



St Edmundsbury
BOROUGH COUNCIL

B406

Rural Area Working Party 13 January 2011

Sustainable Development Working Party 18 January 2011

Replacement St Edmundsbury Borough Local Plan 2016: Development Brief for Land at The Green, Barrow

SUMMARY

1. The adopted Replacement Borough Local Plan contains a requirement for a development brief or site-specific design guidance to be prepared for all major development sites before planning permission can be granted.
2. Land at The Green, Barrow is allocated in Policy RA2(c) of the Replacement Local Plan for residential development. Agents acting on behalf of the owners of the site have prepared a Development Brief for the site in accordance with the Council's protocol for the preparation of such documents. Following a period of consultation with stakeholders and neighbouring residents, they are now seeking the Council's approval of the Development Brief as planning guidance.
3. Your officers are satisfied that the Development Brief, and the proposals within it, have been prepared in accordance with the adopted replacement Local Plan and should, therefore be adopted as planning guidance.

1. Purpose of Report

- 1.1 **The purpose of this report is to consider the content of the Development Brief for the development of land at The Green, Barrow following public consultation and to recommend its adoption as non-statutory planning guidance.**

2. Background

- 2.1 The adopted Replacement St Edmundsbury Borough Local Plan 2016 contains a requirement for a development brief or site-specific design guidance to be prepared for all major developments before planning permission can be granted (Policy DS5). Despite the adoption of the Local Development Framework Core Strategy in December 2010, Policy RA2 and DS5 of the Local Plan remain in force.
- 2.2 A protocol for the preparation of development briefs has been produced in order to clarify the process for site owners and developers. The protocol was approved by the Sustainable Development Panel on 15 April 2008, Paper Y687 refers, and adopted in May 2008.
- 2.3 Agents acting on behalf of the owners of the site have prepared a Development Brief for the site in accordance with the Council's Protocol for the preparation of such documents.
- 2.4 As with all such developments of this size within the Borough, any application for the development of the site will be considered using the Commission for Architecture and the Built Environment (CABE) Building For Life standard.

3 The Development Brief

- 3.1 A copy of the draft Development Brief is attached as **Appendix A**. It is a comprehensive document which:-
- (a) identifies the principal elements which contribute to the character of the site, and its relationship with the centre of the village and the surrounding area;
 - (b) identifies constraints and opportunities including wildlife and landscape significance;
 - (c) proposes a mix of house sizes including affordable housing;
 - (d) includes an indicative layout;
 - (e) identifies localised flood risk issues and sustainable drainage measures; and
 - (f) identifies areas for provision of financial payments under Section 106.

4 Consultation

- 4.1 The Development Brief has been the subject of public consultation undertaken by the agents acting on behalf of the owners of the site from 16 September 2010 to 15 October 2010 and a public exhibition was held at Barrow Village Hall on 28 September 2010. Consultation letters, with copies of the draft Development Brief, were also sent to statutory and other consultees. A report on the consultation is attached as **Appendix B**. Full details of the public response are included in the Public Consultation Report which can be viewed at

http://www.stedmundsbury.gov.uk/sebc/live/cabinetandcommittees/report_display.cfm?Report=6283&themeeting=1571&com=152&datecom=2011-01-13%2000:00:00.0&timecom=1900-01-01%2017:00:00.0

This approach accords with the Council's adopted Statement of Community Involvement.

- 4.2 The principal issues raised by the consultation were:-
- (a) general support for the principle of development and its general form;
 - (b) concern at potential for overlooking;
 - (c) concern at lack of bungalows;
 - (d) concern at potential for overbearing three storey dwellings;
 - (e) concern at location of footpath and vehicular access onto Bury Road; and
 - (f) matters relating to street lighting, hedges, trees and fences.
- 4.3 The draft Brief has been considered by a range of statutory consultees including the Parish Council and other statutory bodies, together with the views of residents within the village. Changes have been made to the Brief in response to the comments and observations received and are identified as follows. Proposed deleted text is shown thus: ~~deleted text~~ and additional text thus: **additional text**.
- 4.4 Although there is general support for the principle of the development, there were those who would prefer not to see the site developed and some concern relating to disturbance during construction. The Brief has been amended to draw attention to the need to pay regard to this issue.
- 4.5 The Brief does not consider bungalows to be appropriate since they do not reflect the form of traditional buildings in the locality. Although no 3 storey development is proposed by the Brief a sub-section has been added relating to residential amenity and the need to pay particular regard to overlooking.
- 4.6 The position of the vehicular access has been determined by the short lengths of highway which cross The Green and has been confirmed as acceptable by the Highway Authority. It is not proposed that any changes be made in this respect. Matters relating to the position of footpaths will need to be addressed during the preparation of a planning application, but a change has been made to the Brief to distinguish between the existing public footpath (Footpath 7) and proposed paths.
- 4.7 Matters relating to street lighting, hedges, trees and fencing will need to be addressed as part of a planning application and will seek to retain existing mature trees. No amendments have been proposed to the Brief.
- 4.8 The Brief provides a commitment to a Section 106 Obligation to provide for affordable housing and other community contributions, including education provision.

