ |
| To the occupier | Sir/Madam | | | | 35 Micklesmere Driv | Ixworth | SUFFOLK | IP31 2UJ |
| To the occupier | Sir/Madam | | Edgefields | | 37 Micklesmere Driv | Ixworth | SUFFOLK | IP31 2UJ |
| To the occupier | Sir/Madam | | | | 39 Micklesmere Driv | Ixworth | SUFFOLK | IP31 2UJ |
| To the occupier | Sir/Madam | | | | 41 Micklesmere Driv | Ixworth | SUFFOLK | IP31 2UJ |
| To the occupier | Sir/Madam | | | | 49 Micklesmere Driv | Ixworth | SUFFOLK | IP31 2UJ |
| To the occupier | Sir/Madam | | | | 51 Micklesmere Driv | Ixworth | SUFFOLK | IP31 2UJ |
| To the occupier | Sir/Madam | | | | 53 Micklesmere Driv | Ixworth | SUFFOLK | IP31 2UJ |
| To the occupier | Sir/Madam | | | | 55 Micklesmere Driv | Ixworth | SUFFOLK | IP31 2UJ |
| To the occupier | Sir/Madam | | | | 12 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 13 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 14 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 15 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 16 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 17 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 18 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 19 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 20 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 21 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 22 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 23 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 24 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 44 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 45 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | | | 46 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | | Swift House | | 47 New Road | Ixworth | SUFFOLK | IP31 2EN |

| | | | | | |
|-----------------|-----------|--------------------|-------------|---------|------------------|
| To the occupier | Sir/Madam | 48 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 49 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 50 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 1 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 2 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 3 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 4 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 5 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 6 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 7 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 8 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 9 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 10 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 11 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 35 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 36 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 37 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 38 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 39 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 40 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 41 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 42 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 43 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | Bradgate House | Crown Lane | Ixworth | SUFFOLK IP31 2EH |
| To the occupier | Sir/Madam | Candleford Cot | Crown Lane | Ixworth | SUFFOLK IP31 2EH |
| To the occupier | Sir/Madam | Lincolne | Crown Lane | Ixworth | SUFFOLK IP31 2EH |
| To the occupier | Sir/Madam | Rose Cottage | Crown Lane | Ixworth | SUFFOLK IP31 2EH |
| To the occupier | Sir/Madam | Ixworth Primary | Crown Lane | Ixworth | SUFFOLK IP31 2EL |
| To the occupier | Sir/Madam | 70B | High Street | Ixworth | SUFFOLK IP31 2HJ |
| To the occupier | Sir/Madam | Keepers Lodge | Crown Lane | Ixworth | SUFFOLK IP31 2EH |
| To the occupier | Sir/Madam | 70A | High Street | Ixworth | SUFFOLK IP31 2HJ |
| To the occupier | Sir/Madam | Dunham House | Crown Lane | Ixworth | SUFFOLK IP31 2EH |
| To the occupier | Sir/Madam | 25 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 26 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 27 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 1 Carpenter Close | Ixworth | SUFFOLK | IP31 2FX |
| To the occupier | Sir/Madam | 2 Carpenter Close | Ixworth | SUFFOLK | IP31 2FX |
| To the occupier | Sir/Madam | 3 Carpenter Close | Ixworth | SUFFOLK | IP31 2FX |
| To the occupier | Sir/Madam | 4 Carpenter Close | Ixworth | SUFFOLK | IP31 2FX |
| To the occupier | Sir/Madam | 5 Carpenter Close | Ixworth | SUFFOLK | IP31 2FX |
| To the occupier | Sir/Madam | 6 Carpenter Close | Ixworth | SUFFOLK | IP31 2FX |
| To the occupier | Sir/Madam | 7 Carpenter Close | Ixworth | SUFFOLK | IP31 2FX |
| To the occupier | Sir/Madam | 8 Carpenter Close | Ixworth | SUFFOLK | IP31 2FX |
| To the occupier | Sir/Madam | 9 Carpenter Close | Ixworth | SUFFOLK | IP31 2FX |
| To the occupier | Sir/Madam | 10 Carpenter Close | Ixworth | SUFFOLK | IP31 2FX |
| To the occupier | Sir/Madam | 11 Carpenter Close | Ixworth | SUFFOLK | IP31 2FX |
| To the occupier | Sir/Madam | 31 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 32 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 33 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 34 New Road | Ixworth | SUFFOLK | IP31 2EN |
| To the occupier | Sir/Madam | 7A | Gough Place | Ixworth | SUFFOLK IP31 2ES |
| To the occupier | Sir/Madam | 8A | Gough Place | Ixworth | SUFFOLK IP31 2ES |
| To the occupier | Sir/Madam | Sidshell | Crown Lane | Ixworth | SUFFOLK IP31 2EH |
| To the occupier | Sir/Madam | 1 Coddington Way | Ixworth | SUFFOLK | IP31 2ET |
| To the occupier | Sir/Madam | 2 Coddington Way | Ixworth | SUFFOLK | IP31 2ET |
| To the occupier | Sir/Madam | 3 Coddington Way | Ixworth | SUFFOLK | IP31 2ET |
| To the occupier | Sir/Madam | 4 Coddington Way | Ixworth | SUFFOLK | IP31 2ET |
| To the occupier | Sir/Madam | 5 Coddington Way | Ixworth | SUFFOLK | IP31 2ET |
| To the occupier | Sir/Madam | 6 Coddington Way | Ixworth | SUFFOLK | IP31 2ET |
| To the occupier | Sir/Madam | 7 Coddington Way | Ixworth | SUFFOLK | IP31 2ET |
| To the occupier | Sir/Madam | 8 Coddington Way | Ixworth | SUFFOLK | IP31 2ET |
| To the occupier | Sir/Madam | 9 Coddington Way | Ixworth | SUFFOLK | IP31 2ET |
| To the occupier | Sir/Madam | 10 Coddington Way | Ixworth | SUFFOLK | IP31 2ET |

| | | | | | | |
|-----------------|-----------|----------------|-----------------------------|---------|---------|----------|
| To the occupier | Sir/Madam | | 7 Scott Road | Ixworth | SUFFOLK | IP31 2ER |
| To the occupier | Sir/Madam | | 8 Scott Road | Ixworth | SUFFOLK | IP31 2ER |
| To the occupier | Sir/Madam | | 9 Scott Road | Ixworth | SUFFOLK | IP31 2ER |
| To the occupier | Sir/Madam | Claire | Crown Lane | Ixworth | SUFFOLK | IP31 2EL |
| To the occupier | Sir/Madam | Crown House | Crown Lane | Ixworth | SUFFOLK | IP31 2EH |
| To the occupier | Sir/Madam | Mormond | Crown Lane | Ixworth | SUFFOLK | IP31 2EH |
| To the occupier | Sir/Madam | The Nutshell | Crown Lane | Ixworth | SUFFOLK | IP31 2EH |
| To the occupier | Sir/Madam | Welworth | Crown Lane | Ixworth | SUFFOLK | IP31 2EL |
| To the occupier | Sir/Madam | Whiteways | Crown Lane | Ixworth | SUFFOLK | IP31 2EH |
| To the occupier | Sir/Madam | Orchard House | Crown Lane | Ixworth | SUFFOLK | IP31 2EH |
| To the occupier | Sir/Madam | The Garage | Crown Lane | Ixworth | SUFFOLK | IP31 2EH |
| To the occupier | Sir/Madam | Ixworth Middle | Walsham Road | Ixworth | SUFFOLK | IP31 2HS |
| To the occupier | Sir/Madam | Ixworth Comr | Ixworth Middle Walsham Road | Ixworth | SUFFOLK | IP31 3HS |
| To the occupier | Sir/Madam | | 20 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 22 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 24 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 26 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 28 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 30 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 55 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 57 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 59 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 66 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 68 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 70 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 72 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 74 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 18 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 45 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 47 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 49 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 51 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | | 53 Thistledown Drive | Ixworth | SUFFOLK | IP31 2NH |
| To the occupier | Sir/Madam | Groundsmans | 2 Walsham Road | Ixworth | SUFFOLK | IP31 2HS |
| To the occupier | Sir/Madam | | 3 Walsham Road | Ixworth | SUFFOLK | IP31 2HS |
| To the occupier | Sir/Madam | Hilltop House | High Street | Ixworth | SUFFOLK | IP31 2HN |
| To the occupier | Sir/Madam | Lee House | Walsham Road | Ixworth | SUFFOLK | IP31 2HS |
| To the occupier | Sir/Madam | | 1 Coltsfoot Close | Ixworth | SUFFOLK | IP31 2NJ |
| To the occupier | Sir/Madam | | 2 Coltsfoot Close | Ixworth | SUFFOLK | IP31 2NJ |
| To the occupier | Sir/Madam | | 3 Coltsfoot Close | Ixworth | SUFFOLK | IP31 2NJ |
| To the occupier | Sir/Madam | | 4 Coltsfoot Close | Ixworth | SUFFOLK | IP31 2NJ |
| To the occupier | Sir/Madam | | 5 Coltsfoot Close | Ixworth | SUFFOLK | IP31 2NJ |
| To the occupier | Sir/Madam | | 6 Coltsfoot Close | Ixworth | SUFFOLK | IP31 2NJ |
| To the occupier | Sir/Madam | | 7 Coltsfoot Close | Ixworth | SUFFOLK | IP31 2NJ |
| To the occupier | Sir/Madam | | 8 Coltsfoot Close | Ixworth | SUFFOLK | IP31 2NJ |
| To the occupier | Sir/Madam | | 9 Coltsfoot Close | Ixworth | SUFFOLK | IP31 2NJ |
| To the occupier | Sir/Madam | | 10 Coltsfoot Close | Ixworth | SUFFOLK | IP31 2NJ |
| To the occupier | Sir/Madam | | 11 Coltsfoot Close | Ixworth | SUFFOLK | IP31 2NJ |
| To the occupier | Sir/Madam | | 12 Coltsfoot Close | Ixworth | SUFFOLK | IP31 2NJ |

Appendix C – Comments from Consultees

PUBLIC EXHIBITION

Comment Form



Your Details:

Title Mrs Initial Drh Surname KATES
Address 48 THISTLEDOWN DRIVE
IXWORTH
Postcode IP31 2NH

Are you a: Local Resident

Councillor (please specify)
Parish / Borough / County

Other, please specify

Please give your views on the proposals. We are a little concerned
about the closeness of the access road to
our end of Thistledown Drive. Also the fact
that the roundabout is to be enlarged.

Please return form to
Bidwells
FAO Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to

crownlaneixworth@bidwells.co.uk

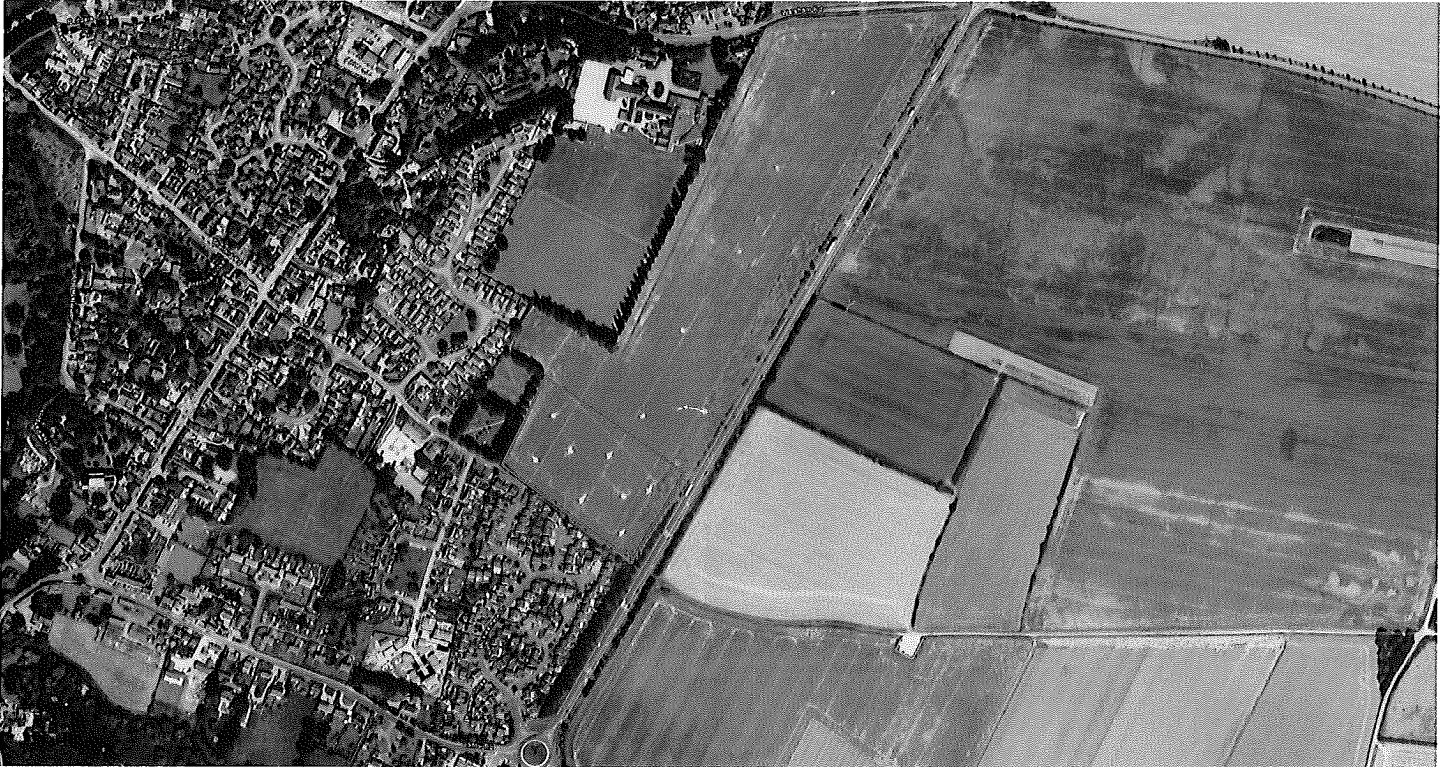
Visit the website: www.crownlaneixworth.co.uk



BIDWELLS

PUBLIC EXHIBITION

Comment Form



Your Details:

Title MRS Initial T Surname CLARK
Address 21 KETTLEBORROW CLOSE
IXWORTH
Postcode IP31 2UN

Are you a: Local Resident
 Councillor (please specify)
Parish / Borough / County
 Other, please specify

Please give your views on the proposals.
• No vehicle access from crown lane except emergency services is a good thing
• Not adequate pedestrian protection in crown lane footpaths are non-existent approaching the High Street.
• Social facilities for children/teenagers required ie. Scout hut / Youth Club.
• Social housing should be for Village residence or at least a ~~50~~ %
• What will happen about Schools / Doctors etc.

