

BIDWELLS

Consultation Report

**Charles Church Limited
Land East of The Granary, Clare
5 July 2011**



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Quality Assurance

Site name: Land East of The Granary, Clare

Client name: Charles Church Limited

Type of report: Consultation Report

Prepared by: Michael Hendry BSc (Hons) MSc MRTPI

Signed _____

Date _____

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Signed _____

Date _____



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1 INTRODUCTION

- 1.1 This report is an evolving document which describes the process of public consultation undertaken to date, to inform the preparation of a draft Development Brief for Land East of The Granary, Clare. The report has been informed by a workshop event with local residents exploring how best to deliver allocation RA2 (d) of the adopted Local Plan (2006).
- 1.2 The report sets out the approach taken to inform the public and encourage participation and involvement within this consultation process. A chronology of actions undertaken to consult relevant parties is presented, alongside ways in which the comments received have been reviewed and how these have informed the draft Development Brief in accordance with St Edmundsbury Borough Council's (SEBC) adopted Statement of Community Involvement (SCI, 2008).
- 1.3 The report seeks to provide a summary of consultation comments, Charles Church's response to these comments and how these have been used to inform the draft Development Brief.

2 INVOLVEMENT AND PARTICIPATION

Why a Development Brief?

- 2.1 A Development Brief is being prepared for Land East of The Granary, Clare, in accordance with Policy DS5 of the adopted Replacement Local Plan 2016. The Development Brief will identify the physical and policy constraints on the site and be used to inform future development proposals.

Consultation Process

- 2.2 St Edmundsbury Borough Council's Statement of Community Involvement (2008) states that "the purpose of community involvement is to create dialogue with, and seek the views of, the community and stakeholders on the land use development issues affecting their locality".
- 2.3 Charles Church supports community involvement in the planning process and undertook a workshop with local residents prior to the production of a draft Development Brief.

Early Involvement

- 2.4 Early consultation with Officers at SEBC was undertaken at a meeting held on 19 August 2009, prior to the public consultation workshop. At the meeting the relevant issues pertaining to the site, including the constraints and opportunities, were discussed and the format of the workshop established.

Statement of Community Involvement (SCI)

2.5 The principles of the Local Planning Authority's adopted SCI (2008) have been and continue to be followed, as demonstrated below under the key themes: early involvement; informing; participating; consulting; and providing feedback; contained within the SCI.

Informing

2.6 To help the production of a draft Development Brief, it was considered important to encourage those with an interest in the site to become actively involved at an early stage by means of a workshop. To ensure that notification was provided about the workshop event as well as its purpose and format, a leaflet was delivered by hand to local residents identified by St Edmundsbury Borough Council as having an interest in the development. A copy of the leaflet and the consultation area can be seen in Appendix A.

2.7 An emailed version of the invitation was also sent to other consultees identified by SEBC, including statutory consultees and Councillors. The emailed invitation and list of recipients can be seen in Appendix B.

2.8 The information provided to these parties identified the site location, a brief description of the allocated site, an introduction to the development team, the nature and format of the workshop together with the date, time and venue. Details of how to register attendance by post or via a designated email address (stokeroadclare@bidwells.co.uk) were also included in the correspondence. A full list of workshop attendees can be seen in Appendix C.

2.9 The workshop event was held at The Old School Community Centre, Clare and presented an opportunity for those with an interest in the site to discuss the development. Please see Appendix D for the full list of topics discussed. The workshop offered attendees the opportunity to ask questions of the development team.

2.10 After the workshop event, additional comments and correspondence were received as can be seen in Appendix E.

2.11 The above information highlights that the workshop for Land East of The Granary, Clare was appropriately publicised and made readily accessible to those with an interest in the site.

Consulting

2.12 To ensure people were consulted on the workshop event, an invitation leaflet was sent to residents and an email version was sent to statutory bodies in advance. The invitation highlighted the format, date, time, venue and purpose of the workshop. A detailed review of the workshop can be seen under Section 3 'The Consultation Process'.

Participating

- 2.13 The participation of stakeholders in the evolution of the draft Development Brief has been and will continue to be important.
- 2.14 It was considered that a workshop event, with attendees set into groups, each with a designated facilitator from the development team, was an appropriate format for the initial stakeholder consultation. The workshop allowed for a more personal engagement with stakeholders and enabled their thoughts and ideas to be discussed, acknowledged and responded to in manageable groups.
- 2.15 The active participation of residents and other members of the community have been achieved through the workshop event. The workshop provided a friendly opportunity to view the constraints and opportunities of the site to the East of The Granary and for the attendees to openly discuss any issues and thoughts. All comments were noted by the facilitator of the group and at the end of the session further comments were encouraged by post and email to enable them to add further comments as they wished. Attendees were informed that another public event would be held for them to comment on the draft Development Brief proposals in the form of a public exhibition and they would be informed of this event in advance.
- 2.16 Holding the workshop event has allowed those with an interest in the site to participate in the evolution of the draft Development Brief.

Feedback

- 2.17 On the completion of the workshop, comments noted at the event have been summarised and considered; this information is incorporated into this Consultation Report and can be seen in Section 4. In addition to this document, the draft Development Brief has been submitted to St Edmundsbury Borough Council highlighting how the workshop comments have been taken into account to inform the preparation of this document in advance of further public consultation on the draft Development Brief.

3 THE CONSULTATION PROCESS

- 3.1 This section outlines in more detail the process of consultation detailing each step taken to meet the requirements of the Borough Council.

Meeting with St Edmundsbury Borough Council 19 August 2009

- 3.2 A meeting was held with Officers at St Edmundsbury Borough Council to discuss how the Development Brief should be developed. At this meeting the format of the Workshop consultation was agreed.

Leaflets delivered to local residents 6 October 2009

- 3.3 Leaflets were delivered to residents according to contact details provided by the Borough Council on 6 October 2009.

Email invitation to Statutory Consultees 7 October 2009

- 3.4 An email invitation was sent to statutory consultees, as provided by SEBC, on 7 October 2009.

**Public Workshop Event held at The Old School Community Centre, Clare: 17 October 2009
10am – 12:30pm:**

- 3.5 At the workshop the constraints and opportunities that exist on the site and information regarding the process involved in the preparation of the draft Development Brief was displayed. The workshop allowed attendees to openly discuss thoughts and ideas in informing the production of the draft Development Brief. The material presented is appended to the Report at Appendix F.

Public Workshop Comments deadline 24 October 2009

- 3.6 Any additional comments to be made in relation to the materials presented at the workshop event were to be sent to the development team by post or email by 24 October 2009.

Number of Attendees

3.7 The table below shows those who attended the public workshop event:

Table Number and Facilitator	Names of Attendees	Total Number of Attendees
1 (Lee Frere – JAP Architects)	Mr Bab Mr Geare David Pillar Valerie Pillar Dr Shaw Mrs Shaw	6
2 (James Nicholls – Charles Church Limited)	Mr Ambrose Mrs Ambrose Mr Gregory Mr P Robinson Mrs L Rodway Mrs Sutton	6
3 (Karen Beech – Bidwells)	Mrs J Bone Mr A Bone Mrs P Groom Mr K Groom Mrs V Robinson Mr A J Robinson Mr G Bray	7
4 (Kiran Notay – Bidwells)	Mr B Bowyer Mr N Ackerman Mr Macby Mrs Macby Mrs P Russell Mrs Kennedy	6
5 (Martin Davidson – Charles Church Limited)	Mr Cargill Mr G Cornwell Councillor K Mison Mrs P Ryan Mr J Collecott Mrs S Collecott Mr D Reynolds	7
Total		32

Draft Development Brief Supplied to SEBC 6 April 2010

3.8 A draft Development Brief was submitted to SEBC for their comment prior to allowing a public consultation on the document.

Meeting with St Edmundsbury Borough Council 9 June 2010

3.9 Meeting held with Chris Rand, Ramon Keeley and Gemma Pannell of SEBC to discuss the draft Development Brief.

Meeting with St Edmundsbury Borough Council 6 August 2010

- 3.10 Meeting held with Chris Rand, Ramon Keeley, Rona Hopkinson and Gemma Pannell of SEBC to discuss the revised draft Development Brief.

Revised Draft Development Brief Supplied to SEBC 21 October 2010

- 3.11 Revised draft Development Brief document submitted to Senior Officers.

Revised Draft Development Brief Supplied to SEBC 26 October 2010

- 3.12 Revised draft Development Brief document submitted to Senior Officers.

- 3.13 Revised text sent to SEBC 17 November 2010.

- 3.14 Comments received from SEBC 29 November 2010.

Revised text sent to SEBC 22 December 2010

- 3.15 Revised draft Development Brief text submitted to Senior Officers

- 3.16 Comments received from SEBC 10 February 2011.

Revised text sent to SEBC 14 February, 2011

- 3.17 Revised draft Development Brief text submitted to Senior Officers

Indicative sketches provided to SEBC 21 March 2011

- 3.18 Indicative sketches submitted to Senior Officers

- 3.19 Comments received from SEBC 25 March 2011.

Revised Draft Development Brief Supplied to SEBC 4 April 2011.

4 SUMMARY OF RESPONSES

4.1 This section provides a summary of workshop consultation comments, the landowner's response to those comments and how these have informed the production of the draft Development Brief.

4.2 During the workshop on 17 October 2009, the main issues raised in the discussions are summarised by discussion topic below:

Access

- Access is an important issue
- Site to be accessed from Stoke Road
- Access should not be taken from Granary Road as this is too narrow
- No vehicular access from Westfield
- Access to have minimal impact on the Listed Buildings opposite the site

Traffic

- Construction traffic is of concern
- Traffic implications on Stoke Road as a result of the development is of concern
- Internal layout of the road should make efforts to slow traffic (without the use of humps)

Car and Cycle Parking

- Car parking provision should be made on site
- Car parking is an existing problem in the centre of Clare
- Car parking should be located adjacent to properties

Foot and Cycle Links

- Footpaths within the site to link to the existing track/footpath that leads to the Town centre
- Would like to see provision for cyclists
- Footpath along Stoke Road needs to be improved
- Foot and cycle links (only) at Westfield
- Possible potential for links with The Granary and the new development
- Upgrade existing track/footpath in to Town

Drainage and Flood Risk

- Flooding is a major concern
- Poor surface water drainage currently exists
- Development should not increase the risk of flooding
- Flooding is an issue for existing properties, especially those north of the River Stour
- Concern about where the water will go if the site is developed
- Concern that attenuation ponds will pose a safety issue to children if a flood occurs

Economic and Social

- Important for Clare to be a viable village for population of all ages
- Development likely to have a positive impact on local shops
- Introduction of more people is likely to have a positive effect on existing facilities in Clare e.g. primary school
- Clare is in close proximity to Haverhill and Bury St Edmunds

Dwelling Numbers

- 60 dwellings is too many for the site
- Between 40 and 50 dwellings is more acceptable
- Supportive of the provision of affordable housing

Housing Types

- No flats
- Bungalows
- Semi-detached
- Detached
- Terraced
- Affordable housing should be pepper potted across the site

Design of Dwellings

- Local architectural style is a must; design to be guided by the contextual surroundings of Clare and the character of the town

- Mixture of elevation treatments e.g. brick, flint, render
- Design out overlooking
- Dwellings to be set back from Stoke Road

Scale of Housing

- Two-storey
- No three-storey
- Single storey – bungalow
- A low density development is preferred

Dwelling Mix

- Two/three/four bed housing
- Maximum three/four bedrooms
- Minimum two bedrooms

Open Space and Planting

- Widespread planting across the site
- Play space provision to be in the heart of the development with natural surveillance designed into the scheme around this area
- Landscaping to the front of the site
- Boundaries of the site to be well screened especially that adjacent to The Granary
- Possible playing pitch off site
- Importance of garden space

Renewable Energy

- Keen to have a sustainable development
- No wind turbines
- Solar panels OK
- Support renewable energy provision
- Comfortable with sources of renewable energy that can not be seen

Any Other Thoughts

- Existing sports/community facilities to be kept open
- Visual impact of the proposals/key views to be retained
- Planning contributions to be kept for local benefit
- Pumping station makes noise
- Issue regarding surgery capacity

5 INFORMING THE DRAFT DEVELOPMENT BRIEF

- 5.1 After reviewing and considering the responses received from the stakeholders the following section details how the responses received have informed the preparation of the draft Development Brief.

Workshop held Saturday, 17 October 2009

Land East of The Granary, Clare

10am – 12.30pm

Table 1 – Comments Received at the Workshop

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
Access	<p>Access the site from the main road</p> <p>Granary Road is too narrow – one of the residents has a drive and fence over what may have been a retained 5m access at The Granary boundary</p>	<p>Noted: Access proposed via new access off Stoke Road</p>	<p>Access via new access off Stoke Road</p>
Traffic	<p>Construction traffic is of concern, would like something contractual to prevent vehicles from parking in neighbouring streets</p>	<p>Noted: Could be restricted by an appropriately worded condition on any permission issued by the Local Planning Authority</p>	<p>None</p>
Car and Cycle Parking		<p>N/A</p>	<p>N/A</p>
Foot and Cycle Links	<p>Pedestrian access from The Granary and Westfield would be a good idea</p>	<p>Noted</p>	<p>Pedestrian and cycle access suggested from The Granary and Westfield to the Town centre</p>

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
Drainage and Flood Risk	Existing flooding is bad, even from a shower, inadequate existing surface water system	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency	Commitment to attenuate surface water run off to a level approved by the Environment Agency using swales/ponds, oversized pipes and storage crates
Economic	No comment	N/A	N/A
Dwelling Numbers	60 dwellings is probably unachievable, the site can sustain only 40 – 50 dwellings Do not want a high density development	Noted: The site is allocated in the adopted Local Plan for up to 60 dwellings. JAP Architects are retained to design the site layout given the physical and policy constraints.	The proposed development facilitates up to 60 dwellings in a low density development. The density itself is zoned across the site with lower density adjacent to existing dwellings
Housing Types	Would not like to see flats introduced to the scheme	Noted: The site is allocated in the adopted Local Plan for up to 60 dwellings. JAP Architects are retained to design the site layout given the physical and policy constraints.	The proposed development facilitates up to 60 houses. No flats are proposed
Design of Dwellings	Local/traditional architectural	Noted: JAP Architects are retained to design the details	Character of Clare to be considered during the

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	style is a must	of the site	detailed design process. An illustration of how the site might be developed can be in the illustrative street scenes
Scale of Housing	Two storeys with some three storeys to punctuate and add interest	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	The site will be predominantly two storeys with some 2.5 storey buildings (with rooms in the roof) to add focus and punctuate the design.
Dwelling Mix	No comments	N/A	N/A
Open Space and Planting	Ownership of the tree belt – raised as a question	Noted: Tree belt between The Granary and the site was is owned by St Edmundsbury Borough Council	Suggested additional planting
Renewable Energy	No comments	N/A	N/A
Any Other Thoughts	Planning contributions to be kept local i.e. Clare only	Noted: Contributions must be fairly and reasonably related to the development proposed and therefore would most likely be Clare	None

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
		focussed although they would be paid, if appropriate, to the Borough or County Councils	

Table 2

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
Access	No comments	N/A	N/A
Traffic	Roads must be kept clean at all times during the construction works	Noted: Could be restricted by an appropriately worded condition on any permission issued by the Local Planning Authority	None
	Would like to see a looped approach to the highways in the new development	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints	The road alignment concept reflects the shape and physical constraints of the site. It also reflects the desire to create a lower density zone adjacent to The Granary. Illustrative plans show shallow curved streets with private courtyards to avoid the dominance of the car and highway

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
Car and Cycle Parking	Private driveways should have their own names	Noted	None at this stage
	Car parking must be a minimum of two spaces per unit	<p>Noted: Parking is restricted by adopted parking standards:</p> <p>At least one cycle space per dwelling</p> <p>One car parking space per dwelling urban</p> <p>1.5 car parking spaces per dwelling as an average across major new developments</p> <p>Two car parking spaces per dwelling in urban areas with poor off-peak public transport (less than three buses per hour)</p> <p>Two car parking spaces per dwelling in rural areas for houses of up to three bedrooms</p> <p>Three car parking spaces per dwelling in rural areas for houses of four bedrooms and above.</p> <p>Noted: JAP Architects are retained to design the site layout given the physical and</p>	Car parking will be provided in accordance with adopted standards

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
		policy constraints	
	Visitor lay-bys work well in the adjoining site and should be incorporated in the form of permeable mesh to enable grass to grow through	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints	Car parking provided in accordance with adopted standards. Non-parallel kerbs have been incorporated to allow visitor parking
	Garages should be big enough to take cars		Car parking provided in accordance with adopted standards
Foot and Cycle Links	Footpaths within the site to link to existing track/footpath	Noted	Pedestrian and cycle access suggested from The Granary and Westfield to the Town centre
	Do not want footpath links from The Granary directly onto the new site	Noted	Access is to be provided as it helps to integrate the new development into the existing built environment, aids legibility and facilitates access to the Town centre. It is likely that only residents from The Granary would use the link, passing through the proposed site to the Town centre
	Footpath along Stoke Road needs to be enhanced, is there scope to make a	Noted: Footpath will be replaced along the site frontage following creation of	New road layout to include footpath on Stoke Road frontage and drop kerbs to

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	contribution for its improvement?	new access	facilitate pedestrian crossing
	Would like to see cycle provision as roads are too dangerous for cyclists at the moment	Noted	Pedestrian and cycle access suggested from The Granary and Westfield to the Town centre
	Would like a contribution to be made to the Clare circular walkway	Noted	Pedestrian and cycle access suggested from The Granary and Westfield to the Town centre. Contributions must be fairly and reasonably related to the development proposed and conform to Circular 05/05 and CIL Regulation 122. The contributions will be negotiated with SEBC as part of the application process
Drainage and Flood Risk	Sewers are a major issue	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency	Attenuate surface water run off to a level approved by the Environment Agency
	A need for more drains in existing roads if development is to take place	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	The levels of Stoke Road are wrong	Noted	None
	Drainage attenuation will be needed to slow rates of flow	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency. Using oversized pipes, attenuation ponds/swales and permeable surfaces
	Flooding is a major issue for houses that are close to the river on the other side of the road	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.
	Numbers 21-24 The Granary are subject to flood, water runs off the site and into gardens	Noted The detailed design will attenuate surface water run off to a level approved by the Environment Agency.	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.
	A detailed design for surface water drainage must be agreed with local people	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.
	A ditch is required at the top of the site to stop run off from the field	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
Economic	Must make Clare a viable village for all ranges of the population	Noted	A mix of dwelling sizes as well as affordable and market housing will be provided to help facilitate a mixed community
Dwelling Numbers	Do not think that the site can accommodate 60 units on site (a major concern)	Noted: The site is allocated in the adopted Local Plan for up to 60 dwellings. JAP Architects are retained to design the site layout given the physical and policy constraints.	The proposed development facilitates up to 60 dwellings in a low density development
Housing Types	Affordable housing is supported	Noted	Affordable housing to be provided in accordance with adopted planning policy
	Affordable housing should only be offered to those who live in the village/close vicinity	Noted: House transferred to a Registered Social Landlord. Occupation restrictions are not in our control	Affordable housing to be provided in accordance with adopted planning policy
	Would like to see more shared ownership units as opposed to rented units	Noted: The affordable housing mix and tenure is dictated by the Local Planning Authority	None
	Affordable housing should be pepper potted across the	Notes	Affordable housing is to be distributed throughout

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	site		the site
Design of Dwellings	Design should be similar to The Heights Development and Boathouse Mews development in Clare	Noted: JAP Architects are retained to design the details of the site	Character of Clare to be considered during the design process
	Would like to see a mixture of elevation treatments including brick, flint, render – all to be incorporated	Noted: JAP Architects are retained to design the details of the site	Character of Clare to be considered during the design process
	Design out overlooking	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints	The final layout of dwellings will reflect the physical and policy constraints of the site
	Dwellings to be set back from the road	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	The frontage dwellings will be set back from Stoke Road with a private drive providing access in a similar manner to that of The Granary and the southern end of Nethergate Street
Scale of Housing	Definitely not three-storey	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints	The site is predominantly two storeys with some 2.5 storey buildings (with rooms in the roof) to add focus and punctuate the design. No flats are proposed.

