

**CHANCERY PARK Phase 2  
LAND SOUTH OF BURWELL ROAD,  
EXNING**

**Consultation Report**

**Volume – 1 Report**

**Table of Contents**

**Volume 1 – report**

<b>1. Introduction</b>	<b>1</b>
<b>2. Responses to Formal consultation letters</b>	<b>2</b>
<b>3. Public consultation responses</b>	<b>13</b>
<b>4. Conclusion</b>	<b>18</b>

**Volume 2 – Appendices** – contains copies of the email, letters and responses forms received from official consultees and the public.

## 1.0 Introduction

- 1 Contents of volumes. This report sets out the results from the public consultation undertaken by Persimmon Homes on the draft Development Brief for Land South of Burwell road, Exning. It is in two volumes, and this volume, 1, contains the consultation report. Volume 2 contains copies of the emails letters and responses forms received from official consultees.
- 1.1 **Consultation process.** The consultation period for the draft Development Brief ran from 23<sup>rd</sup> March 2020 until the 28<sup>th</sup> August 2020. During this time the draft Development Brief was available to download from the consultation website, newspaper adverts were published and a publicity leaflet was delivered to approximately 900 local address located within an area agreed with the Local Planning Authority, alongside notices providing details of the consultation.
- 1.2 An exhibition summarising the draft Development brief was displayed in the Exning Village Hall on the 4<sup>th</sup> and 5<sup>th</sup> August, at which staff were on hand to answer any questions that attendees may have had. Those exhibition boards were also used as the webpages for the dedicated consultation website.
- 1.3 Due to the COVID-19 situation a series of public webinars on were held on the 12<sup>th</sup> August 2020, where electronic copies of the exhibition boards were displayed and discussed with attendees, in addition to how comments on the draft Development Brief could be submitted. A feedback form was made available through the consultation website, alongside the details for submitting comments by email or letter.
- 1.4 **Public responses received.** 26 unique public response forms were completed and submitted through the consultation website, and one email was received. An analysis of these responses can be found in section 3 of this report. Copies of responses received are in volume 2.
- 1.5 **Formal consultation emails.** Emails were sent to all organisations detailed in the list provided by the Local Authority. These contained a link to the dedicated consultation website, alongside details on the consultation process itself. Those responses received are detailed in this report. Due to the COVID 19 national lockdown a letter drafted in agreement with West Suffolk District Council detailing an extension to the consultation period was published on the consultation website. A further email was sent to consultees once the closing date of the public consultation had been agreed with the Local Authority reiterating the process for how to provide comments on the draft Development Brief.

## **2.0 Responses to Formal consultation letters**

### **2.1 West Suffolk - Environment Officer - Matthew Axton**

#### Contaminated Land:

Our policy would require the submission of at least a Phase 1 Desk Study report with the planning application. Being an undeveloped greenfield site I don't anticipate that this development will be significantly restricted by land contamination issues, although the desk study may identify some potential sources of contamination or other factors that may need to be further addressed.

#### Air Quality & Electric Vehicles:

If the development is likely to change the AADT on the local road network by greater than 500 movements, we would expect to see an Air Quality Assessment in line with the requirements of the EPUK document Land-Use Planning & Development Control: Planning For Air Quality (January 2017(v1.2)).

The EPUK document Land-Use Planning & Development Control: Planning For Air Quality (January 2017(v1.2)) also recommends major developments are subject to measures to help reduce the impact on Local Air Quality. All major developments should be targeted as there very few developments which will show a direct impact on local air quality, but all developments will have a cumulative effect.

Paragraph 105 of the NPPF states that 'local parking standards for residential and non-residential development, policies should take into account... e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.' Paragraph 110 of the NPPF states that 'applications for development should... be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.'

Air Quality Planning Policy Guidance lists mitigation measures for reducing the impact of air quality and includes the provision of "infrastructure to promote modes of transport with a low impact on air quality (such as electric vehicle charging points)."

Policy DM14 of the Joint Development Management Policies Document states that proposals for all new developments should minimise all emissions ... and ensure no deterioration to either air or water quality.

