

**Chapter 2: Development Proposals (The Project)**

**Land off Duke's Park, Woodbridge**

**ENVIRONMENTAL STATEMENT**

November 2015

## **2.1 INTRODUCTION**

- 2.1.1 This chapter of the ES describes the proposed development. Some details are addressed in the Design sections of topic-specific chapters, where appropriate. The totality of the proposed development is described across this chapter, the topic specific sections and the supporting outline application documents.
- 2.1.2 The Project will constitute high quality residential development complete with the associated open space requirements to meet the community's needs as part of a cohesive green infrastructure (GI) framework. It is anticipated that the development will deliver up to 215 new homes and a proposed convenience store together with amenity green space and GI connectivity.
- 2.1.3 Further details are also provided within section 5 of the Design and Access Statement (DAS), submitted as part of this application. This should be considered in conjunction with the Framework Plan (Appendix 1.5).

## **2.2 DESIGN OBJECTIVES**

- 2.2.1 The proposed development is based on a set of design objectives drawn from national and local urban design policies and from good practice. The objectives also reflect the results of the stakeholder engagement and public consultations. These objectives include:
- Delivery of a high quality place by creating an attractive new community set within a landscape of open space, street trees and structure planting;
  - Delivery of up to 215 new dwellings with a mix of housing, offering 1-5 bedroom properties, comprising a range of house types, from linked townhouses to detached properties;
  - Adoption of the theme of inclusive design by making the place compliant with DDA standards and therefore accessible to all;
  - Retention and incorporation of existing boundary trees and hedgerow planting and improving biodiversity where possible;
  - Creating a 'place' which is designed for people and is easy to understand and move through, with quality 'communal' streets providing good pedestrian and cycle linkages both within the site and beyond;
  - Ensuring the development is as safe and secure by design as reasonably possible;
  - Promoting sustainability through the design and construction process, reducing energy consumption and minimising waste;
  - Embracing best practice solutions and contemporary design and construction methods. These will be ingrained from good examples of local distinctiveness found within and around Woodbridge.

## **2.3 THE FRAMEWORK PLAN – PROPOSED DEVELOPMENT**

2.3.1 The Framework Plan (Appendix 1.5) sets the location and scale of the proposals. The proposed development consists of:

### **Housing**

2.3.2 The proposed development includes 7.70 hectares of residential land, providing up to 215 new homes. There would be a range of densities across the site. New housing will comprise of a mix of dwellings and house types, ranging from 1 to 5 bedroom units. The housing mix will include adequate levels of affordable housing, with an agreed tenure split. All of the required affordable dwellings will be accommodated on site in small clusters and evenly distributed around the proposed development. Housing will be set within a contextual framework of attractive streets and a landscape setting of green links and street trees.

### **Retail**

2.3.3 The proposed development includes a 400m<sup>2</sup> convenience store located to the north of the site adjacent to Ipswich Road. The store will be easily accessible to both new and existing residents of Woodbridge and will include onsite parking. The total area proposed for the store and associated parking and service areas is 0.1ha.

### **Green Infrastructure**

2.3.4 As part of its GI, the project will create a strong green infrastructure running through the centre of the site including, new tree planting, woodland blocks, grassland and footpaths. A central public open space informs the centre of the proposals which includes footpath links, habitat enhancement and amenity space. Design will be informed by reference to the latest guidance provided by government agencies such as The Design Council, Natural England, Sport England and the Environment Agency.

2.3.5 The GI framework will create a diverse landscape structure for the project, catering for a wide range of recreational needs, whilst delivering conservation requirements. The GI will target biodiversity enhancements in accordance with the objectives of the Suffolk Coastal District Council.

### **Equipped Children's Play Space & Public Open Space**

2.3.6 The proposed development provides significant potential to cater for new public open space areas within the site's Green Infrastructure, including both formal and informal recreation provision, as well as walking and cycling routes accessible to both existing and new residents. A locally equipped area of play will be provided within the site.

## **2.4 ACCESS AND MOVEMENT**

2.4.1 The proposed development, through sustainable design, aims to minimise the effects of the private car on the highway network and to encourage greater use of other transport modes. More detail is provided within the Transport Assessment and Travel, submitted separately with the planning application.

- 2.4.2 It is envisaged that a safe 'walkable' neighbourhood will be a fundamental objective of the overall design proposals, supported by convenient connections to the local public transport system linking to Woodbridge and major amenities.
- 2.4.3 The Masterplan creates a number of walking and cycling routes through a connected pattern of streets, footpaths and connections to existing rights of way and footpaths to the west of the site and the wider area of Woodbridge.

## **2.5 UTILITIES**

- 2.5.1 Within the development, a common utilities strategy would be applied locating main utilities alongside and within the main street network. Refer to the Utilities Report appended to the Planning and Affordable Housing Statement.

## **2.6 IMPLEMENTATION, PHASING, MANAGEMENT AND MAINTENANCE**

- 2.6.1 It is expected that the approach to construction and the approach to the future management and maintenance of the proposed development are likely to be matters governed by Condition.
- 2.6.2 Establishment of tree planting will occur early on to ensure that the green infrastructure is robust to limit any visual impact.
- 2.6.3 It is envisaged that the open space resources created by the proposed development would be managed and maintained by an independent management trust/company.