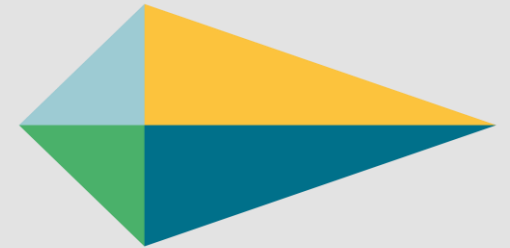


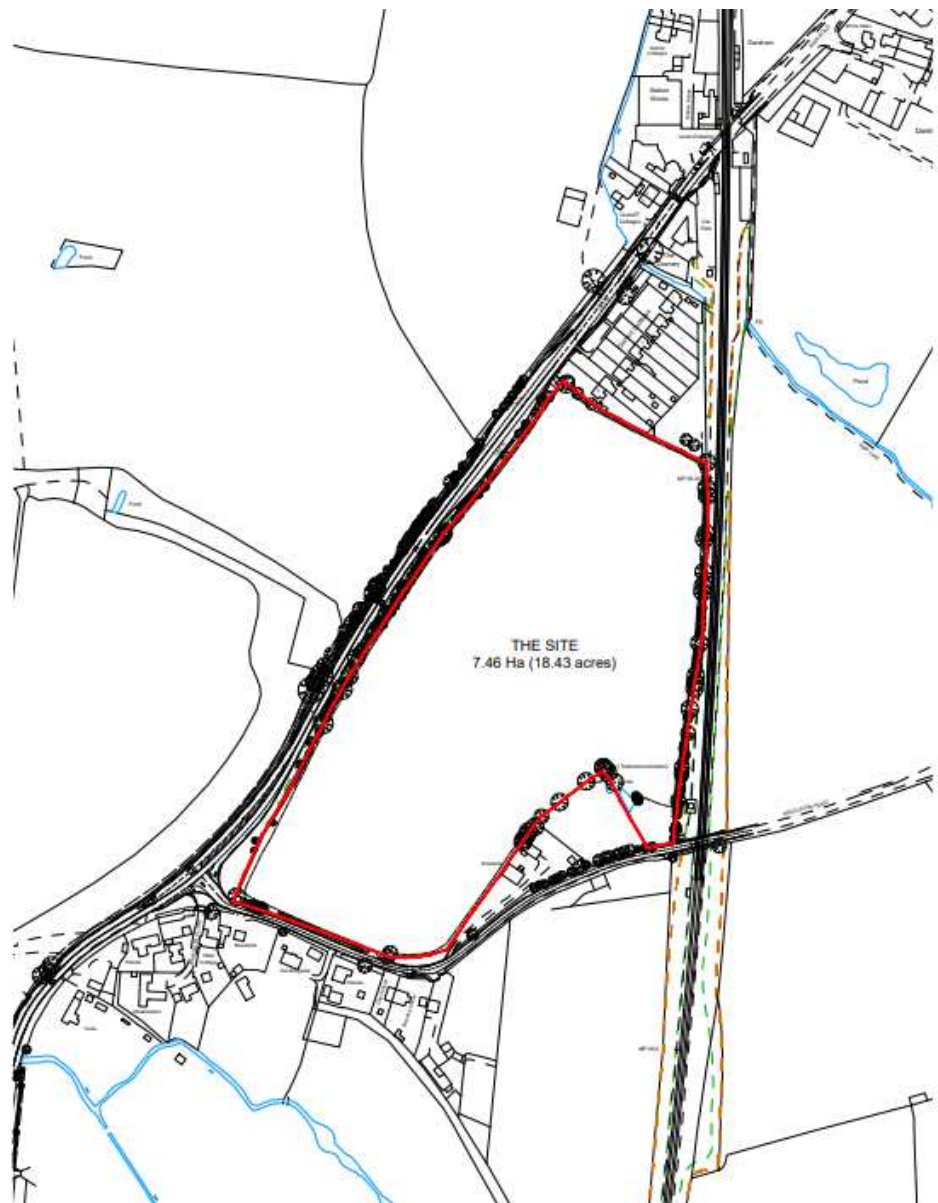
Item 1

DC/21/4006/OUT - A phased development for the erection of up to 110 residential dwellings, public open space and associated infrastructure.

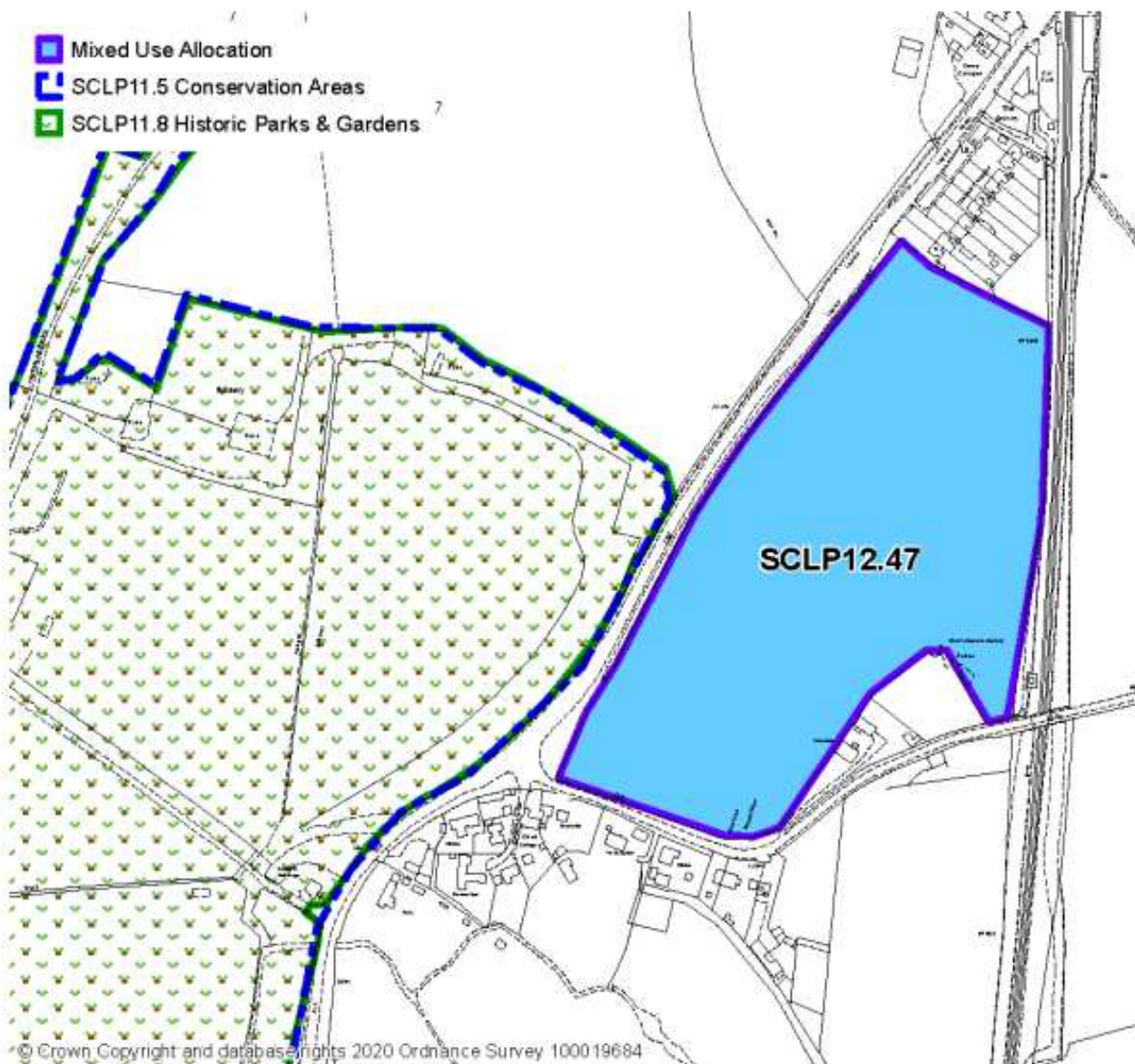
Land South of Darsham Station, Main Road,
Darsham, IP17 3PH



