Statement of Common Ground between East Suffolk Council and Hopkins Homes

Matters relating to Policy SCLP12.61 Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)

Local Plan covering the former Suffolk Coastal area

October 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 SCLP12.61 Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market). East Suffolk Council set out modifications to the Policy within their response to Inspector’s question 3.83. This Statement has been prepared jointly between East Suffolk Council and Hopkins Homes and has been finalised following the hearing session covering Policy SCLP12.61 on Tuesday 17th September 2019 to clarify for the Inspector those areas of agreement in relation to potential modifications to Policy SCLP12.61.

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 Homes (Rep ID: 1293) (Inspector’s question 3.83)

The Site

3 The site comprises 6.15ha of agricultural land between the High Street and Chapel Lane, Pettistree (adjoining Wickham Market). The policy, as set out in the Final Draft Local Plan, is expected to provide approximately 150 dwellings including dwelling types designed to meet the needs of older people, affordable housing, self-build plots, land for a new early years setting if required, provision of public open space, pedestrian connectivity with footpaths and 2.15ha of open space in the southern part of the site to create a ‘soft’ and distinctive gateway to Wickham Market.

4 The Inspector has asked a question (3.83) whether the proposed criteria would be effective in providing a ‘soft gateway’ to Wickham Market or maintaining the separation of Wickham Market and Pettistree. It has been agreed that the intentions of the Policy can be achieved in an alternative manner through modifications to the Policy.

Agreed Position

5 The parties agree to the modifications set out below, and consider that with the modifications the Policy is sound.

6 Modifications put forward by the Council in response to question 3.83 are shown as crossed out, for deleted text and as underlined for additional text. Further modifications agreed through this Statement of Common Ground are shown highlighted. It should be noted that this Statement of Common Ground relates to the above question and Hopkins Homes representation, and that a further modification in respect of an additional criterion j) is also included in the Council’s response to Question 3.84.
Modifications to supporting text:

12.684 An extensive area of the site will be open space to ensure the nature and scale of development provides a soft gateway to Wickham Market, a visual buffer to development inside Wickham Market parish and the separation of the distinct communities of Pettistree and Wickham Market. The Policy requires a landscape buffer to be at least 10 metres in depth, and in the creation of a ‘soft’ edge to the development it is anticipated that in places this will be greater than 10 metres in order that a uniform appearance does not result. Provision of open space should provide opportunities for people of all ages to be active.

Modifications to policy:

Policy SCLP12.61: Land between High Street and Chapel Lane, Pettistree

6.15ha of land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market) is identified for the development of approximately 150 dwellings.

Development will be expected to accord with the following criteria:

a) A mix of dwelling types including housing to meet the needs of older people and provision of self-build plots on a developed area of approximately 4ha within the northern part of the site;

b) Provision of affordable housing on site;

c) Provision of 0.1ha of land for a new early years setting if needed;

d) Provision of approximately 2.15ha a landscape buffer of at least 10 metres depth along the southern boundary of the site, significant area of open space including substantial landscaping, in the southern part of the site, to create a ‘soft’ and distinctive gateway to Wickham Market, and provide for all ages;

e) Provision of open space to provide for all ages;

f) Provision of landscaping and creation of a ‘soft’ edge to the southern boundary of the development;

f) Provision of pedestrian connectivity with footpaths to the north on the B1438;

g) Proportionate archaeological assessment will be required;
h) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; and

i) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided.
## Signatures

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<tr>
<td>Print name:</td>
<td>Philip Ridley</td>
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<td>Head of Planning and Coastal Management</td>
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<tr>
<td>Print name:</td>
<td>Geoff Armstrong, Armstrong Rigg Planning</td>
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<td>Position:</td>
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