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
Dwelling Mix	Flats are not desirable	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints	The proposed development facilitates up to 60 houses
	Range of housing on site is required including large detached housing to small terraced and semi detached units for younger generations/those who wish to downsize	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints	A mix of two, three, four and five bedroom properties will be provided
	Do not wish to see terraced housing along the frontage of the site	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints	Large detached houses are proposed along the frontage to Stoke Road
	Potential for bungalows to be closest units to The Granary	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	The dwellings adjacent to The Granary are two-storey in height and have, where possible been positioned in the development gaps within The Granary
Open Space and Planting	Would like to see widespread planting throughout the site	Noted: A site layout plan will accompany the application although the final planting scheme would be the subject of an appropriately worded condition on any permission issued by the Local Planning	Site planting plan to be agreed with the Local Planning Authority with a focus on native species. Strategic planting proposed on Stoke Road frontage, in the central

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
		Authority. Private gardens will be left to the personal tastes of the occupiers	open space along the boundary with The Granary and the boundary with the open countryside
	Would not like to see child play space and equipment as becomes a centre for 'jobs' – any such area should have good surveillance and be located in the heart of the development and not the exterior of the site	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	The open space has been indicated in the centre of the site to provide a useable space, complete with pedestrian and cycle link. The layout has been designed in such a way as to benefit from natural surveillance and discourage misuse
	Landscaping at the front of the site	Noted: A site layout plan will accompany the application although the final planting scheme would be the subject of an appropriately worded condition on any permission issued by the Local Planning Authority.	An area of planting/open space left at the front of the site will incorporate sustainable urban drainage features
	Trees should be dispersed throughout the site to help with drainage	Noted: A site layout plan will accompany the application although the final planting scheme would be the subject of an appropriately worded condition on any permission issued by the Local Planning Authority.	Site planting plan to be agreed with the Local Planning Authority with a focus on native species
	All boundaries of the site must have a screen and landscaping especially the	Noted: A site layout plan will accompany the application although the final planting	Site planting plan to be agreed with the Local Planning Authority with a

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	boundary of The Granary	scheme would be the subject of an appropriately worded condition on any permission issued by the Local Planning Authority	focus on native species. Enhance the existing tree belt between the site and The Granary is proposed but will depend on SEBC which owns this area of planting
	Telephone exchange needs screening	Noted: A site layout plan will accompany the application although the final planting scheme would be the subject of an appropriately worded condition on any permission issued by the Local Planning Authority.	Additional vegetative screening proposed.
Renewable Energy	Very keen that the development is sustainable	Noted: The development will comply with adopted renewable energy planning policy.	The exact technologies will be determined as part of the detailed design of the properties and the required code for sustainable homes
	Wind turbines are not required	Noted	The exact technologies will be determined as part of the detailed design of the properties and the required code for sustainable homes
	Solar panels should be incorporated	Noted	The exact technologies will be determined as part of the detailed design of the properties and the

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
			required code for sustainable homes
Any Other Thoughts	Hours of construction should be monitored	Noted: Could be restricted by an appropriately worded condition on any permission issued by the Local Planning Authority	None
	Pumping station makes a noise	Noted	Careful consideration of nearest house
	The house numbering should be correct as it is not so at The Granary	Noted: New properties on new streets will be allocated a number by the Borough Council	None
	A contribution to the school is a must	Noted: Contributions must be fairly and reasonably related to the development proposed. Any contributions to the school will be discussed with the County Council	None
	Skyline and views up the hill are important and must be retained as much as possible	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	The focal points illustrated to the rear of the open space frames the view. Gaps are proposed in the properties along the boundary with The Granary to allow views into the site.
	Happy with Lee Frere as the	Noted	None

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	architect		

Table 3

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
Access	<i>Second most important issue</i>	Noted	None
	Access between listed buildings to reduce impact and not have car lights shining into houses.	Noted: The position of the access in the frontage will be determined by the visibility splay requirements	The access is illustrated in the centre of the Stoke Road frontage opposite an existing wall to minimise the impact of headlights on the existing properties
	Stoke Road should be only access point.	Noted	Vehicular access from Stoke Road only. Pedestrian and cycle access suggested from Westfield and The Granary are illustrated to help integrate the development and improve links between existing development and the Town centre
	No vehicle access from The Granary.	Noted: Vehicular access is proposed via a new access off Stoke Road	Access via Stoke Road.
	No vehicle access from Westfield.	Noted: Vehicular access is proposed via a new access	None

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
		off Stoke Road	
Traffic	No comments	N/A	N/A
Car and Cycle Parking	Ensure that sufficient provision is made for each house.	<p>Noted: Parking restricted by adopted parking standards:</p> <p>At least one cycle space per dwelling</p> <p>One car parking space per dwelling urban</p> <p>1.5 car parking spaces per dwelling as an average across major new developments</p> <p>Two car parking spaces per dwelling in urban areas with poor off-peak public transport (less than three buses per hour)</p> <p>Two car parking spaces per dwelling in rural areas for house of up to three bedrooms</p> <p>Three car parking spaces per dwelling in rural areas for house of four bedrooms and above.</p>	Car parking provided in accordance with adopted standards

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	Try to avoid situation where cars are parked everywhere and this causes problems for emergency vehicles.	Noted	Car parking provided in accordance with adopted standards
Foot and Cycle Links	Improve linkage to Town centre (outside site).	Noted	Pedestrian and cycle access suggested from The Granary and Westfield through the site to the Town centre.
	Upgrade existing track for cycle/pedestrian use	Noted	Contributions to local community infrastructure will be negotiated with the Borough Council as part of the application process. All contributions must be fairly and reasonably related to the development proposed
	Potential to link foot/cycle links at Westfield but NO vehicular access into the site from this point	Noted	Pedestrian and cycle access only suggested to and from Westfield
Drainage and Flood Risk	Main Issue	Noted	Attenuate surface water run off to a level approved by the Environment Agency using attenuation ponds, permeable surfaces, soakaways,

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
			oversized pipes, and storage crates as appropriate
	General concern about increase in flood risk and where all water will go when the site is 'concreted over'.	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.	Attenuate surface water run off to a level approved by the Environment Agency
	Stoke Road last flooded a couple of years ago (lasted two – three hours) and road had to be closed (photographs brought in).	Noted	Attenuate surface water run off to a level approved by the Environment Agency. Maximise permeable surfaces (gardens, open space and permeable paving)
	Would like more detail on drainage strategy and confirmation that flood risk will not increase	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency. The design and layout of the site will determine the type and size of the on-site attenuation required something we will not know until we are in a position to submit the application.	Attenuate surface water run off to a level approved by the Environment Agency
Economic	No comments	N/A	N/A
Dwelling Numbers	No comments	N/A	N/A

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
Housing Types	Mix of semi-detached, detached and terraced properties – no flats	Noted: The site is allocated in the adopted Local Plan for up to 60 dwellings. JAP Architects are retained to design the site layout given the physical and policy constraints.	The proposed development facilitates up to 60 dwellings in a low density development.
	Larger gardens if possible	Noted: The site is allocated in the adopted Local Plan for up to 60 dwellings. JAP Architects are retained to design the site layout given the physical and policy constraints.	The proposed development facilitates up to 60 dwellings and each has its own garden appropriate to the size of the house.
Design of Dwellings	Simple well designed.	Noted: JAP Architects are retained to design the details of the site	Character of Clare to be considered during the design process
	Should complement existing homes in the Town.	Noted: JAP Architects are retained to design the details of the site	Character of Clare to be considered during the design process
	Classical design but not pastiche.	Noted: JAP Architects are retained to design the details of the site	Character of Clare to be considered during the design process
	Slate, traditional different coloured renders.	Noted: JAP Architects are retained to design the details of the site	Character of Clare to be considered during the design process

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	Not yellow gault brick.	Noted: JAP Architects are retained to design the details of the site	Character of Clare to be considered during the design process
	Should be unique to the Town.	Noted: JAP Architects are retained to design the details of the site	Character of Clare to be considered during the design process
Scale of Housing	No more than two-storeys	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	The site is predominantly two storeys with some 2.5 storey buildings (with rooms in the roof) to add focus and punctuate the design. No flats are proposed.
Dwelling Mix	General mix of two, three and four bedroom houses	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	The proposal suggests a mixture of two, three, four and five bedroom dwellings
Open Space and Planting	Planting along north and west boundaries of the site	Noted: A site layout plan will accompany the application although the final planting scheme would be the subject of an appropriately worded condition on any permission issued by the Local Planning Authority.	Site planting plan to be agreed with the Local Planning Authority with a focus on native species. Additional planting proposed on northern and western boundaries. Enhancement of the existing tree belt between the site and The Granary will depend on SEBC

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
			which owns this area of planting
	Replicate planting as existing on Stoke Road for the frontage land/entrance and for this planting to be continued along the road towards the old Town	Noted: A site layout plan will accompany the application although the final planting scheme would be the subject of an appropriately worded condition on any permission issued by the Local Planning Authority.	An area of planting/open space has been designed at the front of the site and the buildings set back behind this area.
	Along Stoke Road – houses should be set back from the road – similar to other houses along the road.	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	An area of planting/open space has been designed at the front of the site and the buildings set back behind this area.
	Centrally located play area.	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	Open space is centrally located
	Should be heart of the community.	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	Open space is centrally located
	Similar to The Granary play area in terms of central location.	Noted	Open space is centrally located
	Should be an attractive area.	Noted	The design of the open space will evolve through the application process

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	People should be able to view the area – security.	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	The open space has been indicated in the centre of the site to provide a useable space, complete with pedestrian and cycle link. The layout has been designed in such a way as to benefit from natural surveillance
	Should just have play facilities and bins (no benches will attract groups of people).	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	Open space layout and furniture to be agreed with the Local Planning Authority
	Possibility of playing pitch off site, (landowner representative).	Noted: Land not allocated, developer does not control land beyond the allocation	Open space requirements to be provided on site
Renewable Energy	Generally in favour of renewable energy.	Noted	Design dwellings to the appropriate building regulations and the appropriate Code level
	One recycling collection point.	Noted	To be discussed with the Local Planning Authority at the planning application stage
	Investigate solar panels.	Noted	Design dwellings to the appropriate building regulations and the appropriate Code level

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
Any Other Thoughts	Have not been involved in process of allocation.	Noted: The site is allocated in the St Edmundsbury Borough Council's Local Plan adopted 2006, following a Public Inquiry and several rounds of public consultation where comments were invited by the Local Planning Authority	None
	A Bronze Age settlement was recently discovered at the primary school and a recent press article (copy attached) suggests that sites such as this one will be important archaeologically.	Noted: Archaeological investigations have been completed and while evidence of buried archaeology has been found there is nothing that should preclude development although further investigation is required of certain areas of the site.	None
	Concern about closure of the middle school – children moving into the houses will need to travel.	Noted: Middle School soon to become an academy school for 11 to 16 year olds	None

Table 4

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
Access	Access is a concern for the residents	Noted: Access proposed via new access off Stoke Road	Access via new access off Stoke Road to be agreed with the County Council's

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
			Highways Department
	The road frontage is sensitive and needs protecting, would like to see some trees incorporated into the access but mindful that this may restrict visibility	Noted: A site layout plan will accompany the application although the final planting scheme would be the subject of an appropriately worded condition on any permission issued by the Local Planning Authority.	An area of planting/open space has been suggested at the front of the site and the buildings set back behind this area
	Do not want a straight access into the site via Stoke Road, would prefer a bended/curved entrance to slow the traffic	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints	The road alignment concept reflects the shape and physical constraints of the site. It also reflects the desire to create a lower density zone adjacent to The Granary. Illustrative plans show shallow curved streets with private courtyards, non parallel kerbs and changing surface treatment to slow traffic
Traffic	Concern as to traffic implications from Stoke Road and access into the site	Noted: Anglian Survey and Design are appointed to undertake the design of the access and to prepare the TA	Access to be designed in accordance with adopted highway standards
	Would like to see the development be able to slow traffic internally in the site – no humps but maybe use of	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	The road alignment concept reflects the shape and physical constraints of the site. It also reflects

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	winding roads		the desire to create a lower density zone adjacent to The Granary. Illustrative plans show shallow curved streets with private courtyards, non parallel kerbs and changing surface treatment to slow traffic.
Car and Cycle Parking	Important to provide car parking on site as car parking is an existing problem on the High Street/Clare Road	<p>Noted: Parking is restricted by adopted parking standards:</p> <p>At least one cycle space per dwelling</p> <p>One car parking space per dwelling urban</p> <p>1.5 car parking spaces per dwelling as an average across major new developments</p> <p>Two car parking spaces per dwelling in urban areas with poor off-peak public transport (less than three buses per hour)</p> <p>Two car parking spaces per dwelling in rural areas for houses of up to three bedrooms</p>	Car parking provided in accordance with adopted standards

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
		Three car parking spaces per dwelling in rural areas for house of four bedrooms and above.	
	Car parking should be provided with dwelling and not in a separate location	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	Car Parking is located adjacent to dwellings and where appropriate is as small parking courts
Foot and Cycle Links	Would like to see foot and cycle links from the development connecting to the existing footpath that leads into the Town; helpful if The Granary was linked in	Noted	Pedestrian and cycle access suggested from The Granary and Westfield through the site to the Town centre
	These would need to be well lit i.e. need for lighting provision	Noted	Lighting can be addressed as part of the planning conditions
Drainage and Flood Risk	Flood risk is a serious concern to residents	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.	Attenuate surface water run off to a level approved by the Environment Agency
	Not convinced that the underground crates would be appropriate	Noted: The design and layout of the site will determine the type and size of the on-site attenuation required; something we will not know until we are in a position to	Attenuate surface water run off, in a method to be agreed, to a level approved by the Environment Agency using a variety of solutions

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
		submit the application.	
	Concerned with regard to attenuation ponds posing a safety issue to children if there was a flood	Noted: The design and layout of the site will determine the type and size of the on-site attenuation required; something we will not know until we are in a position to submit the application.	Attenuate surface water run off, in a method to be agreed, to a level approved by the Environment Agency
	Would not want any development that would increase the risk of flooding	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.	Attenuate surface water run off to a level approved by the Environment Agency
	Experience of yearly flooding at properties to the north of the River Stour	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.	Attenuate surface water run off to a level approved by the Environment Agency
	Flooding is an existing problem – could anything be done to improve the existing situation? E.g. Flood gate control of the river	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.	We must attenuate surface water run off to a level approved by the Environment Agency. Any improvements we propose are restricted by Regulation 122 of CIL and Circular 05/05 to those directly needed as a result of the development proposed.
Economic	Clare is a reasonably well employed town and has good access to Bury St	Noted	None

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	Edmunds and Haverhill		
	The development is likely to have a positive impact on the local shops – help maintain the sustainability of the town and provide some jobs	Noted	None
	Introduction of more people and hopefully younger people/families will have positive impact on the primary school	Noted	None
Dwelling Numbers	60 dwellings is too many; would like to see no more than 40	Noted: The site is allocated in the adopted Local Plan (2006) for up to 60 dwellings. JAP Architects are retained to design the site layout given the physical and policy constraints.	The proposed development facilitates up to 60 dwellings in a low density development
	Supportive of affordable housing provision – would like to see younger people and younger families attracted to the Town to keep it vibrant and keep the community going. Support the provision of affordable housing to allow younger people/families to be able to afford to live in such a Town	Noted: Affordable housing proposed in accordance with adopted policy	Affordable housing proposed in accordance with adopted policy

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	It was understood that decrease in dwelling numbers would also mean a decrease in the affordable housing provision	Noted: Affordable housing proposed in accordance with policy which is usually expressed as a percentage of the whole. A reduction in the overall numbers would result in a proportionate reduction of affordable housing	None
Housing Types	Potential for housing in a row to the north boundary of the site, possibly executive housing - could enjoy a view on to the countryside	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints	The proposed development facilitates housing along the northern boundary
	Detached/semi detached/terraced cottages – no flats	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints	A mixture of two, three, four and five bedroom houses is envisaged. No flats are proposed and a mixture of detached, semi-detached and terraced dwellings will be incorporated
Design of Dwellings	Requirement for a high standard of housing and appearance and should be guided by the contextual surroundings of Clare and incorporate the character of the Town	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	Character of Clare to be considered during the design process

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	Introduce aesthetic features e.g. brick detail, flint sections	Noted: JAP Architects are retained to design the details of the site	Character of Clare to be considered during the design process
Scale of Housing	No three-storey properties, maximum two-storey and some bungalows	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	The site is predominantly two storeys with some 2.5 storey buildings (with rooms in the roof) to add focus and punctuate the design. No flats or bungalows are proposed.
Dwelling Mix	Mix of housing across the site in terms of size (two/three/four bedroom properties)	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints. Affordable Housing mix dictated by the housing officer.	A mixture of two, three, four and five bedroom houses is envisaged. No flats are proposed and a mixture of detached, semi-detached and terraced dwellings will be incorporated
	Maximum for three/four bedroom properties, minimum two bedrooms in particular for affordable housing	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	A mixture of two, three, four and five bedroom houses is envisaged. No flats are proposed and a mixture of detached, semi-detached and terraced dwellings will be incorporated

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	If affordable housing is to be located in one area would suggest the frontage of the site/if not comfortable with it distributed through the site but would like it to maintain a high quality appearance and not distinguishable from general market housing	Noted	Affordable housing is distributed throughout the site and will aim to be tenure blind
	Dwellings to be distributed across the site similar to The Granary development, do not want a high density development	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	The proposed density is relatively low and averages approximately 28 dwellings per hectare across the site.
Open Space and Planting	Open space buffer between existing residents at The Granary and new dwellings proposed	Noted: A site layout plan will accompany the application although the final planting scheme would be the subject of an appropriately worded condition on any permission issued by the Local Planning Authority.	Existing vegetative buffer to be retained and enhanced with gardens backing on to The Granary development. Dwellings adjacent to The Granary are of a lower density (approx 26 per ha) orientated and spaced to create 'gaps' coinciding with existing dwelling positions
	Recreational areas/open space to be integral to the development, so long as well incorporated, could be used and enjoyed – potential	Noted: A site layout plan will accompany the application although the final planting scheme, layout and street furniture would be the subject of an appropriately worded	The open space has been indicated in the centre of the site to provide a useable space, complete with pedestrian and cycle link. The layout has been

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	for benches/street lamps	condition on any permission issued by the Local Planning Authority.	designed in such a way as to benefit from natural surveillance. The open space layout and furniture to be agreed with the Local Planning Authority
	Need to ensure that any open space provision is well maintained by the Council or the developer. Incorporate landscaping and trees to soften the appearance of the development	Noted, open space areas would normally be transferred to the Borough Council or a private management company.	None
	Green space/tree line deeper on the west boundary of the site; adjacent to existing residents of The Granary	Noted: A site layout plan will accompany the application although the final planting scheme would be the subject of an appropriately worded condition on any permission issued by the Local Planning Authority.	Existing vegetative buffer to be retained with gardens backing on to The Granary development
Renewable Energy	Solar panels – OK Wind turbine – NO Happy with any form of renewable energy that can not be seen externally, but solar panels OK	Noted	Dwellings will designed to the appropriate building regulations and codes for sustainable homes levels and provide on-site renewable energy in line with adopted policy