EASTSUFFOLK
COUNCIL



Land to the South of Darsham Station, Darsham



Policy SCLP12.47: Land to the South of Darsham Station

7.33ha of land to the south of Darsham Station, as shown on the Policies Map, is identified for the development of approximately 120 dwellings and open space.

Development will be expected to comply with the following criteria:

- Residential use to be contained within the northern half of the site alongside communal open space provision;
- A mix of housing including smaller dwellings and opportunity to explore self-build plots. The development of apartments within landscaped grounds linking towards Darsham Station would be supported;
- Provision of affordable housing on site;
- Provision of open space providing opportunities for all ages;
- Improved pedestrian and cycle connectivity with the station and Yoxford village will be required, including a crossing point to provide links to the existing footway network;
- Vehicle access from the south of the site through the southern half of the site which is to be otherwise retained as agricultural land reflecting the rural setting in proximity to Cockfield Hall Park;
- Design and layout of the development to respond to the Cockfield Hall Park historic park and garden and to be sympathetic to the setting of the Grade I Listed Cockfield Hall and the setting of Yoxford Conservation Area;
- A site-specific Flood Risk Assessment will be required and any necessary mitigation provided
- Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided;
- Provision of a comprehensive Landscape and Visual Impact Assessment will be required, and must inform a scheme of landscape mitigation for the site;
- Archaeological assessment will be required; and
- Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Development of employment uses falling within Use Class B1 would also be supported as part of a mixed use scheme in the northern half of the site.

- a) Residential use to be contained within the northern half of the site alongside communal open space provision
- c) Provision of affordable housing on site
- e) Improved pedestrian and cycle connectivity with the station and Yoxford village will be required, including a crossing point to provide links to the existing footway network
- f) Vehicle access from the south of the site through the southern half of the site which is to be otherwise retained as agricultural land reflecting the rural setting in proximity to Cockfield Hall Park
- g) Design and layout of the development to respond to the Cockfield Hall Park historic park and garden and be sympathetic to the setting of the Grade I Listed Cockfield Hall and the setting of Yoxford Conservation Area

Framework Plan



View north along the
A12 towards Darsham
Station



View south along
the A12



View from the
A12 towards the
Westleton Road
junction



View of A12 and
Westleton Road
Junction.



View along
Westleton Road



View from
Westleton Road
towards
Cockfield Hall
Historic
Parkland



View along
Westleton
Road



View north
from Westleton
Road



View north from
Westleton Road





View south
towards
Westleton
Road and
Cockfield
Hall

View south towards
Westleton Road and
Cockfield Hall





View west
across the
site

View south
towards
Darsham
Station.



View along the Eastern boundary with the railway line



View south along A12 from Darsham Railway Station

A12
England
Google Street View
Jun 2022 See more dates

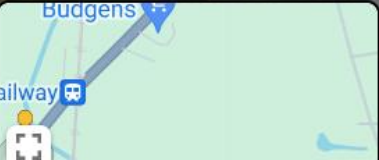


View south along A12

← 13 Main Rd
England

 Google Street View

Jun 2022 [See more dates](#)



View south along A12

Darsham



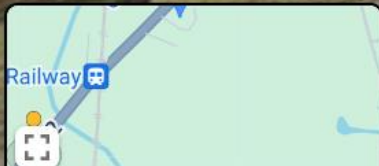
13 Main Rd

England



Google Street View

Jun 2022 [See more dates](#)



Darsham



A12

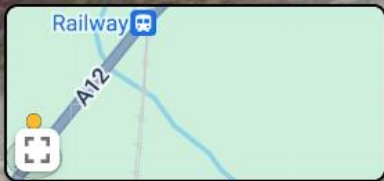
England



Google Street View

Jun 2022

[See more dates](#)



Google

View towards Westleton Road/A12 junction





A12

England



Google Street View

Jun 2022 [See more dates](#)




Google

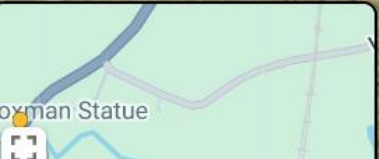


View towards Yoxford


← A12
Yoxford, England

 Google Street View

Jun 2022 [See more dates](#)



← A12
Yoxford, England

 Google Street View

Jun 2022 [See more dates](#)



