

DESIGN, ACCESS AND COMPLIANCE STATEMENT

LAND AT ABBEY ROAD, LEISTON
RESIDENTIAL RESERVED MATTERS

May 2024



**STRUTT
& PARKER**

BNP PARIBAS GROUP 

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Introduction

1.0 INTRODUCTION

This Design, Access and Compliance Statement has been prepared by Strutt and Parker on behalf of Persimmon Homes Suffolk ('the applicant') to support a reserved matters application for 100 dwellings pursuant to application DC/20/5181/OUT (later amended through application DC/24/0333/VOC) at Land east of Abbey Road, Leiston. This application was for:

Outline application (some matters reserved) – The erection of up to 100 new residential units (C3), with employment floorspace (E) (approximately 1,000sqm) and family-orientated public house / restaurant (approximately 770sqm).

Planning permission was granted on 13 February 2023 and it is subject to a S106 Agreement and various planning conditions. A S73 application (reference DC/24/0333/VOC) was approved on 30th April 2024 which varies a number of conditions to allow for the residential development to be brought forward independently of the commercial land. To confirm, this reserved matters application relates to the residential phase only. Separate reserved matters applications will come forward for the commercial land and public house.

The principle of development on the site has been established through the outline planning permission. The means of access was approved as part of outline planning permission in accordance with Drawing No.64045-TA-003 Rev E.

A secondary vehicle access is proposed to serve four dwellings and a full application for this has been submitted alongside this application.



1.0 INTRODUCTION

Conditions

Alongside this reserved matters application, applications to discharge the following conditions will be submitted:

- Condition 12 (Archaeology)
- Condition 15 (Footway and Pedestrian Crossing)
- Condition 16 (Highways and Drainage)
- Condition 18 (Highways)
- Condition 20 (Refuse and Recycling)
- Condition 26 (Sound attenuation for residential dwellings from road noise)
- Condition 27 (Sound attenuation for residential dwellings from industrial use to the southern boundary)
- Condition 28 (Drainage)
- Condition 33 (Construction Method Statement)
- Condition 37 (Lighting Strategy)
- Condition 38 (Reptile Mitigation)
- Condition 39 (Construction Environmental Management Plan)
- Condition 41 (Landscape Environmental Management Plan)
- Condition 42 (Ecological Enhancement Strategy)
- Condition 43 (Ecology Surveys)



1.0 INTRODUCTION

This application is accompanied by the following assessments, plans and other supporting documentation:

Title	Author
Planning application forms and certificates	Strutt and Parker
CIL Forms	Strutt and Parker
Design, Access & Compliance Statement	Strutt and Parker
Arboricultural Impact Assessment	Oakfield Arb
Surface Water Drainage Scheme	Stomer
Noise Assessment	Sharps Redmore
Lighting Strategy	JBA
Reptile Mitigation Strategy	JBA
Construction Ecological Management Plan	JBA
Ecological Enhancement Strategy	JBA
Landscape and Ecological Management Plan	JBA
Preliminary Ecological Appraisal	JBA

Drawing Name	Drawing Number
Planning Layout	120-P-101
Easement Plan	120-P-103
POS Plan	120-P-104
POS Buffer Measurement	120-P-105
Movement and Connectivity	120-P-106
Location Plan	120-P-109
Character Area Plan	120-P-110
Street Scenes AA-FF Sheet 1 of 2	120-P-115
Street Scenes AA-FF Sheet 2 of 2	120-P-116
3D Perspective View	120-P-117
Storey Height Plan	120-P-120
Cycle Storage Plan	120-P-130
Parking allocation Plan	120-P-140
Materials Plan	120-P-150

Drawing Name	Drawing Number
Materials Schedule	120-P-151
Affordable Plan	120-P-160
Housing Size Plan	120-P-170
Boundary Treatment Plan	120-P-180
Fence Specification and Standard Details	120-P-181
Parking Bay Plan	120-P-200
Surveillance Plan	120-P-210
M42 Plan	120-P-220
Surface Plan-Hard Landscaping Plans	120-P-240
Refuse Strategy Plan	120-P-250
Refuse Tracking Plan	120-E-SK10
Adoption Plan	120-E-SK30
Visibility Splays	120-E-SK40

1.0 INTRODUCTION

This application is accompanied by the following floor plans and elevations:

Drawing Name	Drawing Number
Addlebrough End R25 Floor plan and Elevation Pack	120-P-001
Alnmouth End R25 Floor plan and Elevation Pack	120-P-002
Alnmouth Mid R25 Floor plan and Elevation Pack	120-P-003
Ashridge End R25 Floor plan and Elevation Pack	120-P-004
Barndale Det R25 Floor plan and Elevation Pack	120-P-005
Barnwood DT End R25 Floor plan and Elevation Pack	120-P-006
Birkdale End R25 Floor plan and Elevation Pack	120-P-007
Brightstone Det R25 Floor plan and Elevation Pack	120-P-008
Charndale Det R25 Floor plan and Elevation Pack	120-P-009
Dallington End R25 Floor plan and Elevation Pack	120-P-010
Dallington Mid R25 Floor plan and Elevation Pack	120-P-011
Dallington Mid R25 Floor plan and Elevation Pack	120-P-012
Haldon End R25 Floor plan and Elevation Pack	120-P-013
Haldon Mid R25 Floor plan and Elevation Pack	120-P-014

Drawing Name	Drawing Number
Kielder Det R25 Floor plan and Elevation Pack	120-P-015
Knebworth End R25 Floor plan and Elevation Pack	120-P-016
Lambridge Det R25 Floor plan and Elevation Pack	120-P-017
Redhill Det R25 Floor plan and Elevation Pack	120-P-018
Saunton End R25 Floor plan and Elevation Pack	120-P-019
Sherwood Det R25 Floor plan and Elevation Pack	120-P-020
Siverdale End R25 Floor plan and Elevation Pack	120-P-021
Skipness Aprt R25 Floor plan and Elevation Pack	120-P-022
Solway End R25 Floor plan and Elevation Pack	120-P-023
Solway Mid R25 Floor plan and Elevation Pack	120-P-024
Wareham End R25 Floor plan and Elevation Pack	120-P-025
Winchester Aprt R25 Floor plan and Elevation Pack	120-P-026
Garages Floor plan and Elevation Pack	120-P-027
Substation Proposed Floor plan and Elevations	120-P-028

Site Context

2.0 SITE CONTEXT

Site Location

Leiston is a small market town located within the administrative area of East Suffolk Council within the former Suffolk Coastal District Area. It is within the Parish of Leiston-cum-Sizewell. The town is approximately 3km west of the North Sea coast and 40km north-east of Ipswich.

Sizewell A and B nuclear power stations are located on the coast and are an important source of employment. EDF Energy aims to build a new power station with two reactors (Sizewell C) next to Sizewell B. This will provide employment opportunities and further short term economic benefits during the construction phase.