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
Any Other Thoughts	Community Facilities Would like to see the existing sports facilities/ community facilities retained as it is important for community to keep such facilities open	Noted	None
	Further Development Fear that further development east of the site will leave no green break between the old Town and the proposed development	Noted: The Planning Inspector, when allocating the site in 2006 concluded that " the principal open areas that separate the newer development to the south west from the older buildings closer to the centre of Clare are an open area of land on the north west side of the A1092 to the west of "Cliftons" and a further open area almost opposite on the south east side of the A1092. They have frontages of about 90m and 100m respectively to the main road and their visual role is reflected by both being designated in the Plan as Amenity Open Space."	None
	Some considered that there was no need to maintain a	Noted	None

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	<p>green break between development and the old Town</p> <p>Other</p> <p>The Granary site had asbestos on it in 1909</p> <p>Good practice to hold workshop and participate in the process</p> <p>Access to Haverhill via bus – last bus back to Clare is 5:10 pm, limited options in terms of accessibility for younger people/limited things for younger people to do in the Town</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Table 5

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
Access	Proximity of development to the road	Noted: Consider position of building line	Building line set back from road to reflect character of Stoke Road and

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	<p>Point of access from Stoke Road – any other options?</p> <p>Issue of vehicular access from Westfield?</p>	<p>Noted: Other possible options via The Granary and via Westfield land ownership issues</p> <p>Noted: Land ownership issues</p>	<p>Nethergate Street</p> <p>Retain vehicular access via new access onto Stoke Road</p> <p>Retain vehicular access via new access onto Stoke Road</p>
Traffic	No comments	N/A	N/A
Car and Cycle Parking	Adjacent land being promoted for residential and car parking	Noted	None
	Parking adjacent to larger units	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	Car parking is located adjacent to dwellings and where appropriate is as small parking courts
	Parking courts for smaller units	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	Car parking is located adjacent to dwellings and where appropriate is as small parking courts
	Parking beneath properties to utilise benefits of site	Noted: JAP Architects are retained to design the site layout given the physical and	Car Parking is located adjacent to dwellings and where appropriate is as

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
		policy constraints.	small parking courts
Foot and Cycle Links	Against linking footpaths with The Granary	Noted	Pedestrian and cycle access suggested from The Granary, Westfield and Town to integrate the communities and encourage non-car trips
	Support linking footpaths with Westfield	Noted	Pedestrian and cycle access suggested from The Granary, Westfield and Town
Drainage and Flood Risk	Sewerage pump station noisy	Noted	Careful consideration of position of nearest house
	Surface water drainage	Noted: The detailed design will attenuate surface water run off to a level approved by the Environment Agency.	Attenuate surface water run off to a level approved by the Environment Agency
	March 2009 water within feet of flooding in Priory	Noted	Attenuate surface water run off to a level approved by the Environment Agency
	Flooding to and from river	Noted	Attenuate surface water run off to a level approved by the Environment Agency

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
Economic	No comments	N/A	N/A
Dwelling Numbers	Clare Society believes no more than 20 dwellings per site	Noted: The site is allocated in the adopted Local Plan for up to 60 dwellings. JAP Architects are retained to design the site layout given the physical and policy constraints.	The proposed development facilitates up to 60 dwellings in a low density (28 dwelling per hectare) development
Housing Types	Mixed view on pepper potting/groups of housing	Noted	Affordable housing is distributed throughout the site
	Flats would be desirable but only two-storey	Noted	The site is predominantly two storeys with three 2.5 storey buildings (with rooms in the roof) to add focus and punctuate the design. No flats are proposed
Design of Dwellings	Designs to generally reflect Clare	Noted: JAP Architects are retained to design the details of the site	Character of Clare to be considered during the design process
Scale of Housing	Scale of development not felt appropriate	Noted: JAP Architects are retained to design the site layout given the physical and	The proposed development facilitates up to 60 dwellings in a low density (28 dwelling per

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
		policy constraints.	hectare) development
	Against 2.5/three storey development	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	The site is predominantly two storeys with some three 2.5 storey buildings (with rooms in the roof) to add focus and punctuate the design No flats are proposed.
	Density preference for what adjoins the site i.e. a low density	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints.	The proposed development facilitates up to 60 dwellings in a low density (28 dwelling per hectare) development
Dwelling Mix	A general mix two-bed +	Noted: JAP Architects are retained to design the site layout given the physical and policy constraints	The proposal suggests two, three, four and five bedroom dwellings
Open Space and Planting	Green frontage to the site	Noted: A site layout plan will accompany the application although the final planting scheme would be the subject of an appropriately worded condition on any permission issued by the Local Planning Authority.	An area of planting/open space left at the front of the site
	Preference for more garden space than open space provision, contribution in	Noted: A site layout plan will accompany the application. The open space provision is	The proposed development facilitates up to 60 dwellings and each

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
	lieu	determined by the adopted standards of the Local Planning Authority.	has its own garden appropriate to the size of the house. The open space has been amalgamated into the centre of the site to provide a useable space, complete with pedestrian and cycle link. The layout has been designed in such a way as to benefit from natural surveillance
Renewable Energy	All double glazing	Noted:	Dealt with by building regulations
	Visually against solar panels fronting Stoke Road – look for alternatives	Noted: The Stoke Road frontage represents the southern elevation	Investigate suitable renewable energy technologies
Any Other Thoughts	Problems with electricity supply network	Noted	Provision will be made in consultation with local utility provider
	Development in Haverhill will impact upon flooding issues in Clare	Noted: Not in Charles Church's control, cumulative affect of development regulated by the Environment Agency	Attenuate surface water run off to a level approved by the Environment Agency
	Community plan in production, out next month	Noted	Review community plan when considering final

Discussion Topic	Summary of Comment	Charles Church Anglia Response	Action to Document
			design
	Use money to upgrade Westfield development	Noted: Contributions must be fairly and reasonably related to the development proposed and be necessary to make the proposed development acceptable in planning terms	None
	LDF sites being brought forward in March 2010 want to discuss this development in that context	Noted: The site is allocated in the adopted Local Plan (2006) for up to 60 dwellings. JAP Architects are retained to design the site layout given the physical and policy constraints.	None
	Footpath into village under mud in winter	Noted:	Consider possible improvements to footpath network
	Issue re surgeries	Noted	Discuss with LPA suitable contributions if need generated as a result of the development proposed
	Limited retail	Noted: Contributions must be fairly and reasonably related to the development proposed and be necessary to make the proposed development acceptable in planning terms.	Discuss with LPA suitable contributions if need generated as a result of the development proposed
	Highways off site		

Comments Received Post Workshop

Respondent	Summary of Comment	Charles Church Anglia Response	Action to Document
The Clare Society	60 dwellings are too many. No more than 20 dwellings ought to be permitted on any one site	Noted: The site is allocated in the adopted Local Plan for up to 60 dwellings. JAP Architects are retained to design the site layout given the physical and policy constraints.	The proposed development facilitates up to 60 dwellings in a low density (28 dwelling per hectare) development
	Concerns over infrastructure capacity particularly sewerage and drainage	Noted	Provision will be made in consultation with Anglian Water and the Environment Agency
	Flooding is a wider issue due to development at Haverhill and management from the Environment Agency	Noted	Attenuate surface water run off to a level approved by the Environment Agency
	Access and traffic volumes	Noted: A Transportation Assessment will accompany the application and encourage non car trips	Access via new access off Stoke Road to be agreed with the County Council's Highways Department
	Impact of the proposed development on the Character of Clare particularly in light of the contours of the site.	Noted: JAP Architects are retained to design the details of the site	Character of Clare to be considered during the design process
Resident of The Granary	Unable to make workshop request for information/ minutes	Noted: Copy of the information displayed at the workshop posted to stakeholder. No further	None

Respondent	Summary of Comment	Charles Church Anglia Response	Action to Document
		comments received	
Westfield Resident	Object to vehicular access to the site from Westfield. No objection to cycle/pedestrian links.	Noted	Pedestrian and cycle access only suggested from The Granary and Westfield.
	Concern over the potential for overlooking and would like to see hedge/buffer plant (10 to 12 foot) between the boundary of the site and Westfield development.	Noted: A site layout plan will accompany the application although the final planting scheme would be the subject of an appropriately worded condition on any permission issued by the Local Planning Authority.	Dwellings set back from the boundary with Westfield with gardens forming the boundary. Site planting plan and open space layout to be agreed with the Local Planning Authority with a focus on native species
	Stoke Road flood water cannot enter the river	Noted	Attenuate surface water run off to a level approved by the Environment Agency

6 CONCLUSIONS

- 6.1 The comments from the workshop have been considered when preparing the draft Development Brief and have informed the indicative layout. Where the comments make reference to specific design issues these have been incorporated into the illustrative layout and street scene and will be addressed as part of the detailed planning application.
- 6.2 The comments made following the forthcoming consultation on the draft Development Brief will further shape the Development Brief and influence the detailed application at which time St Edmundsbury Borough Council will undertake further public consultation on the proposals.

7 CONSULTATION PROCESS CONTINUED

Leaflets delivered to local residents 11 May 2011

- 7.1 Leaflets were delivered to residents according to contact details provided by SEBC on 11 May 2011, see Appendix G.

Email invitation to Statutory Consultees 11 May 2011

- 7.2 An email invitation was sent to statutory consultees, as provided by SEBC, on 11 May 2011, see Appendix G.

Public Exhibition held at The Old School Community Centre, Clare: 19 May 2011 3:00pm – 7:00pm:

- 7.3 At the exhibition the constraints and opportunities that exist on the site and information regarding the process involved in the preparation of the draft Development Brief was displayed. The draft Development Brief Masterplan and an emerging layout were displayed. The exhibition allowed attendees to review the plans and discuss thoughts and ideas with the development team to assist the final revisions to the draft Development Brief. The material presented is appended to the Report at Appendix H.

Public Exhibition Comments deadline 16 June 2011

- 7.4 Any additional comments to be made in relation to the materials presented at the workshop event were to be sent to the development team by post or email by 16 June 2011.

8 SUMMARY OF RESPONSES

- 8.1 This section provides a summary of exhibition consultation comments, the landowner's response to those comments and how these have informed the revision of the draft Development Brief.
- 8.2 The main issues raised in the discussions and on the comments forms during and after the exhibition on 19 May 2011 can be viewed in Appendix I and are summarised below along with the developer's response and justification:

Address	Summary of Comment	Charles Church Anglia Response	Action to Document
Comments made at the exhibition			
The Granary CO10 8LL (Clare Resident)	New and affordable housing is needed in Clare. Younger people with families need to keep Clare going. As an original Granary house owner I always knew a second phase would be built.	Noted – the support is welcomed.	None.
The Granary CO10 8LL (Clare Resident)	60 dwellings is too many.	St Edmundsbury Borough Council allocated the site for up to 60 dwellings in the 2006 Local Plan Review. The Adopted Core Strategy 2010 carries through the remaining allocation of 240 dwellings in the Key Service Centre from the Local Plan as well as identifying a requirement of a further 565 under policy CS1. The Core Strategy identifies key infrastructure triggers associated with development in Clare which will need to be addressed as part of the application. The elected members have approved the scale of the development proposed. The site density is similar to that of The Granary and Westfield while providing open space.	None.
	A footpath link from and into The Granary is	The footpath link is designed to assist the existing	None.

Address	Summary of Comment	Charles Church Anglia Response	Action to Document
	unacceptable.	residents of The Granary to access the Town Centre without having to walk along Stoke Road and Nethergate Street should they wish to. It is unlikely that anyone from the proposed development would walk to The Granary other than to visit neighbours there. The footpath therefore links the two developments and helps prevent the fragmentation of the community.	
Callis Street CO10 8PX (Clare Resident)	Undesirable for Clare – housing to be fed into town slowly not as one large (hideous) development	The design is not yet finalised. The scale of the development accords with adopted policy and allows for the provision of open space, affordable housing and infrastructure contributions which smaller developments might not be able to deliver.	None – Detailed design will be addressed at the application stage.
Stoke Road CO10 8NS (Clare Resident)	Far too many dwellings in one go	The scale of the development accords with adopted policy and allows for the provision of open space, affordable housing and infrastructure contributions which smaller developments might not be able to deliver. Phased provision would result in the site being a building site for several years	None.

Address	Summary of Comment	Charles Church Anglia Response	Action to Document
	<p>Not thought through in terms of school, traffic, surgery, numbers of social housing and employment.</p>	<p>rather than two years.</p> <p>As part of the planning application the developer is required to provide financial contributions towards the infrastructure and community facilities required to accommodate the additional residents. Once the layout is fixed further discussion with the Parish, Borough and County Councils along with the health care provider will be undertaken to establish the appropriate level and type of contributions to be made. Before any planning permission is granted these contributions will be secured by a legal agreement enforceable by the Borough Council and the Courts of England.</p>	<p>None – Developer contributions will be addressed at the application stage.</p>
<p>Burwell CB25 0JE (Former Clare Resident)</p>	<p>Sufficient space between new build and Nos. 1 and 2 Clifton Cottages.</p> <p>I like the proposals. It seems like there's a sensible layout with not too many houses proposed. I think it would be good for the Town if this goes through.</p>	<p>Noted.</p> <p>Noted – the support is welcomed.</p>	<p>None.</p>

Address	Summary of Comment	Charles Church Anglia Response	Action to Document
<p>Hermitage Meadow CO10 8QQ (Clare Resident and Parish Councillor)</p>	<p>I welcome this mixed development with individual design, interspersed with green space. The site offers 60 homes which is small enough to be a good fit on an infill site but large enough to attract a quality developer with 30% affordable housing this will offer a wide range of housing in all segments of the local market.</p>	<p>Noted – the support is welcomed.</p>	<p>None.</p>
<p>Gilbert Road CO10 8QW (Clare resident with a child who wishes to return to Clare)</p>	<p>The development is badly needed in Clare – My daughter and her husband are keen to move back here – three bedroom properties are sadly lacking in Clare. The development seems sensitive to the area well set out. It makes efforts to link the three estates something which is long overdue.</p>	<p>Noted – the support is welcomed.</p>	<p>None.</p>
<p>Daneum Holt CO10 8HE (Clare Resident)</p>	<p>Too many properties – needs to be cut to 50.</p>	<p>St Edmundsbury Borough Council allocated the site for up to 60 dwellings in the 2006 Local Plan Review. The site density is similar to that of The Granary and Westfield while providing open space. It has been demonstrated that 60 dwellings can be accommodated on the site and a reduction in numbers</p>	<p>None.</p>

Address	Summary of Comment	Charles Church Anglia Response	Action to Document
		<p>would reduce the cohesiveness of the built form as well as proportionately reduce the affordable housing provision.</p>	
<p>Common Street CO10 8QB (Clare Resident)</p>	<p>Very much in favour of the scheme as a whole. I am sure that the potential problems with flooding are being addressed at a very early stage.</p>	<p>Noted – the support is welcomed – a specialist drainage engineer is engaged to address any potential flooding issues – details of which will form part of the application.</p>	<p>None – The comment will be addressed by the application.</p>
	<p>Very keen to see solar panels and other energy saving measures incorporated.</p>	<p>A specialist sustainability consultant is engaged to consider how best to incorporate energy saving measures – details of which will form part of the application.</p>	<p>None – The comment will be addressed by the application.</p>
	<p>Please reconsider the name "Chilton Court" – it would cause endless confusion postally</p>	<p>Noted – The local knowledge is welcomed. – The name currently appears on the exhibition boards only rather than the draft Development Brief, the name of the development will be used for the marketing of the dwellings only. The internal roads will be named by the Borough Council in consultation with the Post Office and the Parish Council.</p>	<p>None.</p>

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Stour Green CO10 8NS (Clare Resident)	40 – 50 houses please.	St Edmundsbury Borough Council allocated the site for up to 60 dwellings in the 2006 Local Plan Review. The site density is similar to that of The Granary and Westfield while providing open space. It has been demonstrated that 60 dwellings can be accommodated on the site and a reduction in numbers would reduce the cohesiveness of the built form as well as proportionately reduce the affordable housing provision.	None.
	Flooding is the main concern.	Noted – a specialist drainage engineer is engaged to address any potential flooding issues – details of which will form part of the application.	None – The comment will be addressed by the application.
	Suggest the 30 mile per hour speed limit is extended out to the current 40mph limit bearing in mind now six outlets onto the main road.	Noted – a specialist highway engineer is engaged to address any potential safety and capacity issues resulting from the development – mitigation measures will need to be agreed with Suffolk County Council – details of which will form part of the application.	None – The comment will be addressed by the application.
	Please limit overlooking and	A specialist sustainability	None – The comment will

Address	Summary of Comment	Charles Church Anglia Response	Action to Document
	build in solar panels.	consultant is engaged to consider how best to incorporate energy saving measures – details of which will form part of the application. JAP Architects are engaged to design the final layout and elevations.	be addressed by the application.
Clifton Cottages CO10 8NS (Clare Resident)	Number of houses too high.	St Edmundsbury Borough Council allocated the site for up to 60 dwellings in the 2006 Local Plan Review. The site density is similar to that of The Granary and Westfield while providing open space. It has been demonstrated that 60 dwellings can be accommodated on the site and a reduction in numbers would reduce the cohesiveness of the built form as well as proportionately reduce the affordable housing provision.	None.
	Inclusion of social housing essential.	Noted – Affordable housing will be provided at 30% in accordance with the adopted planning policy.	None – The comment will be addressed by the application.
	More trees needed.	Noted	Additional planting to be illustrated between the development site and the boundary with Clifton

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			Cottages.
Westfield CO10 8NV (Clare Resident)	My only concerns are regarding drainage and sewerage infrastructure. This could be covered by SEBC SPD planning and I await your proposal, subject to your planning approval.	Noted – a specialist drainage engineer is engaged to address any potential surface and foul water drainage issues – details of which will form part of the application.	None – The comment will be addressed by the application.
The Mill House CO10 8PF (Clare Resident)	There should only be 10 dwellings and they should only be built on the land which is currently fallow. It is criminal to build on good quality agricultural land when we know food will be in short supply in the future.	St Edmundsbury Borough Council allocated the site for up to 60 dwellings in the 2006 Local Plan Review. The site density is similar to that of The Granary and Westfield while providing open space. It has been demonstrated that 60 dwellings can be accommodated on the site and a reduction in numbers would reduce the cohesiveness of the built form as well as proportionately reduce the affordable housing provision. The agricultural land to be lost is Grade 2.	None.
	There are few jobs in Clare. Building affordable housing in an area where there are few jobs is not very sensible since commuting is going to be very expensive.	Greater numbers of residents make existing and new businesses more viable and will generate jobs. Affordable housing can be rented or in shared ownership allowing those	None.

