



**Boyer**  
PLANNING

BABERGH DISTRICT COUNCIL  
PLANNING DEPARTMENT

- 1 MAR 2010

**B/10/00094**

**PLANNING STATEMENT**

on behalf of

**Persimmon Homes (Anglia) Limited**

**Land East of Carsons Drive, Gt. Cornard**

**Development to comprise 170 dwelling units. New vehicular, pedestrian and cycle access. Provision for public open space and play areas. Proposed woodland planting. Provision of new wildlife habitat.**

January 2010

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### Appendices

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## SECTION ONE – INTRODUCTION

- 1.1 This planning statement is submitted in support of a full planning application relating to the following development:
- 170 dwelling units.
  - Children's play areas.
  - Public open space.
  - New woodland area.
  - New wildlife habitat.
  - Provision for new vehicular and cycle/pedestrian accesses.
  - Retention of existing public and private rights of way.
- 1.2 The planning application is accompanied by a range of studies that have informed the preparation of the site layout, the proposals for new woodland planting and the area for new wildlife habitat.
- 1.3 The proposals also acknowledge that public rights of way cross the site. These are to be retained within the overall development proposals and further informal paths are proposed within the open space and woodland areas.
- 1.4 The private right of way (which also comprises a bridle way) serving Abbas Hall from the C732 is retained.
- 1.5 The proposals have been the subject to extensive discussions with the local authority and other relevant bodies.
- 1.6 A public exhibition outlining initial development proposals for the site was also held. The detail of that and a summary of comments received from local residents are set out in the Statement of Community Involvement document that also accompanies the application.



## SECTION TWO – SITE AND SURROUNDINGS

- 2.1 The site comprises an irregular, broadly triangular parcel of land with a total area of 12.7 hectare abutting Great Cornard (Site Plan attached as Appendix 1). The site currently comprises agricultural land. Surrounding land use is made up largely of agricultural land and residential development. Abbas Hall and areas of woodland lie to the east of the site.
- 2.2 Land immediately north of the site falls partly within and partly beyond the settlement boundary. The northern boundary of the site comprises Cornard Tye Road (C732) providing an existing road frontage to the site. This road connects Great Cornard to the A134 and beyond this lies agricultural and the residential area consisting of Sheepshead Hill. The road to the north of the site also leads to Shawlands Avenue that essentially forms the eastern boundary of Great Cornard to the A131, the main road leading into Sudbury.
- 2.3 To the east the site is bordered by agricultural and farmland beyond which lies Abbas Hall a listed 13<sup>th</sup> Century country house, and beyond this further agricultural land. The eastern boundary is staggered with the northern part cutting through the middle of an agricultural field, the boundary then follows the track leading to Abbas Hall then wraps around the field boundary. The border to the lower half of the eastern boundary consists of informal hedging and a small ditch.
- 2.4 Beyond the southern boundary the site abuts rough grassland where the border is made up of established informal hedging. To the west the site is bordered by residential land the settlement boundary of Great Cornard. The boundary here consists of established hedging providing effective screening into and out of the site. Carsons Drive runs through the residential area with a number culs de sac leading from it, from which the predominant house type is semi detached two storey.
- 2.5 The site rises gradually in an easterly direction and is crossed by two footpaths one of which runs into the urban area linking with the primary and secondary schools located within Great Cornard. There is a track which also leads through the site and along part of the boundary that serves Abbas Hall.



2.6 Great Cornard itself has a high degree of self containment in the provision of local facilities. It is served with a number of shops including a small supermarket, a dairy store and a pharmacy less than a mile from the site. The main shopping area in Sudbury which includes a number of supermarkets as well as independent shops is just over 2 miles away. With regard to local facilities there is a range of employment, retail and community uses all within 800m; a distance that can be easily attained by walking. There are bus stops within 100m of the site with direct service to Sudbury. The site is served by a circular bus route operating between the town centre and Great Cornard. Service frequency is every fifteen minutes and the journey time to the town centre is about 15 minutes. Accordingly therefore the site is accessible on foot and by bus to a range of facilities.



