



St Edmundsbury
BOROUGH COUNCIL

C108

Sustainable Development Working Party 30 August 2011

(Rural Area Working Party 12 September 2011)

Replacement St Edmundsbury Borough Local Plan 2016: Development Brief for Land East of The Granary, Clare

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 east of The Granary, Clare is allocated in Policy RA2(d) 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. 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 east of The Granary, Clare following public consultation and to recommend its adoption as non-statutory planning guidance.**

2. Background

- 2.1 Land adjacent to The Granary, Clare is allocated in the adopted Replacement St Edmundsbury Borough Local Plan 2016 for residential development for up to 60 homes (Policy RA2 refers). The Local Plan also 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 former 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 Built Environment's 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 Clare and the surrounding area;
 - (b) identifies building styles, details, proportions and settings which characterise Clare;
 - (c) proposes a mix of house sizes including affordable housing;
 - (d) includes an indicative layout illustrating 60 dwellings;
 - (e) identifies localised flood risk issues and sustainable drainage measures;
and
 - (f) identifies potential areas for provision of financial payments under S.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 11 May 2011 to 16 June 2011 and a public exhibition was held at The Old School Community Centre on 19 May 2011. Consultation letters, with copies of the draft Development Brief, were also sent to statutory and other consultees. Full details of the public response are included in the Public Consultation Report (entitled Consultation Report compiled by Bidwells and can be viewed on the Borough Council's website as Appendix B to this report). This approach accords with the Council's adopted Statement of Community Involvement.
- 4.2 In addition, the agent carried out prior consultation and held a workshop in October 2009 prior to starting work on the Development Brief. The purpose of this consultation was to inform the preparation of the draft Development Brief.
- 4.3 The principal issues raised by the consultation were:-
- (a) general support for the principle of development and affordable housing;
 - (b) concern at number of properties proposed;
 - (c) would prefer to see year on year growth of smaller sites;
 - (d) concern at potential for flooding;
 - (e) concern at footpath linking three estates; and
 - (f) lack of infrastructure.
- 4.4 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**.
- 4.5 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 the number of dwellings proposed. The 60 dwellings proposed accords with the allocation in the Local Plan with a density of 28 dwellings per hectare. This is compatible with the neighbouring developments at Westfield and The Granary. Year on year development of smaller sites would be less likely to deliver the infrastructure requirements generated.
- 4.6 Flooding is an issue which is recognised and acknowledged by the Brief, with a range of sustainable drainage systems suggested. A detailed scheme will be required at planning application stage.
- 4.7 At present, if residents of Westfield and The Granary wish to walk to the centre of Clare, there is no option but to use the footpath adjacent to the main road. The proposed development would provide a direct link to the public footpath to the rear of properties fronting Nethergate Street and the Brief proposes that this

link be made available to those existing residents by linking into the footpath network of Westfield and The Granary.

4.8 Matters relating to infrastructure have concentrated on issues such as the adequacy of the sewerage system in the locality. These are issues of importance which will need to be addressed and resolved with the various statutory undertakers at the planning application stage.

4.9 The Brief provides a commitment to provide for affordable housing and other potential community contributions.

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 Development Brief for the development of the of land east of The Granary, Clare, attached as Appendix A to Report C108, be adopted as non-statutory planning guidance for the determination of future planning applications.

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Land East of The Granary, Stoke Road, Clare



Development Brief





1. Introduction
2. Location
3. Constraints & Opportunities
4. Local Land Use & Landscape
5. Movement
6. Clare: Building Styles and Details
7. Clare: Proportions & Setting
8. Key Objectives
9. Sustainability
10. Illustrative Proposal
11. Conclusion





The Development Brief

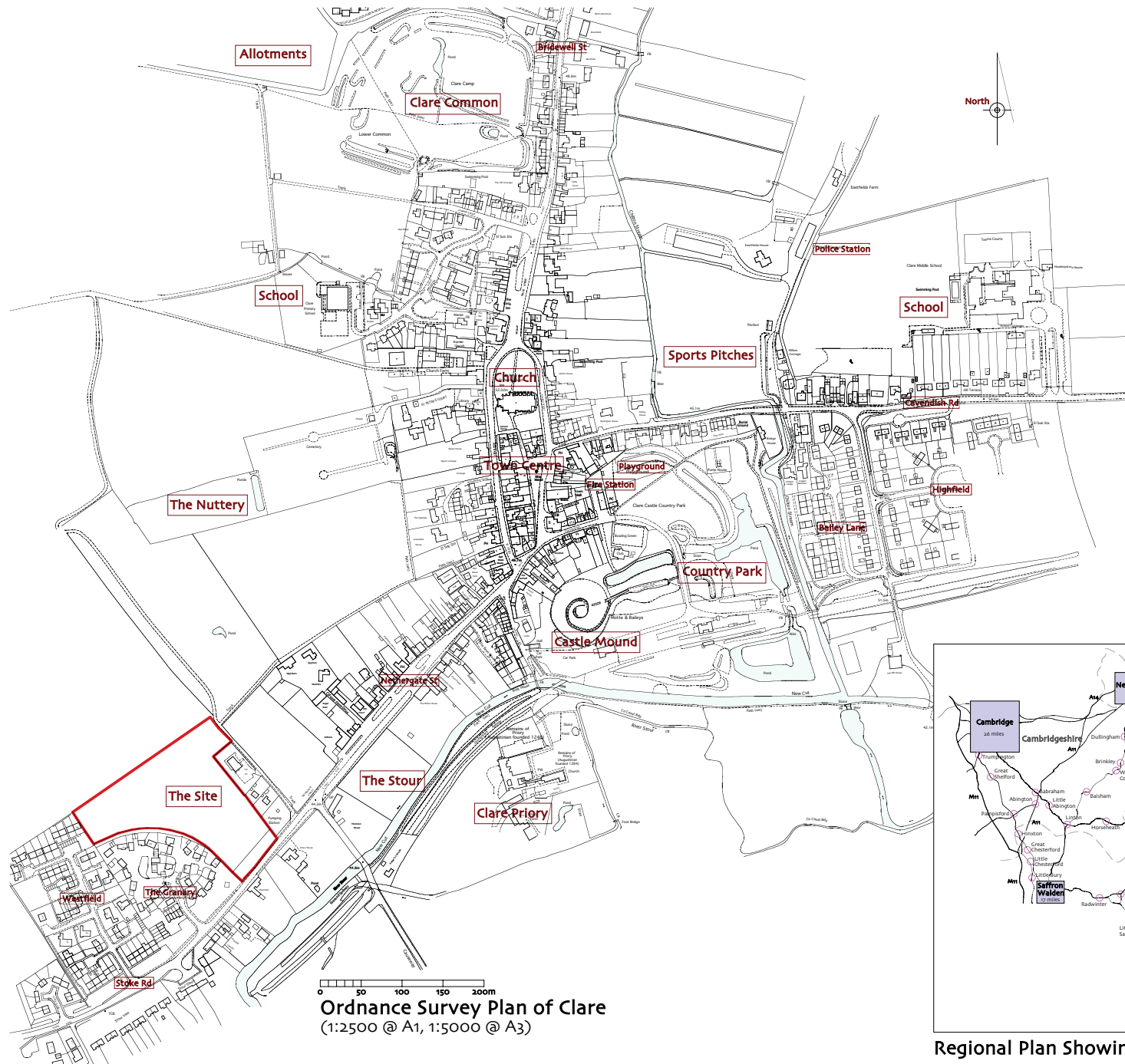
The proposed site is located close to the centre of the historic town of Clare, within the town's settlement boundary and Conservation Area. The site is entirely undeveloped and has been allocated for residential development, by St Edmundsbury Borough Council, for up to 60 dwellings under policy RA2(d) of the 2006 local plan.