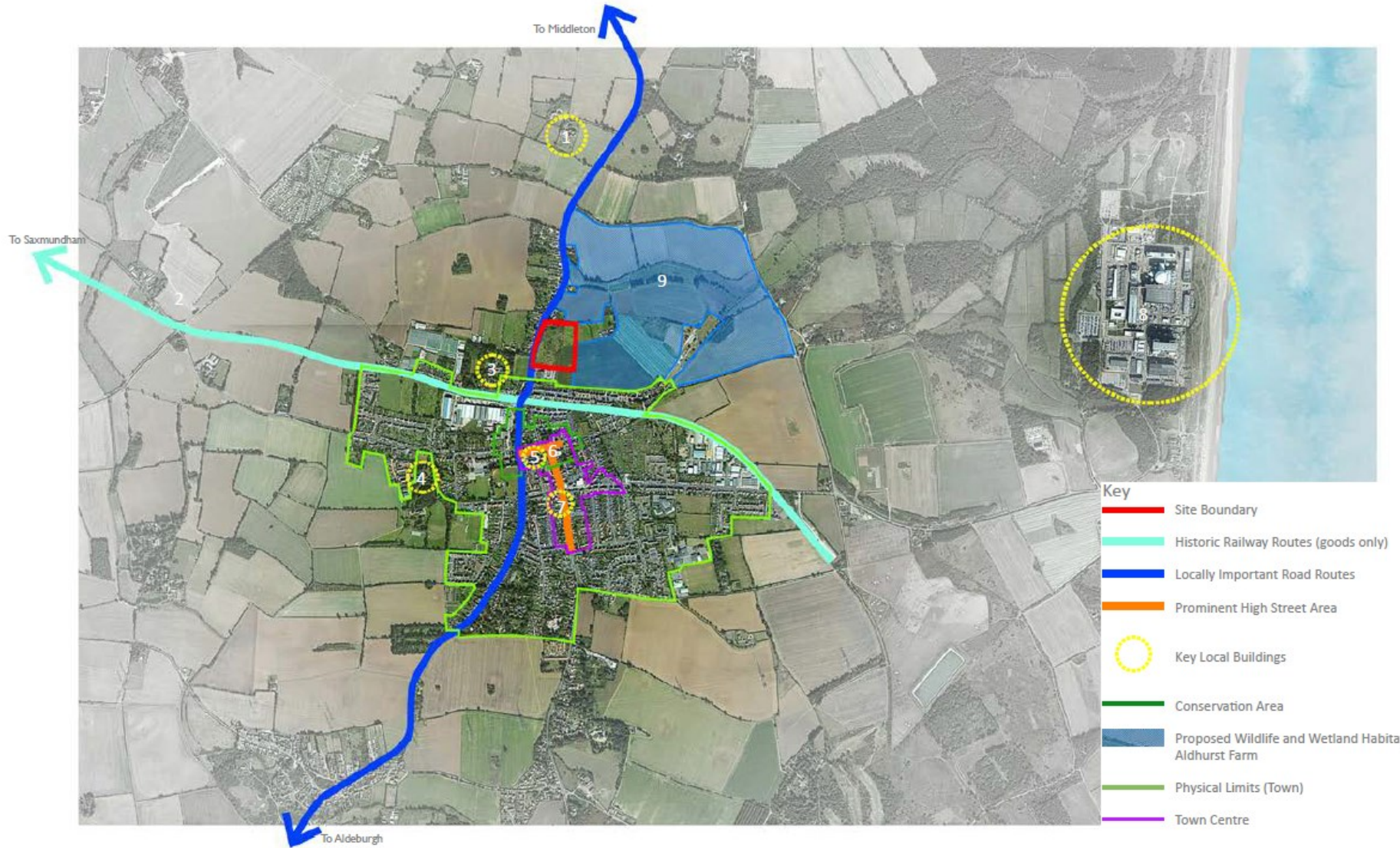
Leiston has many important services and facilities for its own community and surrounding settlements. It has a good range of shops and services, an independent cinema, a leisure centre and swimming pool. There are primary and secondary education facilities within the town which are in close proximity to the application site.

The Grade I listed Leiston Abbey is located approximately 1 km north west of the site and is separated by a network of agricultural fields and Abbey Road.



Sizewell 'B' Power Station, Long Shop Museum, Leiston Abbey

2.0 SITE CONTEXT



1. Leiston Abbey
2. Historic branch of Great Eastern Railway
3. Summerhill School
4. St Margaret's Anglican Church
5. Long Shop Museum
6. Main Street and High Street
7. Lesiton Film Theatre
8. Sizewell 'B' power station
9. Aldhurst Farm

Plan from Design and Access Statement (Saunders Boston) submitted in support of outline application.

2.0 SITE CONTEXT

The Application Site

The application site is rectangular in shape and extends to 3.94 hectares. It contains scrubland to the west and former arable farmland to east. There are no buildings on the site and hedges line the boundary with Abbey Road.

The site is undeveloped brownfield land, bound by the B1122 Abbey Road to the west. There is residential development on the opposite side of Abbey Road and Leiston St Margaret's Football Club's ground to the south-west. Jewsons Builders' Merchants lies to the south, with Aldhurst Farm Wetland Site to the east and north-east (discussed below).

Although long vacant, the site is classified as previously developed land owing to its former use at the turn of the 20th century as a brickworks. The brickworks have disappeared, and more recently it was a crater into which the Garrett Works tipped sand.

The site generally falls from the south-east to north-west. The highest point, located in the south of the site is set at 16.670 metres Above Ordnance Datum (mAOD) with the lowest point in the north-west of the site is set at 11.240 mAOD. A review of the OS maps show that the surrounding topography generally falls to the north-east towards the Sizewell Belts located approximately 1000m to the north-east of the site.



Residential Reserved Matters Location Plan

2.0 SITE CONTEXT

Aldhurst Farm

The low lying land in the valley to the north and east of the site has been engineered by EDF Energy as a wildlife and wetland habitat. This has been provided as Suitable Alternative Natural Greenspace (SANG) to mitigate the impact of the Sizewell proposals on the areas SSSIs. Planning permission for this was granted in 2015 (DC/14/4224/FUL).

A hybrid planning application is currently pending on this site for a new visitor's centre, bird hide and further landscaping (reference DC/23/4840/FUL). The proposed visitors centre is located approximately 300 metres north of the site to the east of Abbey Road.



Approved Masterplan for wildlife and wetland habitat (DC/14/4224/FUL) and proposed visitor's centre as shown in drawings submitted in support of DC/23/4840/FUL.

Planning History

2.0 PLANNING HISTORY

Planning Background

The site was designated as an employment site in the Suffolk Coastal Local Plan (1994) and has been subject to a number of employment applications before the mixed use permission was first approved in 2017 (DC/16/1322) and again in 2023 (DC/20/5181/OUT).

The Illustrative Masterplan (right) was submitted in support of the 2017 and 2020 permissions. This plan was not approved but it provides an indication as to how the Council and landowner envisaged the site coming forward. The plan confirms that 100 dwellings can be delivered on the site alongside 1,000sqm of employment floorspace.

A S73 application (reference DC/24/0333/VOC) was approved on 30th April 2024 which varies a number of conditions to allow the site to be brought forward in phases, and for the residential development to be brought forward independently of the commercial land.

An application is currently pending to discharge conditions 4 and 5 of the 2023 permission (DC/23/4636/DRC) relating to contamination. Environmental Health have confirmed they are satisfied with the information, however, the Environment Agency have requested further information to confirm that the use of infiltration is suitable on the site and the applicant is in the process of collating this information.



2.0 PLANNING HISTORY

The Outline Planning Permission (DC/20/5181/OUT and DC/24/0333/VOC)

Planning permission was granted for up to 100 dwellings on the 13th February 2023 for:

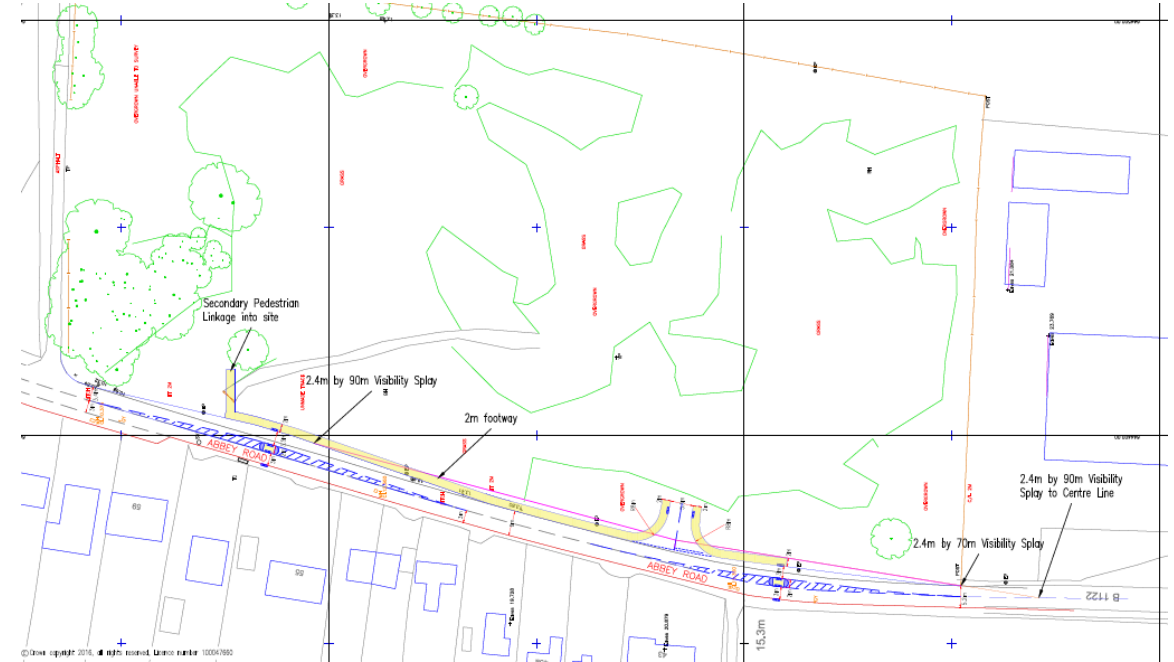
Outline application (some matters reserved) – The erection of up to 100 new residential units (C3), with employment floorspace (E) (approximately 1,000sqm) and family-orientated public house / restaurant (approximately 770sqm).

This was subject to 45 planning conditions (a number of which were amended through DC/24/0333/VOC) and a S106 Agreement. The S106 Agreement requires that 33% of the dwellings should be affordable and specified the tenure split as follows:

Tenure	Number / percentage
Affordable Dwellings for Rent	50%
Shared Ownership	25%
First Homes	25%

A number of informatives were also included on the permission including a requirement to provide a planted buffer zone along the eastern boundary of the site along the boundary with Aldhurst Farm.

Primary access was approved by Drawing No.64045-TA-003 Rev E.



Drawing No.64045-TA-003 Rev E

Engagement and Evolution

2.0 ENGAGEMENT AND EVOLUTION

Pre-application Discussions

A pre-application enquiry was submitted to East Suffolk Council on 13th March 2024 for 100 dwellings. Two concept layouts were presented for 100 dwellings. The first layout largely followed the Illustrative Masterplan and proposed a single access from Abbey Road. The second layout also followed the Illustrative Layout save for the provision of a secondary vehicular access off Abbey Road to serve 6 of the dwellings (right).

A meeting was held on 21st March with Planning, Landscape, Urban Design and Ecology Officers from East Suffolk and a Flood Risk and Drainage Officer from Suffolk County Council. The Council acknowledged that the proposals largely followed the Illustrative Layout and raised no objections to the proposed secondary access (subject to agreement from Suffolk County Council). Officers suggested they would prefer a 'simple' traditional design which reflects existing homes in the town rather than a contemporary approach the designs of which will not relate to the town. The key concerns raised by officers related to:

- Top north east corner – three storey flats were not considered appropriate in this location.
- Insufficient open space as SuDS basins proposed are not accessible.
- Lack of a landscape buffer alongside the eastern boundary
- Configuration of properties in centre of the site.



Concept Layout 2 presented at pre-application meeting

2.0 ENGAGEMENT AND EVOLUTION

Engagement with Leiston Town Council

A meeting was first held with Members of the Town Council in January 2024 which provided an update on the status of the application site and Persimmon's plans for bringing it forward.

The team met with Members again on 26th March to discuss the reserved matters proposals in further detail. The concept layouts presented at the pre-application meeting was shared along with possible options for design style. Members recognised that design was subjective but they key points taken away included:

- Would like to see more one bed homes (both market and affordable)
- Preference for smaller homes but acknowledged the need for larger homes for Sizewell C workers
- Would like to see a connection through to Aldhurst Farm
- Would like to see provision of footway between the site and the town centre
- Most would prefer a traditional approach to the design of the dwellings
- Would like to see solar panels and a move away from gas heating
- Would prefer to see a soft boundary along the eastern boundary rather than a fence
- No objections to the principle of a secondary vehicle access
- SuDS features which are not useable should be fenced off
- Appropriate play provision incorporated into the scheme



Different styles properties presented to the Town Council showing various traditional and contemporary designs.



2.0 ENGAGEMENT AND EVOLUTION

Further Pre-application Discussions

Following the meetings with both the District and Town Councils, the layout was revised. The greatest challenge has been providing the eastern buffer whilst still delivering 100 dwellings on the site as allowed by the outline permission.

A further layout (right) was submitted to the Council which sought include a 1M-1.5 metre planted buffer along the eastern boundary. The LEAP was relocated to the north east corner of the site and the central area of the site reconfigured so the building related better to the road.

Further comments were provided by officers which included the following concerns:

- The lack of an adequate eastern buffer;
- The extent and useability of the open space, with the Suds features affecting useability and design;
- Integration and value of the open space to the layout/development;
- Layout design, with concerns at the scale of the units in the centre of the site and their inter-relationship;
- Proposed housing mix



Revised layout prepared following initial engagement with the District Council and Town Council

2.0 ENGAGEMENT AND EVOLUTION

Proposed Layout

The final layout (right) has sought to bring together and address the comments of the District and Town Councils. The key measures incorporated to address comments made include:

- Provision of LEAP 400m² in north east corner
- Provision of a substantial buffer along most of the eastern boundary ranging from 6.8 to 10.4 metres from eastern boundary fence to edge of private drive and 15.2 to 17.1 metres from eastern boundary to the front of the dwellings.
- Smaller units originally backing onto eastern boundary have been replaced with the larger units and rotated to now face onto the eastern buffer/boundary. This now enhances the street scene along the boundary with bedroom sizes ranging from 4-5 and storey heights of 2-2.5 storey creating a key vista for passers by.
- Creative hoggin path route along the eastern edge with suggested tree planting to enhance landscaping buffer further.
- Informal recreation space in the woodland area in the north west corner.
- Layout has now further increased in the number of 1 & 2 bed smaller homes.
- Reconfiguration of units in the centre of the site to align with road and ensure all pockets of open space in this location are useable.
- 3-storey units moved from the north east corner where views are more sensitive to centrally within the site.
- Parking courts enhanced by adding flats over garages to enhance design out crime and vistas entering and passing parking court entrances.
- A traditional rather than contemporary approach to design has been taken.



Planning Policy

4.0 PLANNING POLICY

The Development Plan

The site is located within East Suffolk Council's administrative area, in the former Suffolk Coastal District Area which is covered by the Suffolk Coastal Local Plan adopted on 23rd September 2020 and the 'made' Leiston Neighbourhood Plan 2017 for this particular site. The National Planning Policy Framework (NPPF) (2023) and Planning Practice Guidance (PPG) are material considerations.

The following SPD's are also material considerations in the assessment of this proposal:

- Affordable Housing (2022)
- Sustainable Construction (2022)
- Outdoor Playing Space (2001)

Consideration has also been given to the emerging Healthy Environments Draft Consultation SPD (November 2023) which sets out guidance on proposed open space standards for new development.



4.0 PLANNING POLICY

Suffolk Coastal Local Plan (2020)

In order to meet the Council's needs over the plan period (2018-2036) the Council need to deliver a minimum of 542 homes per annum. Table 3.3 in the Local Plan notes that the town of Leiston will deliver 100 homes over the plan period. Policy SCLP3.2 (Settlement Hierarchy) identifies Leiston as a market town, which are second in the settlement hierarchy following the major centres of Felixstowe and east Ipswich.

Policy SCLP5.8 (Housing Mix) notes that proposals for new housing development will be expected to deliver the housing needed for different groups in the community as identified in the Strategic Housing Market Assessment, or latest equivalent assessment. This is set out in the table below.

Number of bedrooms	% of District Wide Need
1	12%
2	29%
3	25%
4+	33%

On proposals of 10 or more non-specialist dwellings at least 50% of the dwellings will need to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations. The policy notes Neighbourhood Plans may set out an approach to housing type and mix specific to the local area where this is supported by evidence.