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		<p>already renting in the Town to begin to purchase their own home.</p>	
	<p>Note there are lots of rental properties in Clare.</p>	<p>Noted – the indicated level of rental properties in Clare demonstrates the need for additional affordable housing to enable people to purchase rather than rent should they wish to. The consultee does not indicate at what level rent is being charged or the size of dwellings to which they refer and whether they meet the whole range of the identified housing need.</p>	<p>None.</p>
	<p>If you limit the number of houses to 10 you would not add to the flooding problem. Your scheme for 60 houses and 60 garages and roads will add to the flooding problem.</p>	<p>Noted – a specialist drainage engineer is engaged to address any potential surface and foul water drainage issues – details of which will form part of the application. A development of 60 is not allow to have any greater impact on flooding that the current agricultural field or indeed 10 dwellings. The reduction in the numbers will have no influence on the development's impact on flooding as both must be neutral.</p>	<p>None – These comments will be dealt with in detail at the application stage.</p>

Address	Summary of Comment	Charles Church Anglia Response	Action to Document
Comments made after the exhibition			
<p>The Granary CO10 8LL (Clare Resident)</p>	<p>The exhibition was very informative however we are concerned about the parking arrangements which are concentrated to the rear of Nos. 28 and 31, which will create noise during the day and late at night. Is it possible to relocate the housing with parking bays to the rear of the telephone exchange or away from existing residents?</p>	<p>The parking courts along with the positioning of single storey garages have been suggested along the boundary with The Granary so that the existing residents benefit, where possible, from views into the site rather than being presented with the rear elevations of dwellings and the possibility of overlooking. The parking court would be screened from the properties mentioned by the existing boundary planting. The relocation of these courts to the rear of the telephone exchange would have the effect of shifting either the whole development closer to Stoke Road or closer to the boundary with The Granary in order to accommodate the relocation. With regards noise, people would generally leave and return at the morning and evening peak respectively, before possibly going out in the evening and returning later on. The noise generated by such movements is not likely to be significant at Nos. 28</p>	<p>None – These comments will be dealt with in detail at the application stage.</p>

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		and 31 given the existing planting and fencing proposed.	
The Granary CO10 8LL (Clare Resident)	Concern over maintenance and safety of surface water attenuation swales.	The maintenance of the attenuation swales will either be transferred to Anglian Water or will be managed by a management company to ensure that they remain clean and effective. It is not proposed that the swales be fenced as for the majority of the time they will be dry or have little water in them. It is not considered that the surface water attenuation measures will have a negative impact on safety even in times of greater water content as young children are likely to be accompanied along what is a busy road frontage.	None – These comments will be dealt with in detail at the application stage.
	The change of government encourages greater local influence and the Clare Community Plan suggests that the community would favour gradual year on year growth on smaller sites rather than larger sites.	The Localism Bill in its draft format states that any Parish Plan must broadly accord with the adopted Core Strategy. The adopted Core Strategy identifies Clare as a Key Service Centre under Policy CS4 and rolls forward the Remaining Local Plan allocations numbering 240 dwellings, including up to 60 at Clare, while also	None.

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		<p>identifying the potential of a further 565 dwellings across the Key Service Centres. In determining planning application the Local Planning Authority must consider proposals against the adopted Development Plan and other material considerations. The current Clare Community Plan does not constitute part of the development plan and as such it will up to officers and members to decide what weight they give it against their adopted planning policy, which has been the subject of independent examination and approval by the elected members of the Borough.</p>	
	<p>Concern with regards overlooking of properties in The Granary due to the topography, all properties on the boundary with The Granary should be bungalows.</p>	<p>Care has been taken with the location of houses to prevent overlooking. The design is not yet fixed and the incorporation of bungalows will be considered as part of the detailed design.</p>	<p>None – These comments will be dealt with in detail at the application stage.</p>
<p>The Granary CO10 8LL (Clare Resident)</p>	<p>Will those who may use the footpath from The Granary be tempted to use the private drive of nos. 32, 35, 36, 37 and 38 The Granary and will</p>	<p>The private drive serving nos. 32, 35, 36, 37 and 38 The Granary is not the most direct access from the entrance to The Granary to</p>	<p>None – A sign highlighting that the drive to nos. 32, 35, 36, 37 and 38 The Granary is private could be considered by the</p>

Address	Summary of Comment	Charles Church Anglia Response	Action to Document
	<p>arrangements be made to ensure the potential users to contribute to the upkeep of the drive. There is a blind corner on the private road used by vehicles and children would be at risk.</p>	<p>the proposed footpath link. The existing pavement leads pedestrians along the adopted road rather than down an obviously private drive. While it is impossible to say what people might be tempted to do it is unlikely that anyone other than the residents of nos. 32, 35, 36, 37 and 38 would use the private drive to access the pedestrian and cycle link. Vehicle speeds on the private drive are very low due to its surface treatment, width and intentionally blind bend.</p>	<p>developer, if it was considered appropriate following further consultation with relevant parties.</p>
	<p>It will be difficult to stop children and their bicycles from using the path and the private road. Has it been considered if the path will only be used by pedestrians?</p>	<p>The path is designed to encourage both pedestrian and cycle movements from The Granary to town via the new development. It is unlikely that anyone other than the residents of nos. 32, 35, 36, 37 and 38 would use the private drive to access the pedestrian and cycle link.</p>	<p>None.</p>
	<p>Who will be responsible for the maintenance of the path?</p>	<p>It is envisaged that the maintenance of the path will be transferred to either the Borough Council or a management company.</p>	<p>None.</p>

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	<p>There is a good footpath on either side of the main road, which is suitable for pedestrians walking into Clare.</p>	<p>Pedestrian access along the main road does exist. The inclusion of the footpath is design to link the developments, foster communities and provide the residents of The Granary with a route to the town and primary school which does not require the need to walk alongside the main road.</p>	<p>None.</p>
<p>The Granary CO10 8LL (Clare Resident)</p>	<p>Concern that the private drive of nos. 32, 35, 36, 37 and 38 The Granary will be used by pedestrians. If the private drive is to be used as a footpath then it should be adopted by the Borough Council. There is a blind corner on the private road used by vehicles and use by pedestrian would present a risk of accidents.</p>	<p>The private drive serving nos. 32, 35, 36, 37 and 38 The Granary is not the most direct access from the entrance to The Granary to the proposed footpath link. The existing pavement leads pedestrians along the adopted road rather than down an obviously private drive. It is unlikely that anyone other than the residents of nos. 32, 35, 36, 37 and 38 would use the private drive to access the pedestrian and cycle link. Vehicle speeds on the private drive are very low due to its surface treatment, width and intentionally blind bend.</p>	<p>None – A sign highlighting that the drive to nos. 32, 35, 36, 37 and 38 The Granary is private could be considered by the developer if it was considered appropriate following further consultation with relevant parties.</p>
	<p>I do agree that the site is suitable for another small select development of well</p>	<p>Your support for the residential development of the site is welcomed. The</p>	<p>None – These comments will be dealt with in detail</p>

Address	Summary of Comment	Charles Church Anglia Response	Action to Document
	<p>designed dwellings, however I would like to see that these be in keeping with the areas and not over developed with properties crammed in on all sides.</p>	<p>proposed density of 28 dwellings per hectare is similar to the density of The Granary and Westfield. The previous Government set a minimum density for residential development of 30 dwellings per hectare and as such the proposals represent a low density development appropriate to the rural location.</p>	<p>at the application stage.</p>
<p>SEBC (Borough Council)</p>	<p>The consultation brief includes some good analysis of Clare including building styles, details, proportions and setting. The key objectives and illustrative summary also incorporate some strong design features, which provide a good foundation for development. Ultimately, the success of this scheme will largely depend on how successfully these elements are interpreted and incorporated into the development, such that the development will be seen as being of Clare, rather than just another identikit suburban housing estate.</p>	<p>Noted – the support is welcomed. The detailed design will be drawn up by the local architect.</p>	<p>None.</p>
	<p>Care needs to be given to the treatment of the central</p>	<p>Noted – a specialist consultant will be engaged to</p>	<p>A statement has been added to the development</p>

Address	Summary of Comment	Charles Church Anglia Response	Action to Document
	<p>open space area, particularly the sensitive use of retaining walls. A statement is also required in respect of the tree belt at the northern boundary, including details of how it will be maintained to allow for its development and long term maintenance.</p>	<p>provide further detail on the planting and maintenance at the application stage.</p>	<p>brief regarding the maintenance of the northern tree belt.</p>
	<p>It is noted that the brief includes additional planting on third party land over which it has no control. Unless there is an agreement in place for this, it should be deleted.</p>	<p>Noted – discussions have been opened with SEBC regarding planting on the land between the development site and The Granary, however the Borough Council have requested that the planting shown adjacent to The Granary be excluded from the Development Brief.</p>	<p>The aspiration for supplementary planting along the boundary with The Granary has been removed from the Development Brief at the request of the Borough Council. The Borough Council will consult with existing residents on how the existing boundary planting should be treated.</p>
<p>The Clare Society</p>	<p>The Development Brief – we do not regard 60 houses as a ..."fitting development".</p>	<p>The building of 60 dwellings on the land east of The Granary allocated for up to 60 dwellings in the adopted Local Plan (2006) is in accordance with adopted policy.</p>	<p>None.</p>
	<p>Positive Features – What are the details of the "sustainable drainage technology" envisaged? The plan says "Gradual slope down" but significant slope would be a</p>	<p>The details of the sustainable drainage technology to be incorporated will be determined as the final design is prepared and will</p>	<p>Revise the wording of the brief to read "slopes down" to allow the reader to determine whether it is gradual or significant.</p>

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	more appropriate description.	form part of the planning application. The terminology with regards the degree of slope and whether it is gradual or significant is a matter of opinion. The slope is recognised and a topographical survey will accompany the application.	
	<p>Constraints – (A) Flooding – the properties at risk will not be on the new development but the historic houses on the south side of Stoke Road and The Priory on Ashen Road, where major flooding of their gardens has occurred in each of the last 3 years by the River Stour overflowing. This has been fully documented. Forget 1 in 30 or 1 in 100 years, the flooding problem is serious in this area of Clare right now. Ultimately whatever water is stored will end up in the Stour and it is absolutely critical that storage plans are fully explained and subject to independent examination during the planning application process.</p>	Charles Church will put forward a surface water drainage scheme that is acceptable to the Environment Agency and Anglian Water.	None – These comments will be dealt with in detail at the application stage.
	Constraints – (B) Infrastructure – no mention is made of this important issue.	Charles Church will put forward a foul water drainage scheme that is acceptable to	Add a statement in the Development Brief that the applicant must provide

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	<p>We absolutely agree with Clare Parish Council's initiative to meet with the relevant utilities – water, drainage, sewerage, traffic etc – and have a comprehensive assessment before any site is given planning permission. For instance, 3 times in 6 months last year (again fully documented) Anglian Water had to unblock the main sewer in Stoke Road opposite the site. The utilities are reactive not proactive and do not automatically do regular maintenance, claiming everything is OK essentially because they have no funds to improve the infrastructure. Infrastructure issues must be sorted before any planning permission is granted.</p>	<p>the Environment Agency and Anglian Water.</p>	<p>a foul water drainage strategy which is acceptable to Anglian Water and the Environment Agency.</p>
	<p>Land Use – the landscape is undulating not “largely flat”.</p>	<p>Noted.</p>	<p>Replace "largely flat" with the word "undulating"</p>
	<p>Proportions and Setting – St Peter's Court, Boat House Mews & Bloomfield Court are the preferred size and type that Clare is comfortable with. Lutus Close provides affordable housing on an acceptable scale. We</p>	<p>St Peter's Court, Boat House Mews & Bloomfield Court are all Town Centre locations at densities well in excess of 28 dwellings per hectare. In order to provide such intimate housing on the Land East of The Granary, which</p>	<p>None.</p>

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	<p>challenge the contention that the 60 unit housing estate proposed by Charles Church will capture the essence of such intimate housing.</p>	<p>would be inappropriate given its edge of town location, densities would need to be closer to double that proposed.</p>	
	<p>Key Objectives – Improved efficiency of land use – what does “sustainable density” mean? “Efficient use of the allocated site” is, presumably, an attempt to justify the density Charles Church seeks!</p>	<p>The proposed density of 28 dwellings per hectare is similar to the density of The Granary and Westfield. The previous Government set a minimum density for residential development of 30 dwellings per hectare and as such the proposals represent a low density development appropriate to the rural location.</p>	<p>None.</p>
	<p>Key Objectives – Stoke Road Frontage – the two “attenuation swale features” look good on a glossy brochure but are they practical? Will they be fenced to protect children? Will they have a water circulation system? Because, if not, they will become unattractive boggy messes rather than “new habitats and enhance the bio-diversity of the site”. Mirroring the Nethergate Street and Westfield/Granary combination of grass and trees would be preferable.</p>	<p>The attenuation swales along with storage crates, permeable paving and oversized pipes will be used to attenuate surface water runoff as a combined approach to the drainage of the site. It is not proposed to fence the features; they are adjacent to Stoke Road and children in the vicinity of these swales ought to be supervised. Fencing will detract from the proposed development by giving it a feeling of a gated community. The attenuation swales will be connected to</p>	<p>None – These comments will be dealt with in detail at the application stage.</p>

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		<p>the existing surface water outfall to the River Stour to provide water circulation. The swales will be grassed and planted as appropriate and only in times of heavy rain are they likely to be full of water. The general appearance of the frontage will therefore be a gentle grassed depression in the ground with a character similar to that of Nethergate Street and Westfield/ The Granary.</p>	
	<p>Key Objectives – Central Area – we doubt this large open space will be used for “informal play and leisure activities”. In Clare Heights there are good open breathing spaces but we have never seen such use. Far better to have fewer houses with larger private gardens.</p>	<p>The scale of the open space provision is dictated by the Borough Council's adopted planning policy and can not be reduced.</p>	<p>None.</p>
	<p>Sustainability – there are too many ifs and buts here. The drainage, attenuation runoff must be comprehensively addressed in any planning application and be independently verified. Substation comes within the utility assessment mentioned</p>	<p>Details of the foul and surface water drainage strategy will come forward at the detailed design stage it is not for the Development Brief to dictate exactly how these elements will be addressed only to state that they must be addressed to</p>	<p>None – These comments will be dealt with in detail at the application stage.</p>

Address	Summary of Comment	Charles Church Anglia Response	Action to Document
	<p>earlier. The pumping station adjacent to the site is old and overloads and needs to be pumped out every so often.</p>	<p>the satisfaction of the Environment Agency, Anglian Water and St Edmundsbury Borough Council.</p>	
	<p>Site Plan – whilst you plan new trees to shield the pumping station and telephone exchange there are none to shield Nos. 1 & 2 Chilton Cottages and some sections of the Granary!</p>	<p>Noted.</p>	<p>Additional planting to be illustrated along the boundary with Nos. 1 & 2 Chilton Cottages. The proposed planting along the boundary with The Granary had been removed at the request of the Borough Council, as landowner.</p>
	<p>Where are the sites for the excess water retention to be? What are the positions of the pipes that will allow such excess water to be released into the River Stour?</p>	<p>All the pipes within the new development could be oversized to help store surface water in times of heavy rainfall, the courtyards and open space could have storage crates located underneath them, paving of the courtyards and private drives could be permeable to allow infiltration as well as the provision of swales on the front of the development. The drainage strategy will utilise the existing outfall pipes to deliver water to the River Stour.</p>	<p>None – These comments will be dealt with in detail at the application stage.</p>
	<p>Conclusion – there is no “policy requirement” for 60</p>	<p>There is policy justification for up to 60 dwellings on the</p>	<p>None.</p>

Address	Summary of Comment	Charles Church Anglia Response	Action to Document
	<p> dwellings. We see no evidence that Charles Church has really taken on board the concerns expressed by the Clare Community at the Workshop and the Exhibition regarding Dwelling Numbers, Flood Risk and Infrastructure.</p>	<p>land east of The Granary. The Development Brief commits the developer to addressing the flood risk and infrastructure requirements of the development to the satisfaction of the statutory consultees. The site is allocated for up to 60 dwellings; until the proposal exceeds 60 dwellings it is in accordance with adopted local planning policy. Charles Church has responded to the comments made at the workshop by setting the building line back, committing to preventing the development contributing to the flooding problem, improving the connectivity with the Town and integrating the development with the existing community. A mix of housing of 2, 3 and 4 bedrooms, with no flats was requested at the workshop and is suggested in the Development Brief. Large detached housing was requested on the Stoke Road frontage and has been incorporated into the Development Brief.</p>	
Westfield CO10 8NU	Concern regarding a lack of	Noted.	Planting to be illustrated

Address	Summary of Comment	Charles Church Anglia Response	Action to Document
(Clare Resident)	shrub planting between Westfield and the new development – a wooden fence is not acceptable		between the new development and Westfield.
	Too many properties squashed into a small area. Would like to see the number of properties proposed halved.	The building of 60 dwellings on the land east of The Granary allocated for up to 60 dwellings in the adopted Local Plan (2006) is in accordance with adopted policy. The principle of development of this scale on this site has been established since 2006 and has been deemed acceptable by officers, elected members and an independent Planning Inspector.	None.
	Concern over proximity of new dwellings to no. 54 Westfield in terms of overlooking and potential loss of light. Positioning of properties should afford existing residents with the maximum amount of light, space and privacy.	JAP Architects are retained to develop the final layout and elevation design of the proposed development. Further care will to minimise overlooking or the loss of light resulting from the proposed development at the application stage. Bungalows will be considered as part of the detailed design.	None – These comments will be dealt with in detail at the application stage.
	The footpath linking Westfield to the town centre via the proposed	The inclusion of the footpath is design to link the developments, foster	None – The exact location of the footpath will be addressed at the

Address	Summary of Comment	Charles Church Anglia Response	Action to Document
	<p>development is not likely to be used. Where will it start and would vehicles reversing from garages over the footpath cause a safety issue?</p>	<p>communities and provide the residents of Westfield with a route to the town centre and primary school which does not require the need to walk alongside the main road. Vehicles reversing over the footpath have the potential to pose a risk however speeds would be extremely low.</p>	<p>application stage.</p>
	<p>The footpath idea of linking the three estates should be scrapped and the three estates screen and kept separate.</p>	<p>The inclusion of the footpath is design to link the developments, foster communities and provide the residents of Westfield with a route to the town centre and primary school which does not require the need to walk alongside the main road. Self contained estates that do not acknowledge the adjoining developments are not desirable as they generate a fragmented rather than an integrated community.</p>	<p>None.</p>
<p>The Granary CO10 8LL (Clare Resident)</p>	<p>Looks a fantastic idea for a development – the sooner the better! Clare desperately needs an influx of younger people, and younger people need affordable housing. Whatever the plans, there will be objections from</p>	<p>Noted – the support is welcomed.</p>	<p>None.</p>



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	present inhabitants of Clare.		

9 CONCLUSION

- 9.1 In light of the above a number of changes have been made to the Development Brief, details of which can be seen in the table above. I trust that this consultation document along with the revised Development Brief will enable the Borough Council to give their approval and enable work to progress on the detailed application.
- 9.2 In in light of the large degree of interest in the technical aspects of the design, drainage and highway solutions for the site, the details of which are not yet available, it is proposed that a further public consultation be undertaken post submission of the application, subject to the agreement of the Borough Council. The proposed additional round of consultation will enable the public to come along to an exhibition and ask questions of the technical consultants on the detailed solutions proposed.