5. **Conclusion and Recommendation**

- 5.1 Officers are satisfied that the development proposed in the Design Brief is in accordance with the adopted Replacement Local Plan, and in particular Policy DS5. Furthermore, the procedures have been undertaken in accordance with the Protocol for the Preparation of Design Guidance and Development Briefs.
- 5.2 Furthermore, officers are satisfied that the consultation process has been thorough and is in accordance with the adopted Statement of Community Involvement. There will, of course, be full consultation undertaken in respect of any subsequent planning applications.
- 5.3 The Working Party is therefore asked to **RECOMMEND** to Cabinet and Full Council that the Design Brief for the development of the of land at The Green, Barrow be adopted as non-statutory planning guidance for the determination of future planning applications.

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Estate of Coralie Watson

Barrow

Land at The Green

DEVELOPMENT BRIEF

December 2010

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Estate of Coralie Watson

Barrow

Land at The Green

DEVELOPMENT BRIEF

1 INTRODUCTION

This Brief has been prepared on behalf of the owners of the site – Harry Watson and the Estate of the late Coralie Watson.

1.1 Status and purpose of document

1.1.1 The adopted *Replacement St Edmundsbury Borough Local Plan 2016* contains a requirement for a Development Brief, or site specific design guidance, to be prepared for all major developments before planning permission may be granted. Once adopted, the Development Brief will become a material consideration in the determination of any planning application for the development of the site.

1.1.2 The purpose of the Development Brief is to provide information on the policy and physical constraints operating on the site and indicate how it is intended it could be developed.

1.1.3 The Brief has been the subject of public consultation (an exhibition was held at Barrow village hall on 28 September 2010) and this final version incorporates changes made to reflect material points arising from the responses received.

1.2 Scope of Development Brief

1.2.1 This brief includes information on

- site location and description
- the planning policy context;
- the wildlife and landscape significance of the site;

- a landscape strategy for the proposed development;
- the mix of housing and affordable housing provision;
- the design of the proposed scheme;
- the retention of the existing footpath with landscape enhancement;
- access to, and vehicular movement within, the site, and car parking;
- public transport and the need for a travel plan;
- the physical infrastructure needed to serve the development; and
- additional matters.

1.3 Associated documents

1.3.1 The following documents should be read in conjunction with this brief: *Site Analysis and Constraints*; *Village Architectural Vocabulary*; and *Site Layout*.

Brown & Scarlett, Architects.

Protected Species Scoping Survey on Land at Barrow, Hillier Ecological Associates, November 2009; and

Landscape Strategy: Proposed Residential Development - Land at Barrow, LSDP Chartered Landscape Architects, February 2010 revised 6 August 2010.

Flood Risk Assessment, G H Bullard & Associates, Civil & Traffic Engineering Consultants, June 2009.

2 DEVELOPMENT BRIEF

2.1 SITE LOCATION & DESCRIPTION

2.1.1 Barrow lies approximately 5.7 miles to the west of Bury St Edmunds. The site, which comprises what were once two small paddocks, is located within the village to the north of The Green behind properties which front onto it – principally to the rear of The Limes.

2.1.2 Internally the site is an area of pasture with a number of significant features including trees and hedgerows, a pond, and wide mainly grassed ditches.

2.1.3 The site extends to 1.47 hectares in all (3.63 acres).

2.2 PLANNING POLICY CONTEXT

2.2.1 *Replacement St Edmundsbury Borough Local Plan 2016*. Barrow is defined as a Rural Service Centre in Policy DS1 (Settlement Hierarchy) of the plan. This category permits development which “primarily meets the needs of the settlement and the surrounding area”. The greater portion of the site is allocated for development under Rural Allocations Policy RA2 (Greenfield Allocations – Rural Service Centres), item ‘c’, Land at The Green, Barrow, with an allocated area of 1.1 hectares and an indicative capacity of 20 units, and the remainder being within the existing settlement boundary.

2.2.2 *St Edmundsbury Local Development Framework (LDF)*. In the *Core Strategy Submission Document*, August 2009, of the LDF, Barrow is one of the six villages designated as Key Service Centres under LDF Policy CS4 (Settlement Hierarchy and Identity). In addition, the site has had its Replacement Local Plan allocation confirmed in the *LDF Rural Site Allocations Preferred Options Document*, March 2010 (Site Ref: LP17). The indicative capacity remains unchanged at 20 units, and the development phasing is given as 2011 – 2021.

2.2.3 The provision for affordable dwellings under Policy CS5 of the *St Edmundsbury Core Strategy Submission Document* is covered in subsection 2.4, paragraph 2.4.2, below.

2.3 WILDLIFE & LANDSCAPE SIGNIFICANCE OF THE SITE

2.3.1 **Wildlife**. The *Protected Species Scoping Survey* showed that the site

- had potential for breeding birds;
- possessed no evidence of badgers;
- did not meet the requirements for reptiles, and that a refugia search produced a negative result;
- had a low probability of bat interest for all trees; and
- had below average pond suitability for amphibians (Great Crested Newts).

The recommendations arising from the survey are that

- a full amphibian survey of the pond be carried out, during the survey window of March to June;
- the buildings within the site boundary will require a bat and barn owl survey;
- any removal of trees and shrubs should take place outside the bird breeding season (March to September); and

- a variety of bird boxes should be erected around the site to compensate for the potential loss of nesting sites.

~~The work is to be carried out prior to the development of the site.~~

The required additional survey work will be carried out prior to the submission of a planning application.

2.3.2 **Landscape strategy.** The *Landscape Strategy* has a primary aim of integrating the development into the surrounding part of the existing settlement, incorporating existing landscape features which contribute to local distinctiveness and landscape character. The study considers the history of the development of the area since the mid 19th century, notes the existing landscape features within the site, and examines existing housing in the area around The Green with a view to providing a materials palette.