Please return form to
Bidwells
FAO Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to

crownlaneixworth@bidwells.co.uk

Visit the website: www.crownlaneixworth.co.uk



PUBLIC EXHIBITION

Comment Form



Your Details:

Title Mrs Initial T Surname Wise
Address 35 chalk lane
ixworth
Postcode LP31 2JQ

- Are you a: Local Resident
 Councillor (please specify)
Parish / Borough / County
 Other, please specify

Please give your views on the proposals.

Walsingham roundabout - bad visibility from old road onto Bypass -
how would new road work?
NOISE ISSUE
Primary school over subscribed. where would new children go?
Fate of middle school still undecided - how will that fit in?
would footpath/cycle path extend up from proposed new
estate to go via past middle school to thistle down?
Does not seem enough car parking and shared
areas lead to problems

Please return form to
Bidwells
FAO Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to

crownlaneixworth@bidwells.co.uk

Visit the website: www.crownlaneixworth.co.uk



PERSIMMON

BIDWELLS

PUBLIC EXHIBITION

Comment Form



Your Details:

Title MRS Initial N Surname BOTTING

Address 24 TRISTEDOWN DRIVE

Postcode IP312NH

Are you a: Local Resident

Councillor (please specify)
Parish / Borough / County

Other, please specify

Please give your views on the proposals.

VERY PLEASED THE ROAD GOES AWAY FROM SCHOOL
AND LEAVES DOG WALKING ROUTE FROM
WALSHAM ROAD TO CROWN LANE.

BRIDGE OVER A143 WOULD BE VERY WELCOME TO
COMPENSATE FOR LOSS OF BOTTOM FIELD AND
PROVIDE ACCESS TO COUNTRYSIDE AS ORIGINALLY
PLANNED

WOULD BE HELPFUL TO ALLOW ACCESS THROUGH
ESTATE FOR WALKERS FROM
WALSHAM ROAD

Please return form to
Bidwells
FAO Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to

crownlaneixworth@bidwells.co.uk

Visit the website: www.crownlaneixworth.co.uk

IE. NOT
COMPLETELY
HEDGED IN.



PERSIMMON



PUBLIC EXHIBITION

Comment Form



Your Details:

Title *MR* Initial *G* Surname *HENNINGWAY*
Address *8 CROWN CRESCENT*
IXWORTH
BURY ST EDMUNDS
Postcode *IP31 2ES*

Are you a: Local Resident
 Councillor (please specify)
Parish / Borough / County
 Other, please specify

Please give your views on the proposals. *Seems well thought through.*
Need to see details.

Please return form to
Bidwells
FAO Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to

crownlaneixworth@bidwells.co.uk

Visit the website: www.crownlaneixworth.co.uk



PUBLIC EXHIBITION

Comment Form



Your Details:

Title MRS Initial P Surname SLANN
Address H GARRARD PLACE
IXWORTH
Postcode IP31 2EP

Are you a: Local Resident OFF CROWN LANE
 Councillor (please specify)
Parish / Borough / County
 Other, please specify

Please give your views on the proposals. PLEASED TO SEE THE ACCESS ROAD DOES NOT USE CROWN LANE

WOULD PREFER TO HAVE THE AFFORDABLE HOUSING GIVEN PRIORITY FOR FAMILIES WITH IXWORTH CONNECTIONS

Please return form to
Bidwells
FAO Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to

crownlaneixworth@bidwells.co.uk

Visit the website: www.crownlaneixworth.co.uk



BIDWELLS

PUBLIC EXHIBITION

Comment Form



Your Details:

Title MR Initial D.S. Surname ROSE
Address 9 COLTSFOOT CL
IXWORTH
Postcode IP31 2NJ

Are you a: Local Resident
 Councillor (please specify)
Parish / Borough / County
 Other, please specify

Please give your views on the proposals. A MUCH CLEARER PICTURE
HAS BEEN SHOWN TO US TODAY WE
ARE PLEASED FOR THE GO AHEAD
OF HOUSE BUILDING

Please return form to
Bidwells
FAO Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to
crownlaneixworth@bidwells.co.uk
Visit the website: www.crownlaneixworth.co.uk



Data will be held by Bidwells. Your comments, name and address details may be given to St Edmundsbury Borough Council. Your details will not be passed to any other third parties. By giving us your details you agree to this.

PUBLIC EXHIBITION

Comment Form



Your Details:

Title ms Initial J Surname Alksw
Address 15, MEXNESMEAD AVE
IXWORTH
BUCKINGHAMSHIRE
Postcode HP31 2UT

Are you a: Local Resident
 Councillor (please specify
Parish / Borough / County)
 Other, please specify

Please give your views on the proposals.

Always not a right of way the proposed
strip B will need as a parking to Walsham
Road on the cemetery side I hope there will
be given to parking, parking / cycle route from
MEXNESMEAD estate through to Walsham Road
to link up with Middle School.

Please return form to
Bidwells
FAO Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to

crownlaneixworth@bidwells.co.uk

Visit the website: www.crownlaneixworth.co.uk



BIDWELLS

PUBLIC EXHIBITION

Comment Form



Your Details:

Title Mrs... Initial... Surname Kitchell.....

Address S Garrard Place.....

Postcode IP3 2EP.....

Are you a: Local Resident

Councillor (please specify)
Parish / Borough / County

Other, please specify

Please give your views on the proposals. I think it is important to consider existing local facilities, particularly the telephone exchange which at the moment struggles to cope. 20 new houses with a telephone to a high percentage requiring broadband is going to severely affect an already poor service. This should be looked at in conjunction with BT.

Please return form to
Bidwells
FAO Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to

crownlaneixworth@bidwells.co.uk

Visit the website: www.crownlaneixworth.co.uk



BIDWELLS

PUBLIC EXHIBITION

Comment Form



Your Details:

Title MR Initial T Surname SAMMON

Address 6 KETTLEBORROW CLOSE
IXWORTH

Postcode IP31 2UN

Are you a: Local Resident

Councillor (please specify)
Parish / Borough / County

Other, please specify

Please give your views on the proposals. In the new proposal will there
be provision for improving telecommunication
infrastructure to the village of ixworth from
the exchanges at rekonburg?

Current Broadband provision is extremely traffic
dependent and drops to approx 250kbs at
peak times

The addition of 90 houses will significantly
affect this

Please return form to
Bidwells
FAO Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to

crownlaneixworth@bidwells.co.uk

Visit the website: www.crownlaneixworth.co.uk



BIDWELLS

PUBLIC EXHIBITION

Comment Form



Your Details:

Title Mr Initial P Surname HUNT
Address 16 NEW ROAD
IXWORTH
IP31 2EN
Postcode

Are you a: Local Resident
 Councillor (please specify
Parish / Borough / County)
 Other, please specify

Please give your views on the proposals.

Overall the layout looks good.

① I had understood from an earlier presentation at the village hall that the road being built as part of this development would connect the end of Crown Lane (next to the cemetery) to the Walsham roundabout on the A143. This is not the case, but has due consideration been given to providing the 2nd emergency access route into Crown Lane?

② The local community is looking for a site to locate a new build Scout Hut. Currently the Scout group is expanding and has no location within Ixworth. An active scouting committee is looking into opportunities for land to build such a facility and it would be nice to be included in the 2nd/3rd phase of this development.

Please return form to
Bidwells
FAO Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to

crownlaneixworth@bidwells.co.uk

Visit the website: www.crownlaneixworth.co.uk



PERSIMMON

BIDWELLS

From: <kevkar@globalnet.co.uk>
To: <crownlaneixworth@bidwells.co.uk>, <crownlaneixworth@bidwells.co.uk>
Date: 25/07/2010 18:00
Subject: Feedback Form results

Title: Mr
Initial: K
Surname: Peters
Address: 15 Thomas Close
Ixworth
Suffolk

Postcode: IP31 2UQ

Comments: We are concerned that the latest proposal suggests an increase in density levels from 70 to 90 houses and believe that it should be restricted to 70. We do not believe that the new development will minimise the use of cars as the public transport system is totally inadequate to meet existing needs.

The new development has only a marginal amount of open space which appears to be centred along the line of the cemetery. It appears to create one larger housing estate made up of the Micklesmere development and the new development with little if any open space between them.

We are concerned about the proposed siting of the village green - there does not appear to be any provision for ensuring that this does not turn into a football/cricket field and congregation area for young people and will encroach on the privacy of the three properties facing the site from Thomas Close.

As residents who are most impacted by the new development we would welcome a meeting with Bidwells to discuss our concerns further together with our neighbours.

e-mail: kevkar@globalnet.co.uk
type1: Local Resident
submit_x: 12
submit_y: 9

From: <a.osman@tesco.net>
To: <crownlaneixworth@bidwells.co.uk>, <crownlaneixworth@bidwells.co.uk>
Date: 21/07/2010 13:56
Subject: Feedback Form results

Title: Mr
Initial: A
Surname: Osman
Address: 20 Micklesmere Drive
Ixworth
Postcode: IP31 2UJ

Comments: The proposal for development in its broadest terms is very welcome and supported. It is particularly pleasing that no access from Crown Lane other than for emergency services is proposed; this now avoids the issue of increasing traffic flows past a school and a busy walking route to the Middle School.

I would like to make 2 suggestion for alteration to the proposal:

Footbridge Over Bypass. The current Mikclesmere Estate suffers from having the bypass as a hard barrier to open spaces beyond the bypass. While steps were provided when the bypass was buiklt these have proven in sufficient to provide safe access to the East of Ixworth across what is a main trunk road. I would be looking for the development to provide footbridge to provide safe access and thus avoid yet another development from suffering the same way. I see such an improvement as fundamental to the development and that St Edmundsbury BC got this part dead right in their masterplan. Accordingly I, together with a number of other families from our estate will be campagning for this change in any developmebnt application and will be discussing the issue with both County and Borough councillors beforehand.

Drop Off Point for Middle School. There is an oppertunity when building the link road to the northern bypass roadabout to provide a drop off point for the Middle School. This would alieviate the current congestion at the school along Walsham Rd. I do not consider this as fundemental a change as the footbridge but suggest that this is something that you discuss with the Borough Council as part of developing your planning application and for them to revise their masterplan.

PLEASE NOTE THAT I DO NOT GIVE PERMISSION UNDER THE DPA FOR MY DETAILS TO BE FORWARDED TO ANY OTHER PARTY NOT DIRECTLY CONNECTED WITH THIS DEVELOPMENT

e-mail: a.osman@tesco.net
type1: Local Resident
submit_x: 58
submit_y: 9

From: <nick.andjo1@btinternet.com>
To: <crownlaneixworth@bidwells.co.uk>, <crownlaneixworth@bidwells.co.uk>
Date: 14/07/2010 20:41
Subject: Feedback Form results

Title: Mrs
Initial: J
Surname: Spencer
Address: 16 Thomas Close
Ixworth
Bury St Edmunds
Suffolk
Postcode: IP31 2UQ

Comments: At your public enquiry Ms Notay informed us there would be housing allocation page on your website as on your display - there is not - can you forward me one! (The grey/white clearly marked housing/parking/roads/footpaths).

The original plans had a green area marked in front of 15,16 & 17 Thomas close - which has now shrunk to only cover the frontage of 17 Thomas Close. Instead there will be a narrow strip of grass/hedging with a 'emergency access' road/brick pavement instead - i thought the developers were keen to keep the residents facing the new development happy! This is something i would personally liked addressed.

When it rains the roads in front of our houses and the road/footpath below run like rivers with heavy rain, there needs to more 'green' soak away areas on the development - it looks like there will be alot of brick paving and parking - not alot of grass!

Would the affordable housing not be better suited to the bypass area strip - as i'm sure most people wanting to buy normal priced houses would not want to pay more for a more noisy area?

The residents of these premises are very keen to sort out the problems arising from this 'emergency access road' to ensure that the road/footpath in front of properties remains free of traffic/parking.(This footpath/road is used by most who live on the Micklesmere estate - it must be kept child friendly)

We feel that the number of houses has increased and therefore now is not inkeeping with existing development.

We will be getting compensation for the noise/disruption and mess this development will have on our lives, whilst this is being developed? (We have a shift worker in the house, he will not being able to sleep with diggers, hammering, drilling, etc going on during the day.
Also the same applies for the extra cleaning that will be required - dust from building site - polution from industrial machines, windows having to be shut through noise and smell .

We would like as the mains residents fronting this development(15,16 & 17 Thomas Close)to sit down and to be fully consultated in the outlook plan of the front of our houses. We have NOT be given a chance to view our choices properly, and when we have written to the Borough Council we have NOT received individual attention to any questions asked.

e-mail: nick.andjo1@btinternet.com
type1: Local Resident
submit_x: 13
submit_y: 16

From: <michael.wilks@suffolk.gov.uk>
To: <crownlaneixworth@bidwells.co.uk>, <crownlaneixworth@bidwells.co.uk>
Date: 11/08/2010 16:31
Subject: Feedback Form results

Title: Mr
Initial: Michael
Surname: Wilks
Address: Endeavour House
8 Russell Road
Ipswich
Suffolk
Postcode: IP1 2BX

Comments: Thank you for consulting Suffolk County Council on this Masterplan.

From a strategic planning perspective, it is unfortunate, given the preference shown by St Edmundsbury Borough Council (SEBC) for an extended development in this location, that a single Masterplan cannot be produced for the entire site that fully addresses the Concept Statement.