## SECTION THREE – PLANNING POLICY

### 3.1 Adopted Local Plan

3.2 The Babergh Local Plan Alteration No. 2 (2006) was formally adopted by the Council on Thursday 1st June 2006 and became operative for development control purposes from that date.

3.3 In so far as the local plan is concerned policies all policies referred to in this planning statement are saved.

3.4 Policies HS08, HS010, HS17, HS27, HS31, CR04, CN01, CN02, CN04, TP01, TP02, TP03, TP15, TP16 and TP17 are relevant to this application.

3.5 Sudbury with parts of Great Cornard is considered a town. The local plan shows land east of Carson's Drive the subject of this application is an allocated site as shown on the proposal maps. Policy HS01 relates to towns and urban area is therefore relevant to this application. This policy states that provided developments have no material adverse effects on residential amenity, the environment or traffic generation they will be granted planning permission. The application is supported by a range of technical documents that indicated that the site is capable of accommodating the proposed development without material adverse effects.

3.6 Policy HS08 relates to allocated sites and affordable housing. It refers to the land east of Carson's Drive, Great Cornard and states that the District Council will require up to 35% of dwellings to be provided in the form of affordable dwellings to meet identified local needs and that such properties will be required to be owned or managed by a registered social housing landlord. The application proposes 170 dwellings of which 60 units will be provided for affordable housing to accord with policy.

3.7 Policy HS10 refers to location where new housing allocations are proposed and refers to Carsons Drive, Great Cornard as an 'Edge-of-Town Site'.



3.8 Policy HS17 refers specifically to land east Carsons Drive and states that it is allocated for about 170 dwellings. The policy states that development will be required to provide for:

- woodland planting along the ridgeline and general ecological enhancement together with its future management;
- public open space and its future management;
- deletion of the proposed expansion of the Special Landscape Area designation for the housing site;
- archaeological investigation;
- highway improvements including provision of a footpath; and
- adequate and appropriate sewage treatment

3.9 The policy also notes that satisfactory detailed proposals for transport measures to serve the site will need to be agreed before any development scheme is implemented. The transport proposals should be based on sustainable development principles and adequate for the detailed residential scheme.

3.10 Policy HS27 relates to density of new housing developments and states that unless environmental quality or character dictates otherwise planning permission for residential development will not be granted where the density is below 30 dwellings per hectare net. Residential densities should be at least 30 dwellings per hectare. The area for proposed housing measures about 4.4 hectares and therefore the density of development is about 38 dwellings per hectare.

3.11 Policy HS31 states that proposals for residential development on sites above 1.5 hectares are required to provide 10% of the gross site area as public open space. This must include providing play equipment, which has been agreed in advance with the District Council. The total application site area measures 12.7 hectares of which 7.9 hectares is proposed for open land uses; including woodland; and new wildlife habitat; about 62% of the total site area.



3.12 Policy CR04 relates to development proposals in Special Landscape Areas which will only be permitted where they:

- maintain or enhance the special landscape qualities of the area, identified in the relevant landscape appraisal; and
- are designed and sited so as to harmonise with the landscape setting.

3.13 The housing development proposed as part of the application lies outside the Special Landscape Area designation. Only the area for woodland planting and wildlife habitat lies within the designation.

3.14 Policy CN01 states that all new development proposals will be required to be of appropriate scale, form, detailed design and construction materials for the location. Proposals must pay particular attention to:

- the scale, form and nature of adjacent development and the environment surrounding the site;
- the materials forming the external elevations and roofs of the buildings; • retaining and incorporating local features, both natural and built;
- existing and proposed hard and soft landscaping;
- creating interesting and attractive public and private spaces in and around the development;
- and the content of any adopted Village Design Statements.

3.15 Policy CN02 states that development proposals will require adequate provision for people with disabilities to be included and integrated into the design and layout including new buildings; their approaches; associated car parking provision; open spaces; and ease of movement throughout the site.

3.16 Policy CN04 seeks to ensure development proposal design and layout of buildings, highways and the spaces around them provide for public safety and deter vandalism and crime.