The St Edmundsbury Local Plan and Policy DS5 sets out a requirement for developments of this type to originate and be devised through a Development Brief.

The Development Brief should comprise an analysis of the site and its surroundings together with setting out general and site-particular principles for the proposed development.

This Development Brief shows how proposals for the site will be influenced and driven by the fundamental qualities of Clare and how it will accord with sound design principles, Local Plan policy and relevant design guidance to result in a sensitive, high quality and fitting development.





Ordnance Survey Plan of Clare
(1:2500 @ A1, 1:5000 @ A3)

The Site

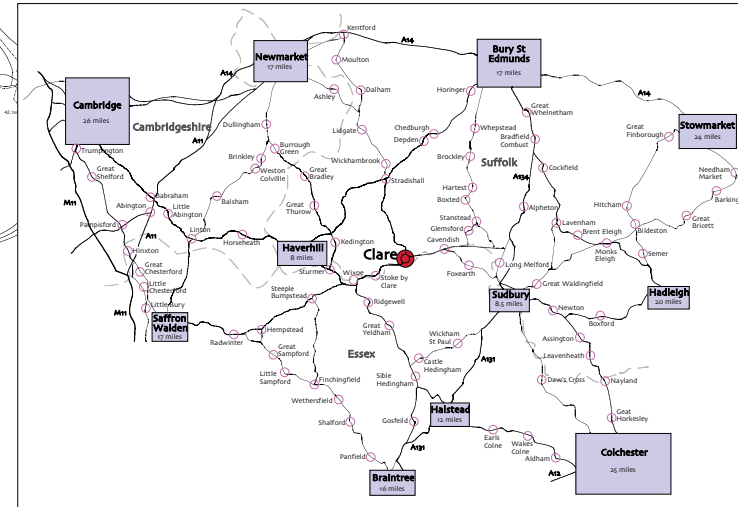
The proposed site is situated approximately 450 metres from the centre of the historic Market Town of Clare.

The proposed site is an irregular shape measuring approximately 2.16 hectares. It is just over half the size of the neighbouring residential sites (The Granary and Westfield), which together measure approximately 3.6 hectares.

The site is immediately north of Stoke Road, the main A1092, which links the larger towns of Haverhill to the west (8 miles) and Sudbury to the east (8.5 miles).

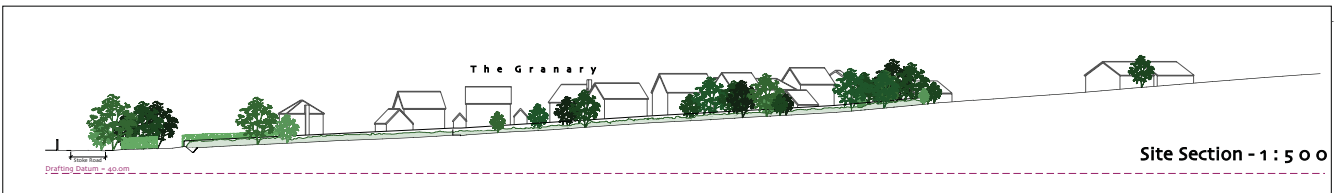
As the aerial image and OS map show, Clare is, for the most part, a linear settlement aligned with three roads that meet at the town centre where the settlement broadens out. The built up areas spread away from the ends of each road with relatively dense, modern residential areas - Clare Heights to the north, Bailey Lane and Highfield to the east and The Granary and Westfield to the west.

The proposed residential site is directly adjacent to The Granary and Westfield and infills a parcel of land up to established front and rear building/development lines. As such, the site relates well to the existing residential patterns and maintains a recognised separation from the older centre.