Google

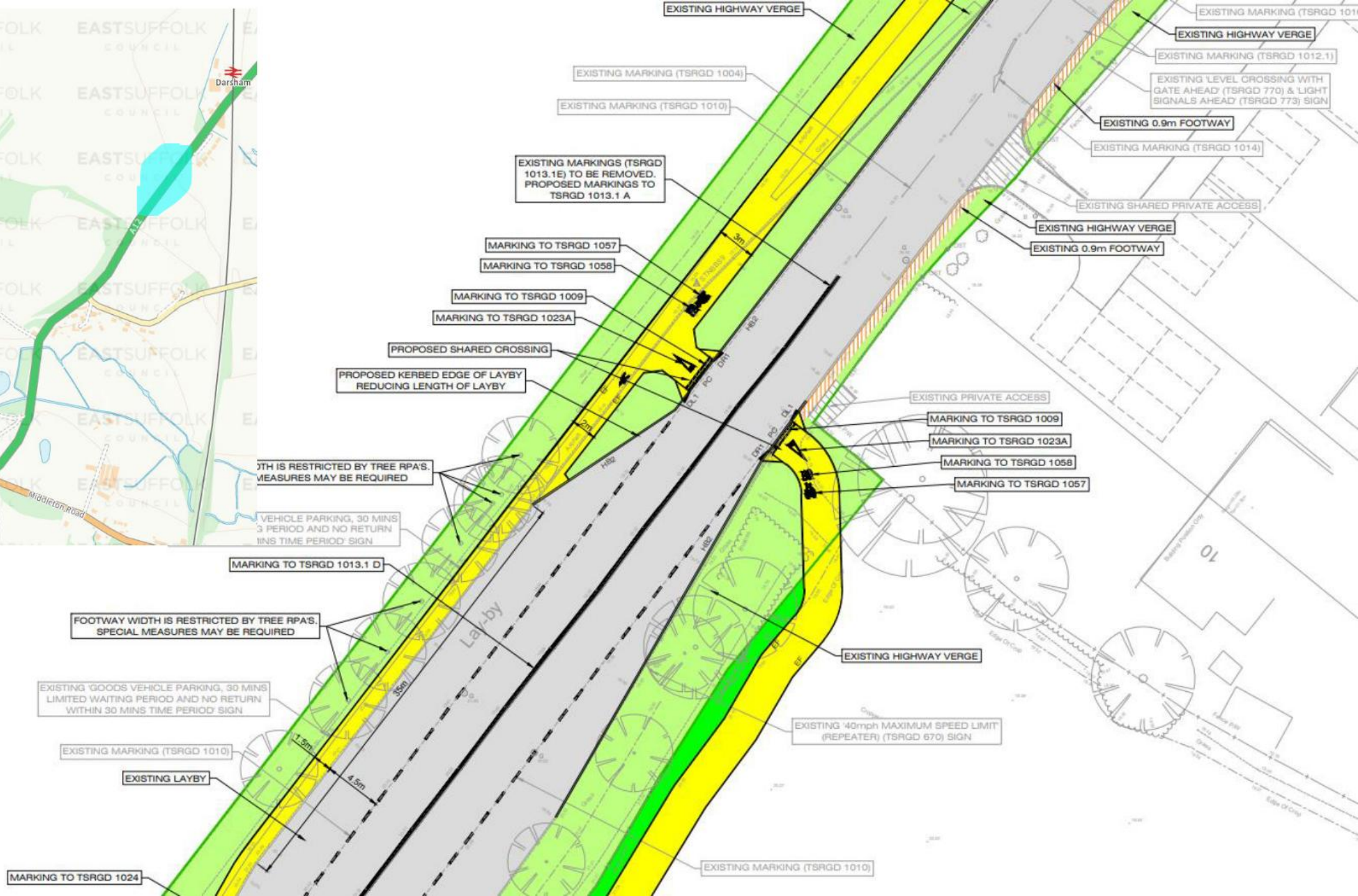
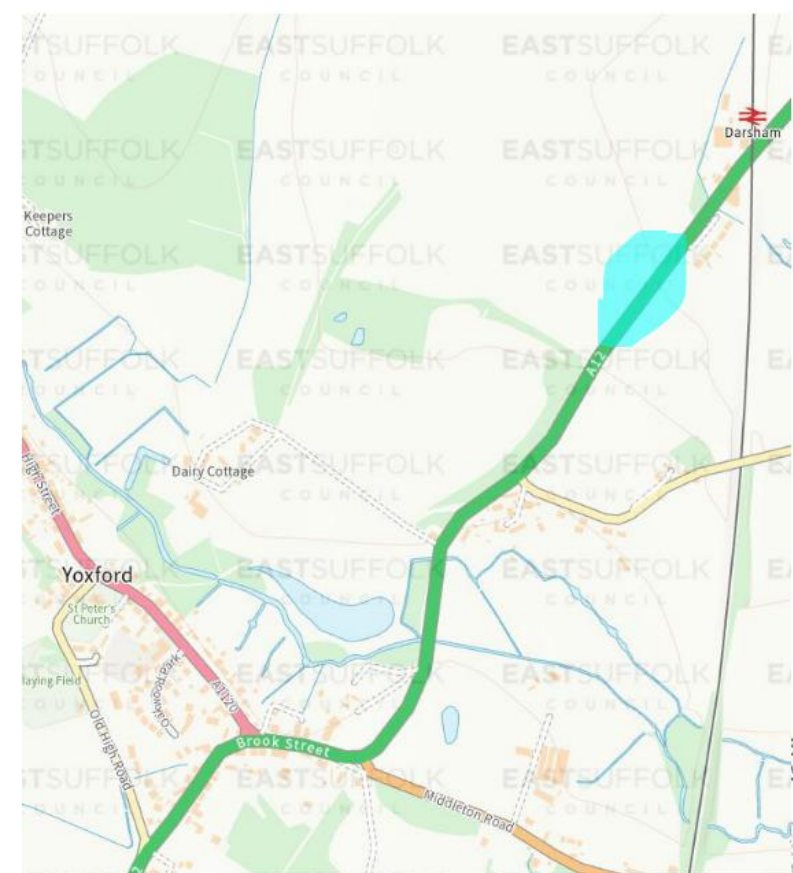


