

ELMSWELL NEIGHBOURHOOD PLAN

Formal adoption of the 'Elmswell Neighbourhood Plan 2022 - 2037' by Mid Suffolk District Council

Mid Suffolk District Council have decided to 'make' [adopt] the Elmswell Neighbourhood Plan. This decision came into effect on Friday 24 November 2023

The Elmswell Neighbourhood Plan now becomes part of the development framework and will be used to help guide decision making on planning applications in the parish.

Policies within the NP of relevance to landscape matters are included below. This consists of 'Policy ELM2 – Protection of Important Views' which states:

“Important views from public vantage points either within the built-up area or into or out of the surrounding countryside are identified on the Policies Map. Any proposed development should not have a detrimental visual impact on the key landscape and built development features of those views...”

3.22 The NP identifies 7 views, described in the supporting document the 'Neighbourhood Plan Assessment of Important Views' (January 2023). Those potentially applicable to the Site and Proposed Development comprise Views 1, 2 and 4. Details of each are included below.

- View 1 – *“View east from near A1088: The parish church, which commands the surrounding landscape, is the key feature of this view. Further unscreened development on the edge of the village, especially along School Road, would have a significant detrimental impact on this view”.*

- View 2 – *“View from A1088 roundabout towards the village. The church is a commanding gateway to the village from this main access road. Development in the foreground would have a significant detrimental impact on this view.”*

- View 4 – *“View north School Lane south-east towards Woolpit and beyond. An outstandingly important view that demonstrates the prominence of the church looking out across the valley. Development in the foreground and in the distance could have a significant detrimental impact on this view”.*



Indicative artistic aerial view of the proposed development

PROPOSALS AND HOUSING MIX

The proposal is an Outline Planning Application with all matters reserved except for 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), Café/Club House (E(b) Use), Community Growing Area, orchard, open space provision and Associated Works.

The proposed assisted care bungalows will be a combination of one and two bedroom dwellings where the mix and accommodation has been considered to reflect local demand for housing for the elderly.

GRAIN AND DENSITY

The grain of the existing surrounding area is predominantly medium sized detached and semi detached houses with interwoven with a few larger masses such as the church, agricultural buildings, larger homes and community centres.

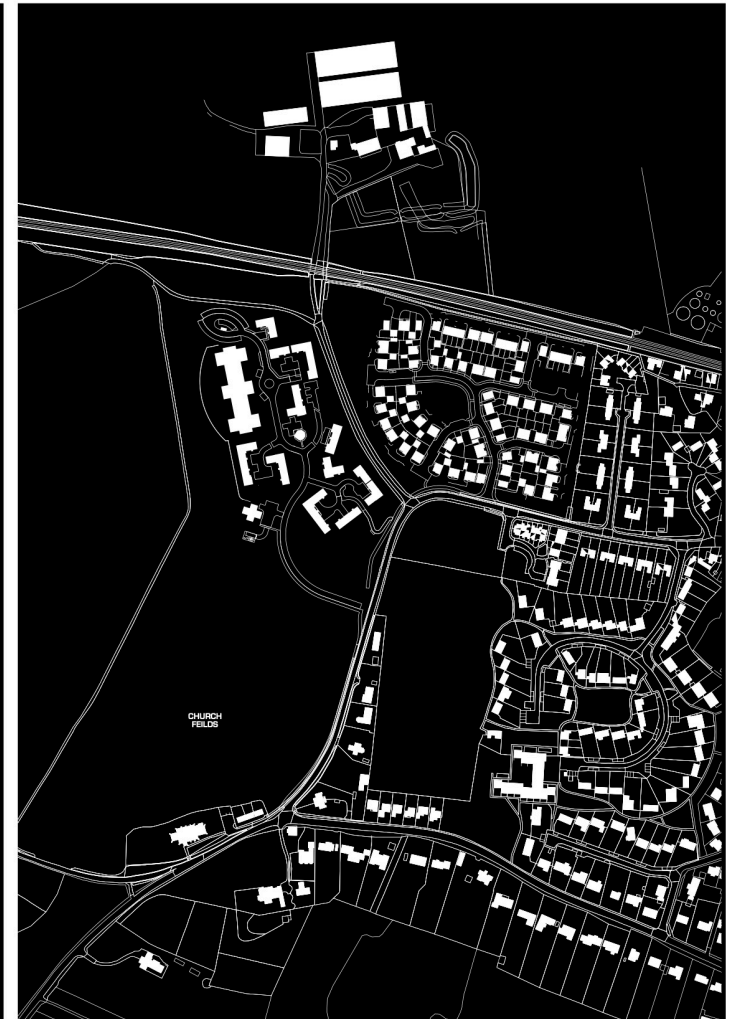
The proposed scheme aims to reproduce this through the clustering of the bungalows interlaced with the massing of the care home and club house.

Key to the success of the scheme, the southern half of the site to be known as Church Fields will remain free from development, creating an open buffer between the proposed development and the Church.

The existing agricultural buildings are the most predominant structures within the general landscape.



Existing Nolly Plan



Proposed Nolly Plan



Indicative artistic aerial view of the proposed development

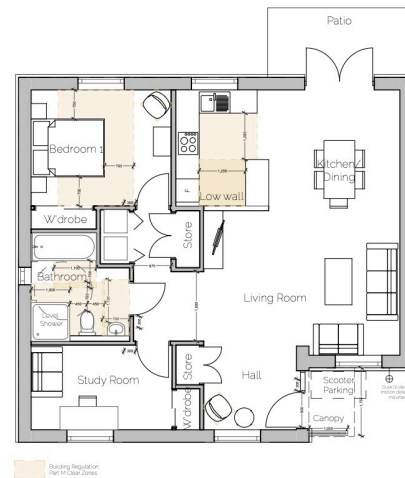
SUPPORTED AND SPECIAL NEEDS HOUSING

Section 5 of the NPPF seeks to deliver a wide choice of high-quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, needs to be considered in accordance with paragraphs 60 to 65 of the NPPF.