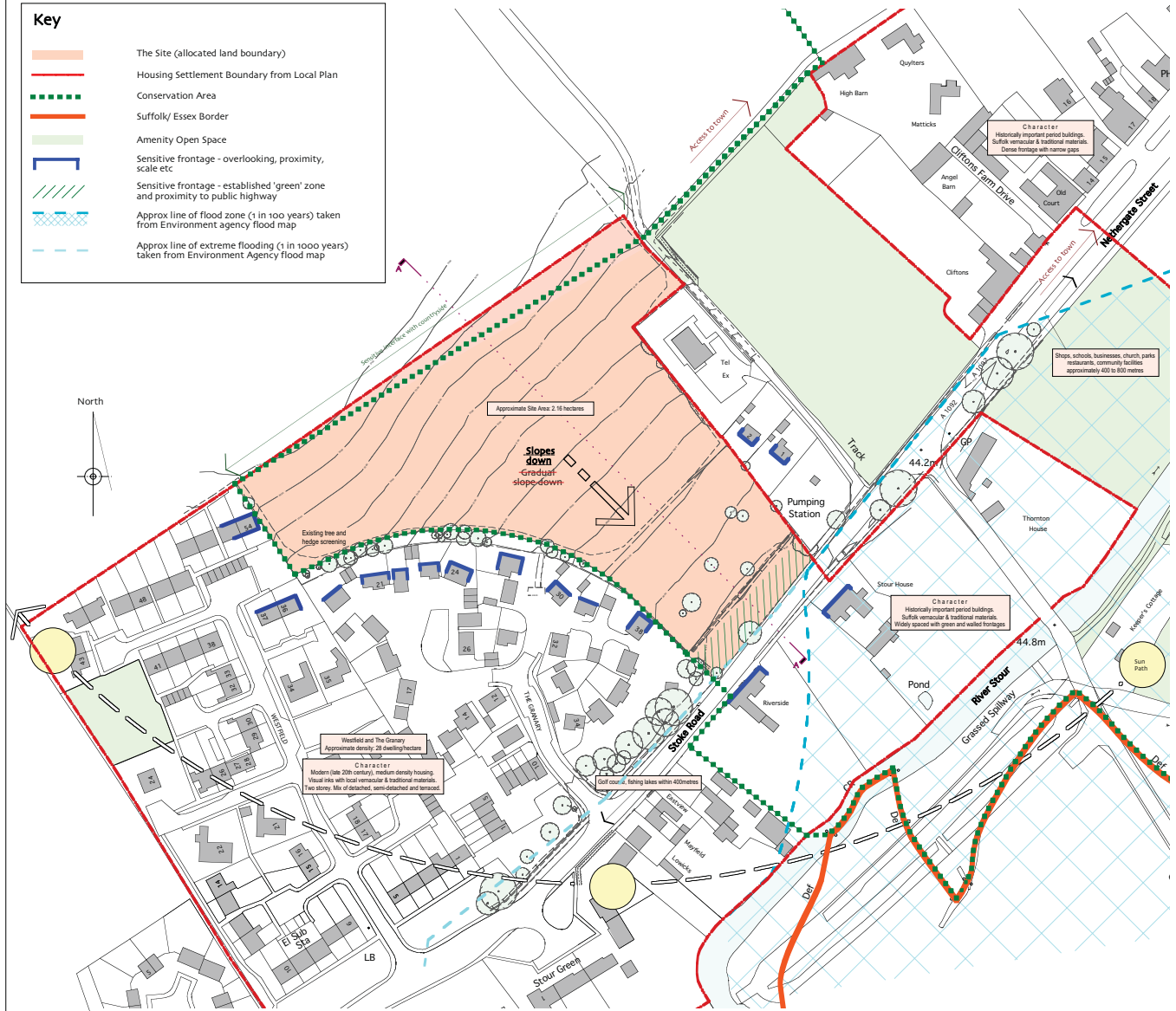


Regional Plan Showing Town & Settlement Links





Key	
	The Site (allocated land boundary)
	Housing Settlement Boundary from Local Plan
	Conservation Area
	Suffolk/ Essex Border
	Amenity Open Space
	Sensitive frontage - overlooking, proximity, scale etc
	Sensitive frontage - established 'green' zone and proximity to public highway
	Approx line of flood zone (1 in 100 years) taken from Environment Agency flood map
	Approx line of extreme flooding (1 in 1000 years) taken from Environment Agency flood map



Positive Features

- The site is situated just over 400 metres from the retail centre of the town. Local shops and facilities include a supermarket, butcher's, grocer's, hardware store, newsagents, hairdressers, church, pubs, restaurants, cafes, estate agent, antique shops and an auctioneer's.
- There are two schools – a primary and a middle school - both of which are within walking distance of the site. The middle school is due to close shortly and re-open as a community school for 11 to 16 year olds.
- A large country park is located adjacent to the River Stour approximately 400 metres from the site, and community playing fields are located approximately 700 metres from the site.
- Other amenities, such as The Common and a very good network of public footpaths, are located very close to the site.
- The site is directly adjacent to a modern housing area and is contained within a recognizable and appropriate parcel of land that maintains a natural separation from the historic centre.
- Local public footpaths provide direct links to the town centre (refer to 'Movement and Links' Board).

The site has a 68 metre frontage and direct access to Stoke Road where visibility in both directions is good.

- The location creates an opportunity for a modern and vibrant residential development that is sensitive to the historic centre (drawing on key architectural styles and details), but sufficiently detached so as to preserve the special architectural character of the Conservation Area.
- Scope exists to implement sustainable drainage technology and maintain a 'green' frontage to Stoke Road.
- New development of the site would deliver affordable housing in accordance with adopted policy.

