

MID SUFFOLK DISTRICT COUNCIL

From: Assistant Director – Planning for Growth	Report Number: RF/02/16
To: Planning Referrals Committee	Date of Meeting: 8 June 2016

LAND TO THE SOUTH OF EYE AIRFIELD: DEVELOPMENT BRIEF**1. Purpose of Report**

- 1.1 This report sets out the provisions of a Development Brief that has been prepared and submitted for land to the south of Eye Airfield. The land has been identified for housing purposes by the adopted Mid Suffolk Core Strategy and Core Strategy Focused Review and other planning documents produced to guide the development of Eye Airfield.
- 1.2 Councillors are requested to note that the document which will subsequently be used to guide the consideration of future planning applications in line with the Development Plan and other material considerations.

2. Recommendation

- 2.1 That, the content of the Land to the South of Eye Airfield Development Brief be noted as an informal planning document that will be used with immediate effect to guide the consideration of future planning applications on the site.
- 2.2 That, without prejudice to the formal consideration of the related planning application for the development of the site, the Planning Referrals Committee gives careful consideration to the completion of a planning obligation to ensure that future applications on the site are substantially in accordance with the provisions of the Development Brief and addendum to the Design and Access Statement.

3. Financial Implications

- 3.1 There are no financial or resource implications arising directly from the content of this report.

4. Legal Implications

- 4.1 There are no legal implications arising directly from the content of this report.

5. Risk Management

The key risks are set out below:

Risk Description	Likelihood	Impact	Mitigation Measures
The development is of poor quality and does not meet strategic aims	Unlikely	Noticeable	Ensure clear design guidance is provided via a Development Brief

6. Consultations

- 6.1 Extensive public consultation and engagement has been undertaken in conjunction with the preparation of the Development Brief including two exhibitions and numerous meetings with Eye Town Council. The Town Council also held an independent 'drop-in' event for residents in June 2015.
- 6.2 The District Council formally consulted the statutory bodies, other organisations and local residents on the draft Development Brief in June 2015. The outcome of this consultation is summarised in **Appendix 1**.
- 6.3 In response to the observations and comments received the Development Brief was revised and a further formal consultation was undertaken on the final version in October 2015. The outcome of the second consultation is summarised in **Appendix 2**.

7. Equality Analysis

- 7.1 There are no equality and diversity implications arising directly from the content of this report.

8. Shared Service / Partnership Implications

- 8.1 This report relates to a matter affecting Mid Suffolk only.

9. Links to Joint Strategic Plan

- 9.1 The proposals would accord with the Joint Strategic Plan which seeks to ensure there is enough good quality, environmentally efficient, and cost-effective homes with the appropriate tenures in the right locations.

10. Key Information

- 10.1 The Mid Suffolk Core Strategy (2008) and the Core Strategy Focused Review (2012) identify a need for additional homes in Eye and envisage that most of these homes will be accommodated on land broadly situated to the south of the former airfield. The land is not however formally allocated for housing purposes but instead is referred to as a broad location for additional development. The broad housing location is shown on the extract reproduced from the Eye Airfield Planning Position Statement (**See Appendix 3**).

- 10.2 Policy FC 1.1 of the Core Strategy Focused Review requires that proposals for development should conserve and enhance the local character of the different parts of the district. Proposals should also demonstrate how they respond to the local context and contribute to the wider policies of the Mid Suffolk Core Strategy and other relevant documents to ensure that any subsequent development is sustainable. The policy encourages developers to prepare development briefs and masterplans to address these matters. It is against this backdrop that a Development Brief has been prepared for the Eye broad housing location.
- 10.3 The Eye Airfield Development Framework (2013) and Eye Airfield Planning Position Statement (2013) have both been produced to guide development in the area. This report seeks Councillors approval to note the content of the Development Brief as an informal planning document to specifically guide the consideration of future housing proposals on the land to the south of the airfield. This would accord with the status conferred to the Eye Airfield Development Framework and the Eye Airfield Planning Position Statement.
- 10.4 The aim of the Development Brief is to ensure that there is a consistent approach to the design and appearance of future dwellings within the housing area. The aim is to achieve a cohesive and sustainable form of development which is of a high standard in line with the District Council's stated strategic objectives.
- 10.5 An outline planning application has been submitted for the construction of up to 280 dwellings, a 60 bed residential care home, the relocation of existing farm buildings and associated infrastructure on the site. All detailed matters have been reserved for subsequent approval with the exception of the points of access. This application is the subject of a separate report to the Planning Referrals Committee.