Section 3.4.2 of the Suffolk Parking Standards also has requirements for electrical vehicle charging infrastructure, including the installation of a suitable consumer unit capable of providing 7.4kW charge all in new dwellings.

Given the above numerous policies together with the national government policy to phase out petrol or diesel vehicles by 2035, we are therefore likely to request a condition to be attached to any planning permission that requires all dwellings to be provided with EV charge points. Therefore you should consider the following points at a very early stage:

- Where vehicle parking is remote to the dwelling, this will make it more difficult to provide EV charge points. In line with the NPPF 'applications for development should... be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.' Therefore a design that allows individuals to access EV charging in a safe and convenient manner would be encouraged and a solution provided for EV charging where remote parking is provided.
- There may be additional electrical load on the grid and this should be considered and factored in at an early stage, allowing for any additional infrastructure (such as sub-stations) in the early designs.

**Commentary: Comments noted, no amendments to the Development Brief required.** The Engineer and Architect for the site have noted the comments in regards to the location of parking in relation to dwellings and the possible need for a sub-station, and are assessing the site accordingly.

## **2.2 West Suffolk - Senior Public Health and Housing Officer - Karen Cattle MCIEH CEnvH**

Thank you for your email with regard to the Development Brief that has been created by Persimmon Homes for the construction of up to 205 new homes on the site located to the south of Burwell Road, Exning, Suffolk.

Having reviewed the Development Brief, Public Health and Housing would not wish to raise any concerns at this stage.

Should however a full planning application be submitted, we will review the proposals in respect of the layout and size of the proposed accommodation and would look to recommend that conditions are included in any consent granted to protect the amenity of the existing residential occupiers in the vicinity of the application site, during the construction phase of the project.

In the meantime, should you wish to discuss further, please do not hesitate to contact me.

**Commentary: No amendments to the Development Brief required.**

### **2.3 West Suffolk - Senior Ecology & Landscape Officer - Jaki Fisher**

- It would be helpful if the plans (including the concept masterplan) included bar scales.
- It would be helpful if the design of the phase 1 strategic open space was shown – it might be necessary to add in an additional link across this space to avoid a desire line between the play area and the new access off Mallard Way. I don't think that there is any other link to the play area as suggested on p35.
- In addition a link to the phase 1 development in the south east could be included, south of the early years facility.
- It is unlikely that amenity grass (p34) will be required on this site and it could all be wildflower or floral lawn which can be regularly cut but maintains a biodiversity function.
- The undeveloped land should be clearly distinguished on the concept masterplan for the avoidance of doubt

#### **Commentary: Amendments to the Development Brief required.**

- **Plans for phase 1 strategic open space have been submitted to the LPA and are in the process of being approved, they have been excluded due to the risk that the details could change and that their inclusion in Development Brief would be inaccurate.**
- **Reference to amenity grass in site wide planting scheme deleted on page 34 of Development Brief.**
- **Amendments to the text on page 37 made so that it states that alongside land being reserved for a potential early years facility, access options to the north and south will be explored.**
- **Previous specific details of the undeveloped land were removed from the Development brief on the recommendation of the Local Authority, in addition the open space provision calculations have been made excluding this area, however, in Figure 23 Combined Development Principles Plan on page 43, for illustrative purposes, a rough outline has been provided.**

### **2.4 West Suffolk - Housing Specialist Strategy & Enabling Officer – Julie Salisbury**

West Suffolk Strategic Housing Team support this development brief in principle, however I wish to make the following comments;

The brief indicates “The site will deliver a proportion of affordable housing in accordance with the adopted policy” We welcome the commitment to deliver affordable housing on the site in accordance with planning policy, and as previously advised I can confirm the Council’s policy position in accordance with Policy CS5 is 30% affordable housing and therefore should be stated within the development brief.

Helpful points to also raise now are as follows;

Full details of the affordable housing mix will need to be provided to the Council for agreement and approval at reserved matters stage.

In line with the Affordable Housing Supplementary Planning Document, the affordable housing is not to be clustered in parcels of more than 15 dwellings to ensure we create a balanced and sustainable community.

