

# Land south of Fishponds Way

HAUGHLEY

## RESIDENTIAL DEVELOPMENT & NEW PUBLIC OPEN SPACE

### Welcome

Thank you for taking the time to meet the team to discuss our proposals to deliver new homes for Haughley on land south of Fishponds Way.

The 11.6 acre site comprises an arable field situated at the southern edge of Haughley and lies within the administrative area of Mid Suffolk District Council.

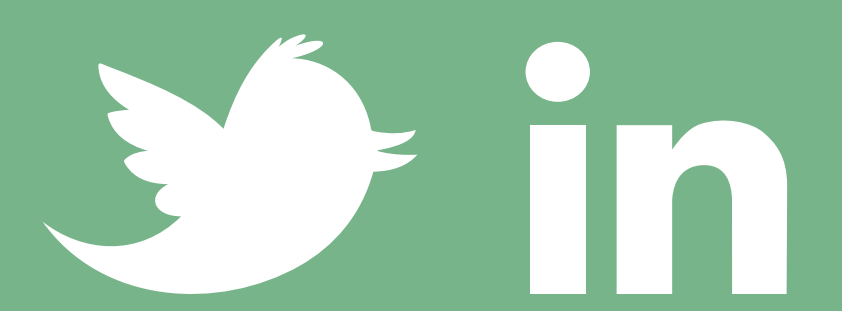


We will be preparing an application for outline planning permission for the site during the summer. Part of this process is consulting with the local community to get feedback on the proposals so we can shape our plans further.

**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



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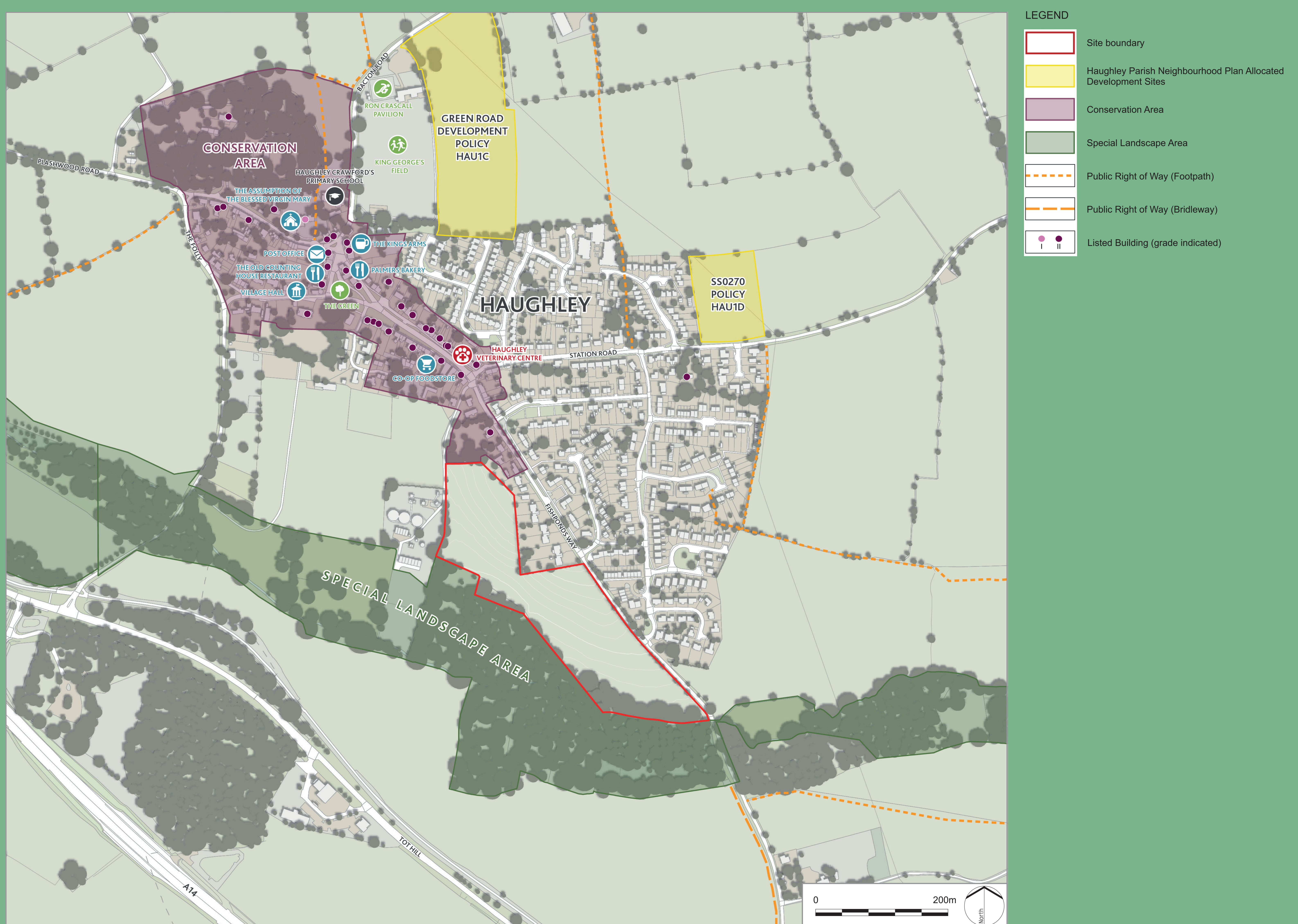
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### Planning Context