The key objectives of the strategy are:

- a layout which complements the historic development pattern of the village;
- provision of a central green space as a focus for the development;
- boundary enhancement to minimise impact on neighbouring properties and maintain the historic boundary pattern;
- retention of the central footpath as a green link through the site; and
- use and adaptation of the existing watercourses to serve a sustainable drainage system and maintain wildlife corridors.

2.4 MIX OF HOUSING & AFFORDABLE HOUSING PROVISION

2.4.1 A mix of 2, 3, & 4 bedroomed properties is proposed.

2.4.2 The indicative layout contains 33 dwellings (including existing properties and buildings that will ultimately be converted to residential). Of the site area of 1.47 hectares the area of green which includes the pond extends to 0.11 hectares and a net area of 1.36 hectares. The net density is therefore 24 dwellings per hectare.

2.4.3 Provision will be made for affordable housing. This will be at the percentage required when the planning application is submitted. The range of affordable accommodation to be provided is to be agreed with the Borough Housing department before the design of the scheme is finalised.

2.5 SCHEME DESIGN

2.5.1 The *Landscape Strategy* and three drawings/ diagrams describe the site's constraints and indicate the approach which is to be adopted when preparing the design for the scheme:

- **Architectural Vocabulary** (Brown & Scarlett)
- **Site Analysis/Constraints** (B&S)
- **Indicative Layout** (B&S)

2.5.2 **Landscape Strategy.** The strategy indicates how the landscape objectives defined in paragraph 2.3.2, above, are to be achieved. The most significant element is the provision of a central green around which several of the dwellings are grouped in a manner that affords them a good view of the feature.

2.5.3 **Architectural Vocabulary.** The montage contains photographs of key dwellings and architectural features and details drawn from properties around The Green. A variety of dwelling form is shown. Materials indicated as appropriate include brickwork, flintwork and plaster for walls, slate and pantiles for roofs, and timber windows of varying designs. Possible patterned barge boards are also depicted. These elements are to be used to inform the design of and materials for the proposed scheme. .

2.5.4 **Site Analysis/Constraints.** This diagram indicates the opportunities and design constraints which will govern the way in which the site is laid out in order to ensure that the development focuses on the key features within the site and relates to surrounding development. This will involve paying proper regard to protecting the amenities of adjoining properties (see para. 2.5.6. below); providing a green corridor, respecting the scale, form, design and materials of dwellings on The Green; and taking advantage of the architectural opportunities which the site presents.

2.5.5 **Indicative Layout.** The drawing uses the information in the other diagrams and the landscape strategy to demonstrate how the constraints and opportunities which the site presents may best be interpreted to produce an indicative layout for the scheme.

2.5.6 Protection of residential amenity. The final design of the scheme will pay particular regard to the amenity of the dwellings which adjoin the site. The indicative layout already reflects the need for there to be an acceptable distance between existing and proposed dwellings. The final design will address issues such as overlooking.

2.6 SITE ACCESS & CAR PARKING

2.6.1 **Footpath link.** The Indicative Layout depicts an **existing** footpath/~~cycleway~~ (Footpath no. 7) which runs north/south through the development and its central landscaped area, bisecting the site. **Footpath no. 7 has a minimum legal width of 1.5 metres. The consent of the County Council (as Highway Authority) is required for any works to the surface of the path.**

A ~~further~~ **proposed** footpath runs from the main entrance from The Green to the north-west sector of the site adjoining the southern end of Meadow Road. Where appropriate the paths are to be finished with wide grass borders and planting, to maintain their rural character

2.6.2 **Vehicular access.** A main and subsidiary access to the site are proposed, both from The Green. These have been aligned with land which forms part of the public highway at these locations and agreed in principle with Suffolk County Council Highways.

2.6.3 **Car parking.** Car parking has been carefully related to individual, or groups of, dwellings with garages generally to their so that they do not impact upon the street scene, and assist in affording extra protection for existing dwellings on adjoining sites.

2.7 PUBLIC TRANSPORT AND TRAVEL PLAN

2.7.1 There is a regular daily bus service between Barrow and Bury St Edmunds (Routes 311, 314, 905). When submitted the planning application will be accompanied by a **Transport Assessment and a** Travel Plan.

2.8 PHYSICAL INFRASTRUCTURE & MAINS SERVICES

2.8.1 **Drainage.** Foul drainage will be connected direct to the main sewer which runs east-west across the northern side of The Green immediately south of the properties in front of the site. The swales within the site and the pond in the central landscape feature will form part of the surface water drainage arrangements which will be designed meet Sustainable urban Drainage

System (SuDS) requirements. Rainwater harvesting storage will be used to reduce surface water drainage and the need for potable water supplies. (See section on Flood Risk Assessment in para. 2.9.2, below which describes the proposed drainage arrangements).

2.8.2 Water. Connection will be to the mains supply but, as explained above, rainwater harvesting will be used to reduce need.

