

From: McAdam, Stuart [<mailto:stuart.mcadam@persimmonhomes.com>]
Sent: 25 March 2019 17:48
To: Alex Scott
Cc: BMSDC Planning Area Team Yellow
Subject: Ixworth Road, Thurston Ref DC/18/03547

Dear Alex,

Please find attached additional comments in response to the recent correspondence from the Parish Council which is highlighted on the Council's web page.

Thurston Parish Council Comments

The letter from the Parish Council refers to amended drawings received by the local planning authority on 8th January 2019. Revised drawings were submitted on 15th February and more recently on 3rd March. It is unclear whether the reference to the drawings in the Parish Council's letter to the Council is a typo or whether their comments relate to superseded drawings. Notwithstanding this, the following comments are made in response to the issues raised:-

Layout – The layout is in accordance with Suffolk County Council's Design Guide for Residential Areas and all the roads meet the required width specified in the guidance. The layout incorporates a significant amount of Public Open Space throughout the site as in accordance with the principles established at the outline application stage. This includes a key area of POS as a key focal point in the centre of the site and green space along the route of the PROW. A large area of green space is also incorporated around the suds area to the south west corner, along with structural landscaping to the northern boundary and landscaping along the main frontage at Ixworth Road. Many of the houses front onto POS or landscaping and planting is incorporated to the frontages of a number of the units. Significant amendments have been made to the layout following discussions with the District Council, the Parish Council and having considered comments made by third party representations.

Parking – It is unclear where the bank of garages is that the Parish Council is referring to. Most of the garages are located within the plots of the units that they serve although there are some garage blocks such as the three adjacent to Plot 84. These were in the original proposal. There may be confusion with the car parking courts but these are proposed as parking bays not garages. Two parking courts have been introduced to the layout. These amendments were in response to the county's highway engineer to reduce the frontage parking on the access road into the site. The comments by Suffolk Constabulary were posted on the Council's web page on 20th March. No comments were submitted previously by the police on the initial application or subsequent revisions.

Bungalows – This has been subject of discussions with the Council and the original offer of 2 has been increased to 4. There has been no evidence of further need for additional bungalows by the District Council.

House design – Persimmon has improved the specification to its standard range of house types and introduced three distinct character areas which incorporates different treatment of the external finishes. Such improvements include the introduction of stone cills, quoins, projecting brick details, plinths dentil courses etc. In addition, 28 chimneys have been added to houses in prominent locations in response to the Parish Council's comments.

Landscaping details – JBA drawings offered to demonstrate how the POS will be addressed. This matter is covered by condition 4 of the outline planning permission and the finer details can be addressed through this condition.

Play equipment – As confirmed by Persimmon at meetings with the Parish Council, we are happy to consider appropriate play provision and agree this with the Parish Council. This can be addressed through Condition 4 or by an additional condition on the reserved matters, should the LPA deem this to be appropriate.

Connectivity – Persimmon discussed the possibility of upgrading the PROW to a cycleway but they would not accept this proposal. The cycleway will be extended to the frontage of the site at Ixworth Road. Pedestrian connectivity is provided through the site and onto Mill Lane in two locations (to the north and adjacent to the pond). This will enable access to the wider network and around the site.

Regards

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