A12/A1120 junction



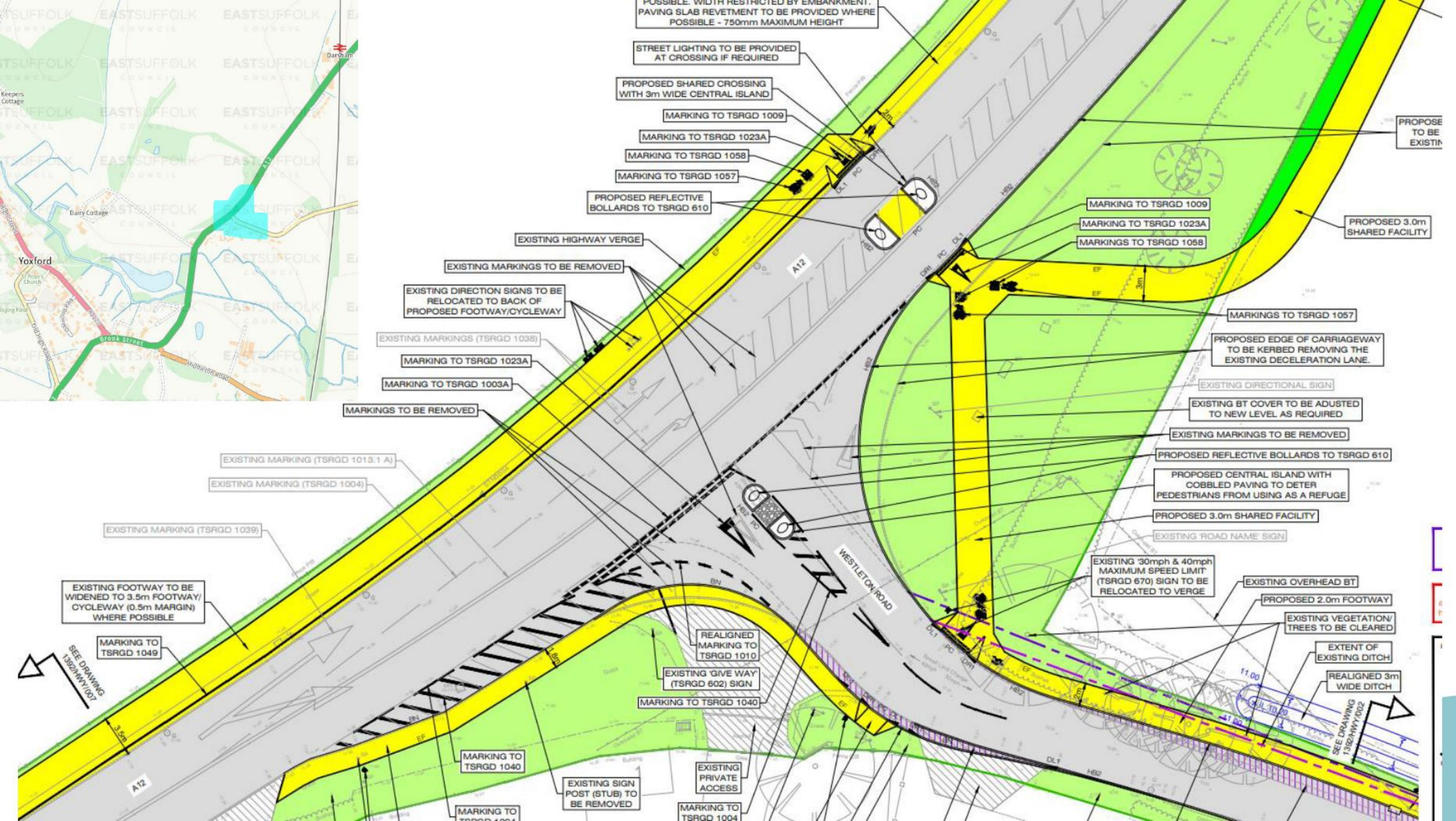
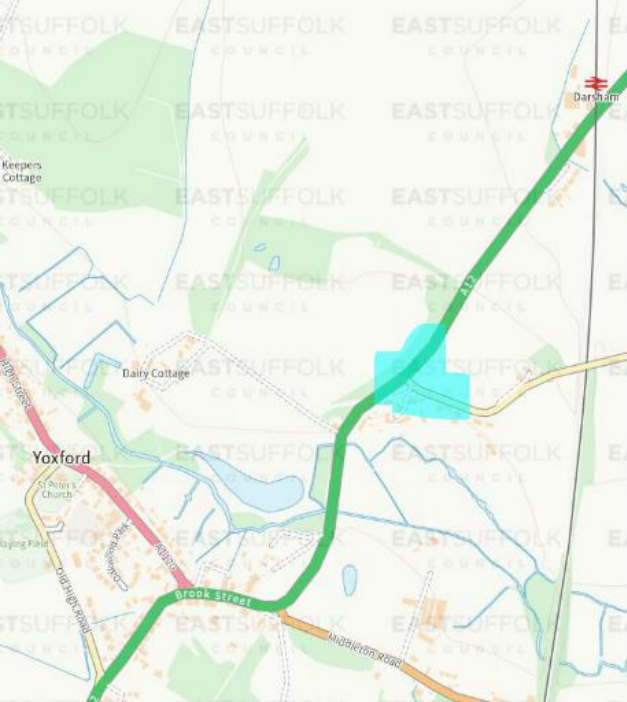
← 4 A12
Yoxford, England
Google Street View
Jun 2022 See more dates