3.17 Policy TP01 states that priority will be given to the needs of pedestrians in relation to all developments, seeking the provision of direct, convenient and safe routes to



provide maximum accessibility. Larger scale developments must aim to provide permeability and choice to facilitate pedestrian movements particularly to town centres and to provide routes that are shorter than those available to motorists. Where possible, new routes should be created through developments to serve the wider public, rather than users of the development alone.

- 3.18 Policy TP02 states that where development affects a public right of way, it must be accommodated in the development in a way that will maintain its visual character and encourage and sustain its use. In all new development, which affects a public right of way developers will be expected to provide new connections into public rights of way, and extend the network where possible.
- 3.19 Policy TP03 states the provision of cycle routes and other cycling facilities in new development will be required for any development where key cycle links can be created.
- 3.20 Policy TP15 states that proposal for all types of new development will be required to provide parking in accordance with parking standards adopted as Supplementary Planning Guidance. Provision of car parking below these standards will be considered in relation to the type, scale and trip generation or attraction of the development; and its location and accessibility by means other than the car. The District Council will consider opportunities for improving accessibility of the development by means other than the car. Parking standards may be reduced if this can be achieved. Development will not be permitted if existing car parking provision is so low that on-street parking associated with the development would create a highway safety or amenity problem.
- 3.21 TP17 states that all applications for major developments will be expected to be accompanied by a transport assessment which considers the modal split of journeys to and from the site and details of proposed measures to improve access by walking, cycling and public transport.
- 3.22 All those policy matters are considered in the Design and Access Statement that accompanies the application.



## SECTION FOUR – PLANNING CONSIDERATIONS

4.1 The site is allocated for development in the Adopted Local Plan. Policy HS17 (see attached as Appendix 2) provides relevant guidance against which any application proposal for the site is to be assessed. That policy sets out a range of considerations which have been taken into account in the preparation of the planning application.

4.2 These considerations are identified in the policy as comprising the following elements:

- Housing to include affordable housing.
- Public open space.
- Woodland planting.
- Ecological enhancement.
- Highway improvements.
- Archaeological investigation.
- Appropriate sewage treatment disposal.

### 4.3 Housing

4.3.1 The application proposes 170 dwellings comprising a mix of house sizes and types to include 8 bungalows.

4.3.2 The amount of housing proposed is consistent with the policy requirement for the site.

4.3.3 Policy HS08 of the Adopted Local Plan requires that 35% of housing development be provided as affordable housing. The mix of affordable housing for the site has been the subject of discussions with the Council's Housing Officer and the layout reflects the required affordable housing mix. Details are set out in a separate Affordable Housing Statement.



- 4.3.4 The housing layout has evolved following the consideration of a range of options and these are described in the Design and Access Statement accompanying the application.
- 4.3.5 Matters that have influenced the design and layout include the existing adjoining housing development, provision of vehicular access from the C732, existing public rights of way and the topographical features of the site including the ridge which defines the outer edge of the proposed development.
- 4.3.6 The internal layout provides a logical loop road layout but the focus for development is a Linear Park which follows the line of the public footpath across the site on an east – west axis. The alignment of that public footpath is retained and expanded through provision of parallel cycle route and general amenity open space to form a “green space” within the development.
- 4.3.7 Detailed proposals for the Linear Park are set out in the Landscape Appraisal document which accompanies the planning application. Essentially the Park proposals will provide a significant element of open space to the benefit of existing and new residents and will assist in achieving a sense of place.
- 4.3.8 Provision of housing development on the site will assist the Council in meeting its housing requirements. Housing proposals for the site accord with policies contained in the Adopted Local Plan.

#### **4.4 New Woodland Planting**

- 4.4.1 Policy HS17 of the Adopted Local Plan relating to the site seeks the inclusion of new woodland planting as part of the overall development proposals. In particular it seeks the provision of such planting on the existing ridge to the east of the proposed housing area.
- 4.4.2 These proposals are considered in the Landscape Appraisal. Briefly the woodland comprises entirely new planting comprising an area of about 2.5 hectares. The woodland will be subject to a management scheme to ensure that it provides an important public amenity in perpetuity.