Charles Church Limited
Land East of The Granary, Clare
5 July 2011

BIDWELLS

Contact:

Michael Hendry

Bidwells

Trumpington Road

Cambridge

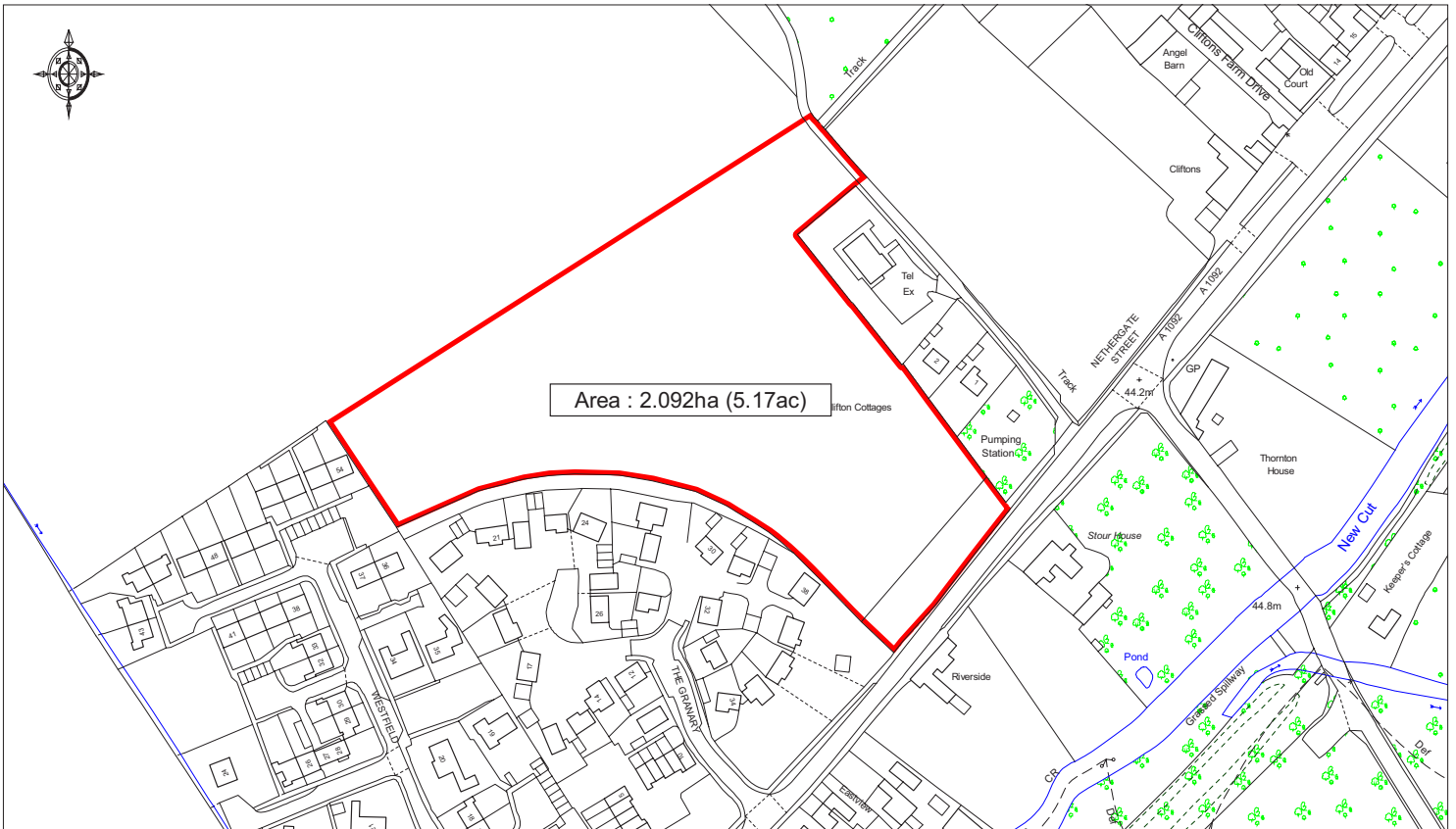
CB2 9LD

dd: 01223 559419

e: Michael.hendry@bidwells.co.uk

Land East of the Granary Workshop Invitation

on behalf of Charles Church Limited



Land east of the Granary at Clare is allocated for up to 60 dwellings in the adopted St Edmundsbury Local Plan 2006. Bidwells on behalf of Charles Church Limited would like to invite you to attend a workshop to discuss how the site should be developed.

The workshop will involve group discussions, facilitated by a member of the development team, around a site plan illustrating the physical constraints of the site and focus on a number of discussion topics.

As you will appreciate space will be limited and attendance is by invitation only. In order to register your attendance please email your name and address to:

stokeroadclare@bidwells.co.uk or register by telephoning Caroline Rudkins 01223 559 810.

Date: Saturday 17th October 2009

Time: 10am to 12.30pm

Venue: The Old School Community Centre
Callis Street
Clare
Sudbury
CO10 8PX



**CHARLES CHURCH
ANGLIA**

BIDWELLS

Michael Hendry - RE: Land East of the Granary Workshop Invitation

From: "Gudde, Peter" <Peter.Gudde@stedsbc.gov.uk>
To: "stokeroadclare@bidwells.co.uk" <stokeroadclare@bidwells.co.uk>
Date: 07/10/2009 15:46
Subject: RE: Land East of the Granary Workshop Invitation
CC: "Lemon, James" <James.Lemon@stedsbc.gov.uk>

Dear Michael,
apologies for the last e-mail if it seems confusing. I have asked James Lemon in my team to check out whether we need to be involved from a historical land use perspective. If so, I will ask him to contact you directly.

regards,

Peter Gudde
Environmental Management Officer

From: Gudde, Peter
Sent: 07 October 2009 15:41
To: 'stokeroadclare@bidwells.co.uk'
Subject: RE: Land East of the Granary Workshop Invitation

James,
can you check this one out?

Peter

From: stokeroadclare@bidwells.co.uk [mailto:stokeroadclare@bidwells.co.uk]
Sent: 07 October 2009 12:36
To: Rand, Chris; christine.leveson@stedsbc.gov; Pannell, Gemma; Lemon, James; niki.hollingsworth@stedsbc.gov.uk; parishclerk@ciare-uk.com; Gudde, Peter; Smulders, Peter; Keeley, Ramon
Subject: Land East of the Granary Workshop Invitation

Dear all,

I write on behalf of Charles Church Anglia to invite you to a workshop in relation to the development of the allocated residential site east of The Granary, Stoke Road, Clare. Please see the attached invitation for further details. As you will appreciate numbers will be limited at the workshop and attendance is by invitation only. Please respond to the above email address to register your attendance before 14th October 2009.

Yours sincerely,

Michael Hendry
Principal Planner
Planning Division

Bidwell House
Trumpington Road
Cambridge
CB2 9LD
t: 01223 841 841
dd: 01223 559 419



EG Property Adviser of the Year 2009 – Eastern Region
To read our latest newsletter please click here

www.bidwells.co.uk

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If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding

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WARNING: Although the Council has taken reasonable precautions to ensure no viruses are present in this email, the Council cannot accept
*****S-E-B-C**



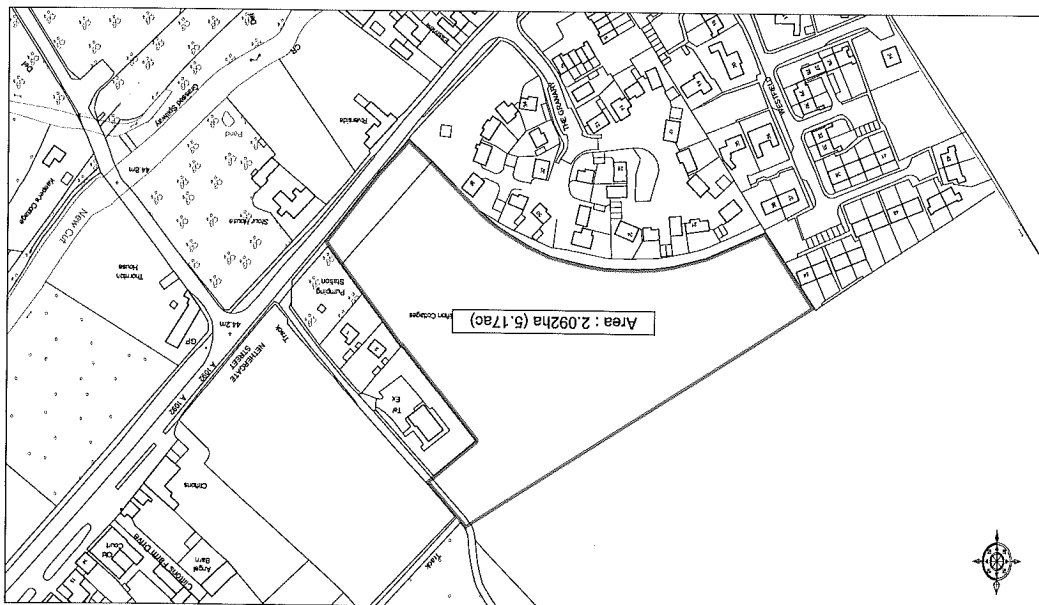
Date: Saturday 17th October 2009
Time: 10am to 12.30pm
Venue: The Old School Community Centre
 Callis Street
 Clare
 Sudbury
 CO10 8PX

Land east of the Granary at Clare is allocated for up to 60 dwellings in the adopted St Edmundsbury Local Plan 2006. Bidwells on behalf of Charles Church Limited would like to invite you to attend a workshop to discuss how the site should be developed.

The workshop will involve group discussions, facilitated by a member of the development team, around a site plan illustrating the physical constraints of the site and focus on a number of discussion topics.

As you will appreciate space will be limited and attendance is by invitation only. In order to register your attendance please email your name and address to:

stokeroadclare@bidwells.co.uk or register by telephoning Caroline Rudkins 01223 559 810.



Land East of the Granary Workshop Invitation

on behalf of Charles Church Limited

Appendix C

ATTENDEES WORKSHOP 17 OCTOBER 2009						ADDRESS			
Neil Ackerman		4				Agent for person next to site			
Mr Amborse		2				29 The Granary			
Mrs Amborse		2				29 The Granary			
Mr Bab		1				24 The Granary			
Jane Bone		3				Riverside House, Clare			
Barry Bowyer		4				Lowicks Stoke Road			
Geoffrey Bray		3				Nethergate Street (Clare Society)			
Mr Cargill		5				37 The Granary			
John Collecott		5				Stour House Clare Society			
Sally Collecott		5				Stour House Clare Society			
Mr Graham Cornwall		5				2 Stour Green, Stoke Road, Clare			
Mr Geare		1				20 The Granary			
Mr Gregory		2				38 The Granary			
Kenneth Groom		3				21 The Granary			
Mrs Kennedy		4				31 The Granary			
Mr Macby		4				31 The Granary			
Mrs Macby		4				Parish Councillor			
Councillor Keith Mison		5				1 Clifton Cottages, Stoke Road,			
David Pillar		1				1 Clifton Cottages, Stoke Road,			
Valerie Pillar		1				17 Nethergate Street			
David Reynolds		5				25 The Granary			
Mr A J Robinson		3				54 Westfield Clare			
Mr P Robinson		2				25 The Granary			
Mrs V Robinson		3				22 The Granary			
Mrs Patricia Russell		4				11 The Granary			
Mrs Pat Ryan		5				Granary Close			
Mrs Shaw		1				Granary Close			
Dr Shaw		1				6 Stour Green			
Mrs Sutton		2							
Facilitators									
Lee Frere		1	James Nicholls	2	Karen Beech	3	Kiran Notay	4	Martin Davidson
Mr Bab		Mr Amborse	Jane Bone	Anthony Bone	Barry Bowyer	Mr Cargill	Mr Cargill	Mr Graham Cornwall	5
Mr Geare		Mrs Amborse	Patricia Groom	Kenneth Groom	Neil Ackerman	Mr Graham Cornwall	Mr Graham Cornwall	Councillor Keith Mison	
David Pillar		Mr Gregory	Mr P Robinson	Mr A J Robinson	Mr Macby	Councillor Keith Mison	Councillor Keith Mison	Mrs Pat Ryan	
Valerie Pillar		Mr P Robinson	Mrs V Robinson	Mr A J Robinson	Mrs Macby	Mrs Patricia Russell	Mrs Patricia Russell	John Collecott	
Mrs Shaw		Mrs L Rodway	Mr A J Robinson	Geoffrey Bray	Mrs Patricia Russell	John Collecott	Sally Collecott	Sally Collecott	
Dr Shaw		Mrs Sutton			Mrs Kennedy	Sally Collecott	David Reynolds	David Reynolds	

Appendix D

Workshop Topic Area

There are twelve suggested topics for discussion as a guide.

- Design – Contemporary, Traditional, Local Features;
- Planting – Type and Location;
- Open Space – Formal, Informal, Play Facilities, Benches;
- Pedestrian and Cycle Links;
- Drainage and Flood Risk;
- Highways;
- Car and Cycle Parking;
- Housing Types – Flats, Terraces, Semi-Detached, Detached;
- Scale – Number of Storeys;
- Dwelling Mix – Number of Bedrooms per Dwelling;
- On-Site Renewable Energy Technology – Potential Options to be Discussed; and
- Any Other Thoughts

Appendix E

stoke road clare - Land East of the Granary

From: Annabel O'Neill <aoneill_home@hotmail.com>
To: <stokeroadclare@bidwells.co.uk>
Date: 23/10/2009 19:19
Subject: Land East of the Granary

I was unable to attend the meeting for the above on 17 October and wondered if there were any minutes or any information I could have.

Many thanks

Annabel O'Neill
18 The Granary
Clare
Suffolk
CO10 8LL

New Windows 7: Simplify what you do everyday. Find the right PC for you.

stoke road clare - Land East of the Granary: Query Response

From: stoke road clare
To: O'Neill, Annabel
Date: 26/10/2009 09:20
Subject: Land East of the Granary: Query Response

Dear Ms O'Neil,

Thank you for your email. The deadline for further comments expired on Saturday 24th October 2009 and we are in the process of collating these responses along with those made during the workshop. At present the comments are not available however they will be sent, in the form of a simple list of comments, to those for whom we have email addresses once collated.

where was this mentioned?

→ this was not mentioned on the leaflet.

→ what is the purpose of this.

The Design Brief will be prepared in light of the comments made during the workshop and subsequently. A consultation report, responding to each of the comment areas, will be provided with the submission of the draft Development Brief for consideration by the Borough Council. The Development Brief will then be the focus of further public consultation.

I trust the above is clear. Should you have any queries please do not hesitate to contact me.

Yours sincerely,

Michael Hendry

>>> Annabel O'Neill <aoneill_home@hotmail.com> 23/10/2009 19:18 >>>

I was unable to attend the meeting for the above on 17 October and wondered if there were any minutes or any information I could have.

Many thanks

Annabel O'Neill
 18 The Granary
 Clare
 Suffolk
 CO10 8LL

New Windows 7: Simplify what you do everyday. Find the right PC for you.

Regards. John Collecott.

From: Michael Hendry [mailto:Michael.Hendry@bidwells.co.uk]
Sent: 23 October 2009 15:49
To: Collecott, John
Cc: Hopwood, Rob; lee.frere@japarchitects.co.uk; martin.davidson@persimmonhomes.com; moore', 'anna
Subject: Stoke Road , Clare: Additional Comments

Dear Mr Collecott,

Thank you for sending through you main areas of concern, in advance of the proposed meeting of 3rd November 2009. All of the issues you have raised in your email were put by you to the developer at the workshop and answers were provided.

Your comments have been recorded both at the workshop and as additional comments post the workshop. All the comments will be addressed in the consultation report, that will support the draft Development Brief, at which time there will be a chance for further formal public consultation.

In light of the above we have no further information beyond that which you are already aware of and see little merit in a further meeting to go over the same ground. I look forward to seeing you at the next formal consultation event, that will be in the form of a public exhibition with no limit on attendance, where we will have more information.

If you have any queries please do not hesitate to contact me.

Yours sincerely,

Michael Hendry
Principal Planner
Planning Division

Bidwell House
Trumpington Road
Cambridge
CB2 9LD
t: 01223 841 841
dd: 01223 559 419

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>>> "John Collecott" <johncollecott@btinternet.com> 23/10/2009 13:54 >>>
Lee,

file://C:\Documents and Settings\hnotay\Local Settings\Temp\XPgrpwise\4AE577B3... 26/10/2009

Our main concerns are -

1. The number of houses. 60 is far too many. Our Members are on record with Bury that we want no more than 20 on any one site and no large developments.

2. Infrastructure, particularly sewerage and drainage. The Anglia Water's response to Charles Church that nothing new needs adding for 60 new houses is absolute nonsense.

3. Flooding. The issue is much wider than just run-off from LP18 and involves the impact on the Stour volume of the huge house building project in Haverhill etc etc. And the inadequate management of the river by the EA.

4. Access and traffic volumes

5. Negative impact of a huge housing estate which, because of the site contours, cannot be hidden and will alter the character of Clare.

Just a few points we need addressed so our Members understand where you are coming from and how you plan to manage these problems.

Best wishes. John.

-----Original Message-----

From: lee frere [mailto:lee.frere@japarchitects.co.uk]

Sent: 23 October 2009 12:45

To: John Collecott; anna moore

Cc: Michael Hendry

Subject: Clare

Dear John,

In advance of our meeting would you mind setting out any specific queries you have. As I'm sure you'll understand, the client thought the workshop last Saturday was an opportunity to discuss general issues (we haven't progressed in any detail yet - this will come as part of the next, 'Development Brief' phase and will be followed by subsequent public meetings etc). At that meeting those present were directed to post any subsequent queries to Bidwells or via the stokeroadclare@bidwells e-mail address. I realise that Anna couldn't make the meeting.

I trust you will appreciate that any meetings with interested parties, that are outside of scheduled public forums, have to be handled professionally by me in my capacity as a consultant within an appointed design and development team. Therefore, I would be grateful for some idea of the additional queries you have at this stage, so that Michael and I can come prepared and give you the fullest response.

Regards,

Lee

_____ Information from ESET NOD32 Antivirus, version of virus signature database 4536 (20091023) _____

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

stoke road clare - Fwd: Stoke Road , Clare: Additional Comments

From: Michael Hendry
To: stokeroadclare@bidwells.co.uk
Date: 26/10/2009 10:19
Subject: Fwd: Stoke Road , Clare: Additional Comments

>>> Michael Hendry 26/10/2009 09:18 >>>
Dear Mr Collecott,

Thank you for your email. As you will appreciate the deadline for further comments expired on Saturday 24th October 2009 and we are in the process of collating these responses along with those made during the workshop. At present the comments are not available however they will be sent, in the form of a simple list of comments, to those for whom we have email addresses once collated, including the Parish Council and the Clare Society.

The Design Brief will be prepared in light of the comments made during the workshop and subsequently. A consultation report, responding to each of the comment areas, will be provided with the submission of the draft Development Brief for consideration by the Borough Council. The Development Brief will then be the focus of further public consultation.

I trust the above is clear. Should you have any queries please do not hesitate to contact me.

Yours sincerely,

Michael Hendry
Principal Planner
Planning Division

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dd: 01223 559 419

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>>> "John Collecott" <johncollecott@btinternet.com> 24/10/2009 08:13 >>>

We will await the Draft Development Brief with interest to see whether these key issues have been suitably addressed. Meantime, please advise on whose website i can find the summary of the consultation on 17 October.

Appendix F

welcome



Specialist Consultants and Engineers

Survey Area

BIDWELLS

Aerial Survey and Design

- Highways
- Drainage and Flood Risk
- Utilities
- Topography
- Contamination



The Landscape Partnership

- Landscape and Visual Impact Assessment
- Ecology

CAV

Archaeology

Cyfl Sween

Sustainability



welcome

The Workshop

Adopted St Edmundsbury Borough Council's Planning Policy DS5 requires that a Development Brief is prepared and agreed with the Local Planning Authority prior to any application being registered. The workshop provides the opportunity for you to put forward your suggestions on how the site should be developed, informing the Development Brief which will in turn guide the planning application.

The workshop will involve group discussions, facilitated by a member of the development team, around a site plan illustrating the physical constraints of the site and focus on the following discussion topics in no particular order.