2.8.3 Electricity. Connection will be made to the mains supply.

2.8.4 Gas. There is no gas main in Barrow.

2.9 **ADDITIONAL MATTERS**

2.9.1 Code for Sustainable Homes and Buildings for Life. The site will have a mix of market and affordable housing as described in sub-section 2.4, above. Affordable housing will meet the requirements of Code 3 as a minimum. Market housing will be controlled by the requirements of the Building Regulations which are moving towards elements of Code 3 particularly for energy and water consumption. The site will be assessed against the CABE document *Delivering Great Places to Live* and the requirements of *Buildings for Life*. The site sits within a sustainable village location and objective is to meet the requirements of “good” within the CABE assessment

2.9.2 Flood Risk Assessment. Barrow is noted for its high water table and groundwater flooding is a possibility in the settlement. Currently the site is drained by two swales and a pond – all of which have water in them even at drier times in the year. As the **Flood Risk Assessment** (FRA) explains, full use will be made of SuDS (see para. 2.8.1, above) including improvement to the swales by enlarging the soakage ditch which runs along the northern side of the site, and the use rainwater harvesting which will reduce run-off from the site. The pond in the centre of the site will also be enlarged to accommodate additional surface water run-off from the development for a 1 in 100 year event with appropriate allowance for climate change (FRA paras. 5.3 & 5.6). Notwithstanding the above the FRA notes that the site is within Flood Zone 1 of the Environment Agency’s Flood Map and the risk of flooding from tidal and fluvial means is extremely small. Further, the risk of flooding from groundwater or pluvial means is also extremely small provided the maintenance of the proposed and existing drainage systems is correctly

carried out (FRA section 7 – Conclusions). **The FRA will be formally submitted to the Environment Agency at the pre-application stage.**

2.9.3 Land contamination. A Landmark Enviroscreen assessment has been obtained. This 'passed' the assessment. ~~The application will be submitted together with any additional material required by the Council.~~ **However, a full Phase 1 Contaminated Land Report (to comply with PPS23) is required, which will also need to address the additional concerns of the Environment Agency due to the Source Protection Zoning (Zone 2) of the site. This report will accompany the planning application when it is submitted.**

2.9.4 Public open space. The central open space in the proposed scheme forms the required public provision.

2.9.5 Tree Survey. A topographical survey has been completed and the trees on the site recorded. A detailed tree survey, linked to the landscape proposals, will accompany the planning application which will follow the formal approval of this brief.

2.9.6 Archaeology. The application will be accompanied by a Heritage Statement which will provide a summary of the archaeological potential of the site and a note of any required archaeological mitigation. Suffolk County Council Archaeological Service has indicated that any required archaeological work could be done by a condition on any planning permission granted, **but has drawn attention to the fact that a trenched evaluation should be conducted at the earliest opportunity in order to establish the scope of any possible work.**

2.9.7 Site waste management. Provision will be made for waste bin storage within individual sites.

2.9.8 Fire Hydrants. **The provision of fire hydrants will be the subject of consultation when a planning application is submitted. The aim will be to finalise the location of the hydrants prior to the determination of the application.**

2.9.9 Suffolk Constabulary. **Suffolk Constabulary will be consulted on the design of the site when the application is submitted.**

2.9.10 Construction works. **Due to the proximity of the proposed development to adjoining residential property the development will be**

carried out following a construction code which will be agreed in advance with the local planning authority. This will pay particular regard to noise.

~~3.0 COMMUNITY INVOLVEMENT~~

~~3.1 This Development Brief will be the subject of a public consultation exhibition in Barrow and the views obtained during this exercise will be the subject of a summary Report on Consultation. This will be used to inform the preparation of the final version of the brief.~~

3.0 SECTION 106 AGREEMENT

3.1 A draft Section 106 agreement will accompany the application. This will make provision for any affordable housing requirement and such additional community contributions, including education provision, as are required at the time when the application is submitted.