For example, the access road will have a significant influence on the form of subsequent development. It will also have a pronounced visual impact on the landscape, particularly given that it must cross the ridgeline which is the protection of which is an objective of the Concept Statement. The Masterplan gives little information on the access route, other than an indicative line. The Masterplan would benefit from giving greater recognition to the need for mitigation of the ancillary development. It should also give consideration to the possibility of additional development that would share the same infrastructure and services and identify how the developments could be effectively integrated.

From a planning obligations perspective a Masterplan for the wider site would also allow a simplified and arguably fairer apportionment of costs.

We also have concerns over the Vision for the development, which is to create "a locally distinct neighbourhood" (2.2, P9). The implication that this development should be distinct from the current settlement is not desirable it should be well integrated with the surrounding built and natural environment in terms of both physical and social infrastructure. It should also reflect the Suffolk vernacular in architectural style and in housing density. The proposals to increase the housing density from that indicated in the Concept Statement will need to demonstrate that this can be done without detriment to the character of the existing built environment.

Landscape and ecology

The landscape mitigation strategy will be most effective if designed for the entire area covered by the Concept Statement. Mitigation for the access road would require early structural planting. It is important that greenspaces for the wider site are well-linked and thus, again, looking at LP16 in isolation may prejudice the optimum mitigation strategy. While the site may currently be species poor, we are keen to see gains for wildlife. We would be willing to advise the applicant on specific proposals.

Highways

Our most recent correspondence with SEBC regarding development off Crown Lane was in regard to the June 2010 consultation on Rural Site Allocations. Our response was as follows:

"Suffolk County Council continues to support the Concept Statement for this site as shown on the SEBC website. That statement shows emergency access only from Crown Lane and that is a position we would maintain. We have recently confirmed to the developer that any proposals for a primary access from Crown Lane continue to be unacceptable. Primary access will need to be from the A143 Walsham roundabout with emergency access from Crown Lane and possibly also Walsham Road. In this way we believe that the indicative 180 dwellings could be accommodated, subject to a formal Transport Assessment and Safety Audit."

The draft Masterplan, which covers the southern portion of the land identified within the Concept

Statement broadly follows the principles outlined above. However, page 10 of the Masterplan identifies the access from Crown Lane as "a main access road". This needs to be corrected to reflect the comments elsewhere in the document, which correctly refer to this access as emergency only for motorised traffic.

The second deviation from the Concept Statement is that the proposal is now for 90, rather than 70 dwellings. The recent consultation by SEBC entitled "Rural Site Allocations Preferred Options Consultation" also states the indicative capacity is around 75. While the acceptable density is a matter for the Borough Council to determine, as indicated above, there is a limit to the number of dwellings that can be accessed from the proposed fifth arm of the Walsham roundabout. Should the proposed number of dwellings increase within this allocation (LP16), then it is likely that the indicative capacity of the Preferred Option sites identified to the north of the current allocation (6.3c & 6.3d (formally SS75)) will need to be adjusted commensurately. Although this may not be of concern to yourselves (we have no knowledge of the land ownership issues) it will be relevant to SEBC, hence this response will also be copied to them.

Public rights of way

Suffolk County Council's Rights of Way Improvement Plan (ROWIP) 2006-2016 "In Step with Suffolk" is a 10-year plan reviewing the use, demand and future priorities for the rights of way network in Suffolk. The plan highlights the strategic role the rights of way network provide in accessing services, linking settlements and providing opportunities to enjoy the countryside. The network allows for sustainable travel options, encourages healthy lifestyles, and benefits the tourism economy.

Developments need to recognise how they may impact on the rights of way network with an increase or change of use and provide necessary improvements to enhance access to meet the needs of all users.

The Masterplan needs to clarify terms such as footpaths and footways to avoid confusing public rights of way with pavements - see paragraph 1.4.1.

Any shared pedestrian/cycle routes should meet highest standards for design with regard to surfacing and width.

Any footpath link should accommodate cycling, where appropriate. This is most important between the development and the school.

Archaeology

The Masterplan makes no reference to archaeology and little reference to the historic environment, other than to assert no listed buildings are impacted by the proposals (paragraph 1.3.3). The significance or otherwise of the impact on the historic environment will need to be demonstrated. In response to SEBC's Site Allocations Issues and Options Document (January 2009), we commented:

This option lies within an area of high archaeological importance, recorded in the County Historic Environment Record. Roman, Anglo-Saxon and Medieval metalwork (HER: IXW 028), indicative of further occupation deposits, are recorded within the area of this site. The site is located immediately to the west of Bronze Age, Roman and Medieval finds scatters (IXW 047) and north of Iron Age remains (IXW023). It is also to the north-west of a Roman villa site (IXW 004), that is statutorily protected as a Scheduled Monument (SF 55). There is high potential for important archaeological remains to be defined at this location, given the large size of the area, proximity to known remains and also the landscape setting (valley-side location), which is a favourable topographic situation for early occupation. No objection in principle but will require PPG 16 condition relating to archaeological investigation attached to any planning application.

PPG 16 has now been replaced by PPS5 and, in accordance with the new Policy HE12.3, developers should be aware that any permission granted would be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

Sustainability

The Masterplan indicates that "the development will achieve the mandatory requirements for achieving Code Levels 1/2 (page 37). As you may be aware there are no mandatory requirements for achieving Code Levels. The only aspects of the Code that are likely to be legally enforceable are those standards that are applied through the Building Regulations, for example levels of energy and water efficiency. It is disappointing that the Masterplan is not more ambitious in this respect.

Furthermore, if the intention is to explore options for renewable energy, it is sensible to do this early in the design process, as this can influence site lay out. For example, to meet increasingly demanding energy efficiency targets it is likely that more innovative solutions such as district heating will be required. Such a scheme will influence the layout of the development not only in needing an energy centre, but also in reconfiguring building locations to reduce the cost of piping. Again, the potential for further development to the north may well influence the proposals for a site wide energy scheme. The Masterplan should also indicate how development will be adapted to withstand the changing climate.

If you require any clarifications or further information please do not hesitate to contact me.

e-mail: michael.wilks@suffolk.gov.uk
submit_x: 34
submit_y: 4

Appendix D – Exhibition Boards



Introduction



Introduction

Welcome to today's exhibition of the Draft Masterplan for the residential development of the land off Crown Lane. The Draft Masterplan has been prepared in accordance with St Edmundsbury Borough Council's adopted planning policy and Masterplan protocol. Your comments on the emerging Masterplan are encouraged and will inform any revisions prior to its formal submission to St Edmundsbury Borough Council for adoption as formal planning guidance. Following the adoption of the Masterplan a planning application will be made, at which time the Borough Council will undertake further public consultation.

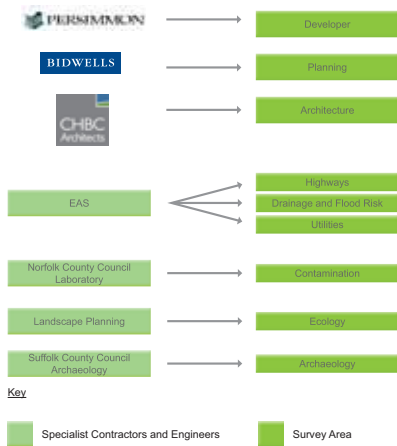
Please take a moment to view the exhibition boards and talk with members of the project team.

Persimmon Homes Anglia

Founded in 1972 Persimmon Homes is proud to be one of the UK's leading house builders, committed to the highest standards of design and construction. Persimmon Homes creates homes to suit all lifestyles with attention to detail being the watchword.

The Project Team

The following consultants form the development team, for the land off Crown Lane, assisted by a number of specialist contractors and engineers.



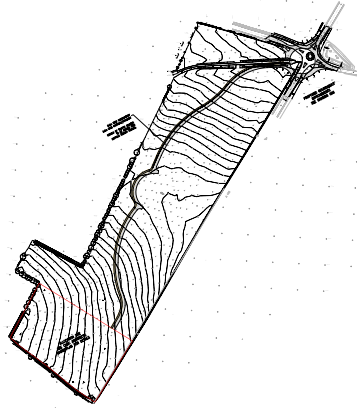
The Site

The Site

The land off Crown Lane, Ixworth is allocated for approximately 28 dwellings per hectare in the adopted St Edmundsbury Local Plan 2006 under Policy RA2 (d). The emerging Local Development Framework Rural Site Allocations document suggests that the same site now has an indicative capacity of 30 dwellings per hectare.

St Edmundsbury Borough Council's Planning Policy requires a Concept Statement and Masterplan to be prepared and agreed with the Local Planning Authority prior to any application being submitted. The Council prepared a Concept Statement for the site in 2008, which established the key constraints to the development and informed the production of the Draft Masterplan.

The following board presents the Draft Masterplan, copies of which can be viewed on the Council's website and are available in the Council offices.



Land off Crown Lane, Ixworth

Draft Masterplan



Draft Masterplan

The Draft Masterplan suggests approximately 90 dwellings, representing a density of 36 dwellings per hectare, creating a cohesive development with improved street scenes, continuity of built form and sense of place.

The proposal will reflect the scale of the surrounding residential area and be predominantly two storeys in height with a range of two, three and four bedroom detached, semi-detached and terraced houses. No flats are proposed. The site will be accessed via a new access road from an expanded A1088 / A143 roundabout. Pedestrian and cycle links will be established to Crown Lane with vehicle access restricted to emergency vehicles only.

Open space is proposed between the new development and the cemetery with pedestrian access and play space provision.

Surface Water Drainage will be stored and disposed of on site through soakaways and will not exceed existing run-off rates.

A hard copy of the Masterplan document can be viewed at Ixworth Library, West Suffolk House, Bury St Edmunds or alternatively an electronic version can be viewed and comments made online at the following web address: www.crownlaneixworth.co.uk

Comments should be made before 11th August 2010.

Land off Crown Lane, Ixworth



The Emerging Layout



The Emerging Layout

During the preparation of the Draft Masterplan an illustrative layout and street scenes have emerged in order to enable the more detailed drainage and highway assessments to be undertaken. The layout and street scenes identify how the site might be developed if the Masterplan is adopted, as currently drafted. It should be noted that the layout and street scenes are for illustrative purposes only at this stage and subject to change, following your comments on the Draft Masterplan.

The final design will be contained within the detailed planning application, at which time St Edmundsbury Borough Council will undertake further public consultation on the proposals.



Land off Crown Lane, Ixworth

What Happens Next ?



What Happens Next ?

After conclusion of the consultation period on 11th August 2010, revisions, where appropriate, will be made to the Draft Masterplan prior to the formal submission of the document to St Edmundsbury Borough Council. As part of the submission a consultation report will be prepared which summarises all the comments made at the exhibition and during the consultation period detailing what has been changed in response to the comments received and why, as well as including justifications where suggested changes have not been made.

Before the detailed planning application can be submitted the Masterplan must be approved by the Planning Officers, the Sustainable Development Panel, the Cabinet and the full Council of St Edmundsbury Borough.

It is hoped that the Masterplan will be adopted in late summer / early autumn 2010 with the detailed planning application being submitted shortly thereafter, at which point there will be further opportunity to comment on the detailed design.

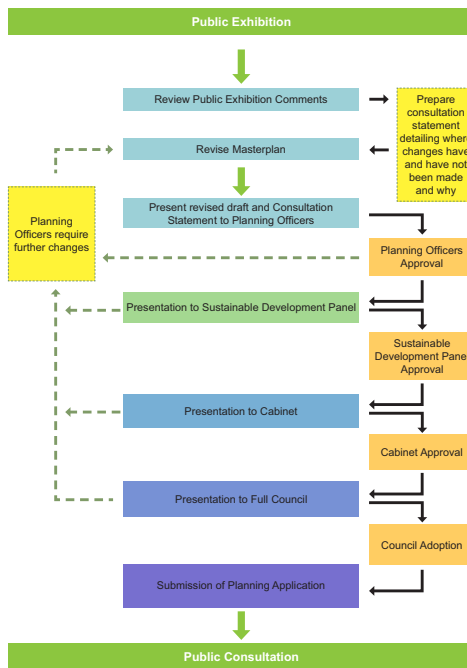
Copies of the Draft Masterplan document are available for viewing in West Suffolk House, Bury St Edmunds and on the Council's website.

Please take a comments form and let us know your thoughts. The comments forms can be returned at the exhibition, posted or emailed to the development team at the following addresses or made on-line:

Post:
Bidwells Planning
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

Email:
crownlaneixworth@bidwells.co.uk

Website:
www.crownlaneixworth.co.uk



Land off Crown Lane, Ixworth

Appendix E – Inspire East Report

CONFIDENTIAL

Design Review Report:
Draft Ixworth Masterplan

Review Date: 15th September 2010

The Panel

Nigel Smith (Chair)
Martin Harradine
Anthony Hudson
Colin Shields
Richard Eastham
Ed Farrell

Chartered Surveyor
Urban Designer and Planner
Architect
Transport Planner
Urban Designer
Architect

Attendees

Michael Hendry
James Nicholls
D Goodin
Stephen Burgess
Chris Rand

Bidwells
Persimmon
CHBC Architects
St Edmundsbury Borough Council
St Edmundsbury Borough Council

Background

The scheme is at the early stages of a proposal for the development of up to 90 dwellings on land off Crown Lane in the village of Ixworth. The site itself is bounded by: Crown Lane to the south-west; the A143 to the south-east; the village cemetery to the north-west; and a field to the north-east. Crown Lane, an adopted green highway, is severed by the A143 and continues as a green lane on the other side. The A143, a busy bypass, is in a cutting. Vehicular access to the site will be provided through the field to the north-east from the Walsham Road roundabout on the A143.

The site was suggested for development during consultation on the Local Plan. The field to the north-east through which the access road passes was excluded, but will be the subject of future proposals for development.

A Concept Statement was prepared by St Edmundsbury Borough Council which intended to express the kind of place that will be developed on the site. It proposes no vehicular access from Crown Lane (other than for emergencies); a landscape corridor between the new housing and the cemetery; and the frontage along Crown Lane should remain a pedestrian access and be *an attractive 'green lane along the site boundary linking Ixworth with its countryside setting.'* The concept statement also identifies potential for a footbridge over the A143 on Crown Lane, the provision of which would be funded through the S106 for later development.

