

PLANNING DESIGN AND ACCESS STATEMENT



New Care Village Development and Associated
Works • At School Road, ELMSWELL •
November 2023

Outline Planning Application with all matters reserved apart from
access for the erection of a Care Village comprising a 66
bedroom care home (C2 Use), 40 No. Assisted Bungalows (C2
Use), Management Offices (E(g)(i) Use), Club House (E(b) Use),
Community Growing Area, orchard, open space provision and
Associated Works



A R C H I T E C T S

Richard Brown Planning Limited

Doc Ref: 1661-CAM-XX-XX-RP-A-DAS

TABLE OF CONTENTS

INTRODUCTION	03	Legibility	25
		Identity And Appearance	26
		Form And Scale	27
CONTEXT	03		
SITE ANALYSIS	05	LANDSCAPING	29
Existing Features	05	Public Spaces	31
Heritage	06	Trees	32
Archeology	08	DRAINAGE	33
LANDSCAPE ANALYSIS	09	MOVEMENT AND CONNECTIVITY	34
Site Context	09	Pedestrian movement and connectivity	35
Designations	09	Streets and Spaces	36
Landscape Character	10	Pedestrian and cycle access	37
Visibility and Containment	11	Vehicular Access	38
		Car Parking	39
SITE OPPORTUNITIES AND CONSTRAINTS	12	AIR QUALITY	40
PLANNING POLICY	14	NOISE	40
The Adopted Plan	14	ENERGY AND SUSTAINABILITY	42
The Emerging Plan	15	BENEFITS OF THE PROPOSALS	43
Elmswell Neighbourhood Plan	16		
Community Engagement	18		
PROPOSALS AND HOUSING MIX	19		
Grain And Density Mix	19		
SUPPORTED AND SPECIAL NEEDS HOUSING	21		
DESIGN			
LAYOUT	22		
Design	23		
Density	23		
Character	24		

INTRODUCTION

This document supports an Outline Planning Application with all matters reserved apart from access for the erection of a Care Village comprising a 66 bedroom care home (C2 Use), 40 No. Assisted Bungalows (C2 Use), Management Offices (E(g)(i) Use), Club House (E(b) Use), Community Growing Area, orchard, open space provision and Associated Works on land at School Road, Elmswell.

CONTEXT

The site is located in the village of Elmswell to the West of Parnell Lane and School Road with access from this road. The site is approx. 11.63 Ha., with boundary to the west by agricultural fields across a small ditch, to the south by St John's Church on Church Road, the railway line on a raised embankment to the north and residential development to the east along School Road. On the northern half of the site to the east across Parnell Lane is a new housing development.

Elmswell is a sustainable village with many services; including schools, cafes, library, shopping, pubs and restaurants. In the neighbouring village of Woolpit, there is a health centre and dentists.

The site is currently an existing agricultural field.

There is a mixture of dwellings around the site in terms of scale, massing and materials. They comprise mostly two storey properties, with many detached or semi-detached configuration. Of note is the single story Almshouses adjacent to the church and the larger complex of the Elmswell Hall to the north on the other side of the railway line.

In terms of materials and finishes there is variety found in the area. Most buildings feature facing brick and tiles in different colours and shades, while others feature render, flint work and traditional brick details.



Aerial Photograph Showing the site



Indicative artistic aerial view of the proposed development

SITE ANALYSIS

EXISTING FEATURES

The site slopes from the eastern boundary to a water course which runs the full length of the western boundary. The northern section of the site is bisected by a public footpath parallel to the railway embankment. On the eastern boundary along school road a new cycle path has been constructed to connect the church to the village as part of the adjacent residential scheme. Whilst the site itself has very little vegetation, it is surrounded on three sides with loose clusters of trees and a formal avenue of existing trees along Parnell Lane leading to Elmswell Hall to the north of the Railway. All the trees will be retained and significant soft landscaping will be added to as part of the proposed scheme.

Site topography and orientation have been carefully considered to ensure the large buildings of the care home and clubhouse have been situated at the lower part of the site to minimise the impact on the surrounding dwellings and character of the area.



HERITAGE

The following Heritage design principles have been established to inform the proposed development of the Site, while responding to the setting of the surrounding heritage assets:

- Development to be focused on the lower areas of the Site, including the valley close to School Road and the northern extent of the Site closest to Parnell Lane
- Predominantly single-storey development to be introduced, with low density development to the east.
- Open space and buildings to be located to retain "View 4", a key view from School Road to the Church of St John identified in the Neighbourhood Plan and the visual connection between Elmswell Hall and the Church of St John
- Development focused on the northern extent of the Site to retain a large buffer to the Church of St John, The Almshouses and Church Cottage, maintaining their isolation and much of their rural settings and responding to key views to and between the heritage assets and retain much of the rural character of the Site. The proposals are landscape-led with new planting and open spaces provided which, when combined with the low density of the development, will provide a transition between the rural land to the south and west and the proposed development.

The design principles are shown on the landscape masterplan included with the application and on page 28. This shows the creation of wild flower meadows, informal footpaths through this open space, a community orchard, growing areas and community beehives and a new access. Planting will also be provided to ensure visual containment of the proposed built form, restricting low level views while retaining longer distance views beyond.

The development responds to these key views and allows for a continued experience of the church within a rural context. The creation of wild flower meadows to the south will also ensure that the isolation of the listed buildings will be retained.

The benefits are set out in detail elsewhere in this submission and include the

delivery of care home bed spaces and care or retirement accommodation for the elderly. The embedded design and mitigation measures included within the proposals also assist in minimising any potential harm, with the impacts to the significance of the Church of St John remaining less than substantial and at the lower end of the spectrum of less than substantial harm.



Historical OS map of Elmswell



Aerial Photograph of Elmswell Hall and St John Church



ARCHEOLOGY

The site of School Road, Elmswell, retirement village has been assessed for its below ground archaeological potential in advance. The proposed development will not impact on any designated archaeological assets.

Previous metal detecting finds at the site and in the immediate area have indicated a settled landscape since the Bronze Age through to the present. Geophysical survey identified only a few “doubtful” archaeological anomalies at the site along with field boundaries, drains and made ground consolidation deposits.

Overall, this assessment has concluded a low to moderate archaeological potential at the site for occupation evidence dating from the Bronze Age to the Medieval period, with the associated potential for stray finds dating to the Bronze Age to Medieval periods considered to be moderate. It is likely that evidence for a Post Medieval and Modern rural landscape will be present, comprising former field boundaries, agricultural activity, plantation and extraction activity. All other past periods of human activity are considered to hold a low potential at the site.

Past ground disturbance is likely to have been generally widespread but shallow at the site as a result of historic plough activity. Areas of more severe disturbance appear to have been very localised and comprised areas of plantation and excavation of a ditch and possible weir.

Given that the site is considered to retain a modest potential for archaeological remains, it is therefore possible that development of the site could impact upon archaeological finds and features of most likely up to a local significance. It is unlikely that this would provide a material design consideration or constraint. During pre-application consultation with the Suffolk County Council Archaeological Service, in their role as advisors to Mid Suffolk District, it was confirmed that archaeological evaluation and mitigation measures could be suitably undertaken as part of an appropriately worded planning condition.



Aerial Photograph of St John Church and Graveyard