

Denbury Homes Development of 65 houses, on land East of The Street, Eyke

The Parish Council met with Denbury Homes representatives, to hear their proposals and to put forward the concerns which villagers have raised. Attached are the notes from that meeting, and a statement of the proposed development.

This statement will also be available on the parish noticeboards, along with the proposed site plan.

Notes of the meeting with Denbury Homes Ltd. On Monday 28th November 2022 at 6.30pm in the Village Hall to discuss the proposed development on land east of The Street, Eyke.

Present: All members of the Parish Council, the clerk and Robert Eburne, Strategic Land and Planning Manager, and Tom Pike, Planning Director, from Denbury Homes.

Mr Eburne introduced himself, and presented a planning layout and statement regarding the forthcoming development. (*The statement is appended to these notes.*) Further copies were made available for display in the village.

He stressed the desire to work with the village, and produce a development which would enhance and be an asset to the community.

It appears that many of the concerns raised by villagers at the recent parish council meeting were addressed in the statement and plan, including the crucial single access to the site from The Street, with no access from Church Lane.

Sewage disposal will be via the existing system; the parish council's continuing concern over this was noted by Mr Pike, to be considered.

Other concerns – archeology, flood risk, conservation of wildlife, including bats, will also form part of the planning application.

Regarding climate concerns, Mr Eburne said that Denbury houses were regarded widely as the most energy efficient. Air source heat pumps form part of their plan, and high levels of insulation. The use of further measures, such as solar panels are under consideration, and as technology in this area is advancing apace, will be further considered when the development starts, which is not expected to be until early 2024.

Mr Eburne stated that this site plan, unaltered, will form the basis of the planning application, which will be submitted to East Suffolk Council next week. He agreed in principle to informal progress meetings with the Parish Council every 4/6 weeks. In answer to a question regarding the length of time the development will take to complete, he estimated that they would be off-site approximately 18 months after the first home is occupied.

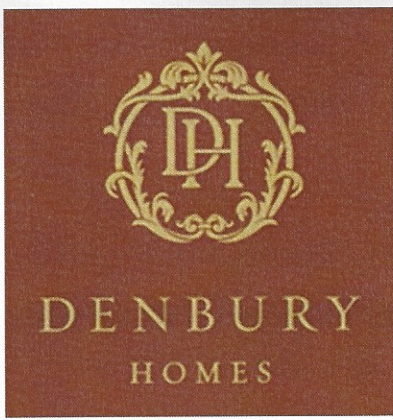
Cllr. Cushing said that the 30mph sign should be repositioned further away from the village, which would need an order from SCC. He felt that while doing this, the speed limit in the village could be reduced to 20mph, and asked for Denbury Homes support in this.

He also felt that the existing entrance to the village car park should be closed, and a new access made through the development. Mr Pike did not think this was viable. Councillors were concerned that there was no extra parking provision made. Mr Eburne pointed out that as part of the application the school would receive an extra acre of land, and could perhaps use a portion of it for car parking.

The parish council felt it should be a planning condition that no development or building works are allowed to take place until a new junction from the A1152 in to the site is completed.

Councillors also wondered if there was any possibility of generosity in the form of a financial donation to the village, particularly with regard to the refurbishment of the village hall. Mr Eburne pointed out that the parish will receive £128,280 from the CIL, but that he would take this thought away for further consideration.

The meeting closed at 7.45pm



Proposed development – Land East of the Street, Eyke, Suffolk

Denbury Homes is applying for full detailed planning permission for the development of 65 homes, public open space, vehicular access and the extension of the Eyke CoE Primary School Site on land off The Street in the village of Eyke within the district of East Suffolk.

The proposed site is allocated for the development of approximately 65 homes and the provision of school expansion land in the Suffolk Coastal Local Plan Policy SCLP12.50 (dated September 2020).

The development would be accessed off The Street (A1152) and the estate road access is designed to accord with a 40mph access visibility but is situated within the 30mph zone.

Denbury Homes is proposing that the planning permission will be the subject of a legal agreement, known as a Section 106 Planning Obligation, to secure affordable housing provision.

Denbury Homes will be paying £855,197 in Community Infrastructure Levy to the District Council to pay for community infrastructure projects and the Parish Council would be allocated 15% of this sum (up to £128,280).

The development scheme will contain a range of homes from 2 bedrooms to 5 bedrooms. The homes will be in a variety of forms including terraced, semidetached and detached homes. The scheme includes bungalows and accessible / adaptable dwellings. There will be 44 market homes in total.

The affordable homes will accord with the Council's 1 in 3 policy. Every third home is proposed as an affordable home. The tenure of the 21 affordable homes will be 11 affordable rent homes, 5 shared ownership homes and 5 "first" homes provided as discounted starter homes for local applicants.

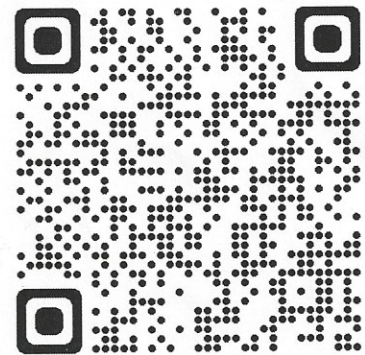
An area of land of not less than 0.4 hectares (1 acre) is proposed to be changed from agricultural use to school expansion land. This land will become part of the Eyke CoE Primary School site.

The scheme is designed to manage its surface water on site using surface water infiltration and a new drainage basin which would drain down within 48 hours of a severe rainfall event.

The development will comply with a sustainable energy strategy agreeing reduced carbon emissions and various resource efficiency proposals such as sitewide Electric Vehicle charging points

The development is anticipated to commence in early 2024 with the first of the homes being occupied in Autumn 2024. The build programme will be managed by a comprehensive Construction Management Plan to minimise construction impacts.

For more information about Denbury Homes please scan the QR code →



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