Policy SCLP7.2 (Parking Proposals and Standards) notes proposals will be expected to have regard to the parking standards contained in the Suffolk Guidance for Parking.

Policy SCLP8.2 (Open Space) notes new development will be expected to contribute to the provision of open space and recreational facilities in order to benefit community health, well-being and green infrastructure.

4.0 PLANNING POLICY

Policy SCLP9.2 (Sustainable Construction) notes all new developments should achieve higher energy efficiency standards that result in a 20% reduction in CO2 emissions below the Target CO2 Emission Rate (TER) set out in the Building Regulations. It notes all new residential development in the plan area should achieve the optional technical standard in terms of water efficiency of 110 litres/person/day. Proposals should improve the efficiency of heating, cooling and lighting of buildings by maximising daylight and passive solar gain through the orientation of buildings.

Policy SCLP.9 (Sustainable Drainage Systems) notes development should use sustainable drainage systems to drain surface water. Such schemes should:

- a) Be integrated into the landscaping scheme and green infrastructure provision of the development;*
- b) Contribute to the design quality of the scheme; and*
- c) Deliver sufficient and appropriate water quality and aquatic biodiversity improvements, wherever possible. This should be complementary of any local designations such as Source Protection Zones.*

Policy SCLP9.7 (Holistic Water Management) notes all developments will be expected to incorporate water efficiency and re-use measures to maximise the opportunities to reduce water use.

Policy SCLP10.1 (Biodiversity and Geodiversity) notes development will be supported where it can be demonstrated that it maintains, restores or enhances the existing green infrastructure network and positively contributes towards biodiversity and/or geodiversity through the creation of new habitats and green infrastructure and improvement to linkages between habitats, such as wildlife corridors and habitat 'stepping stones'.

Policy SCLP11.1 (Design Quality) notes the Council will support locally distinctive and high quality design that clearly demonstrates an understanding of the key features of local character and seeks to enhance these features through innovative and creative means.

Policy SCLP11.12 (Residential Amenity) sets out key considerations for the Council when considering residential amenity.

4.0 PLANNING POLICY

Leiston Neighbourhood Plan (2017)

Policy SA4 (Land at Abbey Road) allocates the site for development subject to the following criteria:

“Land is allocated for residential development on 2.6 hectares of land at Abbey Road subject to the following criteria:

- *the provision of a minimum of 1,000m² of Class B1 employment floorspace, with at least 50% of this floorspace completed prior to the completion of all the residential units; and*
- *the amenity of future occupiers of residential properties is protected from the commercial activity, particularly in respect of noise, air pollution and odours; and*
- *the provision of a pedestrian crossing of the B1122 (Abbey Road); and*
- *the provision of safe vehicle access into the site from the B1122 (Abbey Road); and*
- *where possible, pedestrian and cycle access to the proposed habitats mitigation area at Aldhurst Farm is provided.*

The development should include a Sustainable Drainage System (SuDS). The development should provide on-site open space in respect of ensuring no adverse effects on European sites.”



4.0 PLANNING POLICY

Neighbourhood Plan Policy H2 (Housing Mix) sets out a range of dwelling sizes as follows:

1 bed	10-15% of all dwellings
2 bed	30-35% of all dwellings
3 bed	30-40% of all dwellings
4+ bed	15-20% of all dwellings

Policy H3 (Residential Density and Design) notes new housing development should provide useable private open space, ideally as green space. This would mainly be in the form of private or communal gardens.

The Neighbourhood Plan notes the importance of new development respecting the heritage of Leiston. Lack of amenity space and high levels of on-street parking is seen as an issue.

The Town Council would also like to see private open space incorporated into design and for new development to be as energy efficient as possible.



Photos of housing in Leiston in the Neighbourhood Plan

4.0 PLANNING POLICY

Affordable Housing SPD (2022)

The Affordable Housing SPD notes that non-contiguous clusters of up to 10 affordable dwellings are generally considered an appropriate maximum to support the creation of diverse and inclusive communities. The SPD recognises the importance of delivering affordable housing in clusters for operational and management reasons. It also notes that this needs to be balanced with the ambition to create inclusive and socially sustainable developments that help to build communities by supporting increased social interaction across different groups.

The Guidance also promotes tenure blind design. The Council encourages designers to consider their site's potential to take on a variety of different elevation and plot morphologies – styles, materials, shapes, heights and densities – and to create distinctive character areas within sites that relate well to each other and the overall form and layout of their surroundings.



Sustainable Construction SPD (2022)

A key aim of this document is to reflect on the sustainable construction policies in the Local Plans and focuses largely on environmental sustainability, through construction methods, materials and technologies that provide developments which:

- reduce demand and use of finite resources and which result in lower carbon emissions or are 'zero carbon'.
- avoid or reduce unnecessary harm to the natural environment and wildlife and which support people's good health and wellbeing; and
- adapt the built environment to the impact of climate change through design.



Images from respective SPDs

4.0 PLANNING POLICY

Outdoor Playing Space SPD (2001)

This document sets out the outdoor needs playing standards for developments. Based on this proposals housing mix, this development would be expected to provide approximately 0.30 hectares of public open space.

Emerging Healthy Living SPD (2023)

This document sets out the total quantity of open space development are expected to provide. It notes that if the total quantity of green open space provision that is required cannot reasonably be accommodated on site, then developers should make what quantity of green open space can be accommodated 'work harder' through higher design quality - if this option is taken, the Council's expectations in terms of design quality and multi-functionality of the reduced quantity of provision will be significantly higher.

In respect of SuDS, those that are accessible nature-led and appropriately landscaped to be attractive and usable spaces can be considered part of the green open space offer on a site.



4.0 PLANNING POLICY

Other Design Guidance

National Design Guide (2021)

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

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

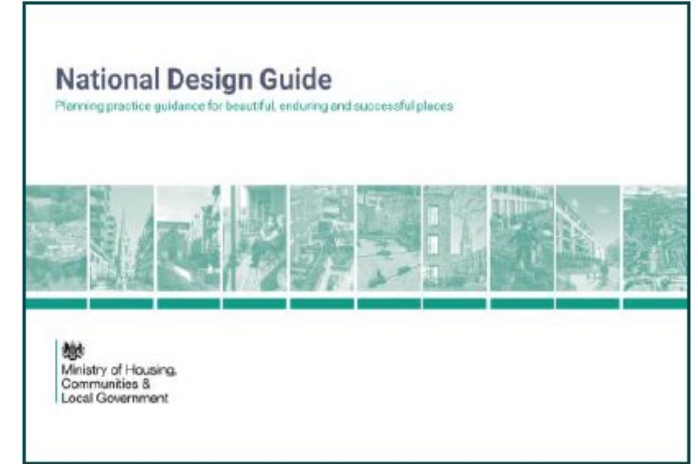
Building for a Healthy Life (2020)

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

14 INTEGRATED NEIGHBOURHOODS
Natural connections
Walking, cycling and public transport
Facilities and services
Homes for everyone

38 DISTINCTIVE PLACES
Making the most of what's there
A memorable character
Well defined streets and spaces
Easy to find your way around

62 STREETS FOR ALL
Healthy streets
Cycle and car parking
Green and blue infrastructure
Back of pavement, front of home



The Proposals

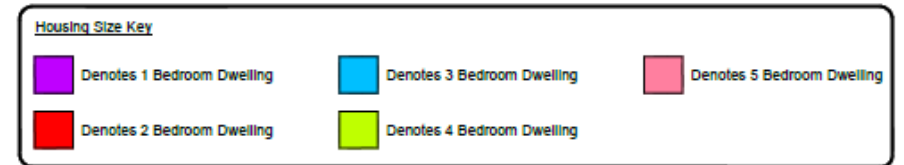
5.0 THE PROPOSALS

Housing Mix

Reserved matters approval is sought for 100 dwellings.