The affordable housing to be built to nationally described space standards in line with the endorsed technical advice note which can be found using the following link; <https://www.westsuffolk.gov.uk/housing/spacestandardsforresidentialdevp.cfm>

Although the current Strategic Housing Market Assessment is currently being updated, I can advise that the affordable housing mix is likely to include a variety of dwellings including, 1,2,3,4 and 5 bedroom properties including a small proportion of fully wheelchair accessible or level access bungalows depending on housing need at the reserved matters stage.

We look forward to further discussions regarding tenure, dwelling size and mix in due course. Should you require any further assistance please do not hesitate to contact me directly.

**Commentary: Amendments to the Development Brief Required.**

**Amendments made to the text on page 37 so that it states that 30% affordable housing will be provided in accordance with policy. The other points are noted.**

**2.5 West Suffolk – Energy Advisor – Oliver Ingwall - King**

The comments below were received through the consultation website.

**Site opportunities**

It would have been good to hear about the opportunities to reduce the environmental impact of the occupancy of the buildings through orientation, energy efficiency or renewable energy. An example of how a development seeking to achieve the energy and emissions savings required by the forthcoming Future Homes Standard or a Local Authority seeking to reduce GHG emissions from the district in line with Government policy could be found here - <https://heatingswaffhamprior.co.uk/> in a community project 3 miles from the development site.

**Concept Masterplan**

Welcome the focus on cycle routes, green spaces and habitat creation but surprised by the lack of information relating to the energy requirements and emissions impacts of the buildings. Given the the demands of the 21st century, as listed below, and the statement in DM2 “F) incorporate sustainable design and construction measures and energy efficiency measures as required by Policy DM7 of this Plan” we would have expected details on the elements of sustainable design, energy consumption and how the new development pays reference to these issues. Issues for 21st century house building climate change, the declared climate emergency of west Suffolk, Suffolk County and the UK, the need for generation of energy on site, the forthcoming Future Homes Standard and how this develop compares to it.

The need to seek alternative energy sources and not utilise mains gas – from 2025 Orientation of the buildings to design in energy efficiency and enable renewable energy generation, Low carbon heat and heat networks – Swafham Prior link provided.

### **Layout & Design**

There is no mention of energy efficiency, running costs or climate change or environmental issues in the final design or in influencing the final design.

### **Constraints and Opportunities**

Utilities and Services - Undergrounding of HV lines could provide additional opportunity for grid connection to allow import/export to grid from a site wide energy strategy – Council would be interested in supporting these investigations and mechanisms for capital investment

Energy demands of the settlement – new existing – how could this new development meet its own energy needs and potentially support the energy needs of the community. This could be via onsite generation of heat and/or power.

### **Commentary:**

**We note the requirements of Policy CS4 of the Core Strategy and DM7 of the Joint Development Management Policies Document and that West Suffolk Council has declared a climate emergency. Persimmon Homes are committed to bringing forward sustainable dwellings which will help fight climate change and will be cheaper to run for those who live in them. Accordingly Persimmon Homes will be incorporating photovoltaic panels into the construction of some of the dwellings which will reduce CO2 emissions by at least 14%. This means that the development will exceed Building Regulations. Joint Development Management Policy DM7 and current Building Regulations restrict water consumption to the same level, and accordingly the water consumption of the dwellings will meet these requirements.**

**Persimmon Homes acknowledges the shift towards the use of electric vehicles. Consequently, all houses will have a suitable consumer unit and ducting to allow a 7.4kW connection for EV charging as per the SCC Guidance for Parking, the details of which shall be clarified at the planning application stage. The utility provider for the site will ensure there is sufficient capacity within their network for this provision. For communal parking areas, ducting will be installed to allow the installation of electric vehicle charging points at a later date by owners/occupiers. For off-site visitor parking Suffolk County Council Highways does not currently allow communal EV charging points within adoptable highways therefore we cannot offer it.**

**Until such time as the building regulations come into force (a consultation exercise is underway on revisions to Part L of the Building Regulations) we cannot commit to not using gas as we have other financial obligations associated with the development to be secured through a s106 legal agreement. Of significant concern to local residents was the delivery of a cycle**

