

Weavers *Green*

Land off Sand Hill, Boxford

RESIDENTIAL DEVELOPMENT & NEW PUBLIC OPEN SPACE

Welcome

Thank you for taking the time to meet the team and to discuss our proposals to deliver new homes and public open space for Boxford.

The 14 acre / 5.6 hectare site is located to the east of Boxford village, off Sand Hill approximately 70m north of the Hadleigh Road (A1071)

The site represents a sustainable location for new development, with a range of essential day to day facilities within walking distance.

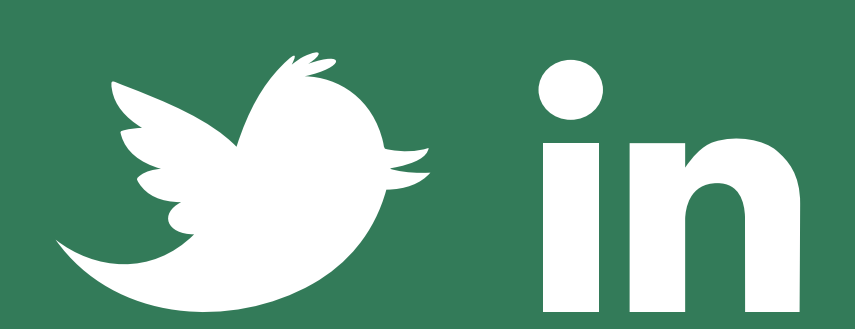
As a precursor to preparing an outline planning application for the development of the site we are consulting with the local community to get feedback on our draft proposals so we can shape our plans further.



Our team are here to help talk you through the proposals as well as answer any questions you may have.

Catesby Estates plc

part of Urban&Civic



T: +44 (0)1926 836910 E: info@catesbyestates.co.uk W: www.catesbyestates.co.uk

Weavers Green

Land off Sand Hill, Boxford

Development Plan Context

At the local level the Council (Barbergh District Council) is beginning work on a new Local Plan to replace the current Core Strategy in line with Government policy. An initial draft will be published for consultation in February 2019.

The Government's new standard method for calculating housing requirement indicates that a minimum of 439 dwellings per annum^[1] will be required in Barbergh District over the new Local Plan period to 2036. This represents a 24% increase beyond the current adopted Core Strategy requirement, which is in the region of 355 dwellings per annum.

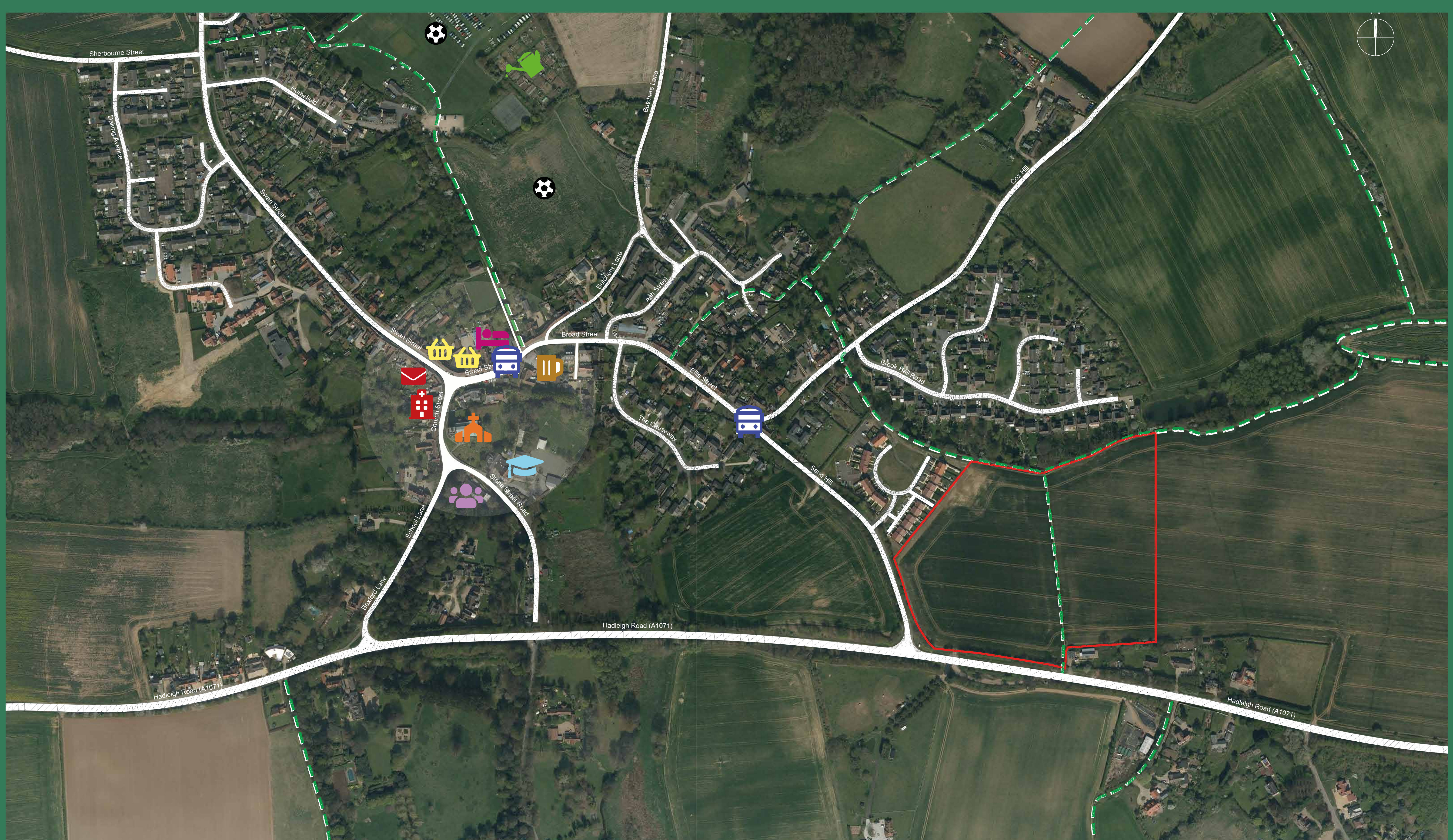
It will therefore be necessary for the Council to allocate and approve new greenfield housing sites in order to meet the minimum requirement in the emerging Local Plan.