The proposed mix for this proposal is shown in the table below. It broadly complies with the requirements of the Neighbourhood Plan which is considered to more accurately reflect the needs of the town. There is a slight over provision of 3+ bed homes and under provision of 1 bed homes but due to the nature of the site on the edge of the town, it is considered there is a need for family homes.

Number of Beds	Market	Affordable	Total	%	NP Mix	SHMA Mix
1 bed	1	8	9	9	10-15%	12%
2 bed	18	13	31	31	30-35%	29%
3 bed	31	11	42	42	30-40%	25%
4 bed	8	2	10	18	15-20%	33%
5 bed	8	0	8	8		
Total	66	34	100	100		



5.0 THE PROPOSALS

Accommodation Schedule

Unit Type	Total	Private	Affordable		
			Intermediate	Affordable Rent	First Homes
1 Bed Flat	8	0	0	8	0
1 Bed FOG*	1	1	0	0	0
2 Bed Flat	4	0	0	4	0
2-Bed FOG	4	1	3	0	0
2 Bed House	23	17	2	0	4
3-Bed House	39	28	4	3	4
4-bed House	13	11	0	2	0
5-bed House	8	8	0	0	0
Total	66	34	9	17	8

* Flat Over Garage

In accordance with Policy SCLP5.8 (Housing Mix), 50% of the dwellings will be delivered to M4(2) standards and depending on further surveys, the number of level accessed properties could be increased.



5.0 THE PROPOSALS

Affordable Housing

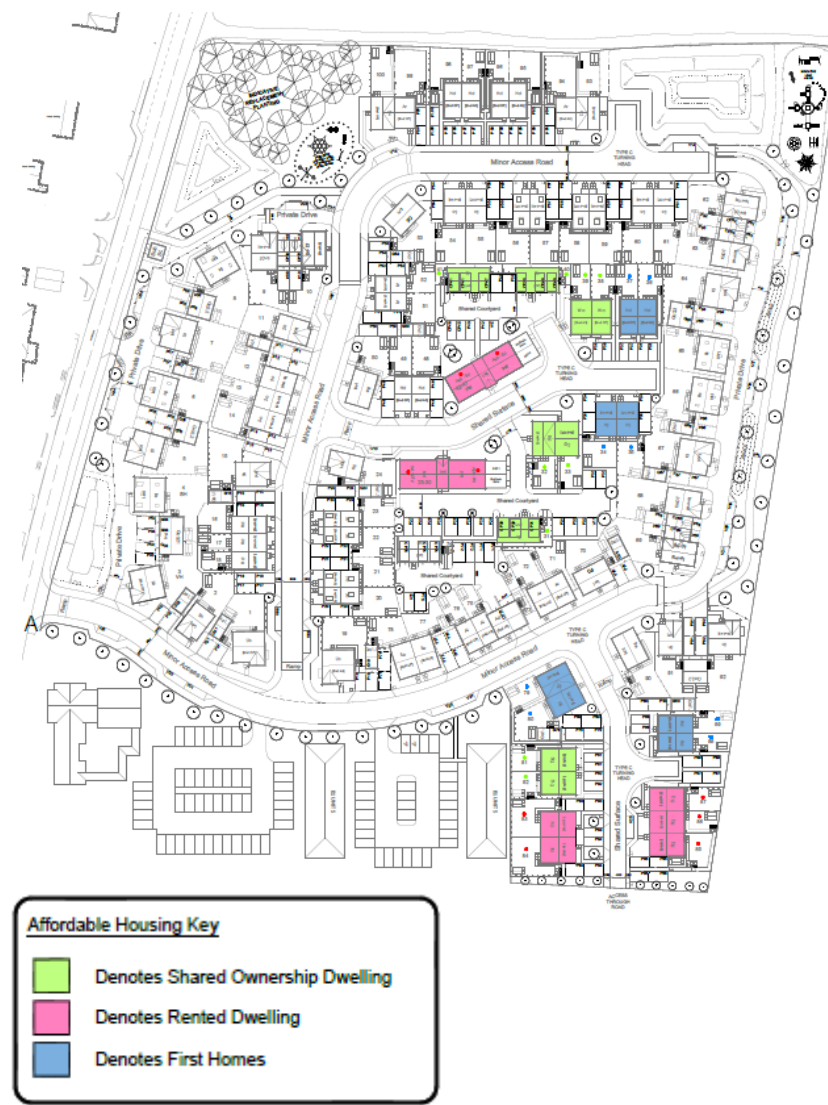
In accordance with the S106 Agreement, 33% of all dwellings on the site should be affordable homes. This layout proposes 34%.

The proposed breakdown for the affordable housing dwellings is as follows:

Number of Beds	Affordable Rent	Affordable S/O	First Homes	Total
1 bed	8	0	0	8
2 bed	4	5	4	13
3 bed	3	4	4	11
4 bed	2	0	0	2
Total	17 (50%)	9 (25%)	8 (25%)	34

The proposed mix of affordable homes is in accordance with the S106 Affordable Housing Table.

The Affordable Housing SPD provides guidance on the preferred layout for the affordable units. It notes that clusters of up to 10 affordable dwellings are generally considered appropriate. This proposal provides two distinct clusters in the centre and in the south of site. Although exceeding the maximum number of dwellings considered appropriate, the layout for this proposal is considered appropriate. The requirement to provide a high number of 1 and 2 bed homes has resulted in the proposed delivery of two apartment blocks. At our initial pre-application meeting, the Council did not consider it appropriate for apartments to be delivered on the edge of the site which means the only location for these is in its centre. These two blocks do not directly face each other with the first block facing two semi-detached market properties. The other units within this cluster are intermediate and first homes which provide a range of tenure mixes and will result in social interaction between different groups as promoted by the SPD. Two 4-bed affordable rent properties are proposed following feedback from the Housing Officer.



5.0 THE PROPOSALS

Scale of Development

Density

100 dwellings are proposed as permitted by the outline planning permission. The net developable area of the site is 2.61 hectares which equates to a density of 26.1 dwellings per hectare.

In accordance with Policy HE3 (Residential Density and Design) of the Neighbourhood Plan, proposals shall be delivered in keeping with existing developments in the surrounding area the site. There are a mix of uses surrounding the site but on the whole in the north of the town development densities are high. This is particularly true of the properties to the south of the site along Carr Road.

Scale

The development is predominantly made up of 2 storey houses with some 2.5 storey homes proposed which will add interest to the street scene and help to add character to key interfaces.

3 storey apartments are proposed in the centre of the site comprising 1 and 2 bed dwellings of which both the District and Town Councils suggested more to be provided. 3 storey development in this location is considered acceptable as it is not located on a sensitive edge and is enclosed by built development. Buildings in the surrounding area are all vastly different in character with the Jewsons building to south extending to a similar ridge height to a three storey dwelling and whilst two storey, some properties on Abbey Road have steep pitched roofs and tall chimneys. It is worth noting that whilst building parameters for the commercial buildings have yet to be submitted, once built these units will add further character to the site.



5.0 THE PROPOSALS

STREET SCENE A-A



STREET SCENE B-B



STREET SCENE C-C



5.0 THE PROPOSALS

STREET SCENE D-D



STREET SCENE E-E



STREET SCENE F-F



5.0 THE PROPOSALS

Design Considerations

The detailed design has considered a number of policy ambitions, including a consideration of dementia friendly design and inclusive layouts to ensure safe and convenient access. This is demonstrated through the creation of:

- A familiar environment - with functional places and buildings which are obvious;
- Legible environment – through a carefully designed hierarchy of streets with defined safe pedestrian routes including a circular walking route;
- Distinctive environment – through the creation of landmark buildings at key focal points, a variety architectural features, styles and materials as well as practical features such as trees and street furniture;
- Accessible environment – the residential use will be complemented by future mixed use development on its doorstep when it comes forward. Entrances to places are obvious and easy to use and conform to disabled access regulations; and
- Comfortable environment – clear pedestrian routes with street clutter kept to a minimum so as not to impede walking or distract attention. The provision of dwellings which address the street thereby providing surveillance and creating a safe environments where people feel comfortable.