**way to Burwell which Persimmon Homes is pleased to confirm that it will provide funding to secure its delivery. The benefits of this in terms of health and wellbeing and sustainable transport alternatives is significant.**

**A new paragraph detailing what the approach to Renewables will be added to the Development Brief.**

## **2.6 Natural England - Lead Adviser, Planning & Conservation - Francesca Shapland**

Thank you for consulting Natural England on the Development Brief for Land South of Burwell Road. We welcome the emphasis on sustainable development, green infrastructure, protected species and biodiversity within this development brief. We note that the site itself is not of high ecological value, so there is an opportunity to improve the site in terms of biodiversity. In our view this will provide an excellent opportunity to establish the principles of net gain on this application site.

In our view the application documents will need to include a review of potential recreational impacts to Devils Dyke Special Area of Conservation (SAC) and Newmarket Heath Site of Special Scientific Interest (SSSI) as these are two of the areas residents are likely to travel to for recreational purposes, such as dog walking. There will need to be explanation of how residents will use these sites, and how they will be supported on the application site.

We will expect an ecological report to be submitted with the planning documentation, covering all the above

**Commentary: Noted, a review of potential recreational impacts to Devils Dyke Special Area of Conservation (SAC) and Newmarket Heath Site of Special Scientific Interest (SSSI) will be included in the planning application. Amendments made to page 20 detailing that a review will be completed.**

## **2.7 Environment Agency – Sustainable Places – Elizabeth Mugova**

Thank you for consulting us on the Development Brief for the proposed housing development at Land South of Burwell Road Exning.

We have reviewed the information available at <https://chanceryparkexning.co.uk/>. We have no objection to the proposed development.

The site is located above a Principal Aquifer. The site has been in use for agricultural purposes which is considered to be low polluting potential. Therefore, we have no comments to make from a contaminated land perspective.

The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination, which can be found here: <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

**2.8 Commentary: Noted, no changes to the Development Brief required.**  
**Suffolk County Council Highways - Senior Development Management Engineer**  
**- Samantha Bye BSc (Hons) Civil Eng.**

I have finally had time to sit down and read the design brief.

I am broadly accepting of the brief now and obviously detailed design comments will come in at application stage. But the broad concept is what we have discussed and agreed.

Mitigation for the site in relation to transport assessment is not covered here, but again things to come out of the full application.

**Commentary: Noted, no changes to the Development Brief required.**

**2.9 Suffolk County Council – Development Contributions Manager - Neil McManus**

The primary school currently has 210-places but there are plans to expand it up to 315-places. So that should be sufficient to deal with the additional pupils arising from your proposed development. In addition, land is being set aside within your scheme for a new early years setting.

**Commentary: Noted, no changes to the Development Brief required.**

**2.10 Parish and District Council Responses**

**2.10.1 Exning Parish Council**

The Parish Council would like to thank Persimmon Homes for holding the drop-in public consultation event on 5<sup>th</sup> August in the village hall and for giving consideration to parishioners who may not be comfortable coming out in the current climate, but still wish to give their views.

Thank you also for holding a private session on 4<sup>th</sup> August for Exning Parish Councillors.

Following the consultation and due consideration of the Development Brief, Exning Parish Council submits the following response.

**Concerns/Questions:-**

1. 'Area not part of the public open space provision' in bottom left of the site – what does this mean?
2. Need to finish the road improvements from Phase One. ie: Burwell Road improvements.
3. Why no new play area provisions? See point 6 in the following section.
4. What sort of houses are planned?

5. Will houses be 'future-proofed'?
6. Will there be grey water recycling?
7. Will there be additional visitors parking spaces?
8. Will there be additional car charging points?
9. What about extra Primary School provision?
  - a. "There may be capacity limitations at the local primary school." How will Persimmon help to alleviate this?
10. Will there be provision for litter bins / dog bins around the site?
  - a. The document says these will be provided. We'd also like to see some benches for residents to use.
11. Access to the site during development.
  - a. All construction vehicles & site vehicles to enter the site via the new entrance on Burwell Road, rather than using the existing entrance to Chancery Park (Phase 1).
12. Will there be 'affordable' housing provision, as in Phase 1 development?