The access road is designed to avoid the brow of a ridge and provides the opportunity to create another access point to the local school. The concept statement suggests the road has a *"variety of alignments and junctions along its route designed to prevent speeding"*.

The Panel's Comments

We are pleased to see that this is an example of a community that accepts the rationale and benefits of growth. The LPA may wish to consider this site as stand-alone development. However we believe a more strategic approach is called for to link it to possible further phases of development.

In general, to date, the masterplan has been too "constraints-led" and not sought to challenge some of the assertions in the Concept Statement or find alternative solutions. (We were particularly concerned about the treatment of Crown Lane and the wider issue of access.)

The Urban/Suburban feel of the development

There is a lack of clarity between the more urban images provided by the street sections in the masterplan and the more suburban layout. As things stand, parking arrangements are unclear and unsatisfactory (particularly the parking courts). We were reassured that these issues will be addressed as the scheme develops

We should have appreciated a more detailed urban analysis of the village. A tissue analysis would show how the positive elements of the existing built form, such as the ginnels and walkways discussed, could be reflected in this development.

Crown Lane

We were unclear how the development will respond to Crown Lane. The change of levels should not be seen as a constraint but as an opportunity. Effective use of the change in levels can create a much more interesting and varied street scene. As an adopted highway there is the potential to use it as a major feature from which to organise the south-west of the development.

The creation of two separate uses for this area, namely: access to the front of the new houses from within the development; and access to the village for vehicles from the existing houses on Crown Lane and for pedestrians generally, is an inefficient use of the existing infrastructure. There is also a danger that if these two uses are separated by a strip of vegetation, it will become a sort of 'no man's land'.

Access Road

As things stand, the proposed access appears an expensive way to unlock the site. Many questions still need to be answered. We were unclear as to: the line of the road; whether or not the school would take access off it, and where: whether or not it was likely to be used to service development of the field through which it passed; and who was putting in what landscaping where. There is a need for the LPA to think more strategically here as it has done with the issue of the footbridge.

Particular issues that could be addressed are the need for street lighting and junctions along the access road. It is possible to reduce speed in other ways such as using the built form.

The use of the ridge is another issue that could be addressed. If it is to be protected then consideration needs to be given to what will go there.

Perhaps most importantly, we remain unconvinced that the new road should be the only access to the development. We understand that Crown Lane has a pinch point where it meets the High Street and that it may not be able to take more traffic. But if Crown Lane ran into the new access road, many people who currently use it for access and egress through the pinch point may well use the new road, with its easier and more direct access to the A143 and Walsham Road. This could well reduce the amount of traffic passing through the pinch point. We understand that the route may be opened at a future date, but believe this is an issue which should be subject to investigation by traffic engineers, before the road is built. This is an area where the LPA should take the lead and convince opponents of its benefits.

Summary

The panel's comments can be distilled into five principal points.

1. In general, we believe that the masterplan should be more challenging of some of the assumptions in the Concept Statement.

2. As the masterplan develops the urban/suburban feel of the development needs to be clarified in relation to urban form and parking. And it needs to reflect the characteristics of the built form and layout of the village.
3. The relationship of the development to Crown Lane needs further consideration – parallel routes for existing and new uses does not seem sensible or elegant and could create a “no-mans land” between the two.
4. The development needs to be viewed in a wider strategic context - particularly as regards the access road and potential development along its route.
5. The question of whether or not to open a route from Crown Lane, through the new development and up to the Walsham Road roundabout, should be re-opened and subject to proper professional investigation as it may be that it could reduce traffic through the village.

Contact us

BIDWELLS

Bidwells

Bidwell House
Trumpington Road
Cambridge
CB2 9LD

t: **01223 841841**

f: **01223 559436**

England

Cambridge
Chelmsford
Ipswich
Kings Langley
London
Milton Keynes
Northampton
Norwich
Saffron Walden

Scotland

Fort William
Inverness
Perth

Before taking any action based on this document you should consult Bidwells LLP to ensure that it is appropriate to your circumstances. We may hold your name on our database unless you instruct us otherwise. If you require this document in an alternative format please contact the Marketing Department on 01223 841841.

Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344552). Registered head office is Bidwell House, Trumpington Road, Cambridge CB2 9LD, where a list of members is available for inspection. Where used the term 'partner' refers to a member of Bidwells LLP or an employee who is a senior professional. It does not imply that Bidwells LLP is a general partnership under the Partnership Act 1890.





Crown Lane, Ixworth

Draft Masterplan

October 2010

BIDWELLS

| | | | | | |
|----------|--|----------|----------|--|-----------|
| 1 | INTRODUCTION | 1 | 3 | DESIGN PRINCIPLES | 11 |
| 1.1 | Introduction | 1 | 3.1 | Introduction | 11 |
| 1.2 | Location | 2 | 3.2 | Concept Statement | 12 |
| 1.3 | Character of the Locality | 3 | 3.3 | Access and Linkages | 13 |
| | 1.3.1 Countryside Character | | | 3.3.1 Access Road - Concept Statement | |
| | 1.3.2 Townscape Character | | | 3.3.2 Access Road- Masterplan | |
| | 1.3.3 Designations | | | 3.3.3 Streets - Concept Statement | |
| 1.4 | Site Description | 5 | | 3.3.4 Streets - Masterplan | |
| | 1.4.1 Connectivity and Links | | | 3.3.5 Main Artery Road | |
| | 1.4.2 Vegetation and Boundary Conditions | | | 3.3.6 Shared Space | |
| | 1.4.3 Existing Landscape Character Plan | | | 3.3.7 Pedestrian and cyclist access route | |
| 1.5 | Planning Background | 7 | 3.4 | Landscape Corridor | 23 |
| | 1.5.1 Replacement St Edmundsbury Local Plan to 2016. | | | 3.4.1 Concept Statement | |
| | 1.5.2 Land at Crown Lane, Ixworth Concept Statement | | | 3.4.2 Masterplan | |
| | 1.5.3 Masterplan for Land at Crown Lane, Ixworth | | 3.5 | Frontages | 25 |
| | 1.5.4 Planning Application | | | 3.5.1 Outward Facing Frontages - Concept Statement | |
| 1.6 | Structure of the Document | 8 | | 3.5.2 Outward Facing Frontages - Masterplan | |
| 2 | DESIGN VISION | 9 | 3.6 | Public Square | 27 |
| 2.1 | Introduction | 9 | | 3.6.1 Concept Statement | |
| 2.2 | The Vision | 9 | | 3.6.2 Masterplan | |
| 2.3 | The Spatial masterplan | 10 | 3.7 | Emergency Access / Shared Space | 29 |
| | | | | 3.7.1 Concept Statement | |
| | | | | 3.7.2 Emergency Access/Shared Space- Masterplan | |
| | | | 3.8 | Boundary Treatment | 31 |
| | | | | 3.8.1 Boundary to the A143 - Concept Statement | |
| | | | | 3.8.2 Boundary to the A143 - Masterplan | |
| | | | | 3.8.3 Green Lane - Concept Statement | |
| | | | | 3.8.4 Green Lane - Masterplan | |
| | | | 3.9 | Housing Mix | 35 |
| | | | | 3.9.1 Concept Statement | |
| | | | | 3.9.2 Masterplan | |
| | | | 3.10 | Phasing, Public Art and Lighting | 36 |
| | | | | 3.10.1 Phasing | |
| | | | | 3.10.2 Public Art | |
| | | | | 3.10.3 Lighting | |

| | | |
|------------|--------------------------------|-----------|
| 4 | SUSTAINABILITY | 37 |
| 4.1 | Sustainability | 37 |
| 4.2 | Passive Solar Gain | 38 |
| 5 | ECOLOGY + BIODIVERSITY | 41 |
| 5.1 | Introduction | 41 |
| 5.2 | Summary of the Findings | 41 |
| 5.3 | Recommendations | 42 |
| | 5.3.1 Bird Boxes | |
| | 5.3.2 Woodpile | |
| | 5.3.3 Bat Boxes | |
| | 5.3.4 Habitat Creation | |
| 6 | APPENDICES | 45 |
| 6.1 | Glossary | 45 |
| 6.2 | References | 49 |

QUALITY ASSURANCE

Site name: Crown Lane, Ixworth

Client name: Persimmon Homes - Anglia Region

Type of report: Masterplan

Prepared by: James Dee PG Dip BA Hons

Signed:

Date 29th October 2010

Reviewed by: Helen Thompson MLI MRTPI MPhil MSc BSc

Signed:

Date 29th October 2010

1.1 INTRODUCTION

The Replacement St Edmundsbury Local Plan 2016 was adopted in 2006. Under Policy RA2(b) 2.5 ha of land at Crown Lane, Ixworth is allocated for housing development.

The Local Plan allocates the land for the development of around 70 houses. Key requirements of the development are the construction of an access road to the allocation from the A143/Walsham Road roundabout.

The allocation requires the amount of land available for development, location of uses, access arrangements, design and landscaping to be informed a Masterplan for the site. Applications for planning permission will only be considered once the Masterplan has been agreed by the local planning authority. The Masterplan should be prepared in accordance with the Concept Statement.

The Concept Statement, approved by the Borough Council, sets out the Council's requirements for the allocated site, and provides a basis for the approval of the ensuing Masterplan.

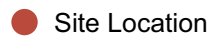
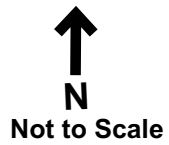
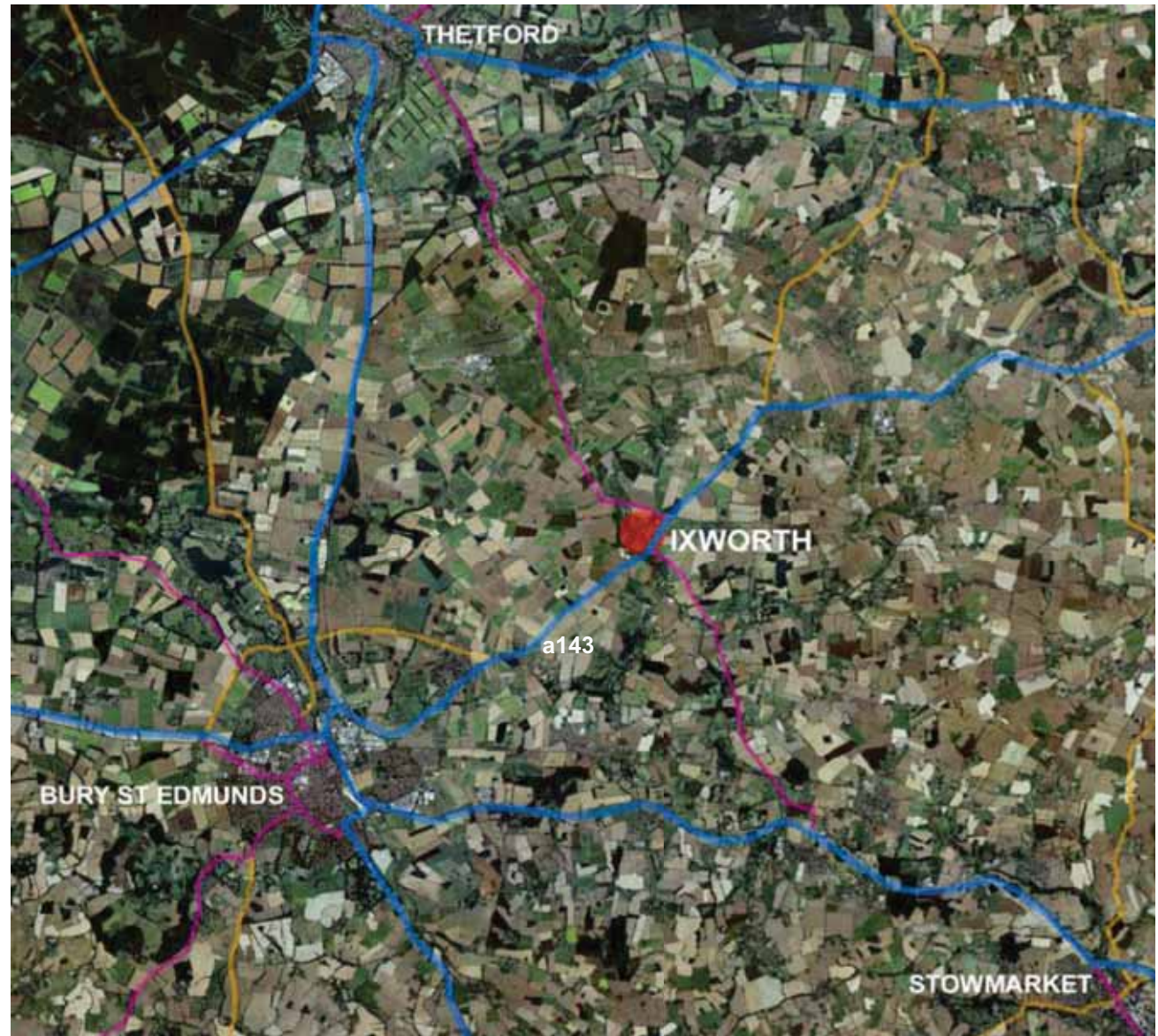
This Masterplan closely follows the principles and requirements of the Concept Statement. The Masterplan demonstrates how a new access road from the A143 Walsham may be delivered along with a sustainable development which makes most effective use of the land. Other policies of particular relevance are:

- Policy DS3: Development Design and Impact
- Policy H3: Affordable Housing
- Policy H4: Housing Density
- Policy H5: Mix of Housing
- Policy L4: Standards of Open Space and Recreation Provision

1.2 LOCATION

Ixworth lies approximately 8 miles north east of Bury st Edmunds, 8 miles south of Thetford, 24 miles north west of Ipswich and 34 miles west of Cambridge.

The site is situated adjacent to the A143 from Great Yarmouth and Bury St Edmunds on the south east side of Ixworth. The site covers approximately 2.5 hectares.



1.3 CHARACTER OF THE LOCALITY

1.3.1 Countryside Character

The allocated site lies within the Joint Character Area 83: South Norfolk and High Suffolk Claylands as defined in the Character of England Map produced by the former Countryside Commission and English Nature as well as English Heritage.