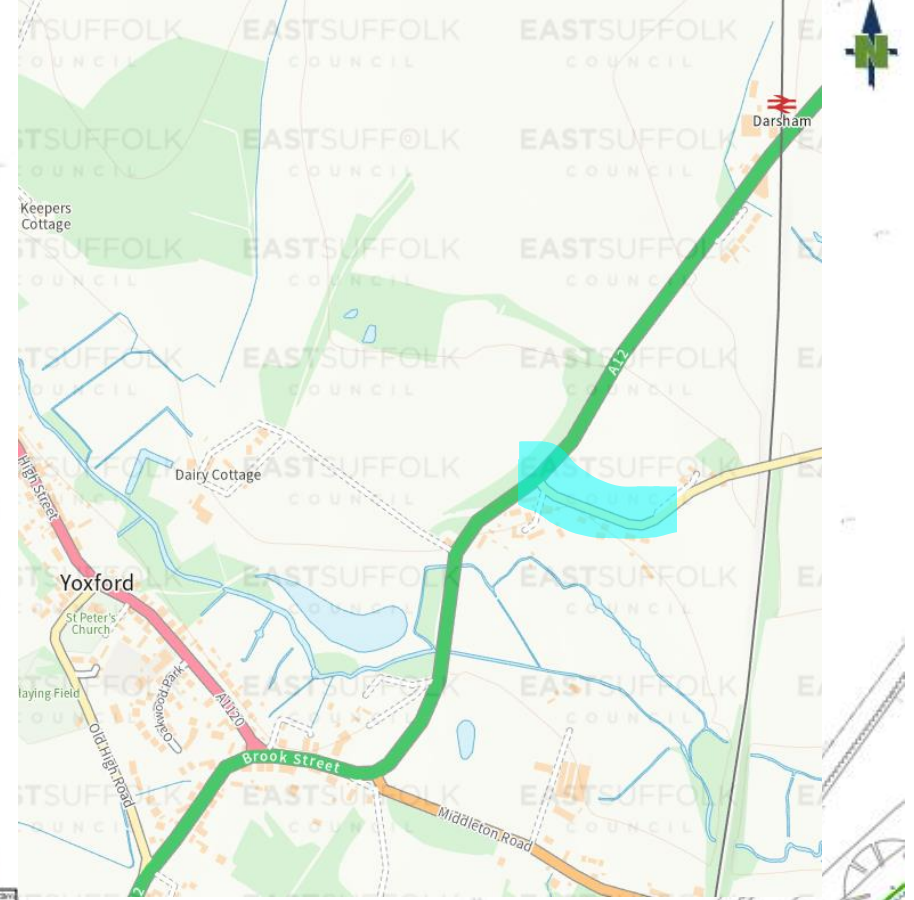


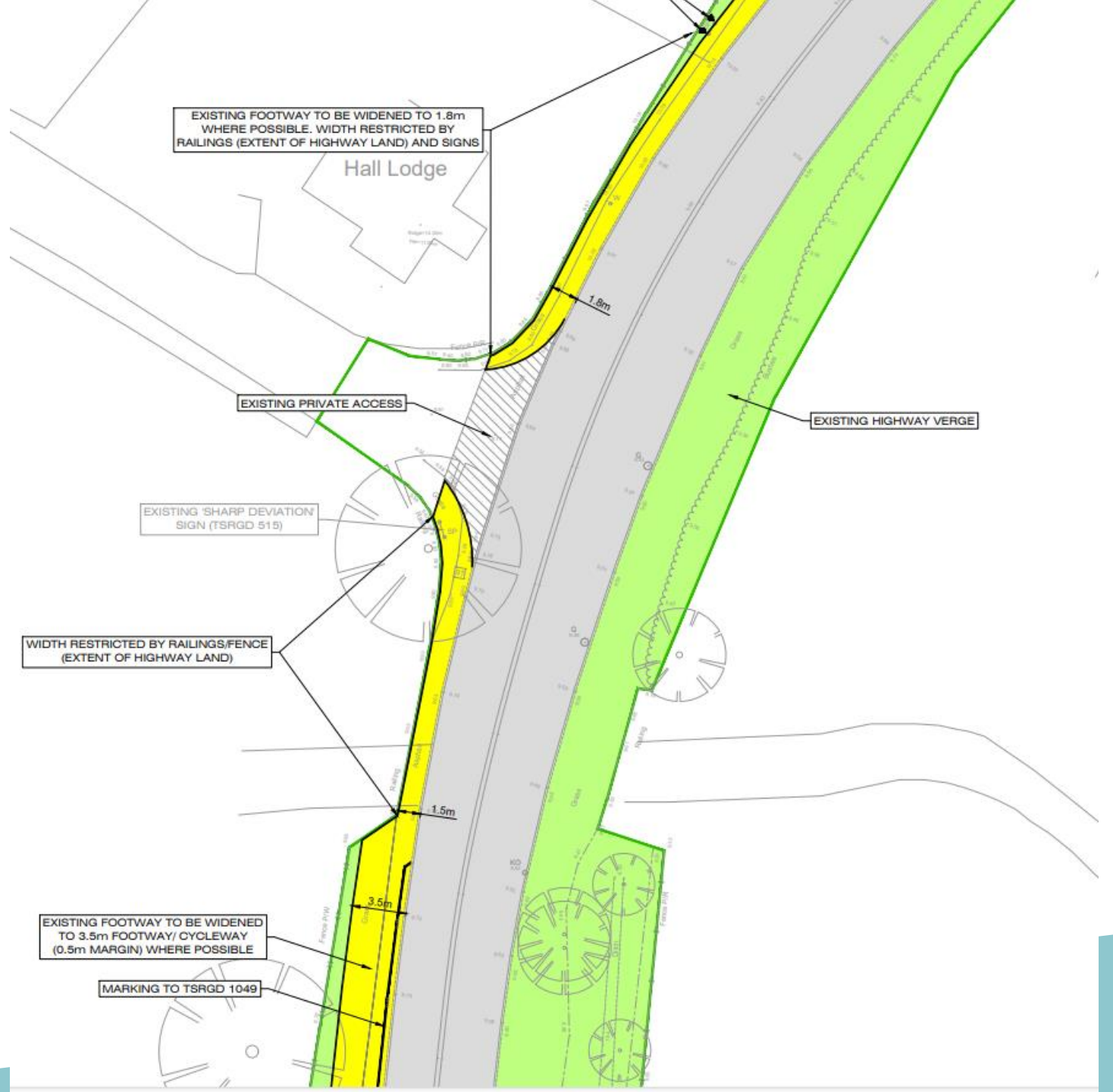
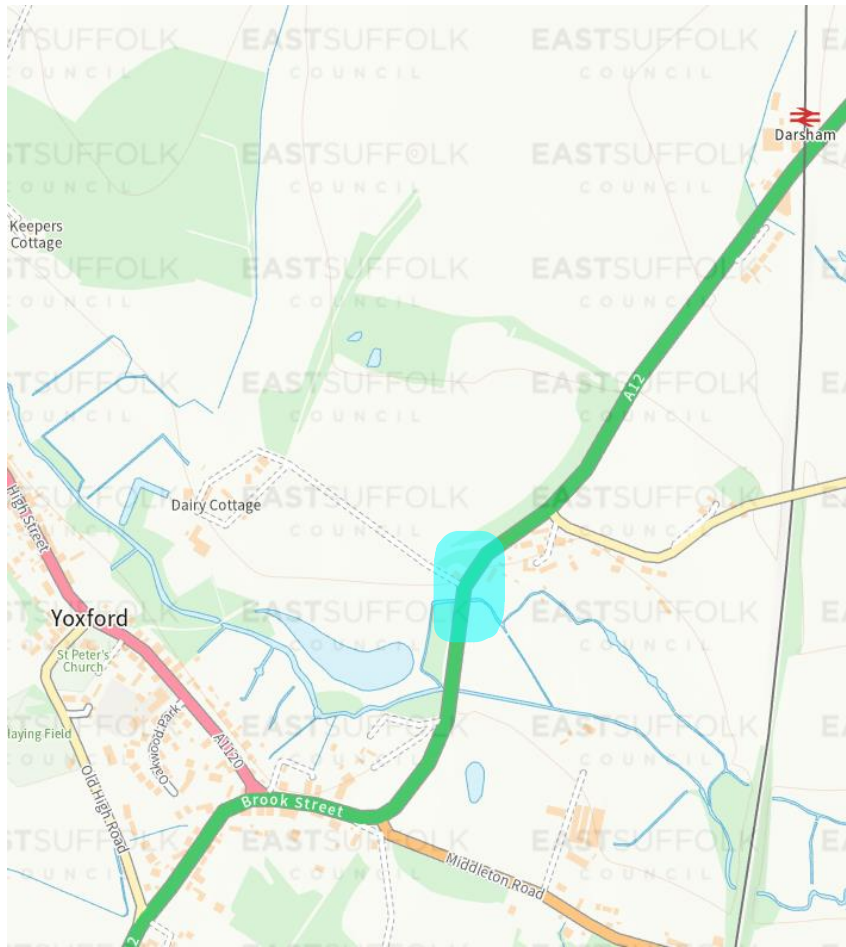