What is expected from a Development Brief?

- 10.6 Development Briefs are usually prepared to provide design guidance for a site of a significant size or sensitivity. They should:
- be developed in line with relevant planning and urban design policies - a development brief considers both planning matters and commercial development potential;
 - contain indicative design information such as broad massing arrangements, building heights and key urban design features such as active frontages and landmark buildings;
 - contain an indication of the mix of land uses and desired types of residential and commercial accommodation; and
 - contain an indicative, flexible vision of future development or a strategic design framework.
- 10.7 Development Briefs are normally prepared by Developers and are often submitted for consideration shortly before or at the same time as a planning application is made. The documents should be prepared in consultation with local people and other organisations (which has been the case here) and are used to guide the consideration of future proposals.

- 10.8 The Development Brief was formally submitted for consideration in June 2014 following engagement with Eye Town Council and local residents. In response to the consultation that was subsequently undertaken by the District Council many helpful observations were received, including detailed comments from the Town Council.
- 10.9 In response to those observations, and comments from Officers, the document has been significantly revised and enhanced to provide greater clarity around the potential design and appearance of the subsequent development. Further consultation was undertaken in October 2015.
- 10.10 In May 2016 minor revisions were made to the content of the Development Brief and an Addendum has been submitted. The Town Council and local residents have been notified of this revision via and planning application process.

How will these objectives be fulfilled at Eye Airfield?

- 10.11 The Development Brief (See Background Document) seeks to establish a set of overarching design principles for the land to the south of Eye Airfield. It contains broad guidance and parameters for use by subsequent developers. The detailed design and layout of the proposed development along with access and drainage matters will be determined via subsequent planning applications. Councillors are therefore only being asked to consider the broad design principles set out in the Development Brief at this stage.
- 10.12 The guiding vision is to create a new landscape-led housing area which draws upon local design references and incorporates sustainability principles. Building materials and styles are intended to reflect the historic traditions of Eye thereby adding positively to the character of the town. The development would be served by a network of roads and paths which are easy to navigate by pedestrians, cyclists and motorists and incorporate a mix of housing types and tenures as well as formal and informal areas of public open space.
- 10.13 An extract from the Development Brief showing the revised Indicative Master Plan for the area is attached (**See Appendix 4**). The plan broadly shows the location of housing and open space areas and connections for pedestrians, cyclists and motorists to and from the existing built-up area. As will be noted it is proposed that five distinct development areas would be created, four of which would radiate from a large central park. Each development area would be framed by appropriate landscaping. This approach has been heavily influenced by the existing topography and site features and the intended access arrangements. The primary vehicular access would be on Castleton Way but further limited vehicular access would be available from Langton Grove. Further dedicated pedestrian and cycle links are proposed via Heygate and Victoria Hill to maximise permeability.
- 10.14 The Development Brief sets out a hierarchy for the design of streets within the housing area with the view to establishing a strong sense of place though the use of different materials, the introduction of pinch points, and tree planting. The aim is to reduce vehicle speeds and encourage off-street parking wherever possible. To this end the Development Brief contains specific guidance on the location of parking areas to enhance the proposed public realm.

10.15 The key to creating a successful place is the importance of being able to understand and find your way around a new development. The Development Brief will provide the necessary framework to fulfil this objective and will provide the high level guidance required for the consideration of future planning applications.

What impact will the proposals have upon the local area?