The Suffolk Character Assessment describes the Ixworth area as 'Plateau Estates Farmland'. An assessment of the local area identified the following characteristics, some held jointly with the national and regional assessments as:

- generally rolling topography;
- wooded shallow valleys;
- small villages;
- woodland blocks, perhaps reflecting sporting interest;
- generally good hedgerow cover but with some loss apparent; and
- vernacular buildings generally 'timber framed' and rendered.



Flint facade; typical historic Architecture found in local area.



Pig rearing in the area to the south of Ixworth.



Windmill on Thieves Lane.



Dense canopy, Walsham Road



Rationalised arable fields with gentle rolling topography.

1.3.2 Townscape Character

The centre of Ixworth appears to date from around the 17th century. The early buildings are mostly timber framed and rendered. Some flint building occurs but these are less common.

Roof materials are generally pantile with also some thatch. Traditional roof pitches are high, possibly reflecting thatch roofs, which were taller and steeper to increase water shed.

Much of the remainder of Ixworth consists of post-war development. These developments are generally in the form of cul-de-sac layouts.

More recent developments in Ixworth have reflected the vernacular architecture and grain.



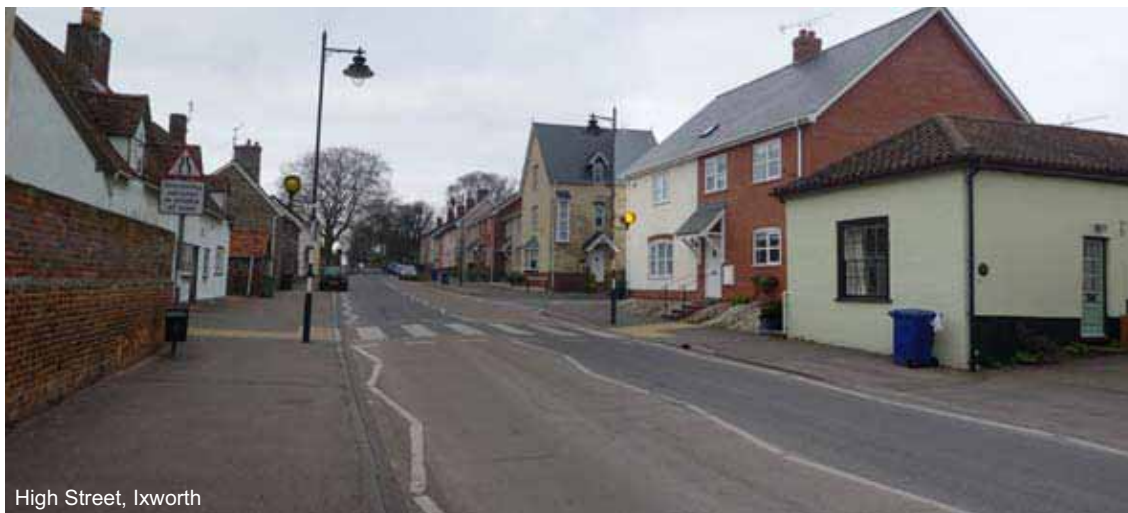
Saddlers Yard, Ixworth

1.3.3 Designations

There are no known designations within the site although there are a number of listed buildings within Ixworth. These are not impacted by the proposals.



Crown Lane, Ixworth



High Street, Ixworth



Commister Lane, Ixworth



St Mary's Church, Ixworth

1.4 SITE DESCRIPTION

The site occupies land in the corner of an arable field immediately to the north of Crown Lane. It lies between 41 and 48 m Ordinance Datum. Further east the land rises to a low ridge. The site is relatively tucked in from views on the lower slope of the ridge. The lowest part of the site is to the west, adjacent to the cemetery. This highest point is to the north east.

The boundaries are as follows:

- to the north lies the rest of the arable field;
- to the east the A143;
- Crown Lane forms a boundary on the south with a residential development immediately beyond Crown Lane; and
- to the west lies the cemetery.

1.4.1 Connectivity and Links

Crown Lane links the site to the centre of Ixworth and the local primary school. A network of footpaths to the surrounding countryside heading east are connected to Crown Lane.

Another footpath to the north of the proposal site links the Walsham Road roundabout to the secondary school and High Street.

1.4.2 Vegetation and Boundary Conditions

The site is currently used for arable farming consequently the only trees are located on the boundaries.

The cemetery, with its historic lych gate, is enclosed by mature trees which provide a positive edge to the west boundary.

A band of trees have been recently planted running parallel to the A143. These are a native mix of still immature saplings.

A band of mature trees bounds the recreation ground to the south of Ixworth Secondary School and contributes to the relatively enclosed west boundary within the wider context of the site.



North East site boundary hedge



Crown Lane



The entrance to the cemetery;



Existing roundabout linking A1088 and A143






The Cemetery.

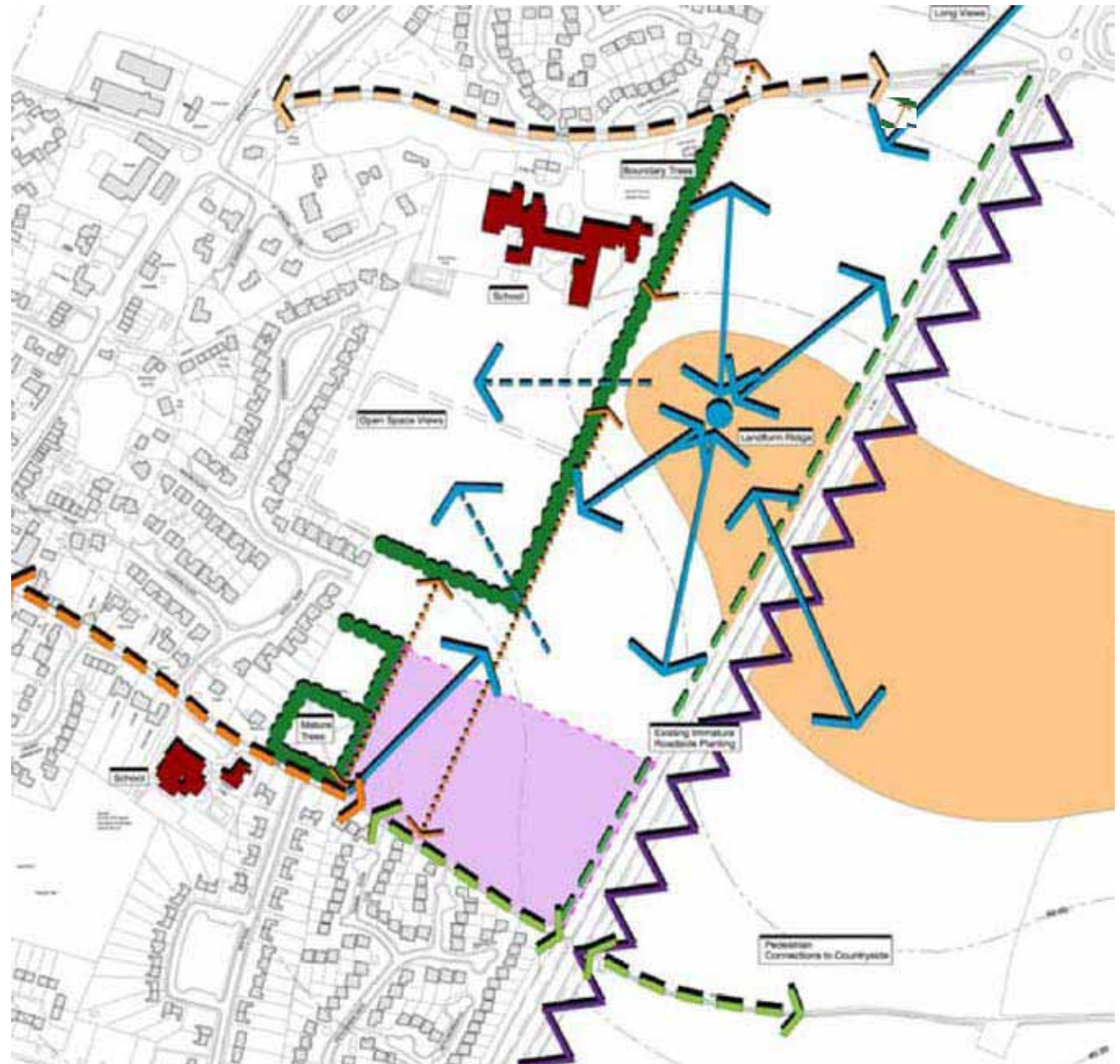


South of Crown Lane;

1.4.3 Existing Landscape Character Plan

Key:

-  Views
-  Broken Views
-  Proposal Site
-  Pedestrian Links
-  Vehicular Links
-  Local Amenities
-  Significant Vegetation
-  Negative barriers



Not to Scale

1.5 PLANNING BACKGROUND

1.5.1 Replacement St Edmundsbury Local Plan to 2016.

Through Policy HAV2, the adopted Local Plan allocates the land at Crown Lane, Ixworth for about 70 dwellings in the plan period up to 2016.

Paragraph 2.16 of the Local Plan states that 'The Borough Council will prepare a concept statement for each of the sites which require a Masterplan as set out in policy DS4 (Replacement St Edmundsbury Borough Local Plan 2016). Policy DS5 identifies Crown Lane, Ixworth as a site for which a Masterplan must be prepared and states that the Masterplan 'must be based on the concept statement,' (Replacement St Edmundsbury Borough Local Plan 2016).

Thus the allocation requires the development to be guided by a Masterplan (this document) which is to be prepared by the landowner/ developers and which is in turn guided by the Concept Statement.

1.5.2 Land at Crown Lane, Ixworth Concept Statement

The Concept Statement for the land at Crown Lane, Ixworth Concept Statement was prepared for St Edmundsbury Borough Council in accordance with the Concept Statement Preparation Protocol. It was adopted by the Council's Planning Policy Panel in the winter of 2008 as planning guidance to inform the preparation of the development proposals for the site.

1.5.3 Masterplan for Land at Crown Lane, Ixworth

The Masterplan is based on the principles set out in the Concept Statement and addresses issues raised by that document.

The Masterplan outlines the strategic framework and design solutions to inform and shape future development of the proposal site. It seeks to demonstrate how the principles set out in the Concept Statement can be applied 'on the ground' and to create an overall strategy to which detailed design proposals must accord.

The Masterplan does not prescribe exact details but sets out a vision for the creation of a development which will stitch into the local built framework and have a character of its own while complimenting surrounding built form and open spaces.

1.5.4 Planning Application

The next stage of the process will involve the submission of a detailed planning application to St Edmundsbury Borough Council for housing and associated development. As part of this planning application, full details of the access from the A143/ Walsham Road roundabout will be submitted.

The documents which accompany the planning application will address environmental issues in more detail. The Design and Access Statement for example will outline how the design has evolved in response to specific issues, especially context and consultation with the public and other stakeholders, to provide inclusive, high quality design of buildings and open spaces.

1.6 STRUCTURE OF THE DOCUMENT

This document will be set out as follows:

Section 2: The Vision

This section outlines the vision for the development of the proposal site and includes the spatial Masterplan.

Section 3: Design Principles

A detailed appraisal of how the design responds to both the opportunities and constraints offered by the proposal site. Any issues raised as part of public consultation will be included in the Design and Access Statement to be included as part of the Planning Application.

The Concept Statement includes a summary of key Design Principles and these cover opportunities and constraints raised by the proposal site. Section 3 includes a summary of these and how the Masterplan responds to each.

Section 4: Sustainability

This section explores sustainability issues raised by the Concept Statement, as well as additional issues, and it outlines how the Masterplan responds to these. Greater detail will be included as part of the Design and Access Statement and other documents to be submitted as part of the planning applications.

Section 5: Ecology and Biodiversity

This section explores and evaluates the effects the proposed development will have on the existing ecology and biodiversity of the site taken from the finding of the phase one habitat survey and the reptile survey. Section 5 includes a series of suggested implementations as mitigation to the negative effects of the proposed developments.

Appendices

These will include a glossary of terms and references to the various documents used to inform the Masterplan.

2.1 INTRODUCTION

The Masterplan has evolved due to the assessment, evaluation and consideration of a number of issues raised at various parts of the process. These issues, and their contribution to the design evolution, will be explored in greater detail in the Design and Access Statement, to be submitted as part of the detailed planning application.

However, over arching all of these considerations, the Masterplan sets out to achieve an overall aim for the quality and delivery of the scheme.

2.2 THE VISION

The vision for Land off Crown Lane is to form an attractive and locally distinct neighbourhood within Ixworth. The new neighbourhood will display the following characteristics:

- a mixture of architecture in keeping with the local vernacular with positive frontages located along boundaries, helping create a strong dialogue with the centre of Ixworth;
- a series of well designed, mixed use public spaces linking the development to the surrounding countryside, adjacent neighborhoods, services and shops and the village centre;
- good movement connections for pedestrians and vehicles, providing strong legible links to established routes and facilities with minimal environmental and visual impact to local landscape;
- attractive and successful streets and outdoor areas to provide space where children can play and people can sit, talk and walk;
- environmentally, economically and socially sustainable;
- energy, waste and resource efficiency will be promoted in the overall design of the development;
- provide choice through a range of tenure of homes and housing types at appropriate densities encouraging interaction of a mixed demographic;
- utilise Sustainable Urban Drainage where appropriate;
- build safety into the design to help address crime prevention;
- retain the character of the landscape with the retention of the significant boundary vegetation and seek to improve amenity and biodiversity benefit through the design and implementation of a landscape strategy; and
- native screen planting to the boundary with the A143 to help reduce the potential adverse impacts of the development and encourage the increase of biodiversity.

2.3 THE SPATIAL MASTERPLAN



Not to Scale



3.1 INTRODUCTION

This section includes a summary of the principles outlined in the Concept Statement (shown opposite) and how the Masterplan is guided by the Concept Statement. The main principles which can be extrapolated from the Concept Statement are:

1. Access

- Deliver an access road from the roundabout to the north east corner of the site.
- Provide emergency access from the development to Crown Lane.