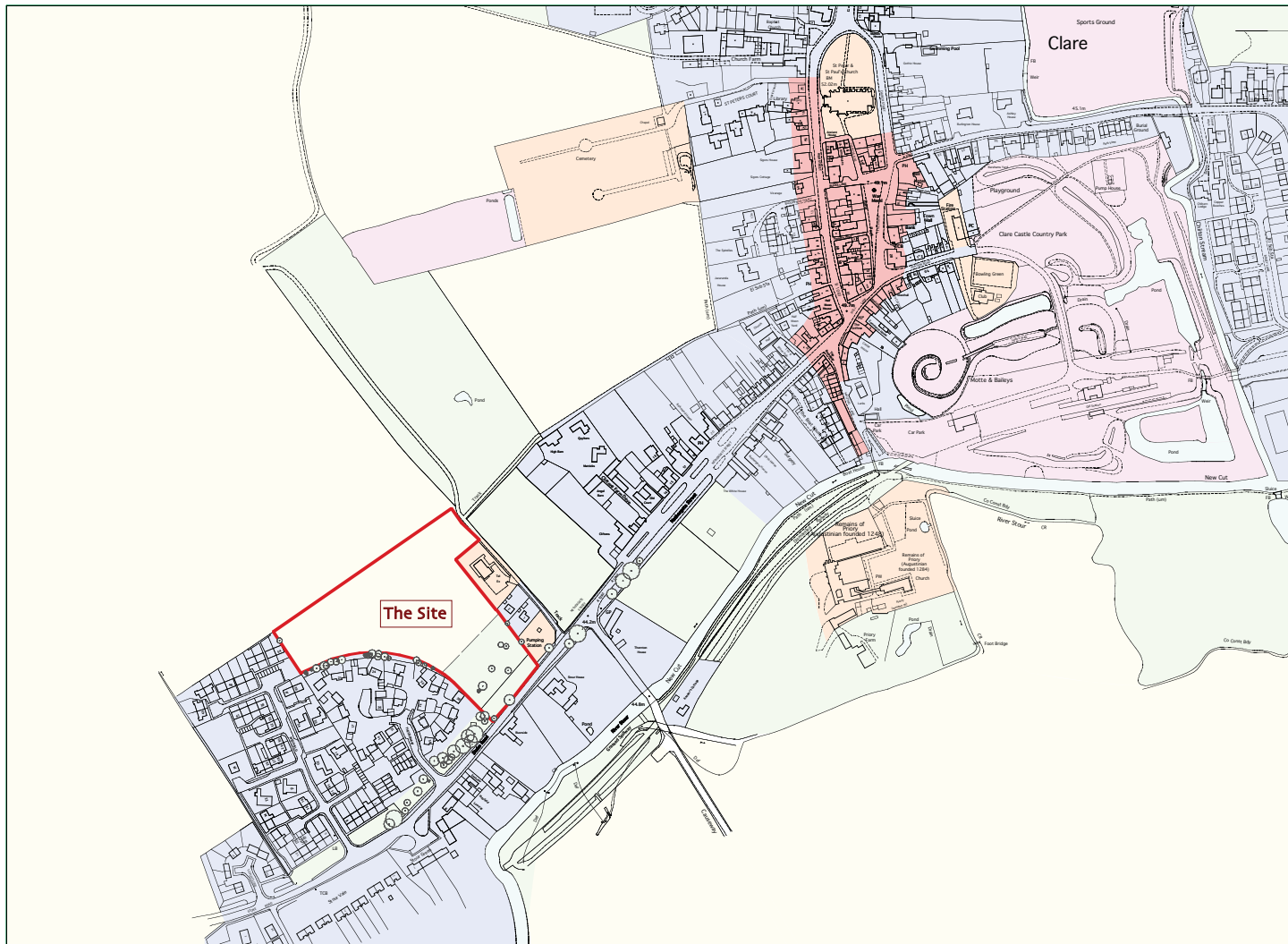
Constraints

- Constraints are few and this is reflected in the Local Planning Authority's allocation for residential use. However, there are pertinent aspects of the site and location that will require careful consideration; these are:
- The relationship to listed properties on Stoke Road and Nethergate Street.
- The relationship to the open countryside to the north.
- The relationship to, and affect on, the amenity of existing dwellings along the north and east boundaries of The Granary.
- The need to retain a green/soft frontage to Stoke Road.
- The sloping site – ground levels rise approximately 9-10 metres from Stoke Road to the northern site boundary.
- The proposed development must not allow the flood risk to increase downstream of the development, in accordance with Planning Policy Statement (PPS25). The properties must be designed in such a way as to ensure that they would not be flooded in 1 in 100 year flood event plus 30% for increased rainfall as a result of climate change. Surface water discharge into existing system from site must not exceed 5 litres/second. A 1 in 30 year flood event can be stored within the oversized pipes as part of the drainage system to prevent discharge exceeding the 5 litres/second rate. Additional storage will be required either in the form of attenuation ponds, infiltration lagoons, as a series of underground crates or other alternative engineering solutions to meet the requirements of both the Environment Agency and Anglian Water.
- The Environment Agency's extreme flood data shows a potential for flooding up to the north edge of Stoke Road.
- Appropriate density and housing types for the location – The Granary and Westfield have a housing density of approximately 26-28 dwellings per hectare.
- The Conservation Area status (this heading could also be considered an opportunity in terms of architectural design and detail).

Section 106

To enable any development to be realised, detailed provision of developer contributions will need to be agreed with the Local Planning Authority; these may include contributions towards public transport and car parking as they relate to the development proposed.





0 50 100 150 200m

Land Use

Clare is a small town located in a predominantly agricultural and largely flat undulating landscape.

Approximately two thirds of the site area is currently agricultural land and the remaining third - adjacent to Stoke Road - is inaccessible green space.

The frontage area includes a small number of trees though none of these is of any merit.

There are a number of good quality, established trees that form the frontage to The Granary. These are shown as individual specimens on the adjacent plan.

A narrow but significant landscape 'buffer' follows the east/north boundary of The Granary.

The frontage generally along Stoke Road and Nethergate Street is characterised by reasonably deep grass verges and linear aligned trees. It would be appropriate for this character to be continued along the proposed site frontage.