10.16 The Mid Suffolk Core Strategy (2008) and the Core Strategy Focused Review (2012) both identify the land to the south of Eye Airfield as a broad location for additional housing development. The prospect of additional development taking place in this location has therefore been known and recognised in subsequent informal planning policy documents. The purpose of the Development Brief is to inform the consideration of future planning applications on the housing land and provide an appropriate and flexible framework for future decision-making purposes.

10.17 Eye Town Council has consistently maintained that any subsequent development on the site should reflect the building forms and styles that are prevalent in Eye, rather than elsewhere, and be highly sustainable. In order to address these concerns revisions were made to the first formal iteration of the Development Brief to provide greater clarity around the potential design, appearance and layout of any subsequent dwellings. In addition the document was amended to incorporate the observations made on sustainability by the Town Council, the Environment Agency and Natural England. As a result of these revisions the document provides a meaningful and workable design framework for future use.

10.18 Concern also been expressed by Eye Town Council, other parish councils and several local residents about the potential increase in traffic on the A140 road and the highway safety implications that would arise from the use of existing road junctions. Information has been submitted with the associated planning application which assesses the impact of the proposal upon the highway network. This assessment has been considered by the local highway authority and in summary the use of Castleton Way as a principal vehicular access point with limited vehicular access from Langton Grove is acceptable. The precise access arrangements will however need to be considered in conjunction with the associated planning application.

10.19 The construction of a new vehicular access point from Castleton Way is proposed in order to encourage motorists to make use of the Castleton Way/A140 road junction in preference to other junctions. The creation of a new access point in Castleton Way would also minimise disturbance to residents in Heygate. Use of the existing access from Langton Grove by motorists would be limited to reinforce the intended movement strategy for the site.

10.20 In addition to the above there is considerable concern about the adequacy of existing services, particularly local schools and the doctors' surgery, to accommodate additional development demands. These particular issues will need to be addressed via the associated planning application.

10.21 Concern has been expressed locally about the prospect of additional flooding and pre-existing problems in Victoria Hill. In order to manage on-site surface water drainage a series of attenuation ponds are proposed as part of an over-arching green infrastructure strategy for the site. As such the development will incorporate sustainable drainage principles in line with national planning guidance and local

requirements to manage surface water run-off. The proposed development will not therefore exacerbate existing problems. Anglian Water has confirmed that there is capacity at the waste water treatment plant to serve the development.

- 10.22 Whilst the first iteration of the Development Brief has been revised in response to the observations made by Historic England, the second iteration has included land for a potential residential care home in close proximity to designated heritage assets (listed buildings) in Langton Green. This is the highest part of the development area and concern has been expressed by Historic England about the impact of this aspect of the proposal upon the setting and appreciation of these designated assets and the wider appreciation of Eye Castle, a Scheduled Monument, the Grade 1 listed Church of St Peter and St Paul, Eye Conservation Area and Eye Airfield (an undesignated asset). The Suffolk Preservation Society expressed similar reservations about development in the Langton Green area in its response to the first iteration of the Development Brief.
- 10.23 In response to these concerns photomontages have been produced to assess the potential scale and mass of the proposed development from key viewpoints. This additional information has been considered by Historic England but it remains concerned that the development of the site could cause harm to the appreciation of Eye's historic core, albeit at a low level.
- 10.24 Revisions have therefore been made to the Development Brief to confirm that the height of any buildings to be erected on the northern most portion of the site will be no more than two storeys high in order to mitigate any harm. In addition the indicative Master Plan has been revised to provide for the relocation of the care home. As a result any residual impact upon designated heritage assets and the wider landscape will be minimised.
- 10.25 In order to ensure that future proposals for the site accord with the design principles established for the site, it is recommended that the Planning Referrals Committee gives careful consideration to the use of a planning obligation to ensure that subsequent planning applications on the site substantially accord with the provisions of the Development Brief and Addendum to the Design and Access Statement.