Boxford is identified as a Core Village in Policy CS2 of the adopted Core Strategy which will act as a focus for new residential development. The policy goes on to advise that site allocations to meet housing and employment needs will be made.

The status of Boxford as a Core Village will remain in the settlement hierarchy for Barbergh District and therefore the village will continue to comprise a suitable and sustainable location for the allocation and development of new homes.

Catesby Estates is considering the preparation of an outline planning application later in 2019 to establish the principle of residential development on the site including site access and housing layout.

[1] Using the 2014 based household projections as advised by Government in its recent consultation on updates to planning policy and guidance – 26 October 2018

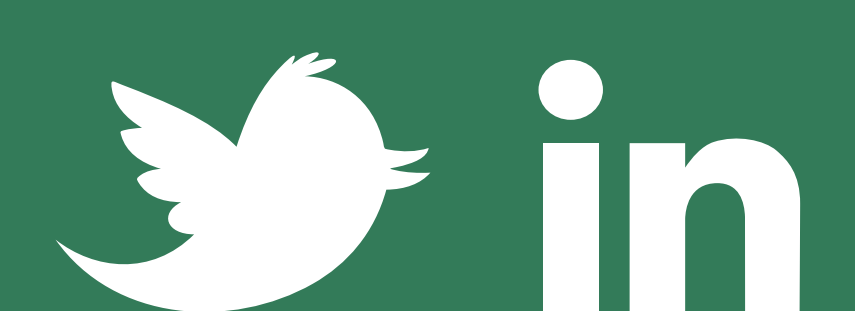


Local Facilities:



Catesby Estates plc

part of Urban&Civic



T: +44 (0)1926 836910 E: info@catesbyestates.co.uk W: www.catesbyestates.co.uk

Weavers Green

Land off Sand Hill, Boxford

The Proposals

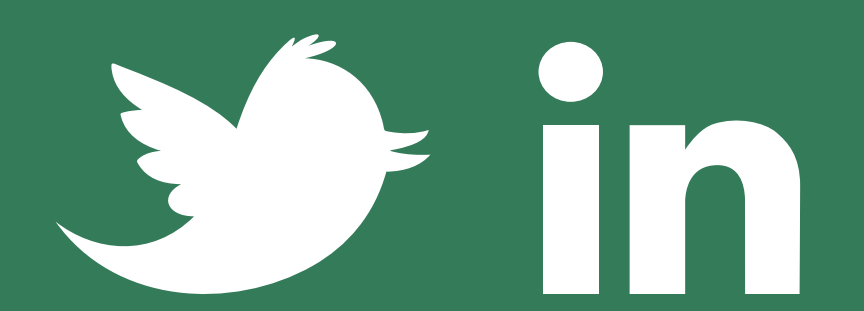
The proposals are influenced by the rich character of Boxford. We want to create a place where people can be proud to live, and provide a varied mix of accommodation types to satisfy identified local housing need with an emphasis on smaller dwellings that are sensitively designed and are of high quality. We are proposing up to 80 new homes incorporating a mix of 2, 3, 4 and 5 bedroom homes of various types (bungalows, maisonettes, semi-detached and detached houses) with 35% affordable homes provided for those struggling to get on the housing ladder.