**What Exning Would Like:-**

1. Roundabouts at both entrances to the site.
  - a. On p.30, there is an acknowledgement that additional highway works may be needed at the entrance to Phase 1. Would Persimmon consider a roundabout at this point, which would make the access and egress from Phase 1 and the properties fronting on to Burwell Road easier and safer and have the additional benefit of slowing down vehicles on Burwell Road travelling in both directions.
2. Extension of the 30 MPH zone on Burwell Road (to tie in with extensions of same at Windmill Hill & Cotton End").
  - a. At this point, the parish council fixed-wire speed sign for traffic entering the village should also be re-sited.
3. Cycle Path provision to Burwell.
4. An area onsite for the creation of a Community Orchard is requested by the parish council.
5. Community Building: the Parish Council would like a building for Scout Group / Parish Office / 2nd village hall; a much-needed facility within the growing parish.
6. Play Equipment – funds towards the provision of teen play equipment on village recreation ground.

*Exning Parish Council's Policy is to support only small scale development within the parish; small scale being up to ten dwellings.*

*However, if this development goes ahead, the parish council would wish to work with the developers and WSC Planning Office to address points stated above.*

**Commentary: Amendments to the Development Brief made.**

**Concerns/Questions:-**

1. **Not all of the site will be developed as part of Phase 2, this area is to be secured (fenced) and will be managed as a grass sward, and not form accessible public open space. This is to ensure future planning applications meet the National Planning Policy Framework requirement to make an efficient use of land, as detailed within the draft Development Brief.**
2. **Noted. At the time of writing this report the final outstanding road improvement is a pedestrian refuge island, which should be completed by Spring 2021.**
3. **Play area provisions would be subject to discussions with West Suffolk District Council and statutory consultees on matters under the S106 legal agreement during the planning application process.**
4. **A policy led provision of affordable homes would be provided as part of the development, alongside a mix of 1 up to 5 bed houses. A range of options would be used throughout the site, including detached, semi detached, and terraced options, to ensure that the site provides an appropriate mix of house sizes and that street scenes are well designed.**
5. ***It is not fully understood what is meant by the term “future proofing”. However, the dwellings will be built to exceed the Building Regulations in terms of CO2 emissions and energy efficiencies, reduce water consumption, and also through some of the house types provide the opportunity for adaptations to be made. In addition superfast broad band connections will be available for homeowners to enable better facilities for working from home.***
6. **There will not be grey water recycling, however, water butts will be supplied for each dwelling.**
7. **Additional visitor’s parking spaces will be provided within the site in accordance with the quantum’s set out in the Suffolk County Council’s Parking Guidance.**
8. **Persimmon Homes acknowledges the shift towards the use of electric vehicles and issues raised in this respect by Exning Parish Council. Consequently, all houses will have a suitable consumer unit and ducting to allow a 7.4kW connection for EV charging as per the SCC Guidance for Parking, the details of which shall be clarified at the planning application stage. The utility provider for the site will ensure there is sufficient**

capacity within their network for this provision. For communal parking areas, ducting will be installed to allow the installation of electric vehicle charging points at a later date by owners/occupiers. For off-site visitor parking Suffolk County Council Highways does not currently allow communal EV charging points within adoptable highways therefore we cannot offer it.

9. As confirmed by Suffolk County Council there are plans to expand Exning Primary School from 210 places up to 315. As detailed in the draft Development Brief land has been reserved for the Suffolk County Council to deliver an Early Years facility, and it may also be that through the course of the application process S106 contributions are requested for education purposes.
10. Litter and dog bins will be provided around the site, and their locations would be identified through a scheme of hard landscaping. The request for benches is noted and this will be addressed through the planning application.
11. Noted. The routing of the construction vehicles will be addressed through the submission of a Construction Management Plan which would be secured through the planning application process.
12. Yes, a policy led provision of affordable homes would be provided as part of the development.