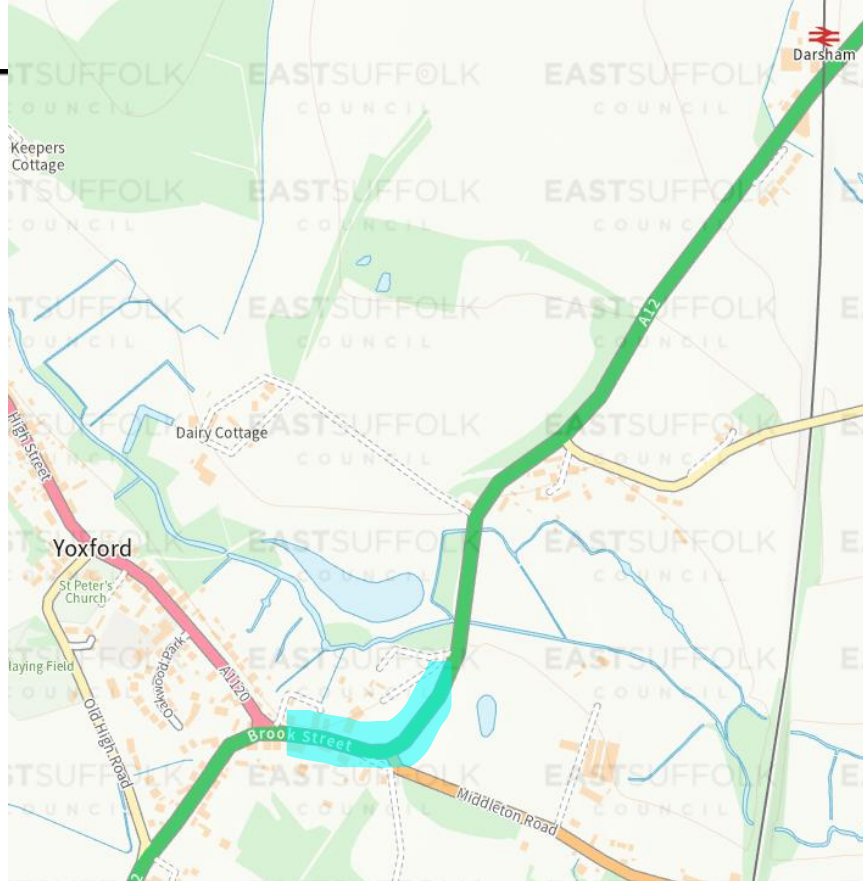
WIDTH IS RESTRICTED BY TREE RPA'S. MEASURES MAY BE REQUIRED