2. Landscape Corridor

- Retain a landscape corridor between the new housing and the cemetery in order to allow for a public footpath and cycleway as detailed in the concept statement.

3. Frontages

- Provide a development which fronts out toward neighbouring areas.

4. Public Square

- Create a formal public square marking the pedestrian entrance to the new housing development from Crown Lane.

5. Emergency Access to Crown Lane

- Provide pedestrian/cycle and emergency vehicle access to Crown Lane.

6. Crown Lane Frontage

- Design Crown Lane as an attractive 'green lane' along the site boundary, linking Ixworth with its countryside setting.

7. Boundary to A143 and Crown Lane












- Provide vegetated boundary to A143 and 'Village Edge' to Crown Lane.

8. Sustainable development

- Incorporate strategies to ensure that the development is as sustainable as possible.

3.2 CONCEPT STATEMENT

Key:

-  Proposal Site
-  Footpath Links
-  Access Road
-  'Shared Space' Access to Town Centre
-  'Green Lane' Access to Countryside
-  Vehicular & Pedestrian Access
-  Future Pedestrian Access
-  Trees and existing Native Woodland Planting
-  Trees and proposed Native Woodland Planting
-  Open Space
-  Protect the Ridge



Not to Scale



3.3 ACCESS AND LINKAGES

3.3.1 Access Road - Concept Statement

The Allocation requires an access road from the Walsham Road roundabout to the north east corner of the site. The Concept Statement shows the main access crossing the arable field and entering the site in the east corner.

Key:

 Access Road



Not to Scale



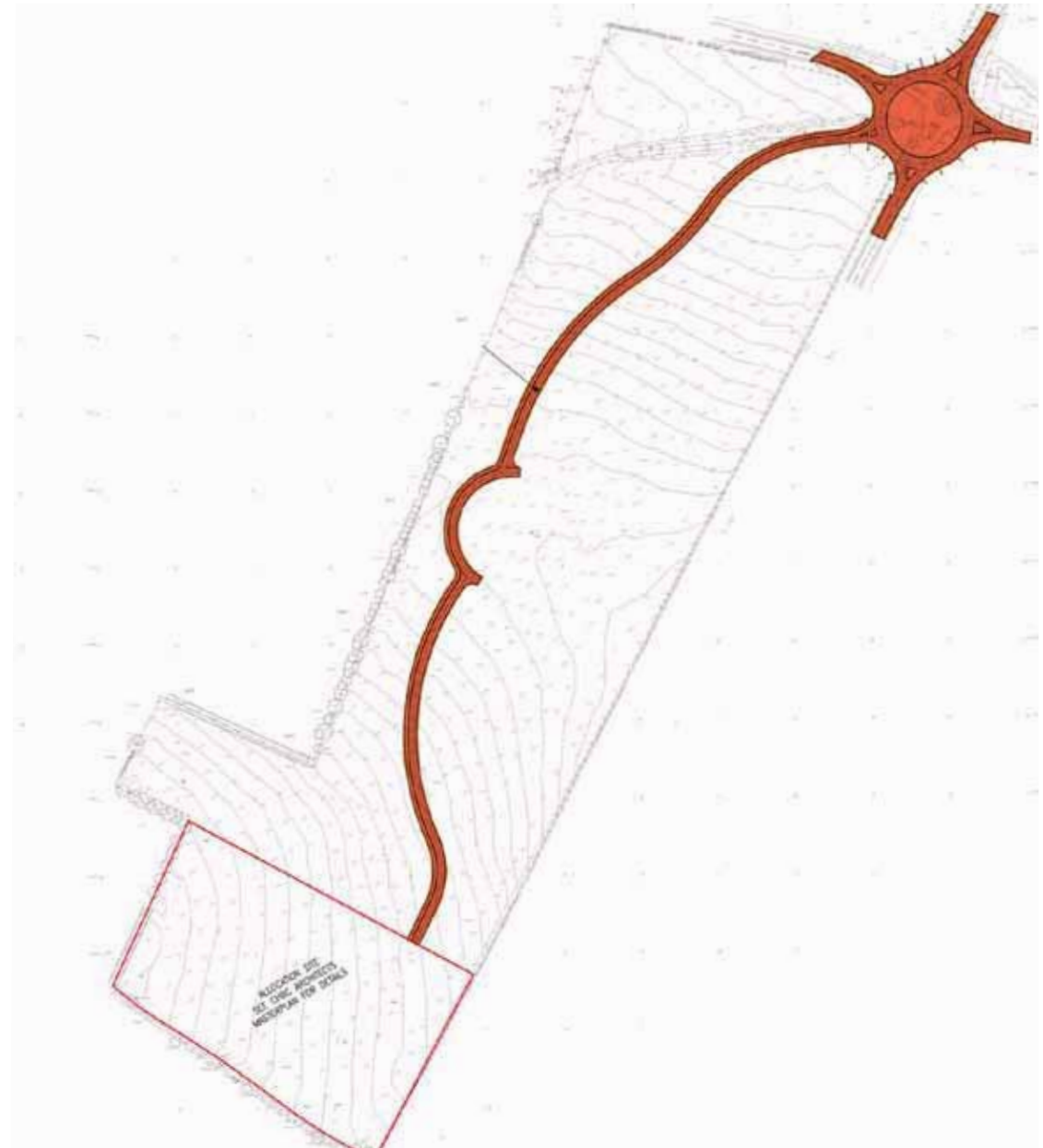
3.3.2 Access Road- Masterplan

The Masterplan proposal delivers this requirement and establishes the principle of a link from the Walsham Road roundabout across the arable field. The detailed design of the access road will come forward at the planning application stage.

Key:



Not to Scale






3.3.3 Streets - Concept Statement

The Concept Statement shows the main access entering the site in the east corner.



Key:

-  Access Road
-  Pedestrian and Cycle Way
-  Emergency Access



Not to Scale

3.3.4 Streets - Masterplan

The main vehicular access to the site is guided by requirements of the Concept Statement.

The Vision is to provide a main vehicular artery through the development in a two way road, linking into a series of 'Home Zone' streets.

A network of footpaths and cycle ways provide access through the development linking into the greater access network.



Key:



Access Road

Pedestrian and Cycle Way

Controlled Emergency Access






Shared Space Roads



Not to Scale

3.3.5 Main Artery Road

Key:

-  Main artery Road
-  Public footpath with upstand kerb
-  Private housing front



Not to Scale

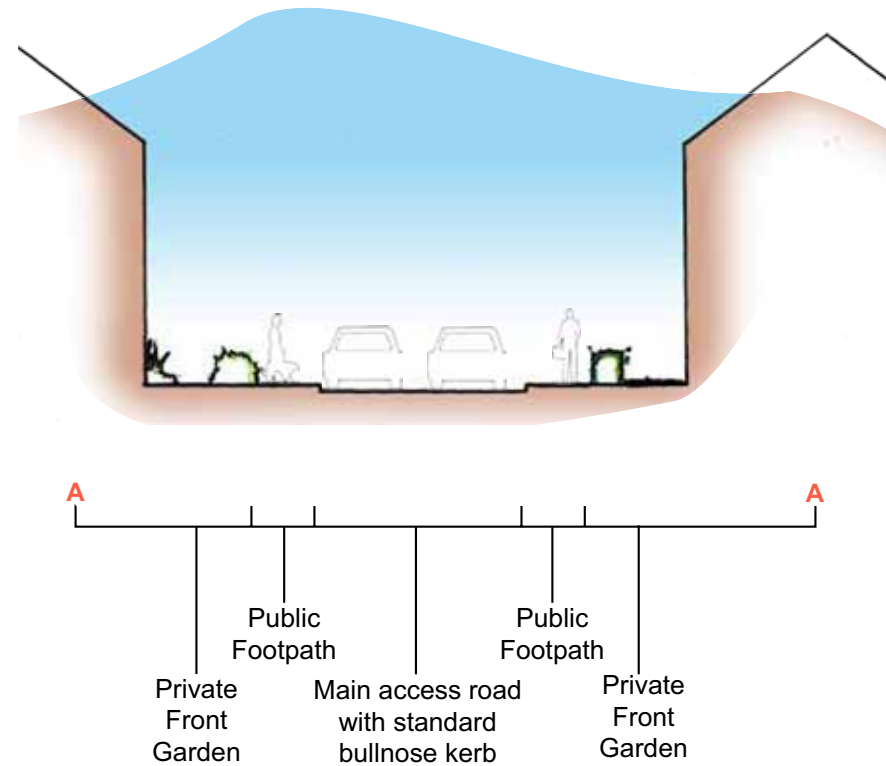
Plan of Main Artery Road

Concept sketch showing possible configuration of main artery road



The development of the Vision is for a 'low key' entrance to the site which gently curves away enticing the traveller in and giving the development a village character.




Concept of main artery road

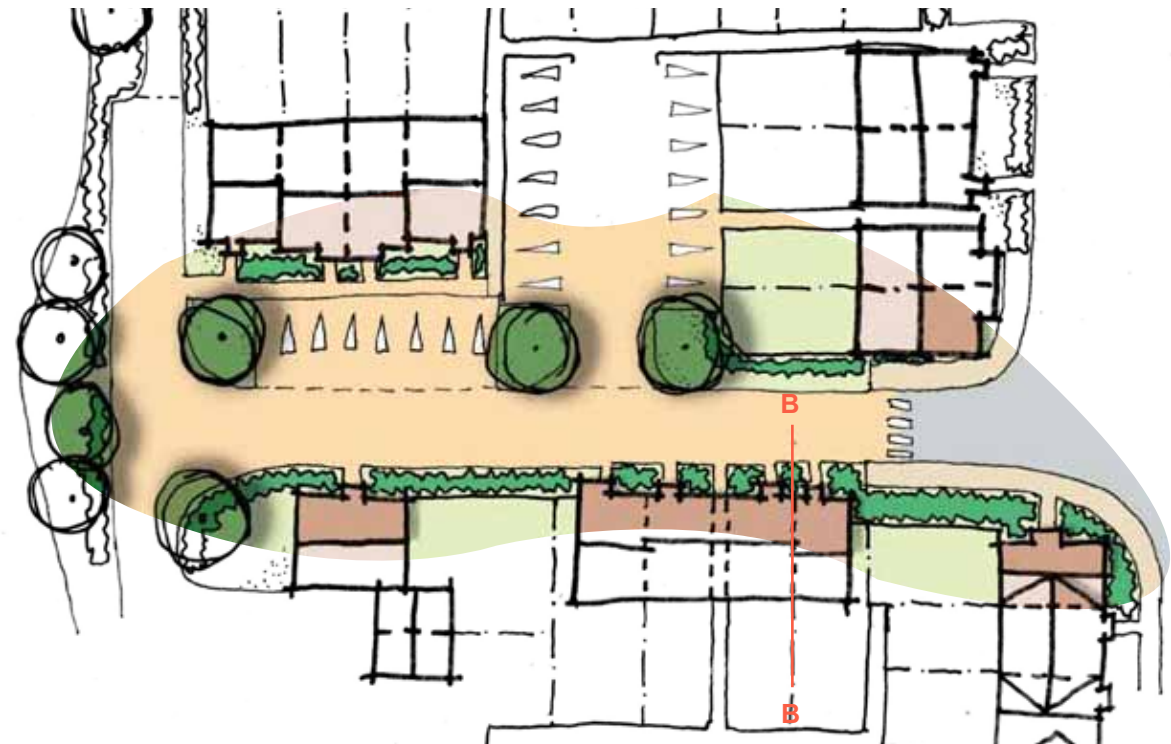


This concept section describes a typical instance along the access road. It is proposed that the road width will vary between 4.8 and 5.5m with a footpath minimum 1.8m wide. Small front gardens will help separate individual dwellings from the public realm and help reinforce village character.

3.3.6 Shared Space

Key:

-  Shared Space- change of surface material to indicate change of character.
-  Footpath to house- change of surface material to indicate change to private space.
-  Private housing front