5.0 THE PROPOSALS

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

Context: The proposals seek to ensure that all opportunities, constraints and local contexts are considered throughout the design process.

Identity: The proposals have sought to reflect the identity of Leiston with a simple design and use of red brick.

Built Form: The design has considered how collections of buildings, streets and spaces work cohesively together to create an attractive greenspace led proposal.

Movement: The proposals have been designed to promote sustainable travel and provided walking routes throughout that are easy to move around and connect to the surrounding hinterland.

Nature: A landscape buffer has been incorporated along the eastern boundary whilst the north west corner of the site will be significantly enhanced.

Public Spaces: A LEAP is proposed in the north east corner of the site along with a small natural area of play in the north west.

Use: A sustainable mix of housing and uses are proposed.

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

Resources: Sustainability will sit at the heart of our design

Lifespan: The development will create a place with a legacy, integrating well with the existing community.



5.0 THE PROPOSALS

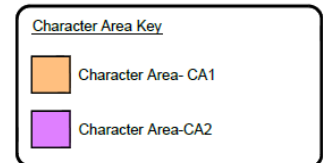
Appearance and Character: Character Areas

CA1:

- Main Material Brick
- Full Render to Gabled plots
- Top half render above 1 course brick banding to key vista plots within the character area
- Pantile Roofing
- Boxed soffit and fascia
- 150mm Brick Cill
- Rural Window style
- Rural Door style 1
- Splayed Window Headers to front elevations
- Soldier course headers to side and rear elevations
- Lower 2 Course brick banding, fully wrapped around building
- Pitched Canopies/Flat Canopies depending on Housetype and location of the door.

CA2:

- Main Material Brick
- Pantile Roofing
- Boxed soffit and fascia
- 150mm Brick Cill
- Rural Window style
- Rural Door style 2
- Curved Arch Window Headers to front elevations
- Soldier course headers to side and rear elevations
- Lower 2 Course brick banding, fully wrapped around building
- Pitched Canopies/Flat Canopies depending on Housetype and location of the door.



5.0 THE PROPOSALS

Appearance and Character: Materials

The following materials are proposed:

Walls:

- Red and Red Multi
- White Render
- Top Half White Render
- Contrasting Buff brick banding for apartment blocks

Roofs:

- Brown Pantile
- Red Pantile

Doors, windows and other details:

- White front door and Garage doors
- Black Rain water goods
- White Soffit fascia boards
- White Windows
- White utility Boxes

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

Hovingham Riven



Sherborne Riven



Materials Key

- Red Brick
- Red Multi Brick
- Brown Pantile
- Red Pantile
- White Render

5.0 THE PROPOSALS

Example Elevations



Addlebrough



Barndale Det R25 CA1



Barndale Det R25 CA2

5.0 THE PROPOSALS

Example Elevations



Kielder Det R25 CA1

Knebworth DT R25 CA1

Sherwood CA1

Sherwood CA2

5.0 THE PROPOSALS

Proposed Street Scene – Plots 5 to 7



5.0 THE PROPOSALS

Public Open Space

We have reviewed the adopted Outdoor Playing Space SPD (2001) and emerging Healthy Living SPD (2023). The adopted SPD suggests we should be providing approximately 0.30ha of children's space but is absent on guidance for informal open space. The adopted Local Plan is also absent on the amount of informal open space which should be provided.

The emerging Healthy Living SPD suggests that a proposal for 100 dwellings should provide 1.26 hectares of open space. This proposal is providing 0.5ha of open space (excluding the SuDS basins). Although less open space is being provided than recommended by the SPD, the amount of open space provided significantly exceeds that of the Illustrative Masterplan.

Paragraph 2.71 in the emerging Healthy Living SPD notes that if open space provision cannot be reasonably accommodated on site, then an appropriate solution could be to *"make what quantity of green open space can be accommodated 'work harder' through higher design quality."*

A new LEAP is proposed in the north west corner of the site, relocated here following pre-application discussions with the Council. This top corner of the site is sensitive not least because two easements (6-8 metres wide) need to be provided for the underground power cables which are to be buried here (see Easement Drawing). Persimmon would like to work with the Council, Town Council and local community to ensure a high quality play area is delivered. Further details of the play equipment will come forward as part of the landscaping proposals, once the layout has been agreed.

A Natural Play Area is also proposed in the north west corner of the site adjacent to the woodland area which will be re-landscaped as discussed in further detail below).

Pockets of open space are also provided around the site. During pre-application discussions, officers noted that if pockets were to be provided it would need to be useable in some capacity. It should be noted that where trees and planting are shown on the Site Layout Plan, there is sufficient space to deliver these.



5.0 THE PROPOSALS

Landscape and Trees

A landscape buffer has been incorporated along the majority of the eastern boundary fronting Aldhurst Farm. This extends to 10 metres and it is envisaged this will be planted with trees and shrubs. Small swales will be included to accommodate surface water run-off from the private drive. A footpath is proposed through this space connecting the LEAP in the north west corner to the south of the site.

Although not extensive, tree planting will continue along the south eastern boundary adjacent to plots 85 to 92. It is also worth noting existing planting already exists within Aldhurst Park along this part of the boundary. Although not yet planted, it is worth noting that the approved Masterplan for the adjacent wetland proposes planting all along the eastern boundary with the site.

Once the final layout has been agreed with the Council, it is anticipated detailed landscape plans will be submitted for approval.

A Tree Survey has been prepared to inform this application. Two Category C trees need to be removed in the north west corner to accommodate the proposed swale and sub-station. The Survey has identified a number of Ash trees in the woodland area in the north west corner. Ash dieback has infected the stems meaning these trees will continue to decline and eventually die. As part of this proposal we will remove these trees and replant them, potentially with a mix of fast growing Birch and Alders, with Oak and Norway Maple planted for the longer term. This area of the site is currently inaccessible and overgrown and these proposals will revitalise this area. An area of woodland play is also proposed in this location adding further interest to the site.

Persimmon are also exploring 'plant a tree' schemes on its new developments. This is where residents in selected plots are offered the opportunity to have a tree of their choice planted from a shortlist of suitable species. The aim is to attract birds and other wildlife into the gardens whilst enhancing the overall enjoyment of properties. It also means residents are more invested in the upkeep of the trees and are less likely to remove these upon purchase of the property.



5.0 THE PROPOSALS

Ecology

In support of this application, the following reports have been prepared:

- Preliminary Ecological Appraisal (PEA)
- Lighting Strategy
- Reptile Mitigation Strategy
- Construction Environmental Management Plan
- Ecological Enhancement Strategy

The PEA and surveys undertaken in support of the outline application note the site is of particular importance for reptiles, with further potential importance for amphibians, birds and bats. In light of this, the following surveys are currently being prepared and will be submitted in due course:

- Reptiles
- eDNA survey (to confirm presence of Great Crested Newts)
- Roosting Bats
- Hedgerows Regulations Assessment

Further measures recommended in the PEA which could be introduced to help mitigate the ecological impacts of the proposals include:

- Translocation of orchids into the retained areas of grassland
- Attenuation of basin design to benefit wildlife
- Planting native tree species inclusive of fruiting species
- Integration of bat and bird boxes
- Creation of wildlife corridors



Examples of Bat and Bird Boxes used by Persimmon

5.0 THE PROPOSALS

Drainage

Surface Water Drainage

The SuDS hierarchy requires that surface water runoff is controlled and preferably re-used wherever possible. In the event that it cannot be re-used it should be disposed of to a receptor in the order described in the Building Regulations Approved Document Part H and CIRIA C753 The SuDS Manual 2015:

- Via infiltration,
- To watercourse, and finally,
- To sewers.

Infiltration testing has been undertaken on the site. The test results generally show that infiltration is feasible for the site. The proposed development will look to discharge surface water runoff from the highway element of development via Infiltration into three separate basins. One is located to the south-west; one to the north-west; and one to the north-east of the site. The proposed SuDS infiltration basins will remain dry except during a rainstorm event and accord with Suffolk Flood Risk Management Strategy Appendix A - Sustainable Drainage Systems (SuDS) A Local Design Guide 2023. The basins are designed to a 1:100 year rain storm event +40% climate change and to acceptable half drain times. Individual plot soakaways have been proposed to manage surface runoff from the housing element of the development.