FOOTWAY WIDTH IS RESTRICTED BY TREE RPA'S. SPECIAL MEASURES MAY BE REQUIRED

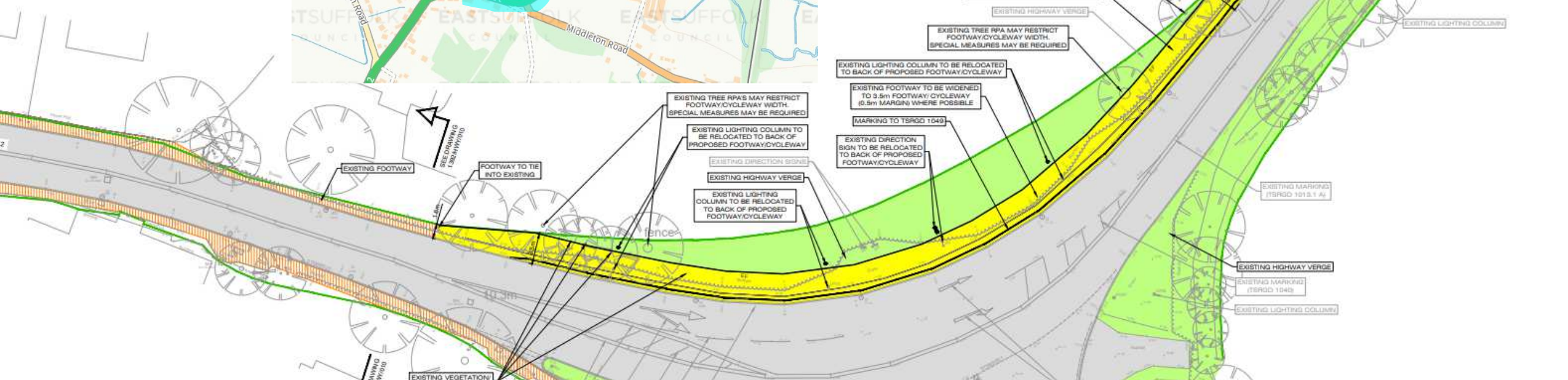








SATIS HOUSE HOTEL



EXTENT OF MAXIMUM 3.5m FOOTWAY/
CYCLEWAY (0.5m MARGIN) WITHIN OF
HIGHWAY BOUNDARY WHERE POSSIBLE

EXISTING VEGETATION TO BE CLEARED

EXISTING TREE RPA'S MAY RESTRICT
FOOTWAY/CYCLEWAY WIDTH.
SPECIAL MEASURES MAY BE REQUIRED



PROPOSED FOOTWAY/CYCLEWAY
REDUCED TO MAXIMUM WIDTH OF 2.5m WITHIN
HIGHWAY BOUNDARY WHERE POSSIBLE

EXISTING TREE RPA'S MAY RESTRICT
FOOTWAY/CYCLEWAY WIDTH.
SPECIAL MEASURES MAY BE REQUIRED

EXTENT OF MAXIMUM 3.5m FOOTWAY/
CYCLEWAY (0.5m MARGIN) WITHIN OF
HIGHWAY BOUNDARY WHERE POSSIBLE

EXISTING TREE RPA'S MAY RESTRICT
FOOTWAY/CYCLEWAY WIDTH.
SPECIAL MEASURES MAY BE REQUIRED

EXISTING VEGETATION TO BE CLEARED

EXISTING HIGHWAY VERGE

EXISTING TREE RPA'S MAY RESTRICT
FOOTWAY/CYCLEWAY WIDTH.
SPECIAL MEASURES MAY BE REQUIRED

EXISTING LIGHTING COLUMN TO BE RELOCATED
TO BACK OF PROPOSED FOOTWAY/CYCLEWAY

EXISTING FOOTWAY TO BE WIDENED
TO 3.5m FOOTWAY/ CYCLEWAY
(0.5m MARGIN) WHERE POSSIBLE

MARKING TO TSRGD 1049

EXISTING DIRECTION
SIGN TO BE RELOCATED
TO BACK OF PROPOSED
FOOTWAY/CYCLEWAY

EXISTING TREE RPA'S MAY RESTRICT
FOOTWAY/CYCLEWAY WIDTH.
SPECIAL MEASURES MAY BE REQUIRED

EXISTING LIGHTING COLUMN TO
BE RELOCATED TO BACK OF
PROPOSED FOOTWAY/CYCLEWAY

EXISTING DIRECTION SIGN

EXISTING HIGHWAY VERGE

EXISTING LIGHTING
COLUMN TO BE RELOCATED
TO BACK OF PROPOSED
FOOTWAY/CYCLEWAY

12.9m

EXISTING 'Y' JUNCTION
(TSRGD 240)
DIRECTIONAL & 'B'
(TSRGD 2809)
EXISTING CUSTAN
SERVICES SIGN



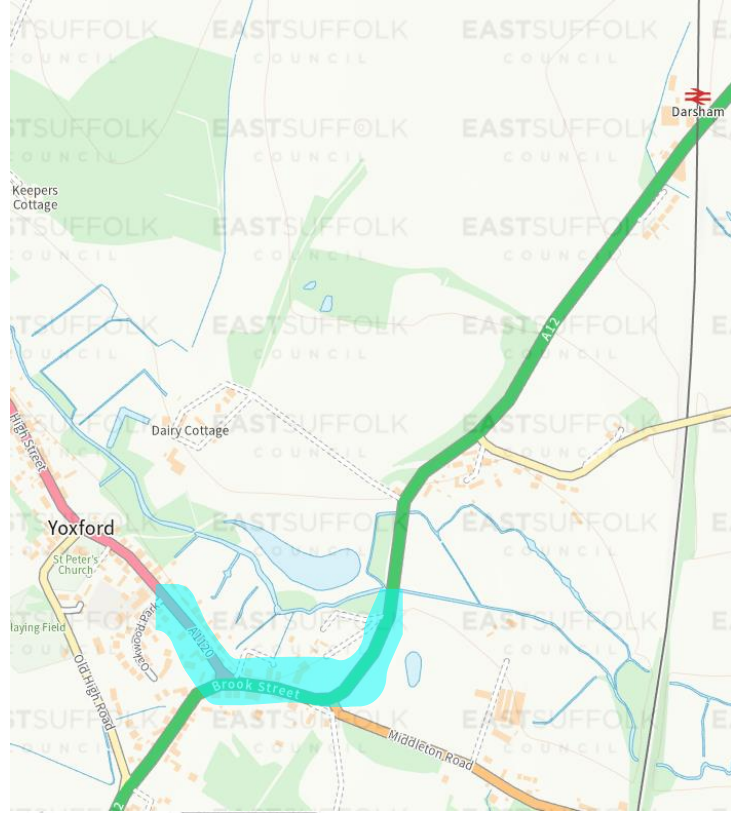
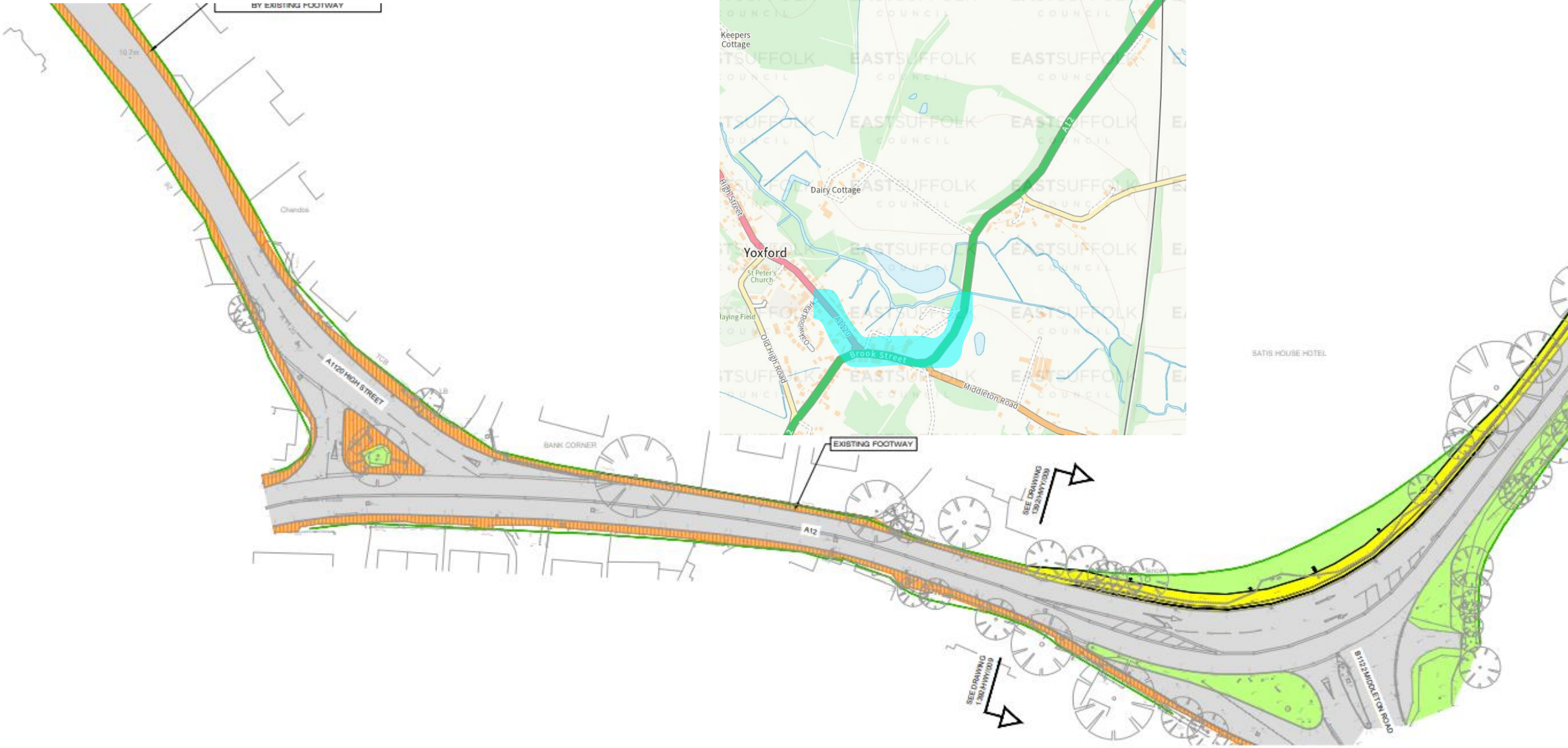
EXISTING LIGHTING COLUMN

EXISTING MARKING
(TSRGD 1013.1 A)

