



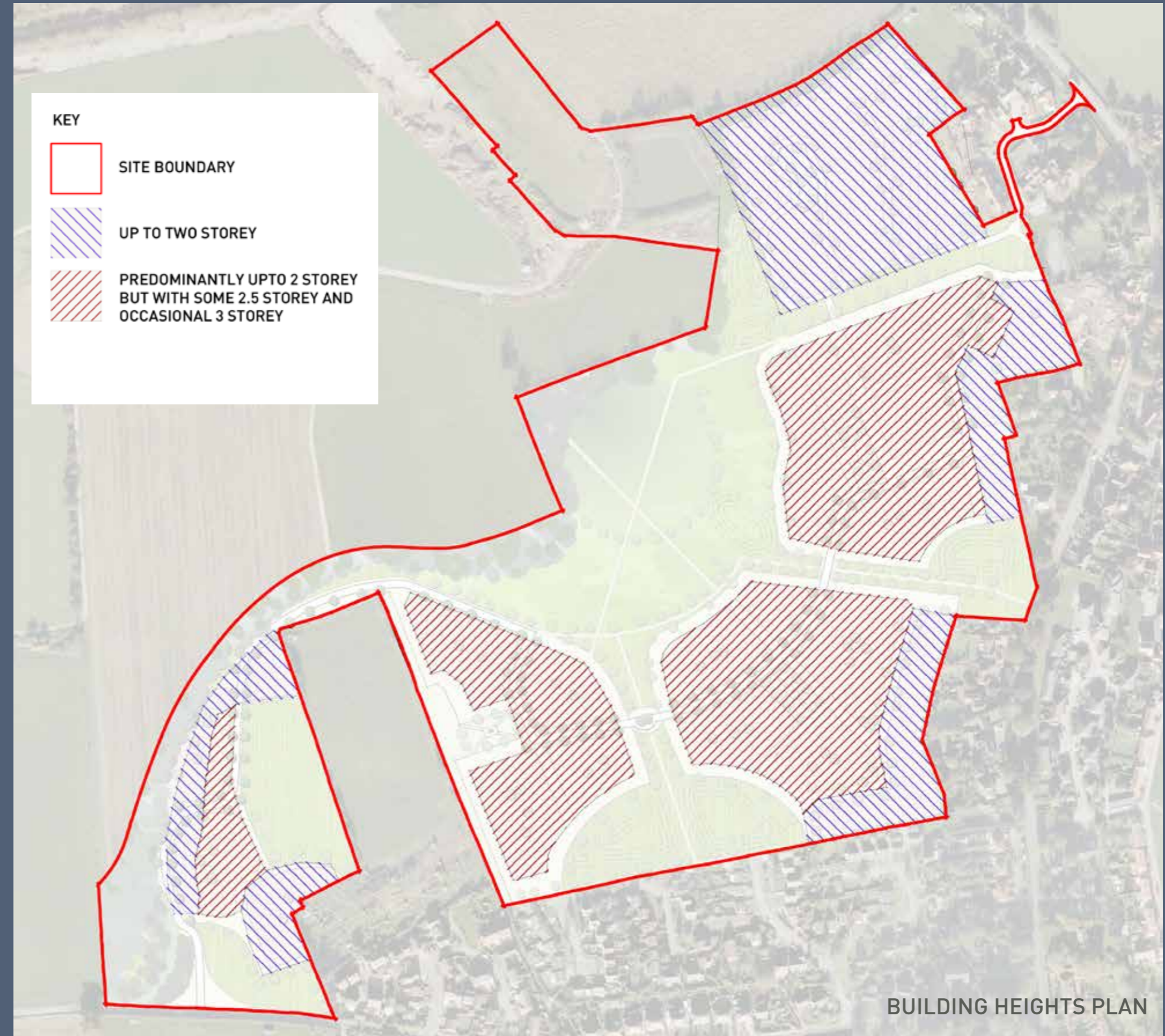
LAND TO THE SOUTH OF EYE AIRFIELD SUFFOLK

ADDENDUM TO THE
DEVELOPMENT BRIEF











PREPARED BY PEGASUS DESIGN
T.0283_43 | MAY 2016

ADDENDUM TO THE DEVELOPMENT BRIEF

- 1.1 A Development Brief has been produced to guide future development on the site north west of Eye.
- 1.2 This addendum to the Development Brief sets out the revisions made to north eastern parcel of the Indicative Concept Masterplan.
- 1.3 In order to alleviate concerns relating to the position of the care home within the Outer Pipeline Zone, its location has been amended to the south of the development parcel. It is proposed that residential uses previously located in the south eastern corner of this parcel will extend to the north of this parcel. As a result, all uses within the Outer Pipeline Zone conform to the Health and Safety Executive document 'PADHI - HSE's land use planning methodology'.
- 1.4 It is proposed that building heights within the entire north eastern parcel should be limited to two storeys, This will ensure any potential impact on the setting of Eye Castle and the Conservation Area will be ameliorated.





- KEY**
-  SITE BOUNDARY
 -  RESIDENTIAL
 -  POTENTIAL CARE HOME LOCATION
 -  VILLAGE STREET
 -  FRONTAGES TO GREEN SPACES
 -  SHARED SURFACE
 -  SHARED FOOTWAY/CYCLEWAY ABLE TO ACCOMMODATE EMERGENCY VEHICLE MOVEMENT
 -  POTENTIAL POINTS OF VEHICULAR ACCESS
 -  POTENTIAL PEDESTRIAN/CYCLE LINKS
 -  EXISTING PUBLIC FOOTPATHS
 -  POTENTIAL DIVERSION OF PUBLIC FOOTPATH
 -  POTENTIAL CHILDREN'S PLAY AREA
 -  OPEN SPACE
 -  PROPOSED TREE BELT BUFFER PLANTING
 -  EXISTING TREES AND HEDGEROWS RETAINED
 -  BUFFER TO EXISTING PROPERTIES - MINIMUM 18m 'BUILT FORM SETBACK'
 -  POTENTIAL ATTENUATION PONDS

REVISED INDICATIVE CONCEPT MASTERPLAN