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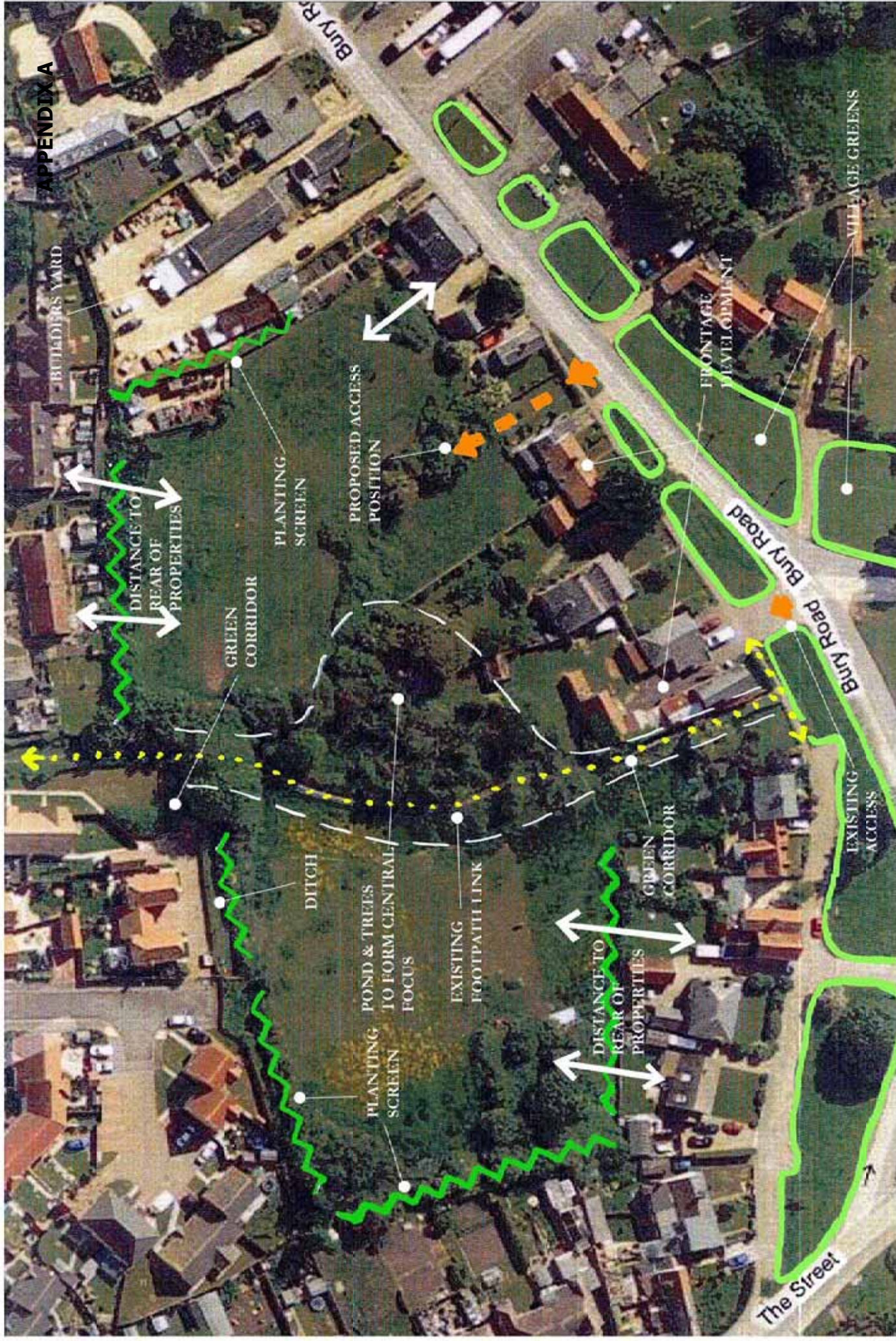


APPENDIX A



VILLAGE ARCHITECTURAL VOCABULARY

APPENDIX A



SITE ANALYSIS AND CONSTRAINTS



Estate of Coralie Watson

Barrow Land at The Green

REPORT ON CONSULTATION Volume 1 - Report

November 2010

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**Estate of Coralie Watson
Barrow
Land at The Green**

REPORT ON CONSULTATION

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**Estate of Coralie Watson
Barrow
Land at The Green**

REPORT ON CONSULTATION

1 INTRODUCTION

1.1 **Contents of volumes.** This report is in two volumes. **Volume 1** (this volume) contains the **Report on Consultation**. **Volume 2 – Appendices**, contains copies of letters received and public consultation response forms.

1.2 **Public consultation exercise.** Following the preparation of a Draft Development Brief a public consultation exercise was held at The Village Hall, Barrow, on Tuesday 28 September 2010 from 15.30 to 20.00 hrs. The exhibition comprised panels which included a site analysis and an indicative layout, combined with a summary of the information in the draft Development Brief. Representatives of the architect and planning consultants were present to answer questions. Prior to the date of the exhibition a notice had been circulated to 90 properties in the locality.

1.3 An analysis has been made of all the responses received from members of the public. This follows in Section 3 of this report, below. Some 44 people visited the exhibition and 21 response forms and letters were received.

1.4 **Formal consultation letters.** In addition to the public consultation exercise letters were sent to a number organisations indicated by St Edmundsbury Borough Council. The responses received from these bodies are analysed in Section 2 below.

2 RESPONSES TO FORMAL CONSULTATION LETTERS

2.1 Barrow cum Denham Parish Council

2.1.1 The Parish Council (PC) states that its members were “encouraged by the positive feedback” they had received from Barrow residents. The only other

comment made was that it would be “unlikely to approve” (sic) any application that did not include low cost or affordable housing.

2.1.2 **Commentary.** The Development Brief (at para. 2.4.3) provides for affordable housing “at the percentage required when the (planning) application is submitted”. The Brief goes on to explain that the range of accommodation is to be agreed with the Borough before the design of the scheme is finalised. No amendments are required to the Brief.

2.2 SEBC – Affordable Housing

2.2.1 The Borough welcomes the commitment to provide affordable housing on the site. The Housing Development Officer looks forward to further discussions regarding dwelling size and mix in due course.

2.2.2 **Commentary.** No changes are required to the Brief which includes a commitment to discuss the mix of accommodation before the design of the scheme is finalised (see Brief, para. 2.4.3).

2.3 Environment Agency

2.3.1 The Environment Agency drew attention to potential issues relating to three issues - drainage, flood risk assessment, and land contamination.

2.3.2 Drainage. EA comments that discharge to the public foul sewer would be acceptable. Surface water should involve a sustainable drainage strategy to include SUDS elements with attenuation, storage and treatment capacities.

2.3.3 Flood Risk Assessment. The FRA should be submitted to EA at pre-application stage. Barrow is noted for its high water table and the use of soakaways may not be acceptable due to groundwater pollution risk.

2.3.4 Land contamination. The site is in Source Protection Zone 2 of the EA’s Groundwater Protection Policy. Land contamination investigations should be carried out in accordance with the BS5930: 1999 code as later amended.