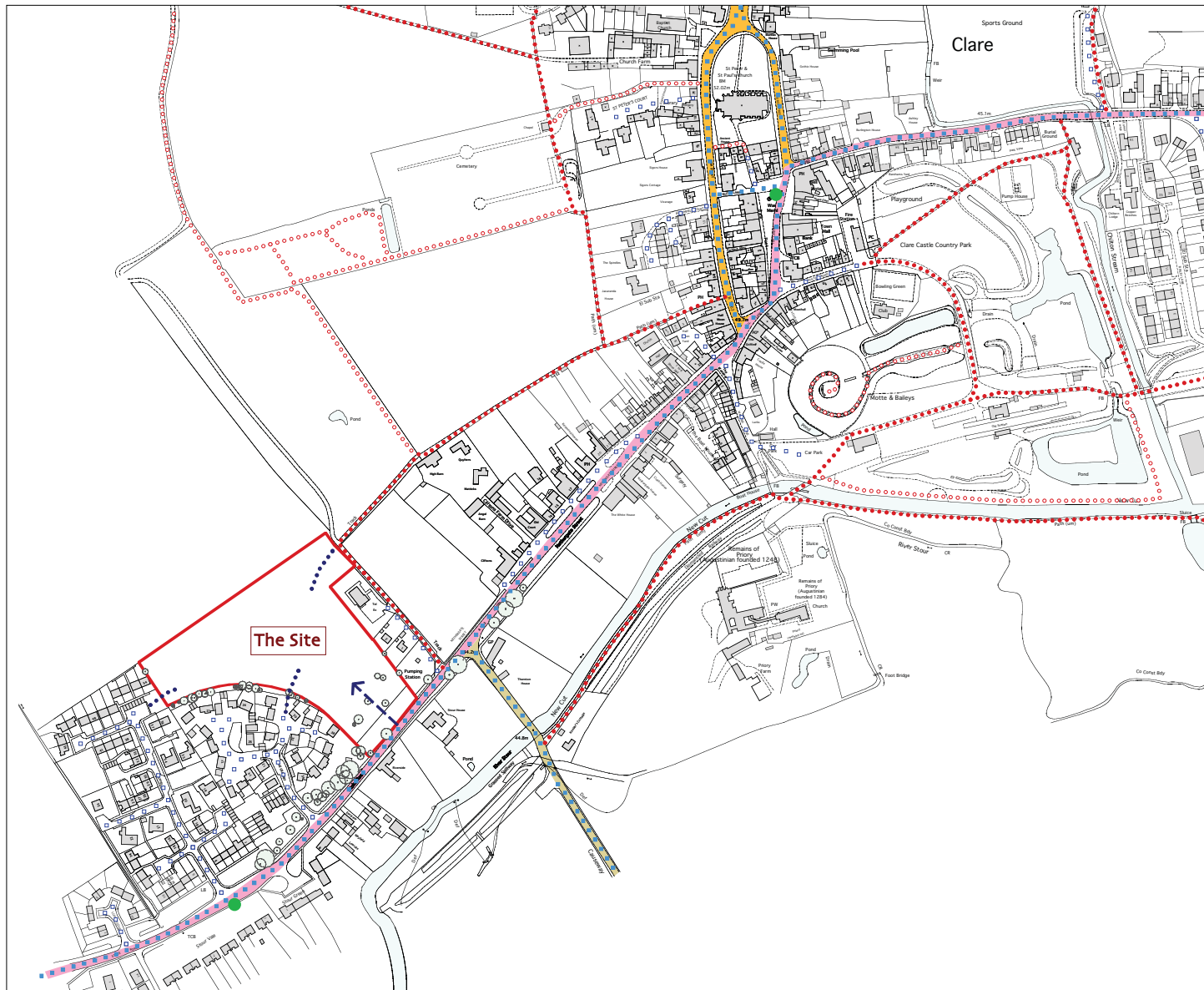
The residential areas comprise a mix of large plots, particularly along Nethergate Street, and more dense, modern housing to south west of the site.

The plan clearly shows the generous amount of public amenity space located within the town, in particular the Country Park.

Key

	Residential
	Public Amenity
	Meadows/ Green Spaces
	Agricultural
	Other (utilities, cemetery, Priory & church etc.)
	Retail centre - mixed use
	Water Courses Ponds etc
	Trees close to Application Site





Movement

The site is located immediately adjacent to the main A1092 linking the larger market towns of Haverhill and Sudbury. This, and other minor routes, link Clare to Bury St Edmunds, Halstead, Newmarket, Saffron Walden, Cambridge and Colchester.

The main through-road narrows as it approaches and travels through the centre of the town. On-street parking in these areas can cause occasional congestion.

The section of the main road along the front of the site is wide and does not suffer the same congestion.

There are bus-stops as shown and daily services run to Haverhill, Sudbury and Bury St Edmunds.

Clare benefits from a number of public footpaths and other pedestrian routes (privately owned but with access subject to permission). These paths link all the local amenity areas including Clare Common, The Nuttery and the Country Park. These routes also provide access for local residents to reach schools and the town centre via safe paths that are away from the vehicular highways.

Key

- Main Vehicular Route
- Minor Vehicular Route
- Public Footpath
- Other paths/routes
- Major Road - A1092
- Minor Road - B1063
- Minor Road
- > Proposed Access to Site
- Proposed pedestrian/cycle access
- Bus stops





Simple terraced housing
Well Lane



Brick and flint in the town centre
Queen Street



Timber frame, pargetting and leaded windows
Nethergate Street



Formal Georgian facade in buff brick
Nethergate Street

Materials



Historic window fronts and cartlodge doors
Market Hill



Decorative chimney and eaves detailing
Cliftons, Nethergate Street



Intricate facade detailing
Nethergate Street



Gothic-Georgian windows - brick and stonework
Queen Street

Windows



Prominent entrance
Nethergate Street



Bold colour and dormer windows
Well Lane



Porticos and colour
Nethergate Street



Porticos and colour
Nethergate Street

Doors/ Porches



Highly decorative brick detailing
Nethergate Street



Victorian facades detailing (over timber frame)
High Street



Cantilevered projections
High Street



Signs and railings
The Old School, Callis Street

Details

Building Styles and Details

Clare has a very distinct local character comprising a broad range of period building styles. The long-established architectural traditions will be reflected in the detailing and materials chosen for the new development. These elements will work in parallel with modern design standards to complete a sustainable and fitting residential scheme.