Features;

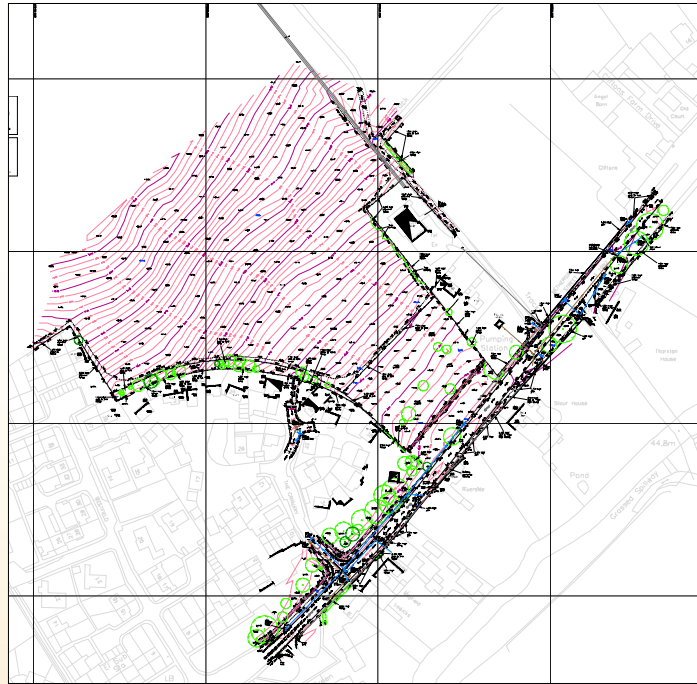
meets the necessary Development Brief protocol a consultation will be held for members of the public to comment formally on the draft during which an exhibition will be held demonstrating Development Brief will go to the Sustainable Development Panel and Cabinet for adoption as planning guidance.



Granary Workshop, Clare

Site Opportunities and Constraints

The site is subject to a number of factors including the physical characteristics of the site as well as elements dictated by the adopted planning policy which will affect the proposed development.



Access

New access via Stoke Road

Adopted Policy

Principle

Policy RA2 (d) allows for the residential development of the site for upto 60 dwellings. As part of the proposal contribution towards transport initiatives in Clare including provision of off-street car parking are required under Policy RA2(d).

Affordable Housing

Policy H3 requires that 40% of the dwellings built on the site must be affordable and be bound by legal agreement to remain available to those in housing need.

Open Space

Policy L4 and Appendix E require open space to be provided in line with the adopted standards.

Flood Risk



Please now proceed to your tables to await a brief introduction.

Granary Workshop, Clare

Appendix G

MEH: S522800042
01223 559419
01223 559436
mhendry@bidwells.co.uk
11 May 2011

Mr & Mrs Ambrose
29 The Granary
Clare
CO10 8LL

Dear Mr & Mrs Ambrose

Land East of The Granary, Clare – Exhibition

Further to your attendance at the workshop last year regarding the development potential of the land east of The Granary, please find enclosed a summary report of the comments received and the response of the team.

The development team has spent the last year turning your thoughts and comments into a Development Brief for the site, in consultation with officers at St Edmundsbury Borough Council.

The final layout and design are not fixed. The exhibition will provide a flavour of the type of development which could come forward on the site through the presentation of some indicative street scenes of the potential views from Stoke Road and elsewhere within the site.

Unlike the workshop the exhibition is open to all interested parties who are encouraged to drop in and discuss their thoughts with the development team. You should receive a flyer in the post today inviting you to the exhibition but for ease of reference I attach the details below:

Date: Thursday 19 May 2011

Time: Between 3pm and 7pm

Venue: The Old School Community Centre – Hall 3, Callis Street, Clare

I do hope you will be able to attend this drop in session and feel free to let others know who might be interested in coming along.

Yours sincerely

Michael Hendry BSc (Hons) MSc MRTPI
Planning Associate

Encs: Comments and Responses

Copy: Chris Rand – SEBC
Rona Hopkinson – SEBC

MEH: S522800042
01223 559419
01223 559436
mhendry@bidwells.co.uk
11 May 2011

Mr Bab
24 The Granary
Clare
CO10 8LL

Dear Mr Bab

Land East of The Granary, Clare – Exhibition

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Rona Hopkinson – SEBC

MEH: S522800042
01223 559419
01223 559436
mhendry@bidwells.co.uk
11 May 2011

Jane Bone
Riverside House,
Stoke Road
Clare
CO10 8NS

Dear Ms Bone

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Rona Hopkinson – SEBC

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01223 559436
mhendry@bidwells.co.uk
11 May 2011

Barry Bowyer
Lowicks
Stoke Road
Clare
CO10 8NS

Dear Mr Bowyer

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Mr Geoffrey Bray
Clare Society
Nethergate Street
Clare
CO10 8NS

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01223 559419
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Mr Cargill
37 The Granary
Clare
CO10 8LL

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Date: Thursday 19 May 2011

Time: Between 3pm and 7pm

Venue: The Old School Community Centre – Hall 3, Callis Street, Clare

I do hope you will be able to attend this drop in session and feel free to let others know who might be interested in coming along.

Yours sincerely

Michael Hendry BSc (Hons) MSc MRTPI
Planning Associate

Encs: Comments and Responses

Copy: Chris Rand – SEBC
Rona Hopkinson – SEBC

MEH: S522800042
01223 559419
01223 559436
mhendry@bidwells.co.uk
11 May 2011

Mr Gregory
38 The Granary
Clare
CO10 8LL

Dear Mr Gregory

Land East of The Granary, Clare – Exhibition

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01223 559436
mhendry@bidwells.co.uk
11 May 2011

Mr Kenneth Groom
21 The Granary
Clare
CO10 8LL

Dear Mr Groom

Land East of The Granary, Clare – Exhibition

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Mrs Kennedy

Dear Mrs Kennedy

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01223 559419
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11 May 2011

Mr & Mrs Macby
31 The Granary
Clare
CO10 8LL

Dear Mr & Mrs Macby

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Councillor Keith Mison
Parish Councillor

Dear Councillor Mison

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01223 559419
01223 559436
mhendry@bidwells.co.uk
11 May 2011

Mr & Mrs D Pillar
1 Clifton Cottages
Stoke Road
Clare
CO10 8NS

Dear Mr & Mrs Pillar

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01223 559419
01223 559436
mhendry@bidwells.co.uk
11 May 2011

Mr David Reynolds
17 Nethergate Street
Clare
CO10 8NP

Dear Mr Reynolds

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Mr & Mrs A Robinson
25 The Granary
Clare
CO10 8LL

Dear Mr & Mrs Robinson

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Mr P Robinson
54 Westfield
Clare
CO10 8LL

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Mrs Patricia Russell
22 The Granary
Clare
CO10 8LL

Dear Mrs Russell

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Mrs Pat Ryan
11 The Granary
Clare
CO10 8LL

Dear Mrs Ryan

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Mrs Shaw
Granary Close

Dear Mrs Shaw

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Dr & Mrs Shaw
Granary Close
Stoke Road
Clare
CO10 8NS

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Mrs Sutton
6 Stour Green
Stoke Road
Clare
CO10 8NS

Dear Mrs Sutton

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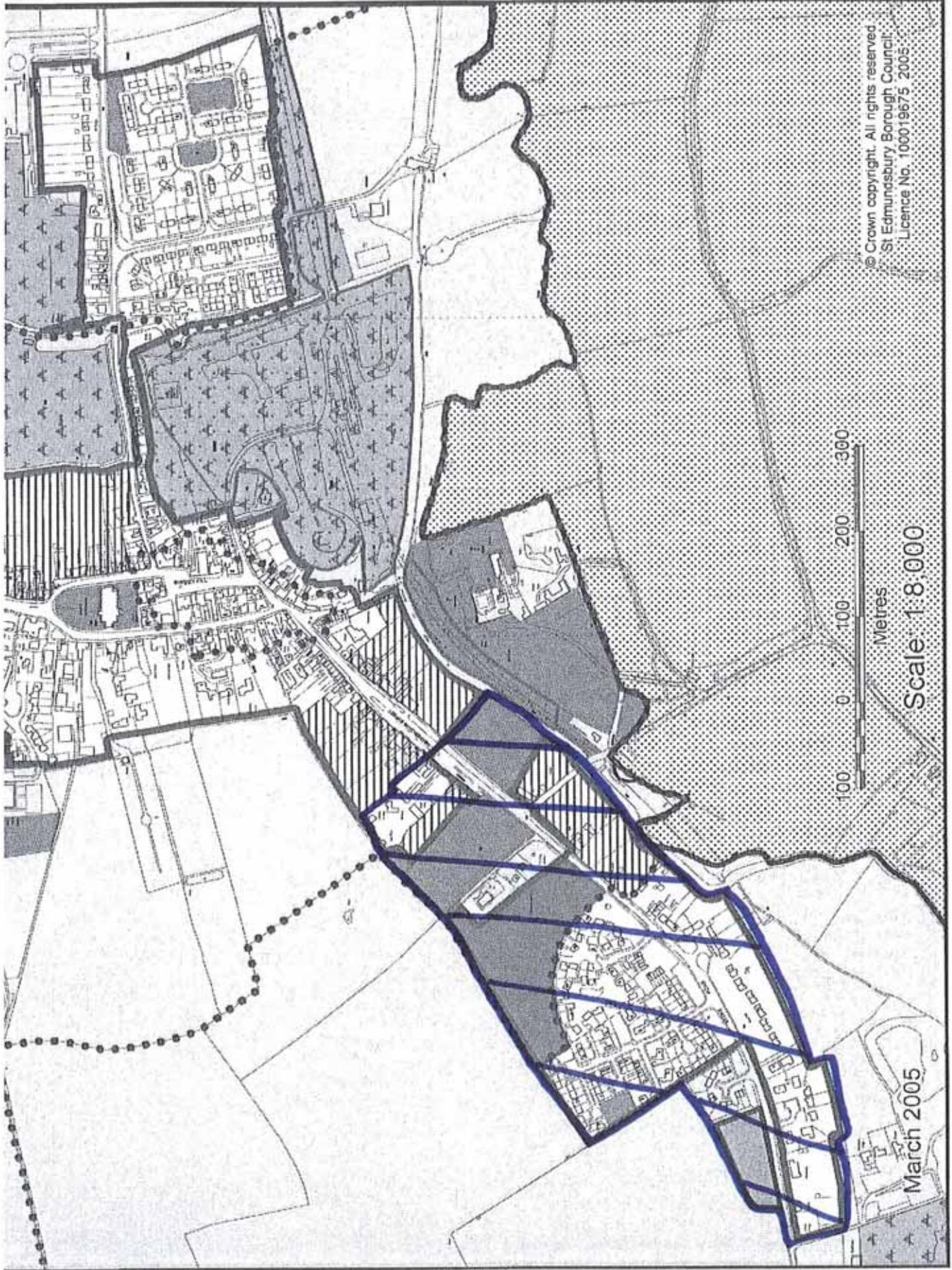
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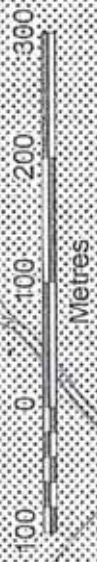
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Planning Associate

Encs: Comments and Responses

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St Edmundsbury Borough Council.
Licence No. 100019675 2005



Scale: 1:8,000

March 2005

Land East of The Granary Public Exhibition

on behalf of Charles Church Anglia



Land East of The Granary at Clare is allocated for up to 60 dwellings in the adopted St Edmundsbury Local Plan 2006. Bidwells, on behalf of Charles Church Anglia, would like to invite you to attend a public exhibition to view the draft Development Brief, which has been prepared following the workshop held in October 2009.

The public exhibition will provide an opportunity to comment on and suggest any changes to the draft Development Brief and the emerging layout. All interested parties are welcome to drop in, view the exhibition material and discuss the project with the development team.

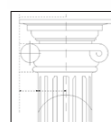
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Time: 3pm to 7pm

Venue: The Old School Community Centre
Hall 3
Callis Street
Clare
Sudbury
CO10 8PX



**CHARLES CHURCH
ANGLIA**



J.A.P.
ARCHITECTS.

BIDWELLS

Appendix H

Appendix H

Appendix I

Ms L Tolchard
35 The Granary
Clare
Suffolk
CO10 8LL

9th June 2011

Mr M Hendry
Bidwells LLP
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

Dear Mr. Hendry,

Re: Proposed Development at Stoke Road, Clare – Charles Church

I was unable to attend the recent public exhibition, but my neighbours have kindly given me sight of the proposed plan, and I along with others strongly object to the number of units proposed. It has also come to my attention that you are proposing a path from The Granary through the site to Clare.

I am one of the parties whose responsibility it is to maintain the private gravel driveway serving properties 32, 35, 36, 37 and 38 and I would not wish this to be used for anything other than access to these properties. If it is to be used by others then I suggest it be adopted by the Council as I do not see why the residents should maintain this for general public use. It is also quite dangerous as there is a blind corner at one end and it is not one way which could lead to accidents with either other cars or even worse pedestrians.

I often walk into the town and there is a perfectly good footpath on either side of the road so I cannot see an issue with this being used in future.

With regard to the proposed number of units I do agree that the site is suitable for another small select development of well designed dwellings, however I would like to see that these be in keeping with the area and not over developed with properties crammed in on all sides.

I look forward to hearing from you in due course regarding my comments.

Yours sincerely,



Lynn Tolchard

Ms L Tolchard
35 The Granary
Clare
Suffolk
CO10 8LL

9th June 2011

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Bidwell House
Trumpington Road
Cambridge
CB2 9LD

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Yours sincerely,



Lynn Tolchard

PUBLIC EXHIBITION

Comment Form



Are you a: Local Resident

Councillor (please specify) Parish / Borough / County

Other please specify

Your Details:

Title Mrs. Initial L. Surname *Redburn*

Address 54 *Westfield*

Postcode *CB2 8NU*

Please give your views on the proposals: *As Attached*

.....

.....

.....

.....

.....

.....

Please return form to:
 Bidwells LLP
 FAO, Michael Hendry
 Bidwell House
 Trumpington Road
 Cambridge
 CB2 9LD

or alternatively email your
 comments to:
stokeroadclare@bidwells.co.uk
 The draft document can be viewed in full at
www.stokeroadclare.co.uk and comments
 must be received by 16th June 2011.



BIDWELLS

Data will be held by Bidwells. Your comments, name and address details may be given to St Edmundsbury Borough Council. Your details will not be passed to any other third parties. By giving us your details you agree to this.

54 Westfield
Clare
Sudbury
Suffolk

10.06.2011

Dear Sir/Madame

Ref: Views on Proposals Stoke Road, Clare

Although we were told at the recent public exhibition that we could access the draft document web site, it has not been possible to do so, so based on memory and small sketch on the comment form we would like to forward our views on the information available.

We are obviously going to be greatly affected by any development on this site because of the location of our property. The first disappointment was there will not be a green shrub area between our house and the new development. In fact we were told at the public exhibition when we queried this that there would be a wooden fence erected - sorry but that is not going to be acceptable and is not what we were initially led to believe. Surely it would be better to erect a shrub screening area between existing and proposed new properties rather than as shown on your sketch between new properties and farm land?

In general there are too many properties being squashed into too small an area. In particular the proposed property next to our boundary is far too close and would result in a huge lack of privacy for us. Also this appears to be quite a large and we would assume expensive property. If we were to consider purchasing a property such as this, we would not like an out look directly on an ex-council bungalow. Another concern with our property being a bungalow is how much light would be lost by erecting a two storey house this close!

The footpath that has been proposed seems to be situated directly outside our front gate. In our opinion a footpath linking Westfield to the new estate would be very seldom used and not necessary. We have only personally spoken with one neighbor who may consider using this facility. We are also interested to know exactly where the footpath would begin, as it appears on your sketch to start in front of a garage? Would this not be a dangerous position if motorists were to reverse from their garage onto a footpath?

To summarize we would like to see at least half of the amount of properties proposed, and for them to be built in a manner that affords existing residents the maximum amount of light, space and privacy. The footpath idea of linking the 3 estates in our opinion should be scrapped, and the three estates screened and kept separate. After all if we wished to live on the Granary or the new estate, we would move there!

Yours faithfully



Mr. Phillip Robinson



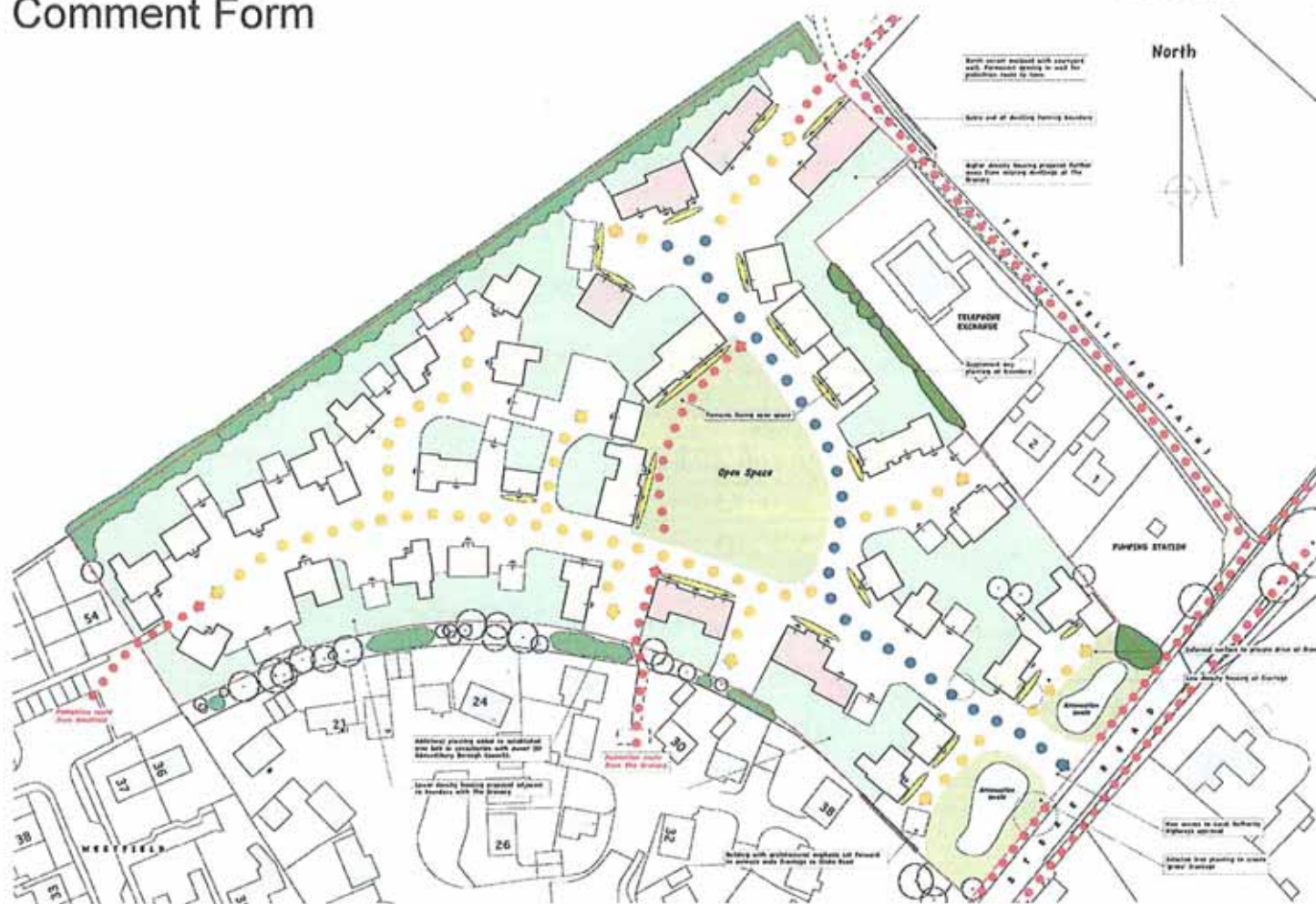
Mrs. Linda Rodway

PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details: MR C GEARE
 Title MRS Initial A.P. Surname GEARE
 Address 20 THE CRANARY
 CLARE
 SUDBURY
 Postcode CO10 8LL

Are you a: Local Residents
 Councillor (please specify Parish / Borough / County)
 Other please specify

Please give your views on the proposals: *Please see over*

.....