2.3.5 **Commentary.** **Drainage:** As explained in the Development Brief Foul drainage will be to the mains sewer. **Flood Risk Assessment (FRA):** The site owner is aware of the high water table in Barrow (see para. 2.9.2 of the Brief). A flood risk assessment has already been undertaken and will be submitted to EA at the pre-application stage. **Land Contamination:** The relevant investigations will be undertaken prior to submission of the application and submitted to EA and the Borough as required (see next subsection 2.4, below). **The text of the Brief will be amended to indicate that**

- **the FRA will be submitted to EA at the pre-application stage (Brief para. 2.9.2); and**
- **the relevant land contamination investigations will be undertaken prior to the submission of any planning application and submitted with it (Brief, para. 2.9.3).**

2.4 SEBC – Land Contamination

2.4.1 The Borough has advised that a full Phase 1 Contaminated Land Report to comply with PPS23 will be required as part of any planning application which is submitted.

2.4.2 **Commentary.** The requirements of the Borough and EA (see para. 2.3.4, above) will be met in a report which will be prepared prior to submission of any planning application.

- **The Brief will be modified to make the need for the required contamination assessment clear (Brief, para. 2.9.3).**

2.5 Anglian Water

2.5.1 A formal response was not obtained from Anglian Water since they requested a fee of £495. The architect's understanding after an informal approach is that there is not likely to be a problem on this site in relation to the provision of either mains water or a connection to the foul sewer.

2.5.2 **Commentary.** On the basis that, after discussion with Anglian Water, no problems are anticipated with the provision of mains water and a connection to the foul sewer, the relevant detailed enquiry will be made of Anglian Water prior to the submission of a planning application. No change is required to the Brief.

2.6 Suffolk County Council (SCC) – Infrastructure requirements

2.6.1 The response from SCC lists the “likely infrastructure requirements” for Suffolk County Council.

2.6.2 In terms of financial contributions from the developer these comprise:

- education contribution;
- pre-school provision;
- libraries and archives;
- Suffolk PCT *;
- legal costs reimbursement.

* It should, however, be noted that in the case of the Suffolk NHS PCT the current assessment is that a contribution will not be required (see letter from the Lawson Planning Partnership on behalf of the PCT dated 12.10.10)

2.6.3 Other items mentioned are:

- the need for a Transport Assessment including a travel plan;
- waste, and the need for a coherent strategy;
- supported housing as part of the affordable housing provision;
- Suffolk Constabulary impact assessment;
- fire service and hydrant issues;
- high speed broadband.

2.6.4 **Commentary. Developer financial contributions.** The need for a developer financial contribution towards relevant services is acknowledged. Any grant of permission would be subject to there being a section 106 agreement which provided for an agreed level of contribution towards these services. **Waste:** The Brief already states (para. 2.9.7) that provision will be made for storage within individual dwelling curtilages. **Suffolk Constabulary:** Once the scheme is finalised consultation will take place to ensure that the scheme meets any requirements. **Fire service and hydrant issues** are addressed in the section 2.7 (next section) below. **High speed broadband:** Access to **high speed broadband** will depend on its general availability in the parish and is not within the control of the developer.

- **The Brief will be extended to explain the position about the section 106 agreement (new subsection in the Brief).**
- **The section on Public Transport and Travel in the Brief will be extended to mention a Transport Assessment as well as a travel plan (Brief para. 2.7).**
- **The Brief will also be extended to explain the need to consult the Suffolk Constabulary (new item in Brief).**

2.7 Suffolk County Council – 1. Access and fire fighting 2. Suffolk Fire and Rescue Service

2.7.1 The Water Officer draws attention to the need to meet current Building Regulation requirements in relation to access and carrying capacity. She also recommends that fire hydrants be installed within the development but states that the number will need to be determined at the planning stage. A second letter of even date requests the imposition of a standard condition precedent in relation to the provision of fire hydrants.

2.7.2 **Commentary.** The access and carrying capacity matters relate to Building Regulations. In relation to fire hydrants:

- **a sub-section will be added to section 2.9 of the Brief stating that the provision of fire hydrants will be the subject of consultation at the time**

the application is submitted. The aim will be to finalise the design and location of the hydrants prior to the determination of the application.

2.8 Suffolk County Council – Highway Network Improvement

2.8.1 The response states that the proposed access positions, and the number of dwellings to be served from each, are acceptable. Guidance is given on the size of visibility splays and car parking. Attention is also drawn to surface water problems in the area and the need for a positive drainage system with an acceptable outfall.

2.8.2 **Commentary.** No action is required in relation to the proposed access arrangements. The surface water drainage issue is covered in detail in paragraphs 2.8.1 and 2.9.2 of the Brief (Drainage and Flood Relief Assessment, respectively). No change is required to the Brief.

2.9 Suffolk County Council – Rights of Way

2.9.1 The letter draws attention to the fact that Footpath 7 in Barrow has a minimum legal width of 1.5 metres and that any planting should not overhang or encroach upon the right of way. It also makes a number of standard comments about footpath management and the need for the Countryside Access office to approve any proposed work to the surface of the path.

2.9.2 **Commentary.** There are no issues to resolve but a sentence will be added to the Brief.

- **A sentence will be added to paragraph 2.6.1 of the Brief (Footpath link) recording the minimum legal width of the path, and that the consent of SCC will be required before the path can be resurfaced.**

2.10 The Ramblers Association (RA)

2.10.1 The RA states that on balance the proposals are beneficial to the public, and that they welcome the proposals. They also draw attention to the need for adequate maintenance (as indicated in paragraph 2.9.1, above) and state that they would oppose upgrading the existing footpath for shared use unless it complied with the requirements of the Cycle Tracks Act 1984.