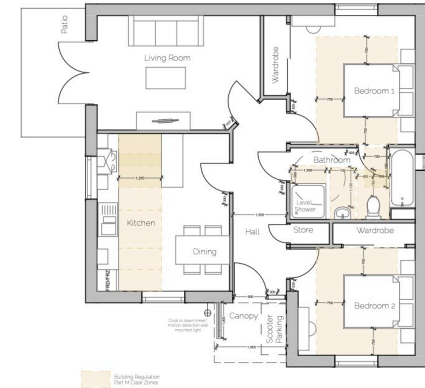
Policies H13 - Design and Layout of Housing Development; H14 - A Range of House Types to meet different Accommodation Needs of the Adopted Local Plan and policies LP06 - Supported and Special Needs Housing on the emerging Local Plan aim to address this matter.

Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard.

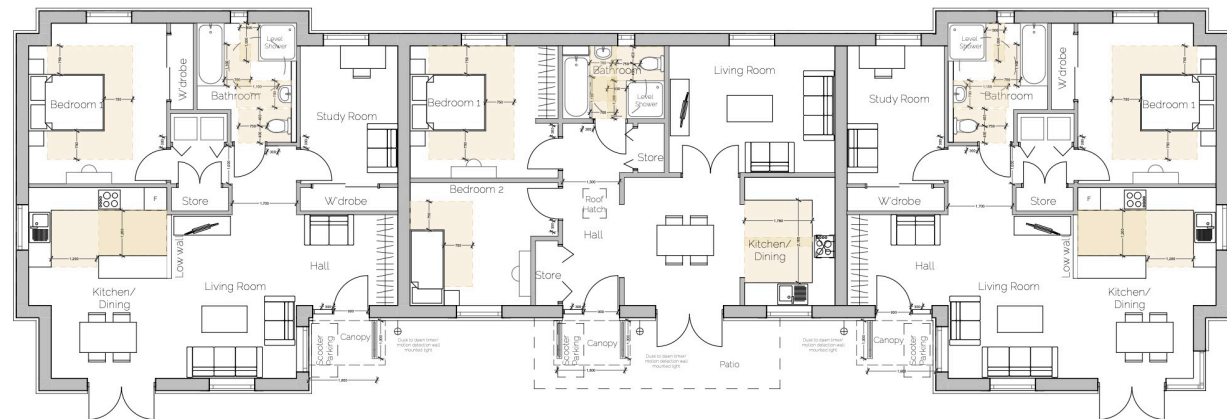
Although the application is in Outline form, the above has been considered and the dwellings will be designed to the above standards as required by/and in consultation with the Council's housing officer at Reserved Matters stage.



Ground Floor as Proposed



Ground Floor as Proposed



Ground Floor as Proposed

Example Floor Plans Showing Adaptable Homes Standards

LAYOUT

The proposed development has been carefully designed on the northern portion of the site, with the southern half to become Church Field's, a public space and meadow. This design approach sits the buildings closer to the neighbouring development to the east and also ensures the view from the corner of School Road of the Church remains unchanged albeit with the benefit additional managed landscaping and a proposed seating and viewing area along the drive into the development.

A key driver in the design of the layout was creating a sense of space for the residents of the care village to encourage the building of a community and therefore, a sense of belonging. With that aim the dwellings have been grouped into small clusters and courts so each resident has neighbours and preventing isolation. The mix of formal and informal zones in the layout will help give each cluster identity and assist with way finding through the scheme, this will be reinforced through the building design and landscaping.

Careful consideration has gone into ensuring pedestrian routes and building levels work within the site so each resident can have a step free access to their dwelling and parking spaces with a minimal slope and all areas of the scheme can be reached with a slope no steeper than 1:20.

The clubhouse has been placed such that it is the focal point of the sweeping drive in to the site, once again placing an emphasis on the community. In the centre of the site is the management office placed in to allow for easy access to all the residents. The design of this building also enables it to act as an epicentre for activities on the site, similar to a traditional bandstand.

The surface water considerations have been addressed with a large landscaped perimeter to the west, which will double up as space the residents and public can enjoy through a proposed footpath along the existing watercourse.

The space between the dwellings will be managed by the care scheme, however at the transition to Church Fields to the south a community garden and orchard, and beehives are proposed.



Character Areas



DESIGN

The design objective of the project has been to create meaningful places for people to dwell, based on the concept of dwelling as conceived by Christian Norbert-Schulz. We will focus on more tangible and practical matters to explain how the design responds to its brief, context and planning policy.

We have followed an iterative and coordinated design approach based on the client's brief, site opportunities and constraints, and the input from all members of the design team on their respective discipline.

The Suffolk Design Streets Design Guide 2022 has been considered for all the internal footpaths and road ways.

The Mid Suffolk Emerging Local Plan has been also considered. The aforementioned guide makes reference to outlines and characteristics of residential development of different scales. The proposed development falls within the category of small scale development, in terms of scale, and village fringe, in terms of typology.

DENSITY

Density is the amount of development on a given piece of land. The proposals have a density of 0.29 dwellings per hectare. Given the site location and general context this density is considered appropriate and an efficient use of land as referred to in the NPPF.