.....

.....

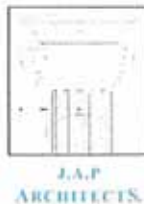
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 FAO, Michael Hendry
 Bidwell House
 Trumpington Road
 Cambridge
 CB2 9LD

or alternatively email your comments to:
stokeroadclare@bidwells.co.uk

The draft document can be viewed in full at www.stokeroadclare.co.uk and comments must be received by 16th June 2011.



We wish to make the following comments. WATER

① At the Workshop 17.10.09 on enquiry concerning surplus rainwater runoff I was told this problem would be resolved by providing underground attenuation tanks to hold surplus ground water and to allow natural ~~drains~~ gradual drainage after heavy rainfall. The site plan shows two open ponds. We think the combination of open water (even if fenced), children & the adjacent main road would bring extra local problems and dangers.

Also, open ponds would attract rubbish & leaves etc likely to hinder drainage after heavy rain & also if water remains the ponds would become messy & weed filled unless regularly cleared. A better outcome should be found.

② Planning
Charles Church's proposal for a development of 60 properties (based on 30 per hectare) appears to be assuming a "done deal" based on current planning regulations. Since the Workshop event of 17.10.09 the new government appears to wish local communities to have a greater impact on planning decisions. Also, since the Workshop, the Close Community Plan based on a well supported survey of the local community has been completed and appears to have been well received by St Edmundsbury B.C.
The Community plan states that "the

(continued)

2 "The majority of you would like to see gradual year on year increase in housing on smaller sites - rather than significant new developments on one or two large sites."

In this area your proposed development must rank as a large site and I assume the Planning Committee must have some regard to the views of the local community as expressed in the Local Community Plan since otherwise there would be no point in undertaking the inquiry in the first place.

③ SITE PLAN

It is not immediately apparent from the plan that this is not a flat area but instead one which rises steadily northwards so that houses on the north perimeter of the Granary (houses No'd 20 - 25) will be looking from the upper rear bedrooms onto the new properties built well above and only about 25m away in the case of our property. There is already a bungalow to our rear (54 Westfield)

3) which is at an acceptable height & distance and partly screened by the existing plantings and it would be much more acceptable if the proposed new properties bordering The Granary were all bungalows and sited at a greater distance from the existing houses.

John
Pauline Jones

PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title Mr Initial J Surname KNIGHT
Address The Mill House
CLARE
Postcode CO10 8PF

- Are you a: Local Resident
 Councillor (please specify Parish / Borough / County)
 Other please specify

Please give your views on the proposals:
1) There should only be ~~20~~¹⁰ dwellings and they should only be built on the land which is currently fallow. It is criminal to build on agricultural land when we know food will be in short supply in the future.
2) There are few jobs in Clare. Building "affordable housing" in an area where there are few jobs is not very sensible since commuting is going to be very expensive. Note there are lots of rental properties in Clare.
3) If you limited the No of houses to 10, you would not add to the flooding problem. Your scheme of 60 houses + 60 garages + roads will add to the flooding problem.

Please return form to:
Bidwells LLP
FAO, Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to:
stokeroadclare@bidwells.co.uk

The draft document can be viewed in full at
www.stokeroadclare.co.uk and comments
must be received by 16th June 2011.



J.A.P.
ARCHITECTS

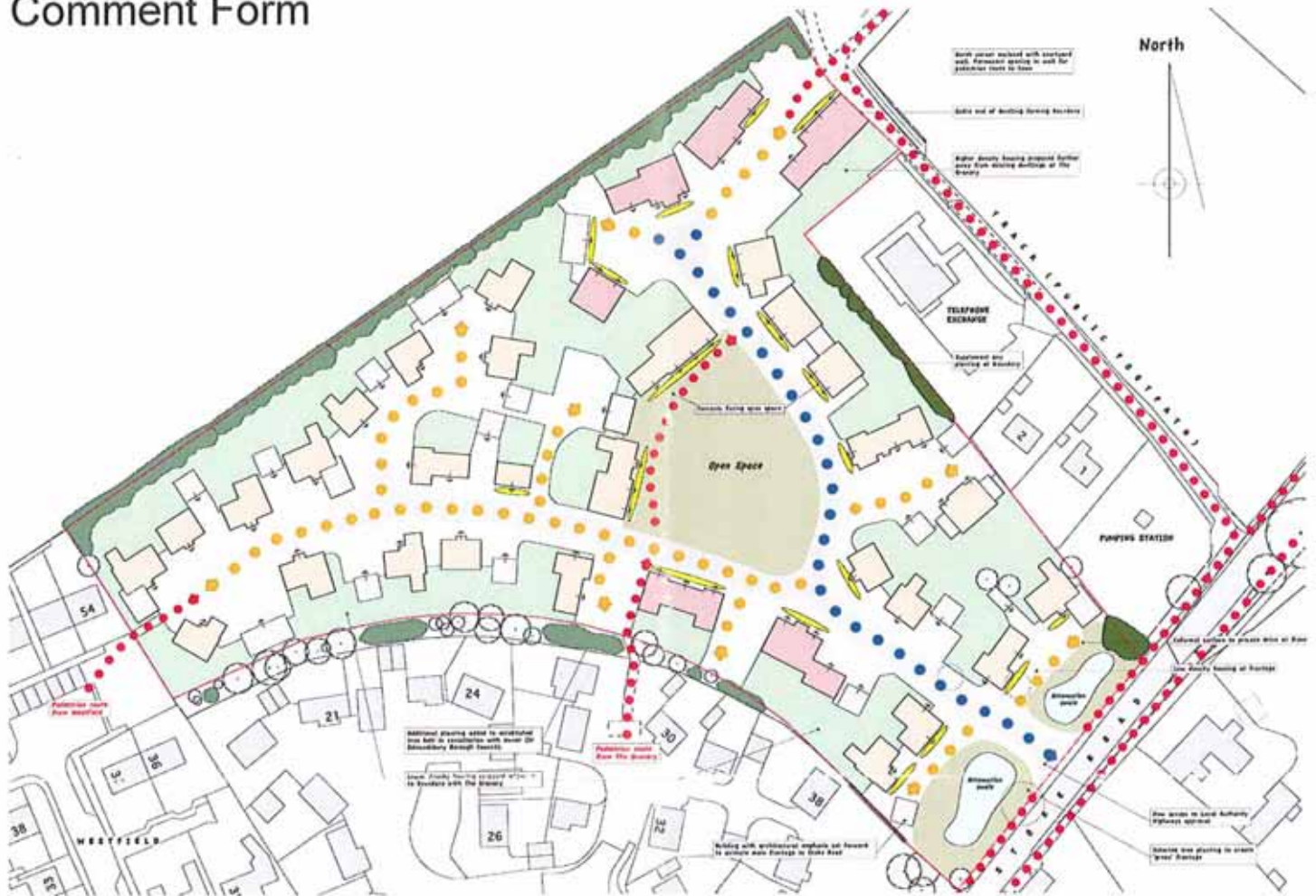


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title Mr Initial A Surname PARSONS
Address 11 WESTFIELD
CLARK
Postcode CB10 8AV

- Are you a: Local Resident
 Councillor (please specify)
Parish / Borough / County
 Other please specify

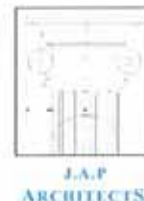
Please give your views on the proposals:

My only concerns are regarding Drains
& Sewage infrastructure.
This could be covered SEBC. SPD Plans
prio I await your proposals subject to your
Planning Approval.

Please return form to:
Bidwells LLP
FAO, Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

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stokeroadclare@bidwells.co.uk

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PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title Initial Surname

Address

Postcode

Are you a: Local Resident

Councillor (please specify)
Parish / Borough / County

Other please specify

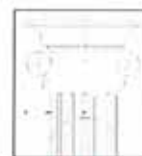
Please give your views on the proposals:

Handwritten signature

Please return form to:
Bidwells LLP
FAO, Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

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comments to:
stokeroadclare@bidwells.co.uk

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J.A.P
ARCHITECTS

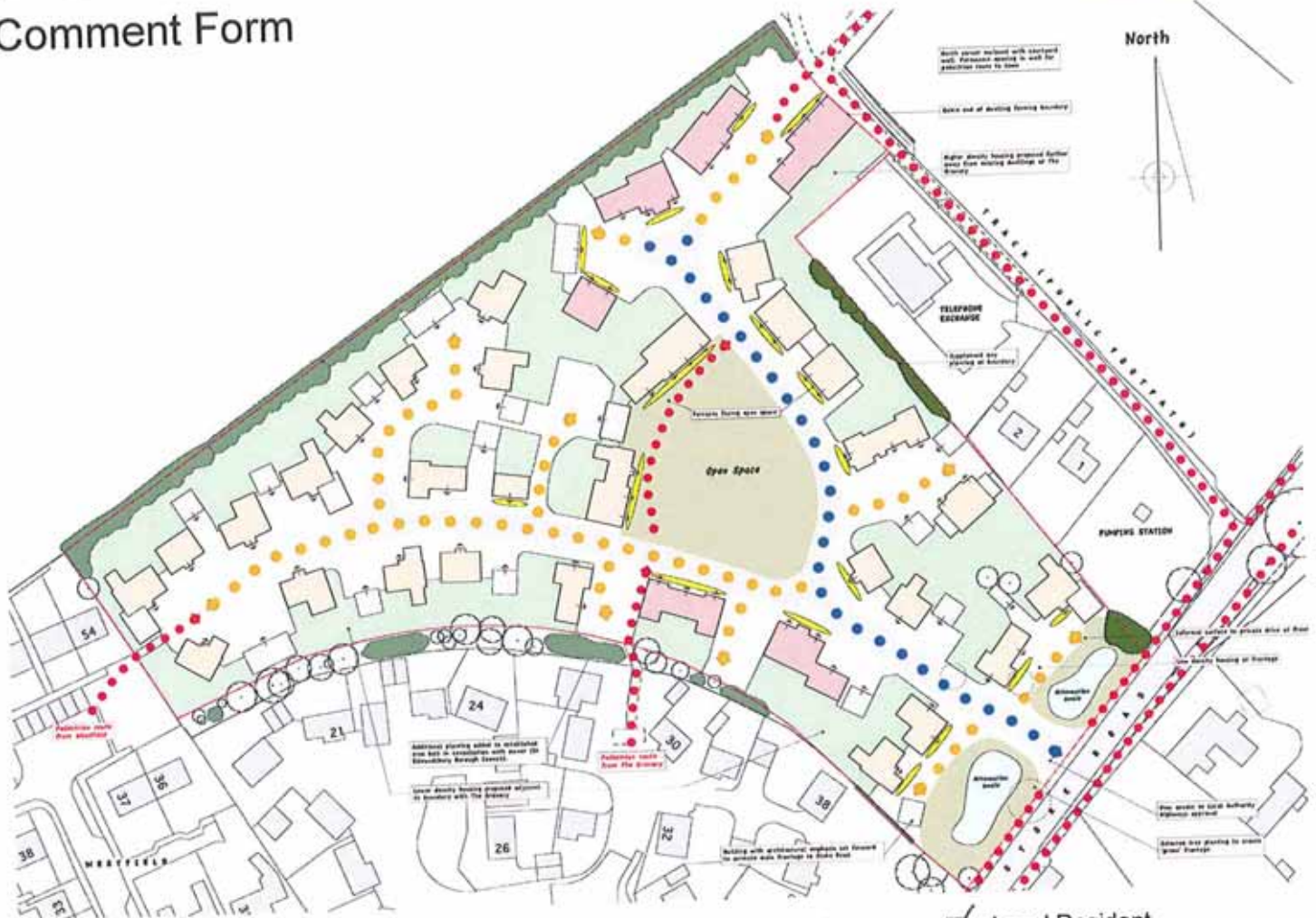


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



North

Your Details:

Title MR Initial D Surname PILLAR DL
 Address 1 CHILTON COTTAGES
STOKE RD CLARE
 Postcode CO10 9NS

- Are you a: Local Resident
 Councillor (please specify Parish / Borough / County)
 Other please specify

Please give your views on the proposals:

*Number of houses too high
 Inclusion of social housing essential
 More trees needed*

Please return form to:
 Bidwells LLP
 FAO, Michael Hendry
 Bidwell House
 Trumpington Road
 Cambridge
 CB2 9LD

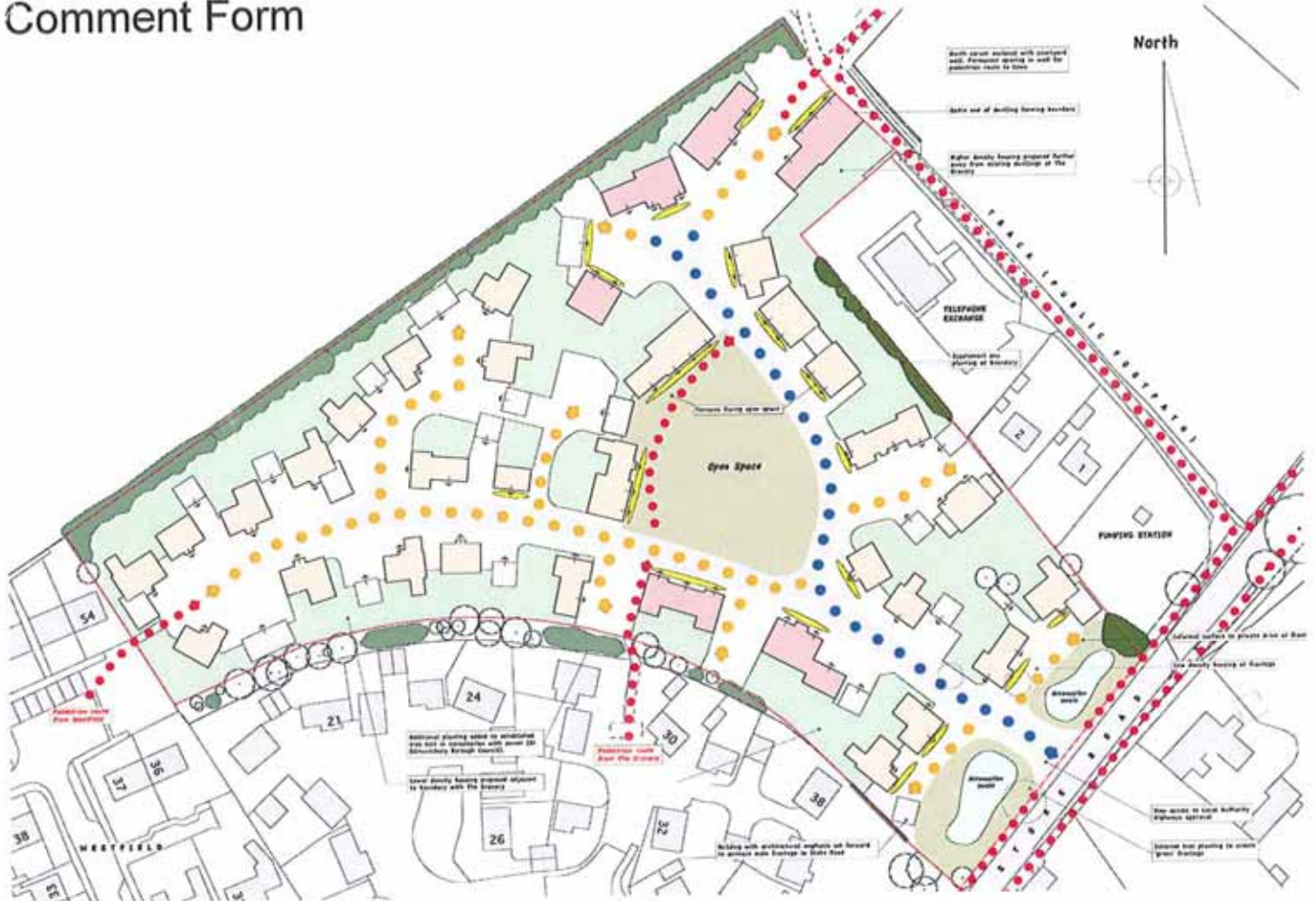
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 comments to:
stokeroadclare@bidwells.co.uk

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PUBLIC EXHIBITION

Comment Form



Your Details:

Title Initial Surname

Address

.....

.....

Postcode

Are you a: Local Resident

Councillor (please specify)
Parish / Borough / County

Other please specify

Please give your views on the proposals:

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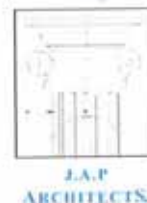
.....

.....

