Statement of Common Ground
between East Suffolk Council and
Hopkins & Moore (Developments) Ltd

Matters relating to Policy SCLP12.49 Land north of
The Street, Darsham

Local Plan covering the former Suffolk Coastal area

August 2019
Purpose of Statement

1 This Statement of Common Ground has been produced to advise the Inspector on the agreed position in relation to the delivery of Policy SCLP12.49 Land North of The Street, Darsham. This Statement has been prepared jointly between East Suffolk Council and Hopkins & Moore (Developments) Ltd.

2 Representations relevant to this Statement of Common Ground are set out below:

- Representations to Suffolk Coastal Local Plan Final Draft by Armstrong Rigg Planning on behalf of Hopkins & Moore (Developments) Ltd (Rep ID: 1255) (Inspector’s question 3.62)

The Site

3 The site is 1.11ha in size and is located to the west of a recently constructed Hopkins & Moore development known as Millfields forming a gap within the existing built up area of Darsham.

4 The site is allocated for approximately 25 dwellings with development expected to comply with a number of criteria including that (a) access is provided through the existing Millfields development or via The Street.

Agreed Position

5 The parties agree that the site is deliverable for approximately 25 dwellings but that it would be more appropriate for the policy to refer to the need to provide a safe and suitable access, rather than to specify from which road this should be from. If this is via The Street, it is agreed that trees should be retained except where necessary to provide a satisfactory access. It is accepted that criterion c) duplicates the provision of criterion b).

6 The parties consider, with the following main modifications below, the plan is sound in respect of matters relating to highways access.

7 Deletions to text is shown crossed out, additional text is shown underlined.

Policy SCLP12.49: Land north of The Street, Darsham

Changes to supporting text

12.531 A number of trees along the southern boundary of the site have Tree Preservation Orders, and should be protected wherever possible. Access to the site could be via the
adjoining Millfields development or via The Street provided that trees and hedgerows are retained where possible.

12.529 The site is allocated for development of approximately 20-25 dwellings.

**Changes to policy**

1.11ha of land north of The Street, Darsham, as shown on the Policies Map, is identified for the development of approximately 25 dwellings.

Development will be expected to comply with the following criteria:

a) **Provision of a safe and suitable access; Access to be provided through the existing Millfields development or via The Street**;

b) Existing hedgerows and trees on the frontage of The Street to be retained subject to provision of satisfactory access;

c) **Retention of trees on the southern boundary of the site**;

d) Enhancements to the existing footway along part of southern boundary linking into the site;

e) A site-specific Flood Risk Assessment;

f) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided;

g) Affordable housing to be provided on-site; and

h) An archaeological assessment will be required.
Signatures

Signature: 
Print name: Philip Ridley
Position: Head of Planning and Coastal Management
Authority: East Suffolk Council

Signature: 
Print name: Geoff Armstrong
Position: Director, Armstrong Rigg Planning
Organisation: On behalf of Hopkins & Moore (Developments) Ltd