Mid Suffolk District Council is currently in the process of producing a new Joint Local Plan with Babergh District Council, with its adoption anticipated in spring 2019. The new Joint Local Plan identifies Haughley as a Core Village, the second-highest tier in the proposed settlement hierarchy, meaning this is a sustainable location for appropriately sized housing development.



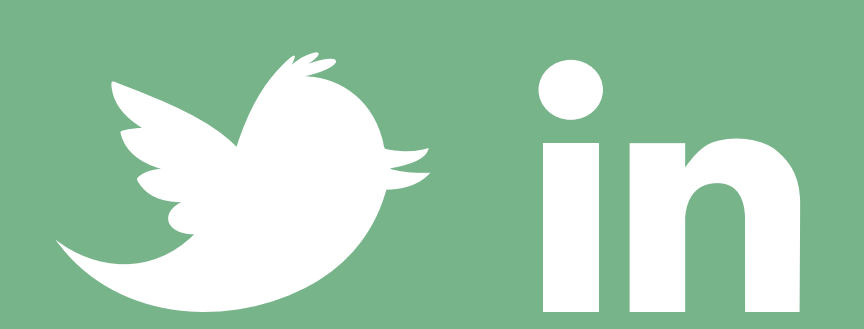
Consultation on the Haughley Neighbourhood Plan has commenced and will establish planning policies for the development and use of land within the Parish. Upon adoption, it will form part of the statutory plan for the area, and will be used to promote and guide development in the area.

Fishponds Way has been allocated for housing in the emerging Neighbourhood Plan under Policy HAU5. Catesby Estates will be submitting an Outline Planning Application later this summer which will set the principles of the development in more detail including site access and housing layout.

Should the application be approved, we will then work with housebuilders to deliver a range of new homes, with first residents taking occupation early 2020.

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### Design

Our proposals protect the mature woodland to the south of the site and ensure the new housing integrates well with neighbouring residential areas. There will be a mix of housing types and styles including a policy compliant 35% affordable housing.

A landscape buffer to the woodland will connect open spaces to the north and south of the new housing area, providing a green setting for properties and be designed to benefit both residents and wildlife.

New houses will have a positive interface with Fishponds Way, providing an attractive route into the village. Buildings will be orientated to frame key spaces, provide safe environments, and be in keeping with their surroundings.

Vehicular access is proposed via a simple priority junction to be formed with Fishponds Way, which has been subject to pre-application discussions with the Mid Suffolk District Council's Highways Team.



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