2.10.1 **Commentary.** No amendments are required to the Brief.

2.11 Suffolk County Council – Archaeological Service

2.11.1 The Archaeological Service has advised that an archaeological investigation is required and that while they have no objection to it being the subject of a planning condition, they strongly advise that the trenched evaluation which will be required in this case be undertaken at the earliest opportunity. This will establish the archaeological implications as well as the costs and timescales involved. If important remains are found it is likely that full excavation will be required before development, which can be costly and time consuming.

2.11.2 **Commentary.** A note will be added to the sub-section on archaeology (para. 2.9.6) which draws attention to the Service's advice regarding their preference for a trenched evaluation at the earliest opportunity to establish the scope of any work which may be required.

- **Add note to paragraph 2.9.6 drawing attention to the recommendation that a trenched evaluation be carried out at the earliest opportunity in order to establish the scope of possible work.**

2.12 Suffolk Wildlife Trust (SWT)

2.12.1 Initially SWT expressed concerns about a number of matters but on receipt of a copy of the Protected Species Scoping Survey they were satisfied with it and adopted its recommendation that the further surveys mentioned in the Survey be carried out. They requested that this be done before a planning application is submitted.

2.12.2 **Commentary.** The Brief will be amended to change the time for carrying out the work from immediately prior to the development of the site to prior to a planning application being submitted.

- **Amend para. 2.3.1 of Brief changing time for further surveys from immediately prior to the development of the site to prior to a planning application being submitted.**

3 PUBLIC CONSULTATION RESPONSES

3.1 Analysis of responses

3.1.1 The public consultation responses have been analysed by topic. Within the individual tables the response number (Res no) refers to the number of the response form in the Appendix Volume. At the end of each table there is a Commentary which includes a note of any proposed changes to the Development Brief.

Topic 1	THE PRINCIPLE OF DEVELOPMENT
Res no	Summary of response
4	Looks good to me – hope that you soon get on with it
5	Very good for the village – well planned
6	Good to see old and new buildings being utilised on the site. Setting looks attractive
7	Like the new site layout
9	Good layout, enhances current land greatly
10	Plan looks well thought out
11	General layout and concept of the scheme seems fine
12	Like the look of the plans
13	Job well done!
14	I have no objection whatsoever, and feel that the development could enhance the area particularly the fact that some buildings are retained.
17	Although not keen for the site to be developed (as there will be considerable noise disturbance) the architects plan is acceptable as the new houses are a good distance from existing properties
19	No strong objections to proposed development but would prefer land not to be developed at all
20	Proposals are welcomed for low density, orientation of gardens maximising privacy, retention of natural features, and refurbishment of existing buildings
Commentary	<p>The welcome given to the proposed development is encouraging. The issue of construction noise can be dealt with by a planning condition.</p> <p><u>A subsection will be added to The Brief which draws attention to the need to pay regard to noise during construction.</u></p>

Topic 2	SITE LAYOUT / RESIDENTIAL AMENITY / HOUSE DESIGN / MATERIALS
Res no	Summary of response
3	Any side windows would overlook our property (38 Bury Road)
7	Request external facings to the dwellings in mixture of cream and red facing bricks with white joints and some in render finish
10	Pleased to find garages immediately behind our bungalow
11	Disappointed that there are no bungalows
13	Very sympathetic design taking into account landscape and street scene perspectives
13	Appears to be suitable layout and density of dwellings
13	Positive keeping historic Barrow houses and retaining footpath through to Meadow Way
16	Layout seems fine
16	Concerned about overlooking my garden (13 Petticoat Lane) but plan seems to be well laid out leaving appropriate distance for privacy in my garden
17	The architects plan is acceptable as the new houses are a good

	distance from existing properties and the greens and pond area is a key feature
19	It looks as if three storey houses may have a direct view into my bedroom window and back garden. Wish to retain privacy. Would like re-assurance that this will be the case
20	Three storey dwellings, as currently constructed on The Green, would not be welcome. They would be overbearing
21	Concerned that entrance 'right of way' to side of Tower Villa would adversely affect amenity of existing dwelling due to people walking in close proximity to existing rear door
Commentary	<p>The question of overlooking and the need to pay regard to the residential amenity of adjoining properties has already been taken into account in designing the layout. When the final design is prepared care will be taken to minimise impact on adjoining properties.</p> <p>Bungalows are considered to be inappropriate for this scheme since they do not reflect the form of traditional buildings in this locality.</p> <p>The proximity of proposed paths to existing dwellings is dealt with under Topic 4, below.</p> <p><u>A sub-section will be added to the brief covering residential amenity in general and the need to pay particular regard to overlooking at the detailed design stage.</u></p>

Topic 3	HIGHWAY ACCESS
3	Access road is almost opposite a public house, trucks and supplies to a builders yard which will result in conflicting traffic flows. Suggests a mini roundabout
6	Vehicular access will cause problems – extra traffic – deliveries
13	No traffic at the junction of the village sign
13	Perhaps some thought (could be given) to access only via Meadow Way with no access onto Bury Road
18	Concern that the main entrance to proposed development is opposite driveway to garage to no 1 The Green, and that, together with increased traffic generated, it would have an adverse effect on the safety of those turning in and out of no 1.