Conclusion

- 10.26 The Development Brief contains the necessary design guidance required to inform the consideration of future planning applications on the land to the south of Eye Airfield. It will fulfil the expectations of Policy FC 1.1 as set out in the adopted Mid Suffolk Core Strategy Focused Review and should be used as an informal planning document. Councillors are accordingly requested to note the content of the Development Brief document and the design principles it contains.

11. Appendices

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| 1. Summary of consultation responses: June 2015 | Attached |
| 2. Summary of consultation responses: October 2015 | Attached |
| 3. Extract from the
Eye Airfield Planning Position Statement | Attached |
| 4. Indicative Master Plan | Attached |

12. Background Documents

Land to the South of Eye Airfield Development Brief (October 2015) and Addendum (May 2016) can be accessed here:

<http://www.midsuffolk.gov.uk/planning-and-building/planning-policy/local-development-framework/eye-airfield-planning-position-statement/land-south-of-eye-airfield-development-brief/>

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APPENDIX ONE

Land to South of Eye Airfield Development Brief Consultation Responses: June 2015

Eye Town Council - Comments that it has been involved in discussions about the development of the site since Autumn 2014. It reiterates that there is a genuine opportunity to mould the development proposals for the benefit of the town. As submitted the Development Brief is generic in nature rather than place specific.

The principal concern of local people is the impact of the proposals upon the town and the services that are already deemed to be under pressure. This it says is not an anti-development stance but a genuine concern about what is needed. The fact that the former airfield is identified for further commercial development adds to this concern. It is not sufficient for any deficiencies to be addressed solely through developer contributions. Further long term investment is required into public services.

The Town Council considers that the Development Brief fails to provide a compelling vision for the site which given its size relative to the town is a critical weakness. In its view the Development Brief is too generic in nature and does not reflect local distinctiveness. The phasing arrangements relative to the provision of infrastructure are unclear. There is little commitment to the provision of affordable housing, the sustainability section is weak and ecological considerations do not appear to have been fully taken into account.

The Town Council submitted a nine page document providing detailed comments on the content of the Development Brief. It is also submitted a document setting out the outcome of a 'Drop In' event held by the Town Council on 13 June 2015 which was attended by approximately 150 people and six letters of representation received from local residents.

In summary, the comments within the letters of representation centre upon whether there is a need for the development, and if there is a need the residents consider affordable housing should be provided based on up to date data. Comments were also made in connection with the impact of the nearby industrial area, shadow flicker from the existing wind turbines, traffic, vehicle speeds, road safety, and the ability of the existing doctors' surgery and schools to cope.

Brome and Oakley Parish Council - Is concerned about the A140 road and its ability to cope with the additional traffic generated by the development. Considers additional traffic could use of Brome Street to gain access to the A143 road. Reservations expressed over the ability of local services, doctors' surgery and schools to cater for 500+ new residents.

Denham Parish Council - Is concerned that the proposals will put an additional strain on local services, particularly schools. Reservations expressed over the ability of the A140 road to cope with additional traffic. Questions whether the development will be sustainable in the absence of appropriate infrastructure and employment opportunities.

Diss Town Council - Is concerned that it has not been involved at an early stage and questions to what extent South Norfolk District Council and Norfolk County Council have been involved with the evolution of the Development Brief. Considers the proposals could give rise to additional commuter traffic and impact upon the employment opportunities and services available in Diss and the wider area.

Hoxne Parish Council - Is concerned that the number of houses proposed is unclear. Reservations expressed over the ability of the sewerage system to cope with the development and surface water run-off. Comments also made about traffic, air and light pollution. Is concerned about the impact of traffic congestion upon the character of Eye and. Question whether Castleton Way is an appropriate access road given the proximity of the school and hospital. Questions also raised about the mix of housing, the availability of infrastructure, particularly medical services and schools, employment opportunities, parking provision, and the availability of police resources.

Mellis Parish Council - Requires reassurance that the proposed development will be sufficiently viable to ensure that appropriate infrastructure will be provided to secure, for example, improvements to Eye Town Hall as a key community facility for existing and future residents. Considers the development should be phased to allow for the integration of new residents into the community.