4.4.3 Part of the planting scheme will allow informal paths to provide an extension of public footpaths adjacent.

#### **4.5 Public Open Space**

4.5.1 In total about 2.3 hectares of the site is proposed for recreational open space types. This includes informal recreational space and positive provision of children's play areas.

4.5.2 The principal area for play will lie on the eastern edge of the housing layout abutting the existing bridleway. This play area will be accessible directly from the Linear Park footpath/cycle route that will run through the proposed housing development into the existing housing neighbourhood adjacent. The play area has been designed and located such that it can be provided with natural surveillance from the adjoining properties and also the bridleway.

4.5.3 Within the main area of housing development further children's play areas are proposed in locations that provide ease of access from housing within the development and also from the adjoining residential neighbourhood.

4.5.4 The principal area of open space comprises the Linear Park through the centre of the development itself. This area will vary in width and will comprise segregated footpath and cycle route provision through the housing development linking with the existing neighbourhood adjacent.

#### **4.6 New Wildlife Habitat**

4.6.1 The overall proposals make provision for creation of current agricultural land to be enhanced for nature conservation purposes. This comprises an area of about 3.2 hectares and is in addition to the areas of public open space.

4.6.2 The new wildlife habitat essentially provides a mix of wildflower grassland and scrub that will add to biodiversity of the site and provide a significant area for nature conservation interest which currently does not exist.



4.6.3 This area will also allow for informal public access but its prime purpose is for nature conservation rather than public open space.

4.6.4 The public footpath that runs on the eastern edge of the proposed nature conservation area will be retained.

#### **4.7 Highways**

4.7.1 A Transport Assessment accompanies the planning application. This sets out the likely traffic generation from the development and how this will be accommodated on the local road network.

4.7.2 A key feature of the development is the re-alignment of the C732 to provide vehicular access to the housing development.

4.7.3 The transport assessment outlines the general accessibility of the site by all transport modes including cycling, bus services and movement on foot. The development will provide a surfaced cycle route to Carsons Drive to link with the existing cycleway that links Carsons Drive to local schools. This route will be shared with pedestrians.

4.7.4 The development will also provide a footpath from the proposed access to the site along the C732 to the Shawlands Avenue/Carsons Drive junction.

4.7.5 Bus services currently operate along Shawlands Avenue and Carsons Drive. The centre of the proposed housing development lies about 170m. from the route of these bus services. This represents about a 3 minute walking time.

4.7.6 The Transport Assessment demonstrates that the proposed housing development is accessible by alternative means of transport and traffic generated from the development can be accommodated on the existing road network.



#### **4.8 Archaeological Investigation**

4.8.1 An archaeological investigation has been carried out by Suffolk County Council and is attached to the application as a separate document.

4.8.2 79 trenches were excavated across the site and very few features were discovered. The investigation noted that it was unlikely that there had ever been extensive archaeological remains within the development area.

#### **4.9 Sewage Treatment**

4.9.1 Matters concerning sewage treatment have been the subject of discussions with Anglian Water.

4.9.2 Anglian Water have confirmed that foul water can be accommodated within the existing network.

#### **4.10 Overview**

4.10.1 The planning policy relating to development of the site requires a range of considerations to be addressed. Fundamentally however it is established that the principle of development on the site is acceptable.



4.10.2 The application is supported by a number of technical documents that have been prepared to address the policy considerations. The development layout itself provides a mixed development to include benefits to both existing and new residents within the area. These can be summarised as:

- (i) Significant areas of public open space to be provided.
- (ii) Children's play areas that are accessible to new and existing residents from adjoining neighbourhood.
- (iii) Provision of additional in formal footpaths.
- (iv) Enhanced footpaths/cycle route to Carsons Drive.
- (v) New tree planting both within and on the edge of the development.
- (vi) Significant new area of woodland to include formal paths.
- (vii) Designated area for nature conservation subject to on going management.

4.10.3 The housing element of the application provides for 170 dwellings comprising a mix of house types and sizes. Of these 60 dwellings, including 8 bungalows will be provided as affordable housing units. The affordable housing units will be distributed across the site to ensure a satisfactory integration within the new development to ensure a mixed community.