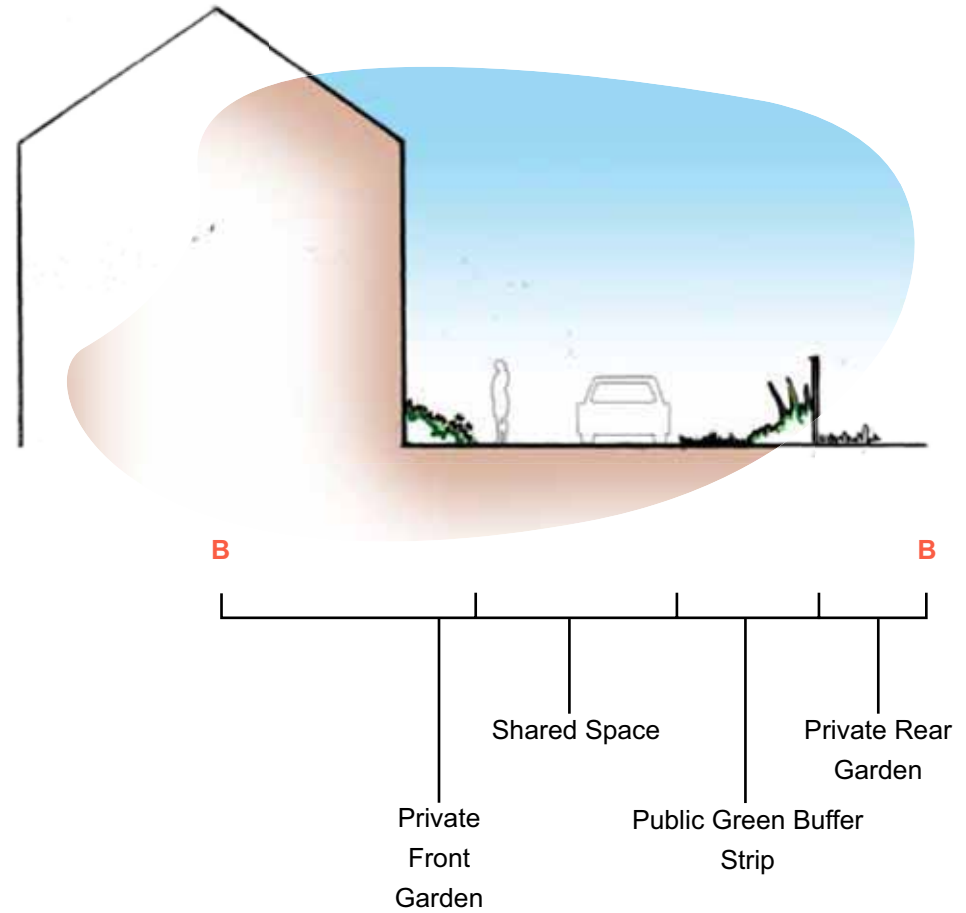
Not to Scale

Concept Plan of Shared Space

Concept of Shared Space Road



Concept of Shared Space Road






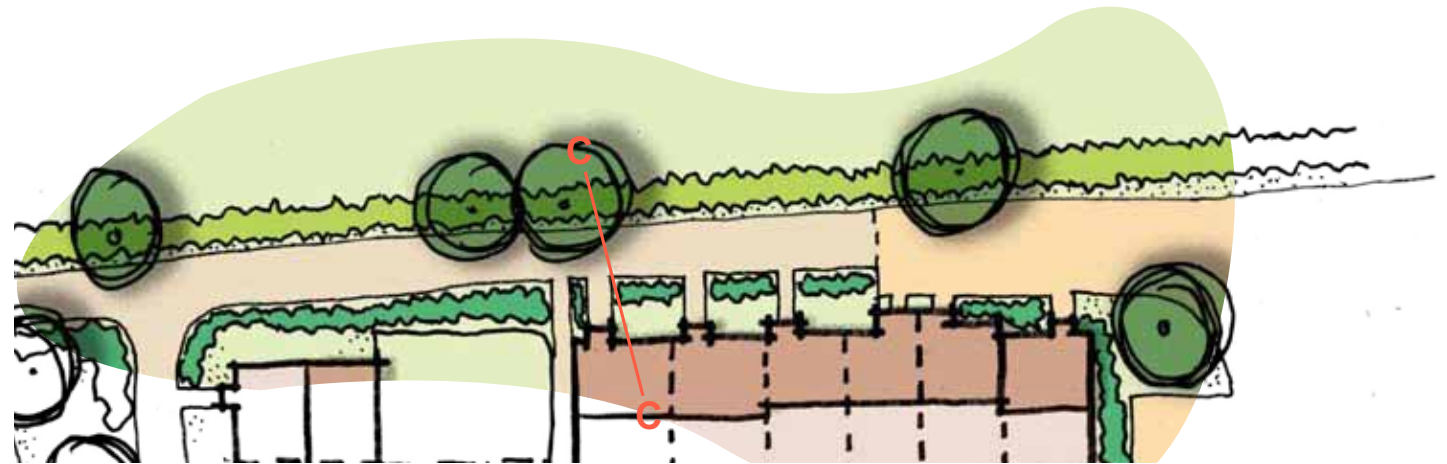
The design rationale for the shared space is to promote the multi-functional attributes of a 'home zone', by discouraging the over usage of vehicles. These spaces will accommodate many different users and become hubs to the development.

With little demarcation between the public and private realm, the shared spaces promote multi-use by the local residents.

3.3.7 Pedestrian and cyclist access route

Key:

-  Pedestrian and Cyclist Footpath
-  Private House Front
-  Site Boundary Native Hedge

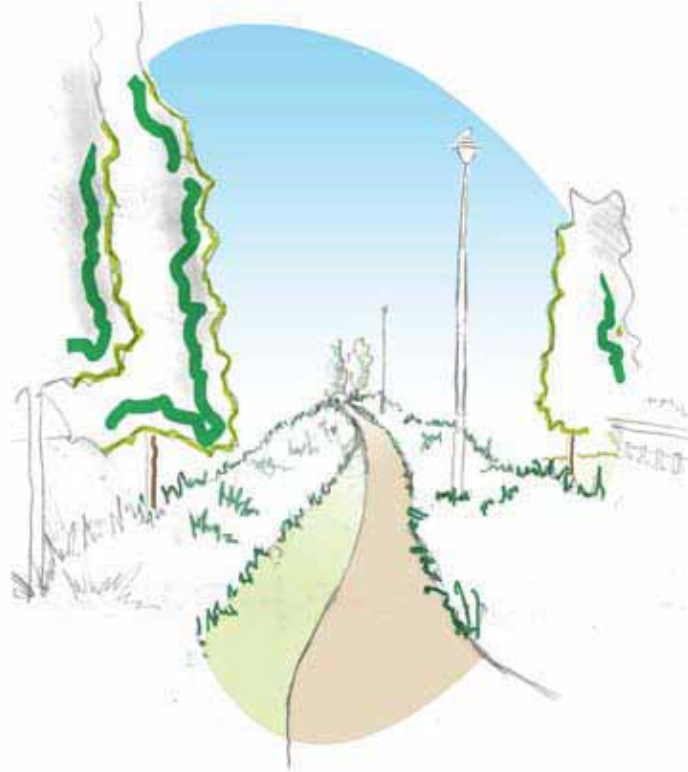


Plan of Pedestrian and Cyclist access route



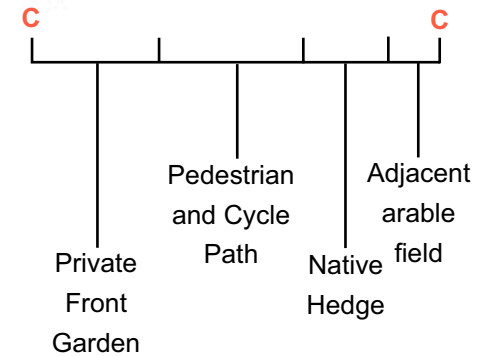
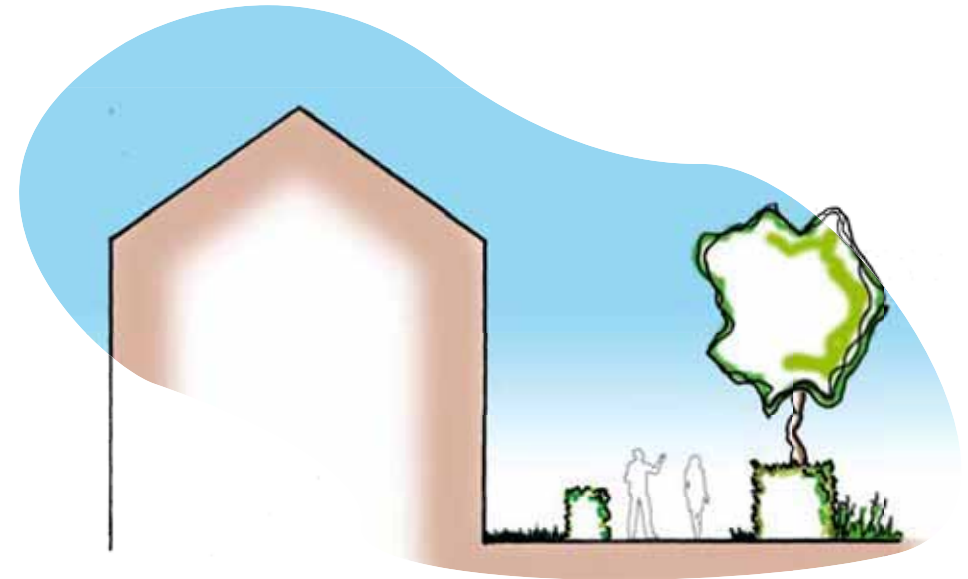
Not to Scale

Concept of Pedestrian and Cycle path



A prominent and legible network of pedestrian and cycle paths throughout the development will help to achieve sustainable transport modes. It will also encourage integration to the surrounding community.

Concept cross section Pedestrian and Cycle path



The Vision for Ixworth is to promote sustainable modes of transport. Priority will be given to pedestrians, cyclists and car users in that order.

3.4 LANDSCAPE CORRIDOR

3.4.1 Concept Statement

The Concept Statement Plan shows an area of green space located between the proposed development and the cemetery. This space allows access to pedestrians and cyclists from Crown Lane and the adjacent field.



Key:



Boundary to Cemetery



Not to Scale

3.4.2 Masterplan

The Masterplan complies with the Concept Statement in that a green space, located on the north western boundary of the site allows access to pedestrians and cyclists.

In addition to the space providing access it also acts a green corridor linking Crown Lane to the new 'Village Green'



Key:

 Boundary to Cemetery



Not to Scale

3.5 FRONTAGES

3.5.1 Outward Facing Frontages - Concept Statement

The Concept Statement shows the frontages facing out to Crown Lane and the proposed landscape infrastructure, a 'green corridor' located between the proposed development and the cemetery. This space allows access to pedestrians and cyclists from Crown Lane to the site and the adjacent field with potential access to the north.



Key:

 Courtyard Space



Not to Scale



3.5.2 Outward Facing Frontages - Masterplan

The Masterplan complies with the principles established in the Concept Statement with frontages facing out to Crown Lane and to the proposed landscape infrastructure.

The houses to the boundary with the A143 back onto a landscaped belt.



Key:

-  Courtyard Space
-  Outward Facing Frontages



Not to Scale

3.6 PUBLIC SQUARE

3.6.1 Concept Statement

The Concept Statement shows an area of green space located adjacent to the proposed development and Crown Lane.

This space allows access to pedestrians and cyclists from their properties to Crown Lane as well as emergency vehicle access.



Key:

 Public Square



Not to Scale

3.6.2 Masterplan

The Masterplan complies with the Concept Statement in that a formal public square marks the pedestrian entrance to the new housing development.

The space allows pedestrian and cycle access between the new development and the centre of Ixworth and the local primary school.

Although the detailed design of this space is still emerging, it is likely that it will be in the form of a small 'village green', providing a green frontage to the development, encourage integration with the surrounding landscape and help promote biodiversity bringing biodiversity closer to where people live.



Key:

 Public Square



Not to Scale

3.7 EMERGENCY ACCESS / SHARED SPACE

3.7.1 Concept Statement

In addition to the Concept Statement requirement of a public square, there is a requirement to provide emergency access from the development to Crown Lane.



Key:

 Emergency Access shared space



Not to Scale



3.7.2 Emergency Access/Shared Space-Masterplan

The Masterplan complies with the Concept Statement in that a square, located in the north west corner of the site allows access to pedestrians cyclists and emergency service vehicles.

In addition, a series of shared spaces link the squares which help provide legibility and focal points with the urban grain.



Key:

-  Emergency Access shared space.
-  Shared Space 'Home Zones'



Not to Scale

3.8 BOUNDARY TREATMENT

3.8.1 Boundary to the A143 - Concept Statement


The Concept Statement Plan shows an area of green space located between the proposed development and the A143.

This space provides a visual and sound buffer from the busy Highway, helping protect the proposed development from potential impacts associated with the road.

There is an existing plantation of immature stock adjacent to the road.



Key:

 Boundary to the A143



Not to Scale

3.8.2 Boundary to the A143 - Masterplan

The Masterplan complies with the Concept Statement in that a green space, adjacent to the proposed development and the A143, has been located to provide sound protection and a visual barrier from the busy bypass.

It is proposed to augment the planting along the road with larger stock sizes than are current. The green buffer to the road will mainly consist of native and semi-native vegetation varying in maturity and density.



Key:



Boundary to the A143




Not to Scale

3.8.3 Green Lane - Concept Statement

The concept statement shows an area of green space located adjacent to the proposed development and Crown Lane. This space allows access to pedestrians and cyclists from their properties to Crown Lane.



Key:

 Boundary to Crown Lane



Not to Scale

Indicative elevation of proposed development adjacent to Crown Lane




3.8.4 Green Lane - Masterplan

The Masterplan complies with the Concept Statement in that a green space 'village lane' is proposed along Crown Lane. It also provides access to pedestrians from the development to Crown Lane.

This 'village lane' will provide a green frontage to the development and encourage integration with the surrounding landscape.

Key:

 Boundary to Crown Lane



Not to Scale



3.9 HOUSING MIX

3.9.1 Concept Statement

The Allocation allows for around 70 dwellings. This equates to a density of 28 dwellings per hectare (dph).

The Concept Statement requires the provision of a mix of housing types including the provision of 40% affordable.

The Concept Statement suggests that there should be higher densities towards the western and northern boundaries positively fronting on to the new landscape infrastructure.

Lower density housing could be located towards the eastern boundary enclosed with native woodland planting.

Building heights will not exceed that which is typical for the local vernacular architecture within Ixworth.

3.9.2 Masterplan

In order to make the most effective and efficient use of land, the Masterplan proposes an overall increase to the density to 36 dph which equates to 90 dwellings. This density is typical of the local vernacular.

The housing will be a mixture of 2,3 and 4 bedroom houses with affordable housing provided in accordance with adopted policy.

3.10 PHASING, PUBLIC ART AND LIGHTING

3.10.1 Phasing

The proposed phasing of the development will begin with the access road linking the site with the Walsham Road roundabout. In the initial stages this will be used as the haul road. It is expected that the development will be delivered as a unit with the work starting in the north east corner, closest to the site.

3.10.2 Public Art

Public Art can enhance development, and it is proposed that the provision of public art will be reviewed as the Masterplan evolves and the more detailed design comes through.

3.10.3 Lighting

Of particular relevance is local plan Policy DS3: Development Design and Impact. Further details will come through at the later, more detailed stages, but reference will be made to The Guidance Notes for the Reduction of Light Pollution, published by the Institution of Lighting Engineers. The guiding principle will be that lighting levels will be to the minimum required to ensure safety requirements are adhered to.

Highway lighting will comply with the Highway Authority requirements. Lanterns which minimise light spill and pollution will be chosen and directed downwards at an angle to ensure a good lighting effect without detriment to the surrounding area.

which is typical of local vernacular architecture within Ixworth.

4.1 SUSTAINABILITY

The concept of sustainable communities has led the agenda for Planning Policy over the last ten years and more. PPS1 'Delivering Sustainable Development' (2005) sets out the overall context.