Palgrave Parish Council - Questions the suitability of the site for development given a possible changing planning policy context, the possible construction of a Power Station and an 'Energy from Waste' plant in close proximity. Concern is also expressed about the visual impact of the existing wind turbines upon future residents. Considers the land should remain in agricultural use.

Comments that the Development Brief makes no mention of additional employment opportunities or other facilities which infers there will be additional commuting to Diss and other centres, exacerbating traffic problems on the A140 road and its associated junctions. Comments upon the ability to secure affordable housing in association with the proposals may be limited and questions the need for further housing in Eye in the light of additional development taking place in Diss and the surrounding area.

Yaxley Parish Council - Considers that the education facilities available in Eye are inadequate to serve the development and require improvement. Comments that the road system is unable to cope and further improvements, particularly to the A140, are required.

Local Highway Authority (SCC) - No comments received.

Suffolk County Council (Strategic Planning) - No comments received.

Environment Agency - Points out that there could be odour, noise and pest impacts given the proximity of the site to the Eye Airfield Industrial Estate. Has provided comprehensive observations to improve the potential sustainability credentials of the development and suggests this could be achieved by using garden cities and suburb concepts. It highlights that the development should amongst other things have a clear identity, echo traditional building styles, incorporate a network of public spaces, contain sustainable drainage systems, give priority to the needs of pedestrians and cyclists and have accessible green space. It also identifies the opportunities to design the development in a manner that is responsive to climate change, for example, through the orientation of buildings, use glazing systems to avoid overheating and landscaping to provide shade. Further observations are provided on sustainable design and construction techniques and water management.

Historic England - Comments that the proposals should assess the impact upon the historic environment, including designated and undesignated heritage assets. Although there are no designated assets within the site, Eye Airfield should be regarded as an undesignated asset being one of approximately 450 temporary airfields constructed during

World War II. The historical development section of the Development Brief is silent on the construction of the airfield and this omission should be addressed.

Whilst the Development Brief usefully subdivides the town into character areas, Langton Green contains a significant number of listed buildings and could form a separate character area in its own right. The topography of the site is described but there is no follow through on how this is to be used to inform subsequent development proposals. Higher density development would seem logical on the lower parts with this reducing further up the slope to reduce the impact of development upon the longer views from Eye Castle (a designated heritage asset).

The proposed development parcel (No.15) on the highest part of the site is not related to the remainder of the development. There would appear to be an opportunity to create a separate identity to this part of the development so as to help minimise any harm to the setting of the adjacent listed buildings and the longer views from Eye Castle.

Natural England - Advises that the proposed development is unlikely to have an adverse effect on statutory designated sites and landscapes. It offers further advice on the completion of Landscape Character Assessments and their use as a tool to ensure that development proposals make a positive contribution in terms of design, form and location to avoid unacceptable impacts. It recommends that the Development Brief is underpinned by sustainable design principles that promotes high quality green infrastructure. It also underlines the importance of biodiversity in developments.

Norfolk County Council - Does not consider the Development Brief raises any strategic cross-boundary issues.

South Norfolk District Council - No comments received.

Anglian Water - Confirms that there is capacity available at the Hoxne Road Water Recycling Centre and within the foul water network to serve the development. Highlights that no surface strategy has been agreed with Anglian Water but a sustainable drainage system is preferred.

Suffolk Preservation Society - Supports the proposal in principle given the highly sustainable location of the site but notes that the Development Brief makes no reference to the proximity of nearby industrial premises, major infrastructure projects and wind turbines. Whilst a high degree of landscaping is welcomed, it suggests that it might not provide appropriate mitigation. It highlights that 290 dwellings equates to an approximate 30% increase in the number of households in Eye which is disproportionate for a small historic town.