4.10.4 Overall the proposed development accords with policies contained in the Adopted Local Plan and represents a positive scheme of development in meeting housing needs and providing significant new areas of publicly accessible open space.



Appendix 1  
Site Location Plan





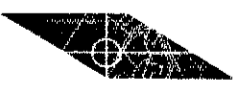
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Project: Great Cornard  
 Client: Persimmon Anglia  
 Drawing Title: Site Location Plan  
 Number: 06.603/1 Rev. Scale: 1:5000 @ A3  
 Date: December 2009 Drawn: JD

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Appendix 2  
Adopted Local Plan Policy



3.81 **Gallows Hill, Hadleigh** - In response to publishing the Babergh Local Plan Alteration No.2 First Deposit Draft (2001) the issue of visual impact of this site upon the adjacent Brett Valley Special Landscape Area has come to the fore. The District Council accepts the need to mitigate any adverse impact, which is why a substantial embankment is now required, together with enhanced structural landscaping on the north-eastern corner of the site. Likewise, the notation of structural landscaping on the Proposals Map has been amended to coincide with the perimeter of the allocated site in order to minimise any adverse visual impact. The consequence of both of these changes has led to the overall reduction in the site area.

3.82 The Transport Authority has indicated it will require a footpath along the entire Gallows Hill frontage.

**HS16** Approximately 0.9 hectares (0.6 hectares net) of land at Gallows Hill, Hadleigh, are allocated for 10 dwellings. Proposals for development will be required to provide for:

- 0.4 hectares of structural landscaping including earth mounding on the northern and eastern boundaries;
- vehicular access into the site at the point shown on the Proposals Map; and
- the site layout to have houses that front on to Gallows Hill.

3.83 **Carsons Drive, Great Cornard**

**HS17** Approximately 4.4 hectares of land east of Carsons Drive, Great Cornard to be allocated for about 170 dwellings. Proposals for the development will be required to provide for:

- woodland planting along the ridgeline and general ecological enhancement together with its future management;
- public open space and its future management;
- deletion of the proposed expansion of the Special Landscape Area designation for the housing site;
- archaeological investigation;
- highway improvements including provision of a footpath; and
- adequate and appropriate sewage treatment

Note: Satisfactory detailed proposals for transport measures to serve this site will need to be agreed before any development scheme is implemented. Therefore, planning permission will not be granted until these matters are resolved. The transport proposals should be based on sustainable development principles and adequate for the detailed residential scheme. Accordingly, road widening of the C732, throughout its length, will not be considered acceptable. Consequently, it is possible that the development of this site might not come forward in the earliest part of the Local Plan's lifespan.

3.84 **Bures Road, Great Cornard** - The site at Bures Road, Great Cornard is the only remaining allocation in the Babergh Local Plan Alteration No.1 (1995) that has neither been granted planning permission nor has been built. But it is the subject of a current planning application that is being considered by the District Council. Since the Babergh Local Plan Alteration No.2 First Deposit Draft was published, and to comply with the revised residential density policy, the District Council needs to increase the number of houses allocated from 220 specified in the 1995 Plan to 270 dwellings, thereby giving a density of around 38 dwellings per hectare. The Suffolk Archaeological Unit has investigated the archaeological ring ditches found on the site and said that they do not need to be preserved in situ. As this point no longer needs to be referred to in the policy, it has been removed. On the current planning application, several important issues need to be resolved to the satisfaction of both the District Council and its advisors. These include:-

- Flood Risk Assessment and appropriate mitigation measures - the Environment Agency; and
- a suitable access off Bures Road into the site and appropriate traffic calming measures to deter through traffic on to Head Lane - the Transport Authority.

**HS18** Approximately 7.2 hectares of land at and adjoining the rugby ground, Bures Road, Great Cornard are proposed for 270 houses. Proposals for development are expected to provide that:

- there is a binding agreement prior to the relocation of Sudbury Rugby Club;
- a roundabout to all current highway standards is provided on Bures Road as the main access;

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