**What Exning Would Like:-**

1. The request for roundabouts is noted, the junctions would be designed in accordance with Highway design requirements which are to be agreed with Suffolk County Council's Highway Department during the course of the planning application process.
2. Noted, the extension of the 30mph zone along Burwell road is detailed in the draft Development Brief, and would be delivered as part of the planning application process.
3. The cycle path is being provided within the extents of the site, and a contribution will be provided for the offsite sections.
4. The provision of a Community Orchard would be subject to discussions with West Suffolk District Council and statutory consultees on matters under the S106 legal agreement during the planning application process.
5. The provision of a Community Building would be subject to discussions with West Suffolk District Council and statutory consultees on matters under the S106 legal agreement during the planning application process.
6. Play area provisions and funds would be subject to discussions with West Suffolk District Council and statutory consultees on matters under the S106 legal agreement during the planning application process.

**The final two points are noted. The opportunity to work with the Parish Council during the course of the application is welcomed.**

### **2.10.2 Burwell Parish Council**

Thank for making Burwell Parish Council aware of the consultation for the proposed development on land south Burwell road, Exning. The Council is aware that the proposed cycle way between Burwell and Exning is very much dependent on further development in Exning, particularly on land adjacent to Burwell Road. The need for this cycle way is a necessity for both growing communities, to safely access services, facilities and employment particularly at a time when there is a need to change the type of transport used in the light of climate change. Therefore, the Council has no adverse comments to make on the proposal.

**Commentary: Noted, no changes to the Development Brief required.**

### **2.10.3 East Cambridgeshire District Council - Planning Team Leader - Angela Briggs**

Thanks for your email relating the above proposal. I have been asked by my manager to respond to you on behalf of the Council's Local Planning Authority, as I am familiar with the area and aware of an extant outline permission, along the Newmarket Road in Burwell, for housing and a community facility. I am not aware that we responded to the previous scheme.

I have looked at the Development Brief for this proposal, which joins the Newmarket Road to Burwell Road, and note that the cycle link between Burwell and Exning is included to be delivered as part of the proposal, and Figure 22 on page 40 of the Development Brief highlights this. This was also secured as part of the S106 legal agreement for the outline permission for the wider development in the Burwell proposal and as such we are content that provided this is to be implemented as part of the Exning proposal the Council do not wish to add any further comments at this stage.

**Commentary: Noted, no changes to the Development Brief required.**

### 3.0 Public consultation responses

All 26 separate response forms and the 1 email response have been analysed by issue. The issues have been grouped into themes for ease of analysis.

- Traffic
- Parking
- School Places
- Road Safety
- Housing Mix
- Biodiversity
- Sustainability
- Unsuitable development

The table below details by issues raised, a summary of what has been detailed, a response to it, and whether changes to the draft Development Brief have been made or not.

Matters	Comment or issue	Response to comment on issue.	Amendments to document
<b>Traffic</b>	<ul style="list-style-type: none"> <li>• Capacity of road network within the site.</li> <li>• The use of Glebe Drive and Mallard way to access phase 2.</li> <li>• The capacity of the road network outside of the site.</li> </ul>	<p>P.38 illustrates an approach to junctions. The balance of dwellings are located towards the Mallard Drive end of the loop due to the school site location.</p> <p>The principles of the road layout were designed in consultation with Suffolk County Council's Highway Department. As part of those principles a loop road is required, in addition to the Emergency Access between the Burwell Road and this link.</p> <p>Through the planning application process it may be identified that S106 contributions are required to address off site traffic issues.</p>	No changes required.
<b>Parking</b>	<ul style="list-style-type: none"> <li>• Appropriate provision of parking within Phase 2</li> </ul>	<p>The level of parking would be provided to accord with the requirements set out in Suffolk County Council's Parking Guidance document. A full assessment of the</p>	No changes required