Most of the buildings in Clare comprise elemental styles and materials that would be expected in a Suffolk Market Town of such repute, and while the scope of materials and detail is broad, the sum of parts combine to make a very pleasing sense of place and history.

External facade materials are a mix of plain and coloured renders, red and buff brickwork, flint, exposed timber frames, pan tiles, plain tiles and slate.

Window styles are highly varied - from simple casements to intricate, leaded glazing to robust sliding sashes. There are also a variety of dormer windows and window surrounds that help to communicate building status.

Doors and porches are equally varied, but contained within a traditional theme. Colour is a key aspect of Clare's architecture - bold render and front door colours punctuate the street scene.

Architectural detailing ranges from plain, unadorned renderwork and uniform brickwork to complex pargetting, bracketed overhangs and intricate brick detailing, some expressed in contrasting colours. There are numerous chimneys, mainly in red brick, with some exhibiting highly decorative features.

The intention with the proposed development is to reflect the local vernacular in a simple, uncluttered manner with architectural emphasis as necessary to create a sense of place and presence. Traditional materials will be specified, but the combinations and grouping of materials will require careful consideration in order to arrive at a cohesive solution and not just a random pastiche affect.

The requirements of modern building regulations will need to be explored in the context of providing the chosen aesthetic. It should be noted that much of the charm of Clare's buildings comes from the lightness of detail - the narrow glazing bars, single glazed apertures, delicate dormer window construction and varied brick-bonding.





Town-centre dwellings
Callis Street



Variation, but recognisable, human-scale
proportion
Nethergate Street



Multi-coloured terrace - pub and dwellings
Callis Street



Contrasting but complementary styles
Nethergate Street

The Street Scene



Intimate courtyard - modern, high-density
Bloomfield Court (former brewery site)



Boat House Mews, Nethergate Street



Modern cul-de-sac - traditional forms
The Granary



Small Courtyard - recent conversion scheme
Cavendish Road

Squares & Courtyards



Dominant St Peter's Church
From Queen Street



'The Ancient House'
Church Lane



Community Building - Clare Town Hall
Market Hill



The Old School
Callis Street

Key Buildings



Affordable housing
The Granary



Estate Housing
Clare Heights



1970's cul-de-sac
Stoke Road



Modern detached housing
Clare Heights

Post 19th Century Housing

Proportions and Setting

The historic areas of Clare are distinctly linear in their settlement pattern and so the street scene is a key feature of the town. Wide, tree-lined boulevards (Nethergate Street) lead to more intimate and narrow streets (High Street) and all comprise a wide variety of building styles and types. The close juxtaposition of varied heights and roof forms serves to encapsulate a sense of the town evolving, without a 'grand plan', but within visually appropriate proportions.

Against the linear street scene are set a number of courtyards, sometimes hidden from view, for example along the backs of Nethergate Street, and sometimes relating directly to the public realm.

It is possible to capture the 'essence' of intimate housing while respecting modern privacy and functional needs without resorting to a housing estate form. This has been shown in recent developments at Boat House Mews and Bloomfield Court, off Nethergate Street and the High Street respectively.

Clare boasts numerous buildings of architectural and historic merit and has a very high concentration of listed buildings within its Conservation Area. Some are dominant and serve as key landmarks and focal points while others - most often dwellings - simply enhance the street scene through their human-scale and attractive proportions

The proposed development will draw on the elements of design that form Clare's essential character while also creating a sense of place associated with the site itself. While the overarching aesthetic will be good quality, traditional housing - recognisable and fitting - it is intended that the layout and design will also be innovative and, at appropriate points, individual.

Fully detailed elevation drawings will be provided at planning application stage. These will clearly show the range and mix of materials as well as individual detailing of windows, doors, garages, eaves, plinths, dormer projections and chimneys etc.

Site cross-sections and street scene drawings will show how the mix of dwelling forms will work with the topography of the site. Focal points, appropriate for the layout and scale of the development, will have additional architectural emphasis helping to produce a logical and legible place.



Key Objectives

To provide sustainably constructed and affordable new homes

The development comprises private sale and affordable dwellings. The principles of sustainability will be applied to the design and the construction of the dwellings. The construction process will aim to use materials from a sustainable source and to ensure minimal waste generation. The operation of the dwellings will be efficient in terms of resource consumption (energy and water).

The mandatory Code Levels will be achieved for both market and affordable homes. There will be an aspiration to exceed these standards if the developer is so minded.

Promote thriving and inclusive communities

The development will promote thriving communities by provision of a mix of private sale and affordable dwellings in accordance with adopted policy. This will help young families to find homes they can afford where they want to live. The development, which is within walking distance of the town centre, will help the existing local facilities and community to survive and grow.

Maintain a low level of crime

The development would allow for a carefully considered design and layout complying with "Secured by Design" principles at both a broad and detailed level.

Provision of safe streets which are well overlooked with secure private rears within blocks reduces the possibility and perception of crime allowing residents to feel comfortable with their surroundings.

Accessibility

The development is located within walking distance of the town and benefits from good access to public transport.

Improved efficiency of land use

The development follows guidance set down in PPS3 and would provide new housing at a sustainable density, making efficient use of the allocated site. The development offers the opportunity to create a planned extension to the town of Clare, removing the need for sporadic development in the surrounding area and protecting more sensitive, less suitable rural and agricultural landscapes from future development pressure.