In developing the Masterplan, the Design Team has aimed to embed sustainability into the design, to respond not only to Government directives and local plan policy, but also to the aspirations outlined in the Concept Statement to help create a sustainable and ecologically sound development which will be an attractive place to live.

The East of England Regional Spatial Strategy sets out the main aspects of sustainable development as:

- Protect and enhance the natural environment, including its biodiversity and landscape character;
- Encourage good quality design and the use of sustainable construction methods for all new development;
- Reduce carbon intensive transport choices;
- Minimise the demand for use of resources, particularly water, energy supplies, minerals and other natural resources, whether finite or renewable,

by encouraging efficient use, re-use, or use of recycled alternatives, and try to meet needs with minimum impact;

- Minimise the risk of flooding; and
- Achieve sustainable lifestyles.

The most relevant policies to sustainability in the Replacement St Edmundsbury Local Plan 2016 are NE1, NE2, NE3, NE4 and NE5.

The Concept Plan requires the incorporation of strategies to ensure the development is as sustainable as possible, for example:

- Consider orientation to maximise opportunities for solar gain;
- Incorporate high standards of specification and construction to deliver high levels of insulation and air tightness to individual dwellings;
- Incorporate energy efficient heating systems;
- Incorporate opportunities for rain and possibly grey water harvesting;
- Allow for sustainable urban drainage (integrated as necessary within the landscape infrastructure as a positive feature); and
- Apply principles as set out in the Code for Sustainable Homes, Secured by Design, and CABI Buildings for Life.

The Code for Sustainable Homes is an environmental assessment method for rating and certifying the performance of new homes based on:

- Energy and CO2 emissions;
- Water;
- Materials;
- Waste;
- Pollution;
- Health and wellbeing;
- Management; and
- Ecology.

The development will achieve the mandatory requirements for achieving Code Levels. A Code for Sustainable Homes Statement and Renewable Energy statement will be submitted with the planning application.

4.2 PASSIVE SOLAR GAIN

One of the most easily achieved and effective sustainability 'gains' is partly achieved through the orientation of dwellings to achieve passive solar gain. It is found that the most effective orientation is within 30degrees of south. Houses orientated east of south will benefit more from morning sun, while those orientated west of south will catch late afternoon sun delaying the evening heating period.

The plan illustrates how this is achieved in the Masterplan's emerging proposals.



Key:



Optimum Position for Passive Solar Gain



Not to Scale

The following section deals with the opportunities for achieving sustainable development that can be addressed at the Masterplan stage. Further details will come through at the planning application stage.

| TOPIC | SUB TOPIC | ACTIONS |
|-----------|------------------------------|--|
| ENERGY | Passive Solar Gain | The Masterplan has located residential blocks so that the majority of them are orientated within 30 degrees of south as per the plan illustrating orientation. |
| | Insulation | This will be considered in more detail as part of the detailed design. |
| | Energy efficiency | This will be considered in more detail as part of the detailed design. |
| | Lighting | External lighting will be the minimum required to ensure public safety. Highway lighting will be to the Highway Authority's standard. Lanterns which minimise light spill and pollution will be used. |
| | Renewable Energy | A Renewable Energy Statement will be submitted with the planning Application. |
| | Code for Sustainable Homes | The mandatory Code Levels will be achieved. |
| | Tree planting | Tree planting proposed will help ameliorate winds, which is a factor causing loss of heat. |
| TRANSPORT | Minimise reliance on the car | The site is situated close to facilities and to public transport which will help minimise reliance on the car. Pedestrian footways and cycle ways are being provided to help minimise reliance on the car. |
| | Inclusive access | The design will integrate the principles of inclusive design as set out in the best practice guidance. How this is achieved will be set out in the planning application's supporting documents. |

| TOPIC | SUB TOPIC | ACTIONS |
|----------------------------|--------------------------------|--|
| WATER | Manage the risk of flooding | The Masterplan proposals integrate the principles of Sustainable Drainage Systems including swales, permeable paving materials and green roofs where possible. Currently infiltration are being undertaken to assess what is achievable in respect of installing Sustainable Drainage Systems. |
| | Replenish ground water reserve | If ground conditions are suitable, ground water should be allowed to percolate. Infiltration tests are currently being undertaken to ascertain whether this is achievable. |
| | Water conservation | This will be covered in Code for Sustainable Homes. However, it is the Developer's intention to use some form of rain water harvesting such as providing water butts. The Developer will also look at other provisions for conserving water, such as flow restrictors. |
| ENVIRONMENT | Ecology and biodiversity | This will be dealt with in more detail in the next chapter; however the aim will be to enhance biological diversity |
| | Townscape character | The emerging design is led by local character considerations so that the new development responds positively to its surroundings. |
| | Green space network | The green space provision complements the existing network. These spaces are multifunctional in that they also provide enhanced non vehicular access opportunities. |
| WASTE AND RECYCLING | Waste and recycling | These issues will be looked at in more detail with the emerging detail design. |
| | Cut and fill | Cut and fill will be balanced where possible, avoiding import or export. |

5.1 INTRODUCTION

This section includes a summary of findings of the Extended Phase 1 Habitat Survey and the Reptile Report conducted on the proposal site in September 2009.

Included within this section are a series of mitigation measures that could be incorporated into the proposals to enhance the ecology and biodiversity.

5.2 SUMMARY OF THE FINDINGS

According to the Extended Phase 1 Habitat Survey, conducted by Landscape Planning Ltd on the 11th September 2009 the main findings are as follows:

- Relatively low ecological value;
- Minimal potential for protected species, restricted to presence of reptiles and nesting birds;
- Pond located outside the proposal site is a potential habitat for Great Crested Newts-consideration of this regarding roundabout realignment for access road to site; and
- Pakenham Meadow - a Site of Specific Interest is located 2km south of site. However the proposal site is considered unlikely to have advice impact upon the SS1 in question.

According to the Reptile Survey, conducted by Landscape Planning Ltd following 8 visits between 11th September 2009 to the 28th the main findings are as follows:

No reptiles were found in the visits and therefore it is considered unlikely that any reptile population is present within the site.

However:

- Existing habitat has potential to support reptiles principally Slow Worm,

Common Lizard and Grass Snake/ Adder.

- The National Biology Network Gateway data set for 10km grid containing proposal site has records for Adder and Grass snake from 1990-2000.

5.3 RECOMMENDATIONS

The findings of the Extended Phase 1 Habitat Survey and Reptile Survey conducted on the proposal site indicate there is limited ecological value and minimal biodiversity to the site. This is probably due to the fact that the site is an arable field and intensively farmed. The only significant vegetation located on the boundary to the site consists of:

- An immature tree belt planted adjacent to the A143;
- Lengths of native hedge row located along the northern boundary;
- A line of cherry trees and sycamores separates the north of the cemetery from the proposal site; and
- The boundary between the site and the adjacent Middle School is formed by a series of poplar trees interspersed by larch, oak, sycamore, cherry and beech.

Most of the vegetation is outside the site and will therefore be left untouched by the emerging proposals. The tree belt adjacent to the A143 will be augmented with native species.

The following section provides a series of suggestions that could be implemented within the proposals to increase the ecological value and maximise the biodiversity of the site.

5.3.1 Bird Boxes

Easily installed with minimal maintenance required. Depending on the type of box and location, the bird boxes could provide a habitat for many species of birds including Great Tits, Nuthatches, House Sparrows and Tree Sparrows, Robins, Wrens, House Martins, Starlings and Sparrows.



5.3.2 Woodpile

A pile of wood left undisturbed can become a complex micro-system in itself attracting wildlife such as Frogs, Newts, Toads, Ground and Rove Beetles, Centipedes and Stag Beetles (a globally threatened species and cited as a priority for UK and London Biodiversity Action Plans).



5.3.3 Bat Boxes

Must be placed in a sheltered location at least 2m above ground. There are many different types available attracting a range of bat species such as Pipistrelle, Barbastelle, Brown long-eared bat. Bats also require a steady supply of insects as food, hedge rows and ponds with varied planting are ideal for insects.

5.3.4 Habitat Creation

There will be opportunities to create incidental habitats both within public and private spaces.



Example of woodland underplanted with blue bells



Example of bogland planting



Example of wildflower meadow in summer

6.1 GLOSSARY

This glossary is intended to provide general guidance, not authoritative definitions of terms which are sometimes controversial or used with different meanings in different contexts.

| | |
|-----------------------------|---|
| Accessibility | The ability of people to move round an area and to reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping. |
| Adaptability | The capacity of a building or space to be changed so as to respond to changing social, technological and economic conditions. |
| Brief | This guide refers to site-specific briefs as development briefs. Site-specific briefs are also called a variety of other names, including design briefs, planning briefs and development frameworks. |
| Buffer zone | |
| Character assessment | An area appraisal identifying distinguishing physical features and emphasising historical and cultural associations. |
| Context | The setting of a site or area, including factors such as traffic, activities and land uses as well as landscape and built form. |
| Defensible space | Public and semi-public space that is 'defensible' in the sense that it is surveyed, demarcated or maintained by somebody. Derived from Oscar Newman's 1973 study of the same name, and an important concept in securing public safety in urban areas, defensible space is also dependent upon the existence of escape routes and the level of anonymity which can be anticipated by the users of the space. |
| Density | The floorspace of a building or buildings or some other unit measure in relation to a given area of land. Built density can be expressed in terms of plot ratio (for commercial development); number of units or habitable rooms per hectare (for residential development); site coverage plus the number of floors or a maximum building height; or a combination of these. |

| | |
|--------------------------|--|
| Design principle | An expression of one of the basic design ideas at the heart of an urban design framework, design guide, development brief or a development. |
| Desire line | An imaginary line linking facilities or places which people would find it convenient to travel between easily. |
| Elevation | The facade of a building, or the drawing of a facade. |
| Enclosure | The use of buildings to create a sense of defined space. |
| Energy efficiency | The extent to which the use of energy is reduced through the way in which buildings are constructed and arranged on site. |
| Feasibility | The viability of development in relation to economic and market conditions. |
| Form | The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscape of development. |
| Height | The height of a building can be expressed in terms of a maximum number of floors; a maximum height of parapet or ridge; a maximum overall height; any of these maximum heights in combination with a maximum number of floors; a ratio of building height to street or space width; height relative to particular landmarks or background buildings; or strategic views. |
| Human scale | The use within development of elements which relate well in size to an individual human being and their assembly in a way which makes people feel comfortable rather than overwhelmed. |
| Landmark | A building or structure that stands out from its background by virtue of height, size or some other aspect of design. |
| Landscape | The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these components combine. Landscape character can be expressed through landscape appraisal, and maps or plans. In towns 'townscape' describes the same concept. |

| | |
|--|---|
| Legibility | The degree to which a place can be easily understood and traversed. |
| Mixed uses | A mix of uses within a building, on a site or within a particular area. 'Horizontal' mixed uses are side by side, usually in different buildings. 'Vertical' mixed uses are on different floors of the same building. |
| Movement | People and vehicles going to and passing through buildings, places and spaces. The movement network can be shown on plans, by space syntax analysis, by highway designations, by figure and ground diagrams, through data on origins and destinations or pedestrian flows, by desire lines, by details of public transport services, by walk bands or by details of cycle routes. |
| Node | A place where activity and routes are concentrated often used as a synonym for junction. |
| Permeability | The degree to which an area has a variety of pleasant, convenient and safe routes through it. |
| Planning Policy Statements (PPSs) | Documents embodying Government guidance on general and specific aspects of planning policy to be taken into account in formulating development plan policies and in making planning decisions. |
| Plot ratio | A measurement of density generally expressed as gross floor area divided by the net site area. |
| Public art | Permanent or temporary physical works of art visible to the general public, whether part of the building or free-standing: can include sculpture, lighting effects, street furniture, paving, railings and signs. |
| Public domain | The parts of a village, town or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks. Also called public realm. |
| Public realm | See 'public domain' |

| | |
|--------------------------------|--|
| Scale | The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions of a building which give it its sense of scale; at other times it is the size of the elements and the way they are combined. The concept is a difficult and ambiguous one; often the word is used simply as a synonym for 'size'. |
| Section | Drawing showing a slice through a building or site. |
| Sustainable development | Defined by the Brundtland Commission (1987, and quoted in PPG1) as 'Development which meets present needs without compromising the ability of future generations to achieve their own needs and aspirations'. The UK's strategy for sustainable development "A better quality of life" was published in May 1999 and highlights the need for environmental improvement, social justice and economic success to go hand-in-hand. |
| Topography | A description or representation of artificial or natural features on or of the ground. |
| Urban grain | The pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks and street junctions is respectively small and frequent, or large and infrequent. |
| View | What is visible from a particular point. |

6.2 REFERENCES

The Replacement St Edmundsbury Local Plan 2016 Policy RA2 (b):

- Policy DS3: Development Design and Impact
- Policy H3: Affordable Housing
- Policy H4: Housing Density
- Policy H5: Mix of Housing
- Policy L4: Standards of Open Space and Recreation Provision
- Policy NE3: Protection of the Landscape.
- Policy HAV2
- Policy DS5
- Planning Policy Statement 1 (PPS1): Delivering Sustainable Development (2005)
- Planning Policy Statement 3 (PPS3): Housing (2006)
- Planning Policy Guidance Note 13: Transport (2001)
- St Edmundsbury Local Plan 2006
- North West Haverhill Concept Statement (2007)
- By Design, Urban Design in the Planning System: Towards better

Practice (2000)

- The Urban Design Compendium (2000)
- Delivering Quality Spaces: Urban Design Compendium 2, English Partnerships (2007)
- Urban Task Force Report – Towards an Urban Renaissance (1999)
- Secured by Design (1994)
- Planning Out Crime: Circular 5/94 (1994)
- Manual for Streets (2007)
- Better Places to Live: By Design
- Planning and Design for Outdoor Sport and Play, Fields in Trust (2008)
- Shared Space: Room for Everyone, Shared Space
- Car Parking: What Works Where (2006)
- Suffolk Design Guide
- Paving the Way: How We Achieve Clean, Safe and Attractive Streets (2002)
- Streets for All (2005)
- The Suffolk Surface Dressing Manual
- The Councillors Guide to Urban Design (2003)