		proposed levels of provision would be addressed through the submission of a planning application.	
<b>School Places</b>	<ul style="list-style-type: none"> <li>Lack of capacity at Exning primary school</li> </ul>	<p>The provision of the early facilities was identified through the West Suffolk's allocation process for the site throughout the creation of the draft Development Brief. Suffolk County Council have been involved in discussions and have led on the location of the early years facility within the site. In addition there are plans to expand the existing primary school from 210-places to 315.</p> <p>The proposed Early years Facility would be designed so that it provides an appropriate amount of parking.</p>	No changes required.
<b>Road Safety</b>	<ul style="list-style-type: none"> <li>Speeding</li> <li>Speed Bumps</li> <li>10/20 mph zoned site</li> </ul>	<p>The 30mph zone along Burwell road will be extended along the front of the site in line with the site's most western boundary.</p> <p>In addition through the planning application process there is the opportunity to achieve a well-designed layout which naturally reduces traffic speed the impact of traffic, and provides alternative and convenient pedestrian and cycle routes to reduce the number of car journeys.</p>	No changes required.
<b>Housing Mix</b>	<ul style="list-style-type: none"> <li>Concerns regarding what mix of house sizes will be available.</li> <li>Provision of affordable homes</li> </ul>	A policy led provision of affordable homes would be provided as part of the development.	Amendments made to the text on page 37 so that it states that 30% affordable housing will be provided in accordance with policy.
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>Loss of habitat</li> </ul>	As recognised by Natural England, the document provides an emphasis on sustainable development, green infrastructure, protected species and biodiversity for	No changes required.

		<p>this site. Furthermore the site itself is not of high ecological value, and opportunities have been identified for enhancements. As planning application h would be supported by updated Ecology reports that would provide further assessment of impacts and recommend mitigation.</p>	
<p><b>Sustainability</b></p>	<ul style="list-style-type: none"> <li>• Climate Change</li> <li>• How design tackles climate change</li> </ul>	<p>We note the requirements of Policy CS4 of the Core Strategy and DM7 of the Joint Development Management Policies Document and that West Suffolk Council has declared a climate emergency. Persimmon Homes are committed to bringing forward sustainable dwellings which will help fight climate change and will be cheaper to run for those who live in them. Accordingly Persimmon Homes will be incorporating photovoltaic panels into the construction of some the dwellings which will reduce CO2 emissions by at least 14%. This means that the development will exceed Building Regulations. Joint Development Management Policy DM7 and current Building Regulations restrict water consumption to the same level, and accordingly the water consumption of the dwellings will meet these requirements.</p> <p>Persimmon Homes acknowledges the shift towards the use of electric vehicles. Consequently, all houses will have a suitable consumer unit and ducting to allow a 7.4kW connection for EV charging as per the SCC Guidance for Parking, the details of which shall be clarified at the planning</p>	<p>A new paragraph detailing what the approach to Renewables will be added to the Development Brief on page 42.</p>

		<p>application stage. The utility provider for the site will ensure there is sufficient capacity within their network for this provision. For communal parking areas, ducting will be installed to allow the installation of electric vehicle charging points at a later date by owners/occupiers. For off-site visitor parking Suffolk County Council Highways does not currently allow communal EV charging points within adoptable highways therefore we cannot offer it.</p> <p>Until such time as the building regulations come into force (a consultation exercise is underway on revisions to Part L of the Building Regulations) we cannot commit to not using gas as we have other financial obligations associated with the development to be secured through a s106 legal agreement. Of significant concern to local residents was the delivery of a cycle way to Burwell which Persimmon Homes is pleased to confirm that it will provide funding to secure its delivery. The benefits of this in terms of health and wellbeing and sustainable transport alternatives is significant.</p>	
<p><b>Unsuitable development</b></p>	<ul style="list-style-type: none"> <li>• Location</li> <li>• Loss of agricultural land</li> <li>• Impacts on village</li> <li>• Lack of infrastructure</li> </ul>	<p>The site has been identified by West Suffolk Council as an allocated site, forming part of their 5 year Housing Land Supply. As part of that process a number of assessments, including the loss of agricultural land, would have been completed and considered in the identification of this site.</p>	<p>No changes required.</p>

## **4.0 Conclusion**

This report has summarised the concerns identified in the official consultees and public's responses. It has considered the impact that the matters raised may have on the scheme outlined in the draft Development Brief, and the above changes are proposed to the document to address those.