Character

Buildings in this location require special attention to ensure that the character of the development is maintained and the sense of arrival is achieved. The focal buildings will draw inspiration from the local vernacular.

Character Areas

Stoke Road Frontage

The Stoke Road frontage will consist of large detached houses set back from the road in response to the character of Nethergate Street and Stoke Road in the vicinity of the site. The frontage will also include surface water attenuation features as part of the drainage strategy, which offers an opportunity to create new habitats and enhance the bio-diversity of the site.



Central Area

The dwellings in the central area of the site will be at a higher density than those to the South East and North West so as to provide enclosure and surveillance of the central open space. Strong built frontages will surround the open space which, coupled with architectural emphasis, will create a sense of arrival and a feeling of safety. The properties on the northern boundary of the open space will front on to the public realm with minimal or possibly no front gardens providing access directly onto the footpath.



The open space will follow the contour of the site providing an informal area for recreation. Where the road meets the open space, gentle slopes to accommodate the change in levels will be used along with retaining walls as appropriate.

The open space will act as a multi-purpose space offering space for informal play and leisure activities, creating a central focus for the development helping to encourage community through activity and chance encounters. In addition the open space will assist the movement, by non-vehicular means, of residents through the site linking the development with the town centre and The Granary.

North Western Corner

The North Western corner will comprise large detached dwellings arranged to form shared surface courtyards.

North Eastern Corner

The North Eastern corner will comprise smaller terraced dwellings designed to resemble a barn-style conversion in order to embrace the transition from the built to the rural environment picking up on the other converted barns further along the public footpath leading to the town centre. The buildings will be arranged to form shared surface courtyards enclosed by a wall, with a gap to allow pedestrian access reflecting the existing town wall complete with opening to allow access. The buildings in this location could access directly on to the courtyard so as to maintain that converted barn complex feel to the courtyard.



Sustainability

Reduce water generation and sustainable drainage

Detailed foul and surface water drainage proposals, which have been agreed with Anglian Water and the Environment Agency, will accompany the application.

The development will incorporate the principles of Sustainable Urban Drainage (SuDS) including a management train (capturing water close to source wherever possible) and the three objectives:

- Attenuating runoff;
- Landscape and biodiversity; and
- Water quality.

Attenuating runoff

The Development Brief proposals integrate the principles of Sustainable Drainage Systems including swales, permeable paving materials, attenuation ponds and storage crates where possible. The sustainable urban drainage will be integrated within the landscape infrastructure as a positive feature, particularly on the Stoke Road frontage. Currently infiltration tests are being undertaken to assess what is achievable in respect of installing Sustainable Drainage Systems.

If ground conditions are suitable, water will be captured close to source by allowing it to percolate through permeable surfaces where possible. It is likely that the development will include the need for some storage facility under the open space or the private parking areas, most likely in the form of storage crates, however, this will be addressed fully at the application stage. In addition to the above an element of storage capacity will be incorporated in to the on-site drainage network with additional capacity provided by oversized pipes to prevent any increased risk of flooding.

Landscape and biodiversity

Landscape and biodiversity are addressed later in the Development Brief, however, the aim is to enhance biodiversity. The surface water attenuation proposals, in the form of ponds and swales, offer the opportunity to develop wetland habitats on the site through over excavation and sensitive planting.

Water quality

Hydrocarbon interceptors will be incorporated into the surface water attenuation strategy to ensure that the discharge to the surface water attenuation features does not represent a pollution risk to local waterways and ground water.



Waste generation and disposal

A Site Waste Management Plan (SWMP) will be produced and implemented at the construction stage and a best practice approach to waste management and minimisation will be undertaken. The tools and guidance available from the Waste and Resources Action Programme (WRAP) will be used to ensure waste is designed out as far as is practicable and that optimal materials are selected.

All dwellings will be provided with adequate internal and external recyclable waste bins and facilities.

Energy efficiency

The insulation and energy efficiency of the buildings will be considered at the application stage.

External lighting of public spaces and the highways will be the minimum required for safety in an effort to minimise light spill and pollution, in accordance with the Highway Authority's standards. A renewable energy statement will accompany the planning application illustrating how the development complies with adopted policy and the mandatory Code for Sustainable Homes, Code Levels.

Substation

The requirement for a substation, if necessary will be designed into the layout. A possible location for a substation is the north east corner of the development, however, investigations into the utility provision are on-going and will inform the final design.

Addressing the impact of climate change and reducing the risk of flooding

The Code for Sustainable Homes promotes energy efficiency measures such as dwelling direction, maximising the use of passive solar gains. This maintains comfort levels for the occupant even during acute weather conditions.

The development allows the opportunity to closely manage water runoff within the site to reduce the impact of future flood events.

As a mandatory requirement of the Code for Sustainable Homes, annual volumes of runoff post development will be no greater than the previous conditions for the site.

The use of Sustainable Drainage Systems (SuDS) is encouraged by the Code for Sustainable Homes.

Conserve and Enhance Bio-diversity

The current ecology surveys have indicated that the site is of Lower value at the District/Borough scale due to the presence of a population of Common Lizards inhabiting the southern part of the site. Through appropriate mitigation it is possible to reduce the impact of the development to Neutral by careful site layout and design in consultation with an ecologist, subject to an appropriate detailed mitigation strategy being developed.

Possible bio-diversity enhancements

Bird Boxes

Bird boxes could be incorporated into the built fabric or be erected within the landscaped area to the north of the development and within the open space.

Bat Boxes

Bat boxes could be incorporated into the built fabric or be erected within the landscaped area to the north of the development and within the open space.

Woodpile

Woodpiles could be incorporated into the northern planting area following the site clearance to avoid future disturbance.