The Society points out that the western development parcel would result in an incursion into countryside and considers it should be excluded from development. The proposals do not in its opinion adequately acknowledge Iron Age landscape and archaeological richness of the area. It acknowledges that the Development Brief has regard to the setting of Listed Buildings at Langton Green but considers more could be done by reducing the number of dwellings in this area. Finally, it considers that the principal vehicular access from Castleton Way is likely to result in significant pressure on the highway network, particularly at the start and end of the school day.

Interested Parties - **ELEVEN** comments were received:

- Resident C - Welcomes the possibility of more affordable housing being provided on the site but wishes to ensure that there is a variety of housing types and tenures which is informed by an up to date housing needs survey. Comments that it is interesting to see that interesting archaeological finds have been found on the site which should not be destroyed by the development.
- Resident D - Comments that the scale of the development is excessive and will create sewage and drainage problems. Considers property will be devalued. Requires assurances that no access will be obtained from Haygate. Comments that additional traffic will be a hazard and that existing schools and the doctor's surgery will be unable to cope. Expresses concern about the availability of emergency services in the event of an incident.
- Resident Ha - Comments made about the impact of the proposals upon the landscape and rural environment, residential amenities, the adequacy of existing services, the absence of employment opportunities and flooding.
- Resident Hu - Considers the development to be too large to be absorbed into the area and will place additional demands on over-stretched schools and health facilities. It will create further traffic on the A140 road and pressure on the sewage system. Raises concerns over the adequacy of water supplies given that the area is very dry. Considers the development should be scaled down in size.
- Resident J - Questions the need and potential demand for additional housing in Eye. Considers the level of development will change the character of the town. Has concern over the ability of existing services to cope with the development. Highlights that noise and disturbance is caused by the existing industrial area and wind turbines and that further disturbance would be caused by the development. Also considers the proposals will give rise to additional flood risks.
- Resident Mc - Does not consider the site to be suitable for development.
- Resident Mu - Considers there should be a 20 metre wide tree planting buffer around the site which is established around each development parcel as early as possible to offset the impact of the development upon existing and future residents. Questions whether it is appropriate to provide a recreation area within the safeguarding zone to the gas compressor station.
- Resident N - Does not consider Eye to be a suitable location for further development because of the limited ranges of services available. The development area is a rich wildlife habitat which will be destroyed by the proposals. The suggested inclusion of ponds to manage surface water will be a source of danger to children. The development will generate additional traffic on the A140 road and increased strain on the doctor's surgery. Considers there are enough homes in the UK and that use should be made of brownfield sites rather than agricultural land.

- Resident Pa - Understands the need for additional housing provision but considers this is unlikely to happen. Comments that new residents will work outside Eye and the town centre will not benefit from the development. The existing schools and health centre are already overloaded. Considers the amount of development proposed in the Langton Green area is too much and will cause further problems on Victoria Hill.
- Resident Pr - Concerned about the adequacy of the A140 road to cater with the additional demands that would be placed upon it. Points out that the town acts as a hub for many of the surrounding villages and that the proposals would place additional demands upon schools and health services. Also highlights that the nearest A&E department is 25 miles away. Comments that the development would be better placed elsewhere.
- Resident S - Considers too many dwellings are proposed which would damage the character of the town. Questions whether there is a need for additional housing. There are a number of properties in the town which do not appear to be selling. Highlights that access to and from the A140 road can be dangerous at certain times of the day increasing the risk of accidents. Expresses concern about the adequacy of existing services to cope with the additional demands that would be placed upon them.

APPENDIX TWO

Land to South of Eye Airfield Development Brief Consultation Responses: October 2015

Eye Town Council - Is concerned that a related application for outline planning permission may be determined before the Development Brief is endorsed. Furthermore the outline application makes provision for all detailed design matters to be reserved for subsequent approval. The Town Council wish to see the acceptability of the Development Brief determined in the first instance.

The revisions to the Development Brief following the previous consultation are welcomed however considerable concern is expressed over the possible introduction of a 60 bed care home into the development mix when there appears to be little justification for it. The emphasis should be on a mix of housing types including provision for elderly people to allow for independent living.