Commentary	The location of accesses is not something that can be altered since these are defined by short lengths of public highway which cross The Green. County Highways have indicated that the proposed access positions are acceptable. No changes are required to the Brief.
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Topic 4	PEDESTRIAN ACCESS – TO MEADOW WAY & OFF THE GREEN
1	Pedestrian access (to Meadow Way) needs to be surfaced to discourage skateboarders and cyclists using access as a rat run

1	Pedestrian access acceptable but not vehicular access
10	Would be happy if the proposal showed a through road from The Green to Meadow Way or Ley Road
11	Big concern for me is the possibility of a public footpath down the side of my house (48 The Green). This would be a terrible intrusion into my privacy and is a very real concern
21 (repeat)	Concerned that entrance 'right of way' to side of Tower Villa would adversely affect amenity of existing dwelling due to people walking in close proximity to existing rear door
Commentary	<p>If constructed, the possible access from the proposed development to Meadow Way will be pedestrian only.</p> <p>Any alterations to footpath surfacing will require the consent of the highway authority (see para. 2.9.2, above).</p> <p>During preparation of the application scheme consideration will be given to the detailed alignments of paths so that any impact on properties in their vicinity is minimised.</p> <p><u>Para. 2.6.1 of the Brief will be modified to distinguish between the existing public footpath (FP7) and the proposed paths.</u></p>

Topic 5	ANCILLARY MATTERS - STREET LIGHTING / HEDGES / TREES / FENCES
3	Please ensure that street lights do not shine into our house (38 Bury Road)
3	There is a young hedge along the back of Bury Road
6	Do not knock down the walnut tree (rear of The Limes)
7	Request 2.4m close boarded fence on east and south boundary which abuts builders yard – for security puposes
8	Would like a good strong secure high fencing system on eastern side of development. Also on west side corresponding with the east side of Valiants builders yard. Also to the south side of the development for the property adjacent to ours (37 Bury Road)

15	Exceptionally concerned regarding loss of tree cover at western end side of the area. Mature trees should not be cut down for the sake of a few houses
16	Screen planting is very important on the northern boundary
17	I would like to stress the importance of keeping as many existing large trees as possible and where this is not possible to plant screens of new trees adjacent to the border of existing property boundaries.
19	Concern re positioning of street lights and lighting for houses or garaging causing light pollution to the back of existing property.
Commentary	<p>In accordance with normal practice street lighting will be designed, and if necessary shielded, so that impact on adjacent properties is minimised.</p> <p>The layout of the scheme has been prepared after the preparation of a Landscape Strategy. Consistent with obtaining the approved layout for the housing the final design will seek to retain existing mature trees.</p>

	<p>The need for hedges and fencing will be considered at the detailed design stage.</p> <p>No amendments are required to the Brief.</p>
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4 CONCLUSIONS – ACTION SUMMARY

The following table lists the proposed amendments to the Brief noted under individual headings above.

Consultee / Topic	PROPOSED AMENDMENT
Environment Agency	<p><u>The text of the Brief will be amended to indicate that</u></p> <ul style="list-style-type: none"> • <u>the FRA will be submitted to EA at the pre-application stage (Brief para. 2.9.2); and</u> • <u>the relevant land contamination investigations will be undertaken prior to the submission of any planning application and submitted with it (Brief, para. 2.9.3).</u>
SEBC – Land contamination	<ul style="list-style-type: none"> • <u>The Brief will be modified to make the need for the required contamination assessment clear (Brief, para. 2.9.3).</u>

SCC – Infrastructure requirements	<ul style="list-style-type: none"> • <u>The Brief will be extended to explain the position about the section 106 agreement (new subsection in the Brief).</u> • <u>The section on Public Transport and Travel in the Brief will be extended to mention a Transport Assessment as well as a travel plan (Brief para. 2.7)</u> • <u>The Brief will also be extended to explain the need to consult the Suffolk Constabulary (new item in Brief).</u>
SCC – Access and Fire Fighting	<ul style="list-style-type: none"> • <u>a sub-section will be added to section 2.9 of the Brief stating that question of fire hydrants will be the subject of consultation at the time the application is submitted. The aim will be to finalise the design and location of the hydrants prior to the determination of the application.</u>
SCC – Rights of Way	<ul style="list-style-type: none"> • <u>A sentence will be added to paragraph 2.6.1 of the Brief (Footpath link) recording the minimum legal width of the path, and that the consent of SCC will be required before the path can be resurfaced.</u>
SCC – Archaeological Service	<ul style="list-style-type: none"> • <u>Add note to paragraph 2.9.6 drawing attention to the recommendation that a trenched evaluation be carried out at the earliest opportunity in order to establish the scope of possible work.</u>
Suffolk Wildlife Trust	<ul style="list-style-type: none"> • <u>Amend para. 2.3.1 of Brief changing time for further surveys from immediately prior to the development of the site to prior</u>

	<u>to a planning application being submitted.</u>
Topic 1 Principle of development	<ul style="list-style-type: none"> • <u>A subsection will be added to The Brief which draws attention to the need to pay regard to noise during construction.</u>
Topic 2 Site Layout / Residential amenity etc	<ul style="list-style-type: none"> • <u>A sub-section will be added to the brief covering residential amenity in general and the need to pay particular regard to overlooking at the detailed design stage.</u>
Topic 4 Pedestrian Access	<ul style="list-style-type: none"> • <u>Para. 2.6.1 of the Brief will be modified to distinguish between the existing public footpath (FP7) and the proposed paths.</u>