Habitat Creation

There will be opportunities to create incidental habitats both within public and private spaces which may include:

- Woodland under planted with bluebells - to the north of the site, between the site and The Granary as well as with the Stoke Road frontage;

- Mown grass - planted as part of the open space and Stoke Road frontage vegetation; and

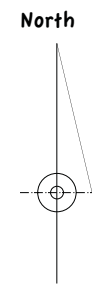
- Bog-land planting - The proposed attenuation ponds on the Stoke Road frontage can be over-excavated to provide permanently wet habitat which can be planted to enhance bio-diversity.

The proposed planting on the northern boundary of the development will be transferred to the purchasers of the individual properties along this boundary and protected by means of both a planning condition and by a clause in the contract of sale preventing the removal of the vegetation without the prior written consent of the Local Planning Authority.

Promote Sustainable Economic Growth and Competitiveness

The development is within walking distance of the town centre and will support the local shops and facilities. The development is an opportunity to promote the economic growth of the town.





Illustrative Proposal Summary

The layout shows 60 new dwellings including 18 that are to be affordable. The overall development density is 28 dwellings per hectare (30 dwellings per hectare for the developable land - see below), though parcels of varying density are proposed to reflect their position on the site. For example, the density adjacent to The Granary and the fields to the north is between circa 25-26 dwellings per hectare, while the density more centrally in the site and toward the north corner is closer to 42 dwellings per hectare.

Vehicular routes are legible, site responsive and designed to reduce traffic speeds. 'Road 1' is designed as a minor access road and travels north through the site with radius bends at its mid-point adjacent to the large area of open space. 'Road 2' is to be a shared surface with flush pavement verges and follows a shallow curve responding to the south boundary with The Granary. Both give access to a number of courtyards; some intimate and private, and others, more open, particularly where they relate to other modes of permeability.

Focal points and areas of 'architectural emphasis' are located at key intersections and corners and longer terraces of dwellings face onto the open space serving to make the overall layout - and its position in a wider context - legible and logical.

The layout creates an opportunity for a number of pedestrian and cycle routes to traverse the whole development and open up new links from The Granary and Westfield to the Town Centre.

A large amenity area, visible from Stoke Road, is located towards the centre of the site coinciding with primary circulation routes. A sense of place and enclosure is achieved by a high number of dwellings (approx 30% of the proposed) facing directly onto it.

Designs for the individual dwellings will reflect the local and historic Clare vernacular and materials will be carefully selected to maintain a 'human scale' and create a sense of place appropriate to its location and relative to the extant pattern of Development in Clare.

Development Schedule

Dwellings:

60No. mixed dwelling houses of which 18No. (30%) are affordable

Comprising:

2 Bedroom dwellings:	22No. (37%) Of which 9No. are affordable
3 Bedroom dwellings:	21No. (35%) Of which 9No. are affordable
4 Bedroom dwellings:	13No. (22%)
5 Bedroom dwellings:	4No. (6%)

Parking:

2-bed market	Min. 1.5 spaces per dwelling
3-bed market	1 garage space plus 1 dedicated space per dwelling
4 & 5-bed market	2 garage spaces plus room on drives for visitors
2 & 3-bed affordable	39 spaces for 24 dwellings plus room on some drives for visitor parking

Amenity Open Spaces: 1500 sq metres including central footway

Density:

Overall Site Area:	2.16 ha
Overall Density:	28 dwellings per hectare
Developable Site Area:	2 ha (excluding central open space)
Developable Land Density:	30 dwelling per hectare

Key

[Light Green Box]	Shared-surface & courtyards etc
[Light Green Box]	Open space
[Light Green Box]	Gardens
[Light Green Box]	Market dwelling
[Light Green Box]	Affordable dwelling
[Light Green Box]	Garages/ covered parking
[Light Green Box]	Buildings adjacent to the site
[Blue Circle]	Road 1 - main access through site
[Yellow Circle]	Shared surface access through site incorporating 'road 2'
[Red Circle]	Dedicated pedestrian link routes around and through site
[Red Circle]	Suggested areas for architectural emphasis
[Green Circle]	Existing trees from topographical survey
[Green Circle]	New planting
[Green Circle]	Trees within site to be removed
[Red Dashed Line]	Title boundary (as generally coinciding with allocated land boundary)

Plan Scale
1:500 @ A1, 1:1000 @ A3
metres



Land East of The Granary, Stoke Road, Clare
Illustrative Proposal

Revision K
Jan 2011

Conclusion

The proposed residential development of the land east of The Granary at Clare is a response to the physical and planning policy constraints of the site. The spatial composition of the site has evolved through careful considerations of these constraints and opportunities and offers a balance between the policy requirements for up to 60 dwellings and the irregular shape of the site.

The key areas of consideration which stemmed from the workshop, in no particular order, are as follows:

- Dwelling Numbers
- Dwelling Heights
- Flood Risk and Drainage
- Vehicular Access
- Pedestrian and Cycle Linkages to the Town
- Design Reflecting the Character of Clare
- Layout and Boundary Treatment

The final design will give careful consideration to the issues raised as part of the workshop and draw influences from the architectural character of Clare.

The development of the site will provide up to 60 dwellings in accordance with Policy RA2(d) of the St Edmundsbury Borough Council Local Plan and provide car and cycle parking in accordance with the adopted standards. Vehicular access will be via a new junction with Stoke Road.

The site will be permeable with pedestrian cycle routes bisecting the site to link The Granary, Westfield and The New Development to the town centre and other local amenity areas.

The increased number of households will offer further support for local businesses which contribute so much to the sense of community and to the character of Clare.

The proposed development will deliver housing, both market and affordable, of varying sizes to help meet the housing needs of Clare and the surrounding area. The development of the land east of The Granary through sensitive design will reinforce the character of Clare, while providing an opportunity to improve pedestrian links to the Town centre from this side of the town.