Foul Drainage

The foul water drainage will be collected via a series of private drains, PPICs and manholes and discharged into the AW foul water sewer within Abbey Road. Foul drainage will be adopted.



Example of SuDS feature from Persimmon's recent development in Eye

5.0 THE PROPOSALS

Movement and Connectivity

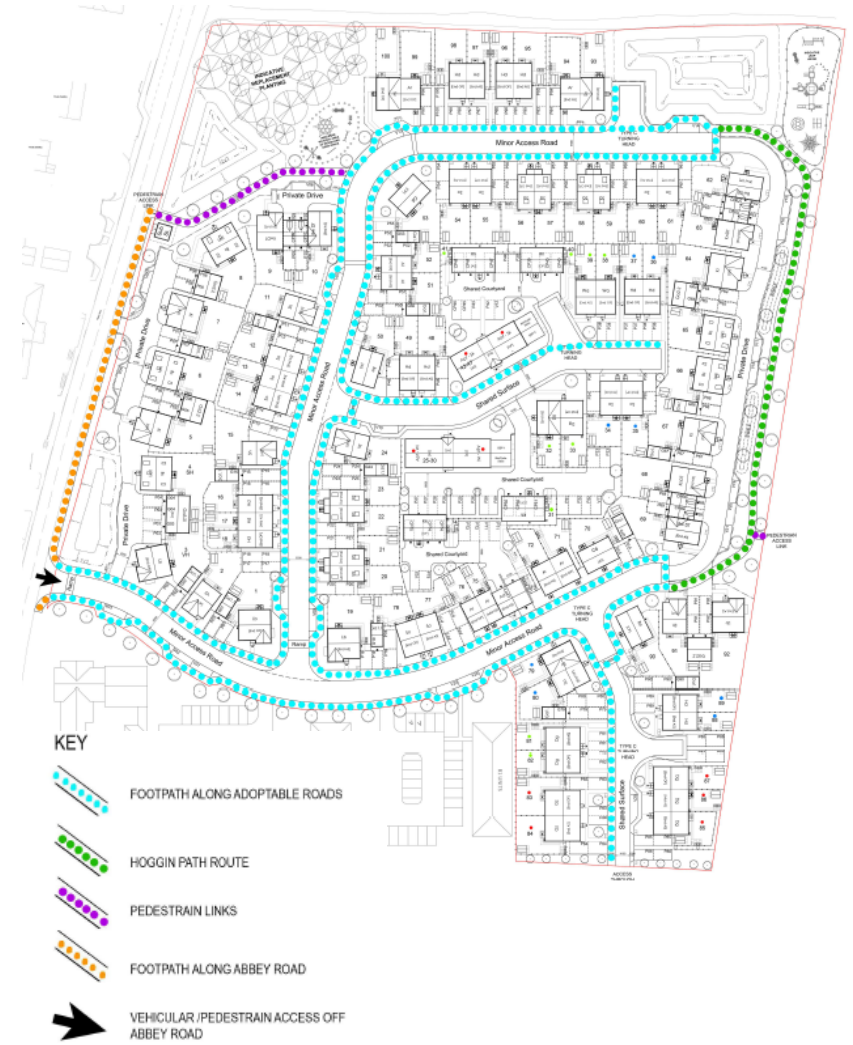
The main vehicular access into the site was approved as part of the outline permission. A new crossing is proposed over Abbey Road whilst a new footway will extend along the site boundary. Due to ownership and highways constraints, it is not possible to facilitate a new connection southwards from the western edge of the site into town, but the eastern footway will be improved providing a continuous connection to the town centre.

A secondary vehicular access into the site to serve 4 dwellings from a private drive is proposed and is the subject of a separate full application. This secondary access offers a better design solution to that suggested in the Illustrative Masterplan which accompanied the outline application and will reduce the need for a long internal private loop road, thereby offering an opportunity to create a more open environment around the woodland and basin in the north east corner. This option has been discussed with East Suffolk Council and highways who are accepting of this in principle.

The main access road into the site forks into two minor roads serving the north and site of the site. These roads are linked by a private road along the eastern boundary frontage. Shared surface streets serve the central cul-de-sac and the south eastern corner of the site.

Policy SA4 (Abbey Road) in the Lesiton Neighbourhood Plan states where possible, *“pedestrian and cycle access to the proposed habitats mitigation area at Aldhurst Farm is provided.”* This is something Persimmon are open to providing subject to further to discussions with EDF energy who own the adjacent land.

As agreed as part of the S106 Agreement for the outline planning permission, a financial contribution will be made towards the resurfacing of Footpath 10 which runs from opposite the proposed new crossing point on Abbey Road to the wider countryside north of the village past Leiston Abbey. Whilst residents will no doubt use Aldhurst Farm for recreation purposes, this contribution should help to encourage use of an alternative route decreasing recreational pressure on the adjacent site.



5.0 THE PROPOSALS

Surfacing Finishes

As shown on the Site Layout, a variety of surface finishes are proposed throughout the development to support a clear street hierarchy. The main surfaces and finishes are as follows:

Minor Access Road (including footways and parking spaces)

These will be finished in tarmac with a raised table in blockwork in the north-east corner.

Shared Surfaces

Will be finished in block paving with parking spaces and footpaths finished in tarmac.

Private Drives

Will be finished in tarmac.

Footpaths within open space areas

Will be finished in a hoggin surface.



5.0 THE PROPOSALS

Parking

Parking has been provided in accordance with the Suffolk Guidance for Parking Fourth Edition; October 2023.

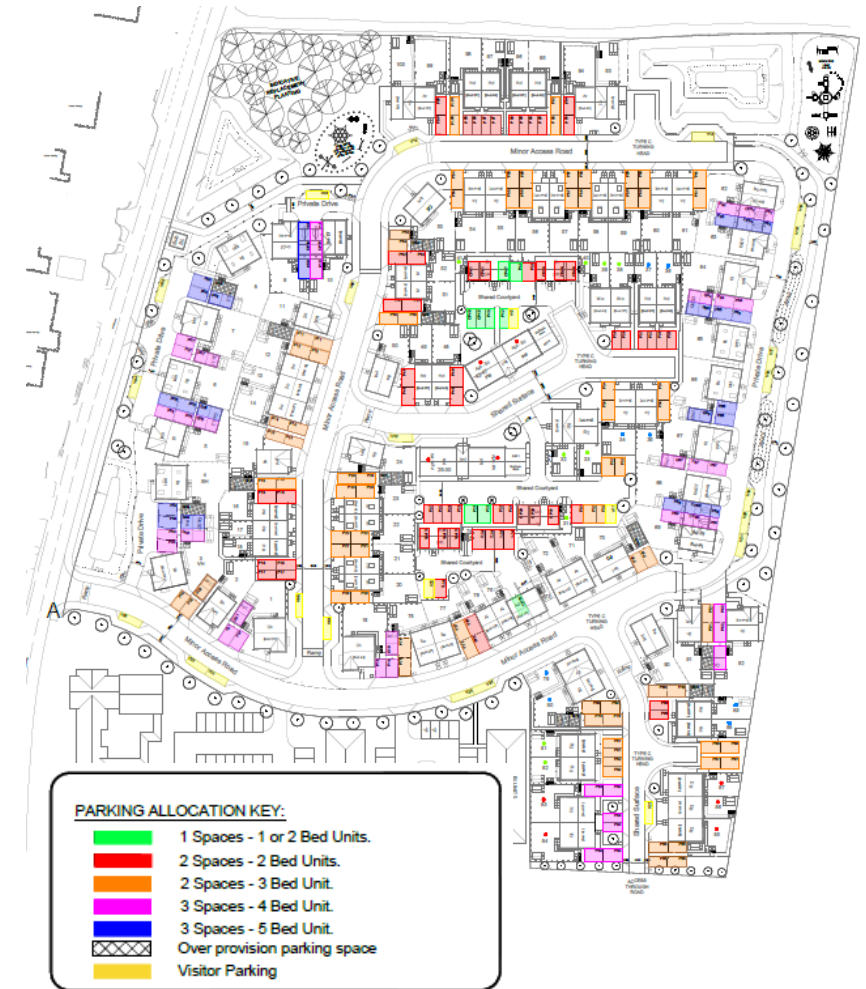
In accordance with the Guidance, the following provisions have been made:

- 1 allocated parking space for 1 bedroom dwellings
- 2 allocated parking spaces for 2 and 3 bedroom dwellings
- 3 allocated parking spaces for 4+ bedroom dwellings
- 0.25 per dwelling unallocated visitor parking spaces

The proposals incorporate:

- 180 allocated parking spaces
- 25 garage spaces
- 19 carport spaces
- 25 visitor parking spaces
- Cycle storage for all dwellings (in the form of garden sheds/Bike sheds)

5 flats over garages are proposed which will introduce surveillance into the courtyard parking areas.