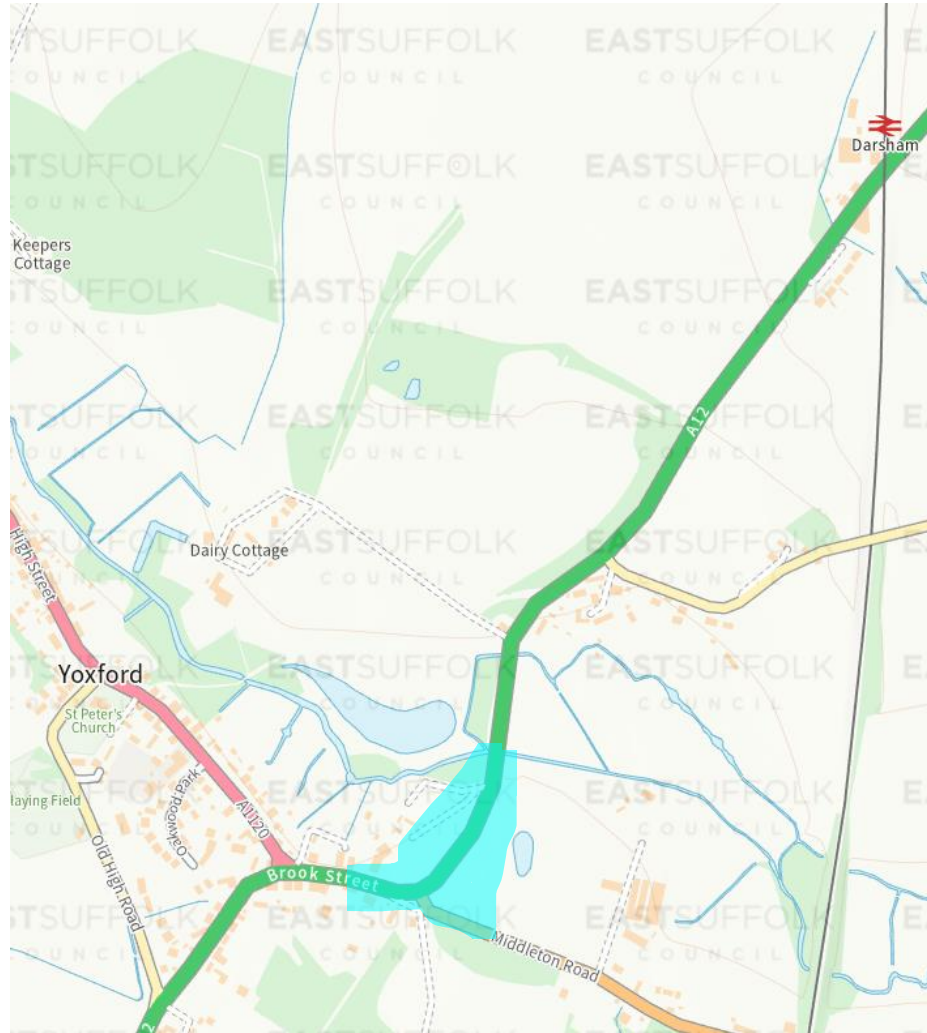
EXISTING HIGHWAY VERGE

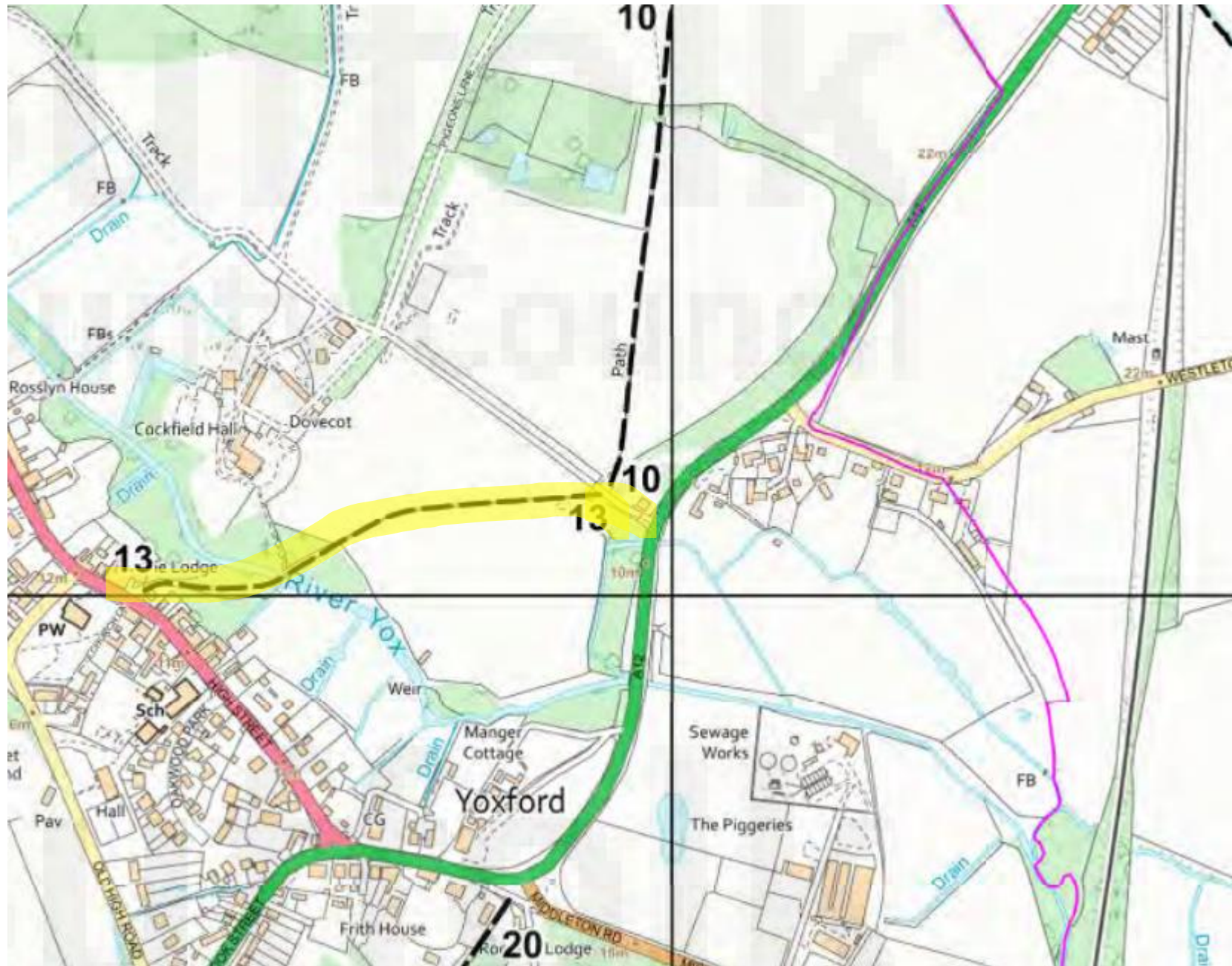
EXISTING MARKING
(TSRGD 1045)

EXISTING LIGHTING COLUMN



Sizewell C junction improvements





Framework Plan





Key



Northern Reach

- More dense area
- Close to Darsham railway station.
- Continuous frontage



Public open space

- Heavy screening especially on the ridge line
- LEAP
- Large open spaces



Southern Hamlet

- Less dense area
- Looser layout
- Courtyards


Illustrative Masterplan





Illustrative aerial sketch view looking north-east

Material Planning Considerations and Key Issues

- Principle of Development
 - Design and Layout Considerations
 - Highway Considerations
 - Landscape and Visual Impact
 - Heritage Considerations
 - Flood Risk
 - Ecology
 - Public Benefits
- 

Recommendation

AUTHORITY TO APPROVE subject to the conditions listed in the report and the completion of a S106 Legal Agreement to secure obligations including:

- Provision of affordable housing;
- 5% of the residential development as self build or custom build plots;
- Per dwelling contribution to the Suffolk RAMS
- Provision and long term management of public open space
- Secondary school transport costs
- Primary school contribution (in the event that it is not possible to achieve a signalised crossing of the A12)