The scheme would include an extensive amount of green infrastructure including: native woodland; street trees in generous grass verges; informal wildflower meadow; a more formal 'trim trail' and footpath around the development; and a surface water drainage area which could be planted to create new ecological habitat.



Catesby Estates plc

part of Urban&Civic



T: +44 (0)1926 836910 E: info@catesbyestates.co.uk W: www.catesbyestates.co.uk

Weavers Green

Land off Sand Hill, Boxford

Design & Access

Any outline application will be accompanied by a Design and Access Statement (DAS) and a Design Guide. Both these documents would seek to ensure that any future detailed planning application will adhere to the principles agreed during consultation and at the outline planning stage.

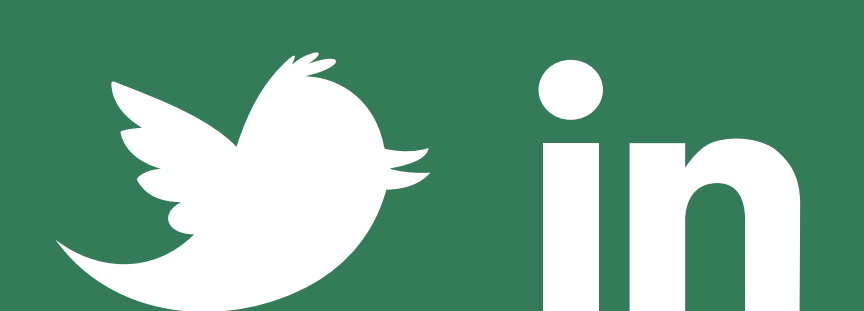
The development will seek to enhance pedestrian connectivity between the village and the site. The route of the existing footpath across the site would be retained and incorporated into a wide street with a green, village character. A pedestrian link will also be provided through to Station Field to the north.

Access to the site will be taken from Sand Hill from a point approximately 70m north of its junction with Hadleigh Road. The development access will provide a 5.5m wide carriageway with a 2.0m wide footway along the northern side of the access. This will connect through to the existing footway to the north by the junction to Station Field along the eastern side of Sand Hill. The access will be designed in accordance with local and national guidance.



Catesby Estates plc

part of Urban&Civic



T: +44 (0)1926 836910 E: info@catesbyestates.co.uk W: www.catesbyestates.co.uk

HOUSING CRISIS

It is now widely understood that one of the Government's core objectives is to significantly boost the supply of housing nationally in order to address the ever increasing housing crisis resulting from a lack of affordability in the market and the consequent need for new homes of all types sizes and tenures. To this end the Government intends to deliver 300,000 new dwellings per year by around 2020.

The pressure on the housing market is significant with the demand for homes outstripping supply. An increase in life expectancy, immigration, single person occupancy and the demand for second homes being just some of the contributing factors.

For many first time buyers and young people, house prices are out of reach, with ever increasing deposits and monthly payments reducing the number of owner occupiers. This is why the average level of affordable housing across all our sites currently stands at 37%.

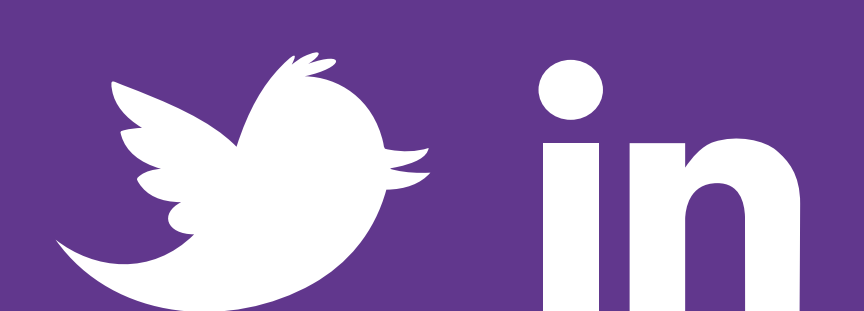
What Is Affordable Housing?

Affordable housing is a combination of social rented, affordable rent and shared ownership housing, provided to eligible households whose needs are not met by the market.



Catesby Estates plc

part of Urban&Civic



T: +44 (0)1926 836910 E: info@catesbyestates.co.uk W: www.catesbyestates.co.uk