Significant concerns remain over traffic management and the need for additional infrastructure. Neither, the Development Brief, or associated planning application, address these matters, in particular the capacity of the A140 junctions. Further clarity is also sought in relation to the provision of affordable housing and the viability of the scheme.

Historic England - Note that comments made in connection with the previous iteration of the Development Brief have been incorporated into the revised document and that the additional text provides for a robust assessment of the Historic Environment. Express reservations about the way in which the topography of the site has informed the development proposals. Consider higher density development should be accommodated on the lower lying land nearest the existing residential development to safeguard views from Eye Castle. Likewise the area proposed for the care home should incorporate lower density development to respond to the topography. The scale, height and mass of the proposed care home will require careful consideration, as will the location of any landmark buildings to ensure that they fit into the townscape and do not become unduly intrusive in longer views. Request the submission of further information to assess the potential impact of the proposals upon designated heritage assets.

Natural England - Has no comment to make upon the content of the Development Brief but advise that should the proposals be amended in any way which significantly affects its impact upon the natural environment Natural England should be consulted again.

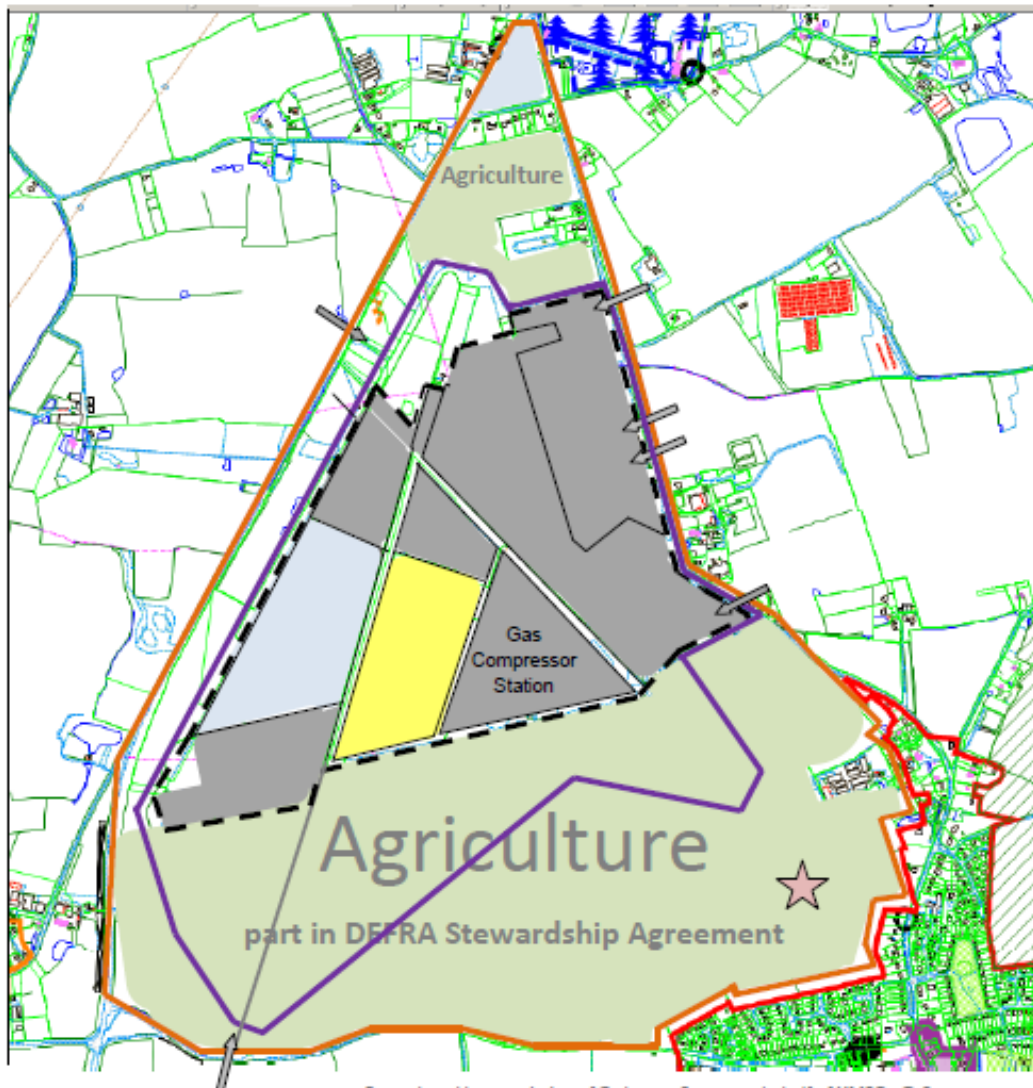
Interested Parties - **FOUR** comments were received:

- Resident Ha - Considers the land to be totally unsuitable for development and likely to be subject to contamination from former wartime uses. Future residents are unlikely to enjoy a high standard of amenity because of noise from the nearby employment area. The development is also likely to give rise to flooding issues. Considers the proposals will cause disturbance to local residents. Does not consider adequate consideration has been given to wildlife interests. Does not consider there is a need for the number of dwellings proposed. Considers new homes should be constructed closer to where people work to avoid the need for commuting. Suggests there are smaller and better sites in for development.

- Resident Ho - Questions the need for and desirability of an additional care home being accommodated within the development. Considers the provision of such a facility to be unnecessary and outmoded as a means of caring for the elderly. Questions the ability of local services to accommodate the demands that would arise from further development and the availability of local employment opportunities.
- Resident S - Notes the revisions made to the document and considers the planned development could be very pleasant. Questions however the suggested development mix and the need for larger dwellings. Considers there should be a greater proportion of smaller dwellings. Suggests further thought is given to the use of renewable energy sources and recommends that photovoltaic roof tiles are used in preference to 'bolt on' solar panels at a later date. Questions the ability of local services to absorb the demands that will arise from the additional development, particularly the primary school and the Doctors' surgery.
- Resident W - Comments made in connection with additional traffic, highway safety, foul and surface water drainage.

APPENDIX THREE

Extract from the Eye Airfield Planning Position Statement: Existing Uses 2013



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KEY

- Study Area Boundary
- Historic Wartime Boundary to the Airfield
- Planning Policy Site Boundary
- Existing Industrial Areas mostly developed through allocation
- Infill Industrial Areas developed through planning application *[based on (saved) policies in Local Plan (1998), Core Strategy (2008) and Core Strategy Focused Review (2012)]*
- Potential Infill Area – 'safeguarded' for 'Energy Park that may include (a) Nationally Significant Infrastructure Project (NSIP) (Gas-fired Power Station and/or (b) SCC Waste Core Strategy efw site
- Countryside predominantly Agricultural in character
- Access Points
- Core Strategy Broad Location for housing growth

Land to South of Eye Airfield Development Brief - Indicative Master Plan: May 2016



- KEY**
- SITE BOUNDARY
 - RESIDENTIAL - 280 DWELLINGS
 - CARE HOME - 60 BED
 - MAJOR POINT OF VEHICULAR ACCESS
 - MINOR POINT OF VEHICULAR ACCESS FOR CARE HOME AND 15 RESIDENTIAL PROPERTIES ONLY
 - PEDESTRIAN/EMERGENCY ACCESS ONLY
 - POTENTIAL PEDESTRIAN/CYCLE LINKS
 - EXISTING PUBLIC FOOTPATHS
 - POTENTIAL DIVERSION OF PUBLIC FOOTPATH
 - POTENTIAL CHILDREN'S PLAY AREA
 - OPEN SPACE
 - PROPOSED TREE BELT
 - EXISTING TREES AND HEDGEROWS RETAINED
 - BUFFER TO EXISTING PROPERTIES - MINIMUM 10m 'BUILT FORM SETBACK'
 - POTENTIAL ATTENUATION PONDS

LAND TO THE SOUTH OF EYE AIRFIELD - INDICATIVE MASTERPLAN



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