5.0 THE PROPOSALS

Designing Out Crime

The following two Crime Prevention Through Environmental Design (CPTED) principles, endorsed by Suffolk Constabulary Design Out Crime Officers have been considered during the design of this scheme:

- Natural Surveillance
- Natural Access Control

Natural Surveillance

Natural surveillance has been achieved through designing placement of physical features of the units and layout in a way that maximises visibility of the space and its users which includes the following:

- Large windows and positioning of plots 62-69 to provide natural surveillance onto eastern buffer
- Dwellings 62 and 93 are orientated so as to look over the public open space in the north east corner
- Dwellings 8, 9, 10 and 100 have been positioned so as to provide overlooking onto the proposed landscaped area in the north west of the site.
- Provision of flats over garages in car parking courts so as to provide surveillance.

Natural Access Control

Natural access control has been achieved through physical features in a way that decreases criminal activity, which include the following:

- Clear footpath routes through the development to guide the public through public areas.
- Use of knee rail, close boarded fence and hedging to clearly demonstrate the boundary between public and private boundaries around dwellings (see Fence Specification and Standard Details Drawing)
- Reducing the number of rear access path and alleyways where possible.



5.0 THE PROPOSALS

Noise

A Noise Survey has been undertaken which has concluded The existing noise levels and predicted noise levels are such that, the site can be developed to ensure that both internal and external amenity levels comply with the requirements of BS 8233: 2014, WHO Guidelines, and associated planning conditions without further mitigation.

This assessment concludes that noise from existing or future sources would not cause adverse impact to proposed future residents, and is therefore in accordance with the policy aims of National Planning Policy Framework, BS 8233:2014 and local aims enabling conditions 26 and 27 to be discharged.

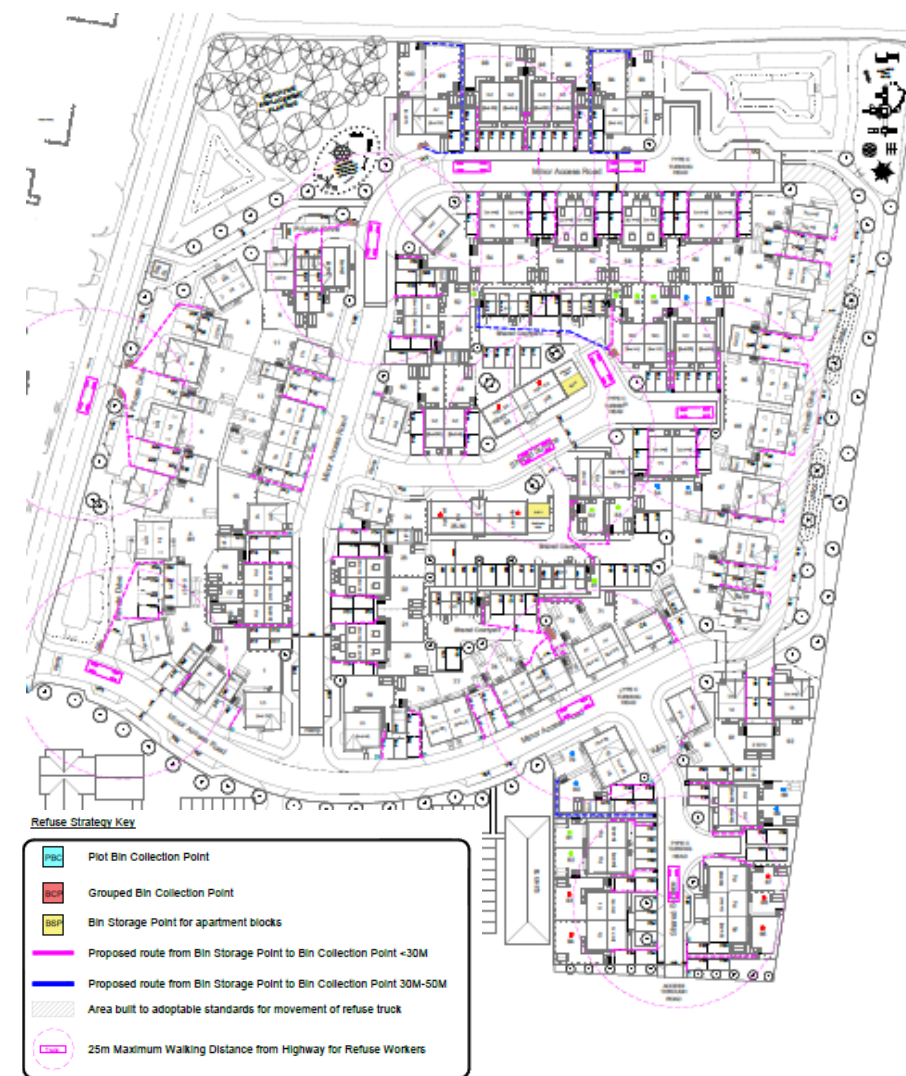
Refuse and Recycling

In accordance with Policy SCLP11.1 (Design Quality), all the dwellings include provision for the storage of waste and recycling bins.

A bin storage area is provided within the apartments on the ground floor.

There are a number of bin collection points on the site as shown on the Layout Plan. The proposed bin collection points schedule are shown on the Refuse Strategy Plan (right) also submitted in support of the application.

BIN COLLECTION POINT SCHEDULE	
BCR/BSP	PLOTS SERVED
A	3-4
B	5-6
C	7-8
D	9-10
E	31-33
F	39-41
G	99-100
H	93-94
J	71-75
BSP1	25-30
BSP1	42-47



5.0 THE PROPOSALS

Sustainability

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

Water Efficiency

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

Electric Vehicle charging

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

Sustainable Urban Drainage Systems

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



5.0 THE PROPOSALS

Sustainable Building Techniques

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

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

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

Summary and Conclusions

6.0 SUMMARY AND CONCLUSIONS

Reserved matters approval is sought for 100 dwellings on Land at Abbey Road, Leiston.

The starting point for designing the proposals was the Illustrative Masterplan which has been adapted following pre-application discussions with the District Council and to work within the site's constraints.

The development has been designed to reflect local vernacular particularly in terms of design features and elevational treatments whilst creating a modern 21st Century community.

The development proposals include:

- Provision of 100 homes including 34 affordable homes, in a range of types, sizes and tenures to suit all lifestyles.
- The creation of an integrated and sustainable community
- A strong landscape-led framework, in-keeping with the local area and providing a landscape buffer along the eastern boundary.
- Design features on the buildings have been used to enhance the differing character areas within the proposals.
- Delivering a new LEAP and woodland play area to the benefit of both new and existing residents.
- Enhancement of woodland area in the north west of the site which is currently inaccessible and home to diseased Ash trees which need to be removed.
- Promoting the objectives of sustainable development through layout and design.

In conclusion, it is considered that the proposal constitutes a sustainable and well-designed development that accords with the outline planning permission and the adopted Development Plan.