Please return form to:
Bidwells LLP
FAO, Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

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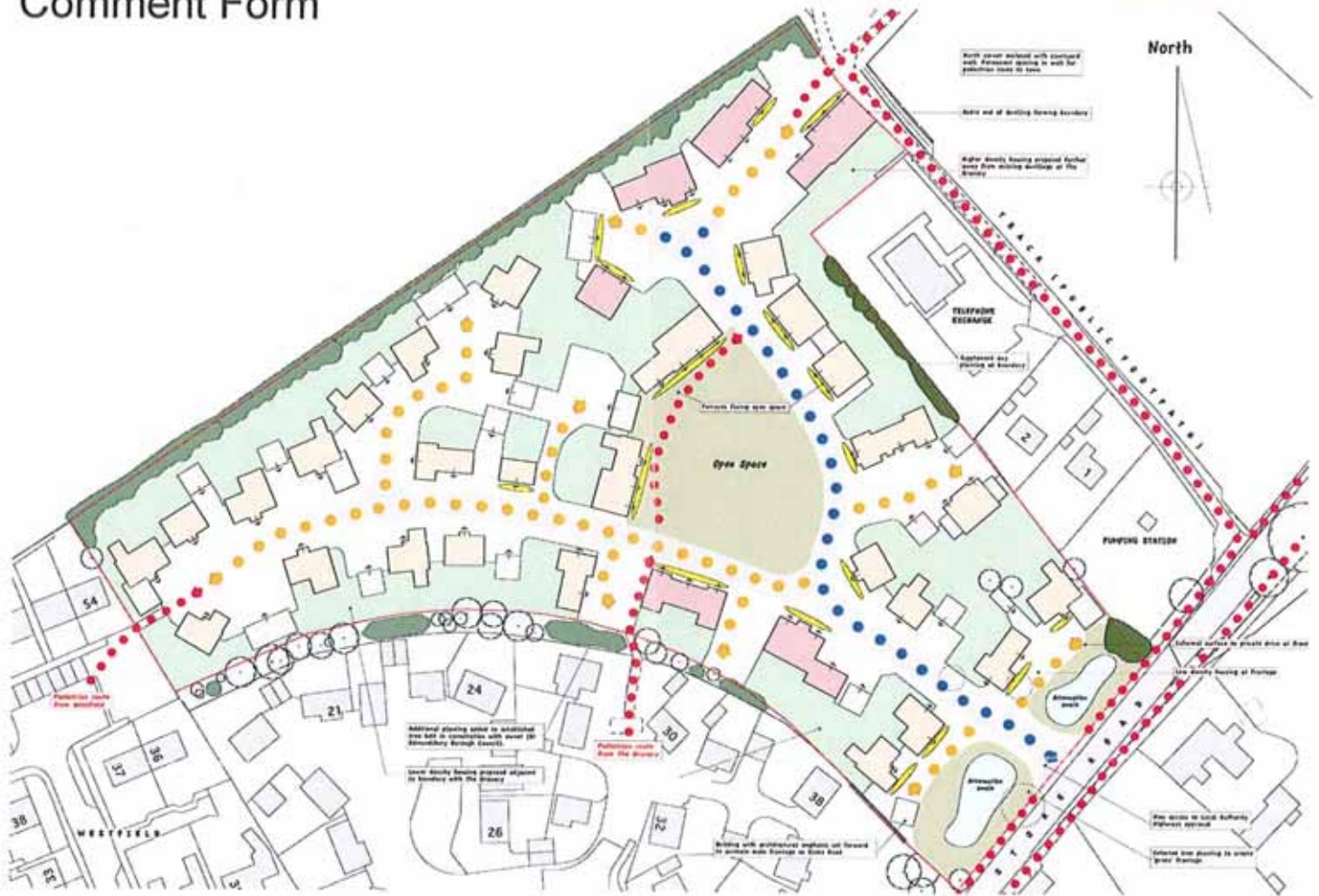


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title *Mrs* Initial *B* Surname *SUTTON*
 Address *6 STORR GREEN*
 Postcode *CO10 8NS*

- Are you a: Local Resident
 Councillor (please specify) Parish / Borough / County
 Other please specify

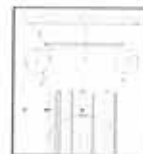
Please give your views on the proposals:

40-50 houses please
Flooding is the main concern
Suggest 30 mph on new speed limit
extended out to existing through leading
in main road to outlets onto main road
Please limit overhanging build in solar panels

Please return form to:
 Bidwells LLP
 FAO, Michael Hendry
 Bidwell House
 Trumpington Road
 Cambridge
 CB2 9LD

or alternatively email your
 comments to:
stokeroadclare@bidwells.co.uk

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J.A.P
ARCHITECTS

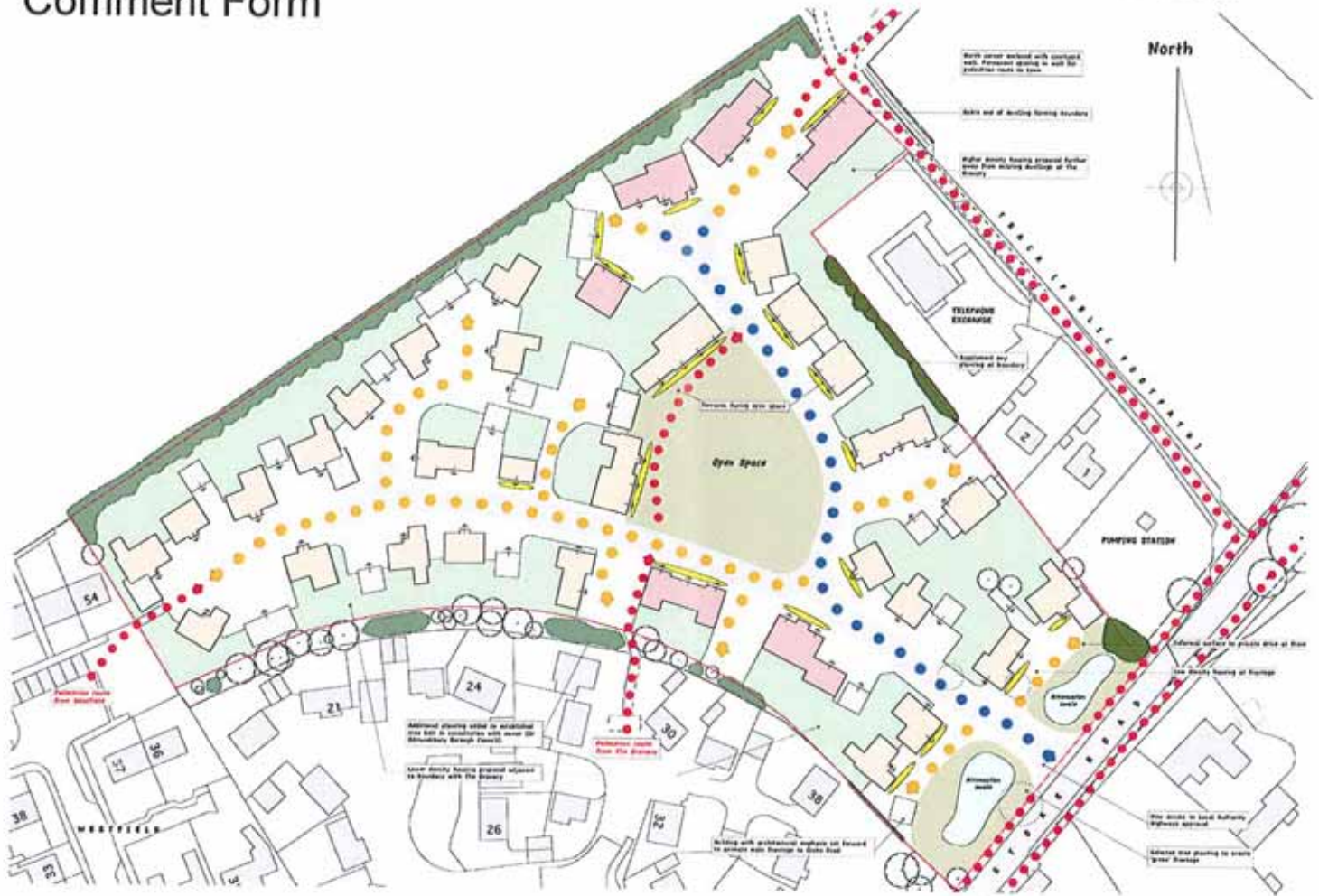


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title MRS Initial J Surname NEAL
 Address 22 COMMON ST
CLARE
 Postcode CO10 8QB

- Are you a: Local Resident
 Councillor (please specify Parish / Borough / County)
 Other please specify

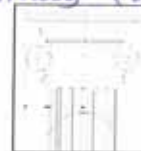
Please give your views on the proposals: V. much in favour of the scheme as a whole
I'm sure that the potential problems w flooding are being addressed @ v. early stage
v. keen to see solar panels & other energy-saving measures incorporated.

Please re-consider the name "Chilton Court" - it would cause endless confusion postally (we ran the PC in Clare for 20 years).

Please return form to:
 Bidwells LLP
 FAO, Michael Hendry
 Bidwell House
 Trumpington Road
 Cambridge
 CB2 9LD

or alternatively email your comments to:
stokeroadclare@bidwells.co.uk

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J.A.P.
ARCHITECTS.

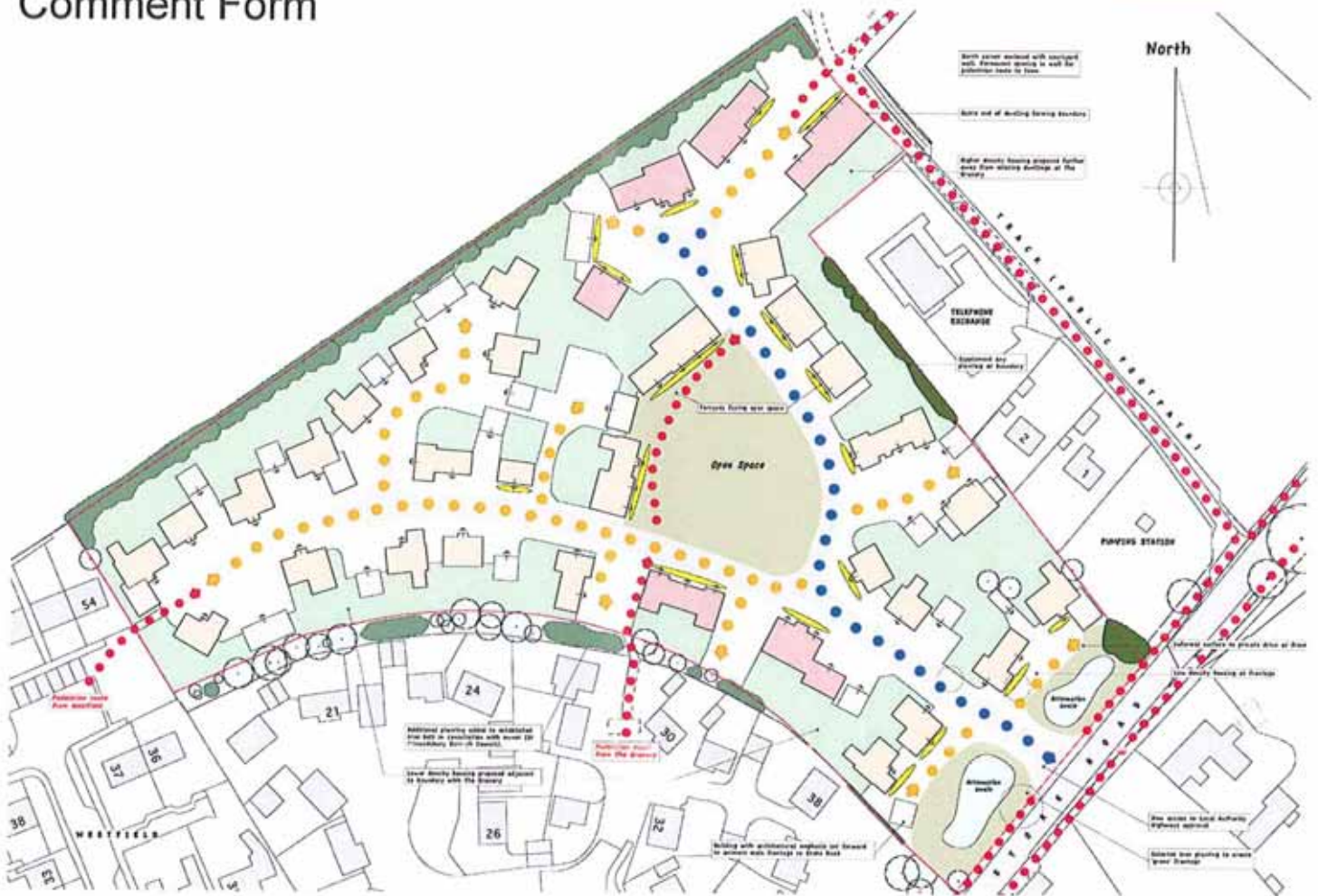


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title Initial Surname VERGISON
Address 4 DARCON HOLT
CLARE
.....
Postcode CO10 8HE

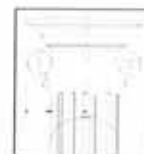
- Are you a: Local Resident
 Councillor (please specify)
Parish / Borough / County
 Other please specify

Please give your views on the proposals: Too many properties -
needs to be cut to 50.
Who will upkeep park until it is
self supporting?

Please return form to:
Bidwells LLP
FAO, Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to:
stokeroadclare@bidwells.co.uk

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J.A.P
ARCHITECTS

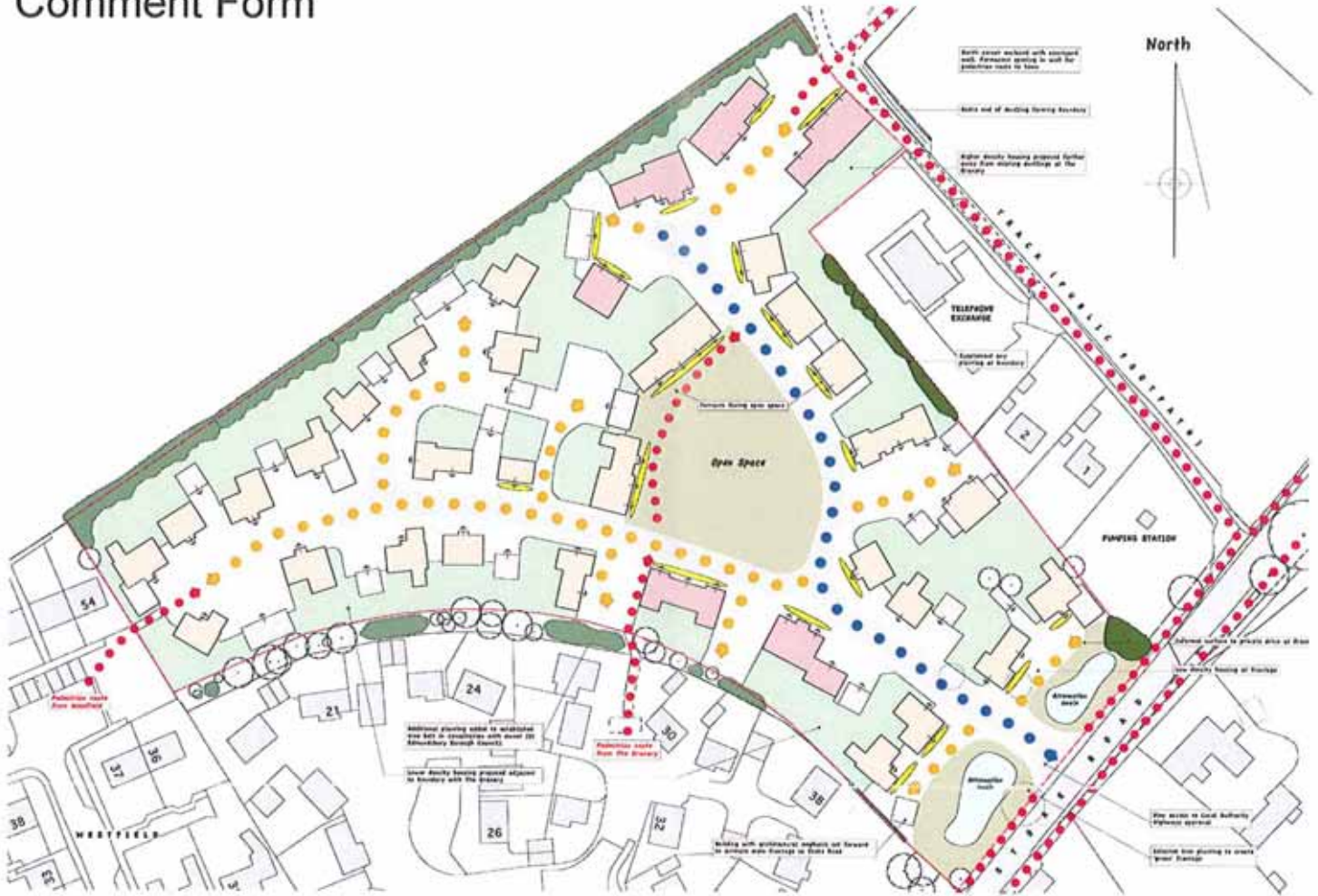
BIDWELLS

PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title MRS Initial S Surname MORTIMER
Address 26 The Granary
Clare
Postcode CO10 8LL

- Are you a: Local Resident
 Councillor (please specify)
Parish / Borough / County
 Other please specify

Please give your views on the proposals: looks a fantastic idea for a
development - the sooner the better!
Clare desperately needs an influx of younger people,
and younger people need affordable housing.
Whatever the plans, there will be objections from present
inhabitants of Clare.

Please return form to:
Bidwells LLP
FAO, Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to:
stokeroadclare@bidwells.co.uk

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J.A.P
ARCHITECTS

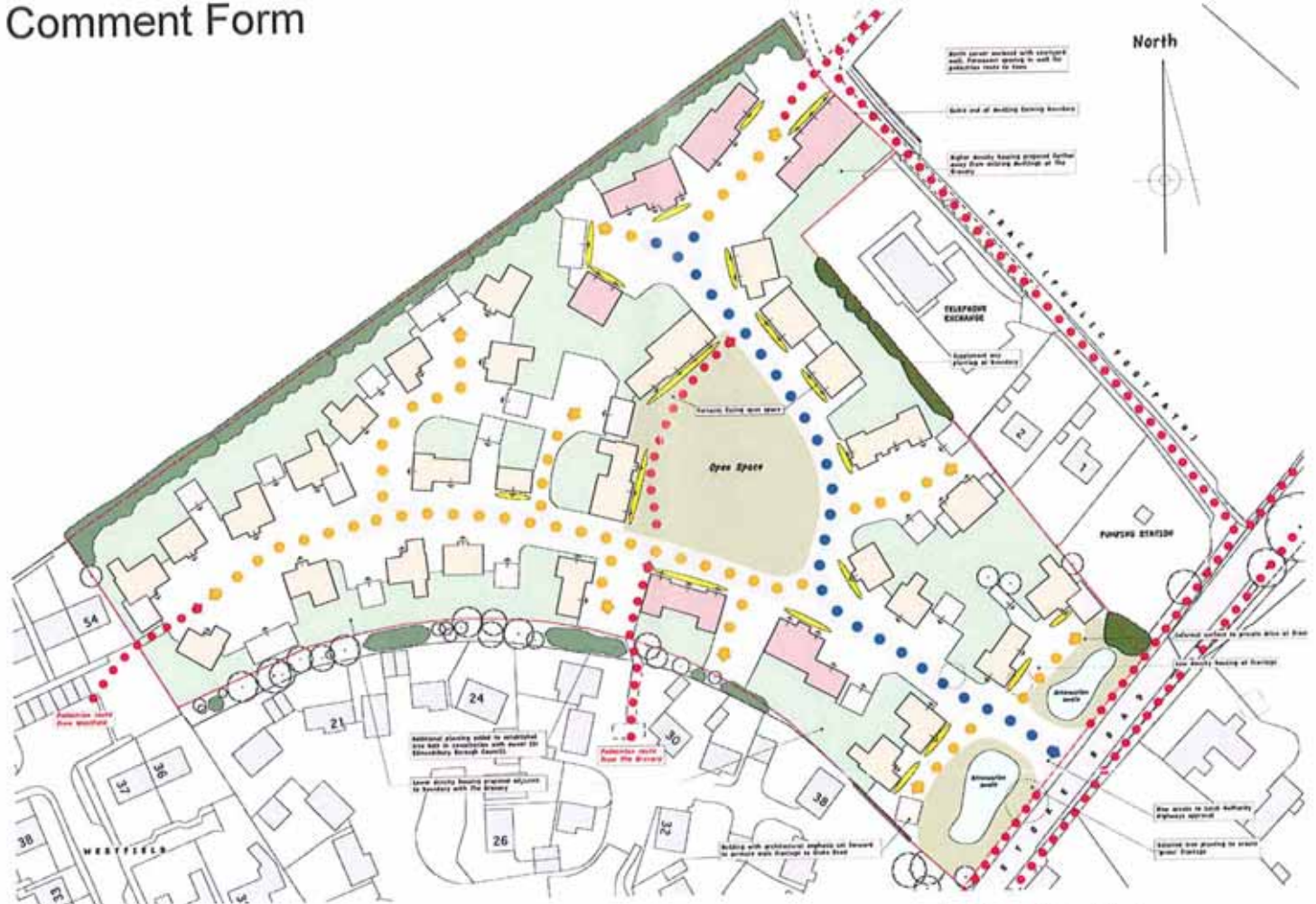
BIDWELLS

PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title MRS. Initial P Surname RYAN
 Address 11, THE GRANARY
CLARE
 Postcode CB10 8LL

- Are you a: Local Resident
 Councillor (please specify Parish / Borough / County)
 Other please specify

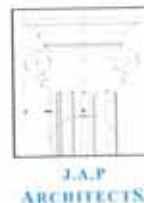
Please give your views on the proposals:

1) 60 houses on this site is too many. It overshadows too much
 hollies in an area that cannot cope.
 2) A footpath from the development into the granary is
 unacceptable.

Please return form to:
 Bidwells LLP
 FAO, Michael Hendry
 Bidwell House
 Trumpington Road
 Cambridge
 CB2 9LD

or alternatively email your
 comments to:
stokeroadclare@bidwells.co.uk

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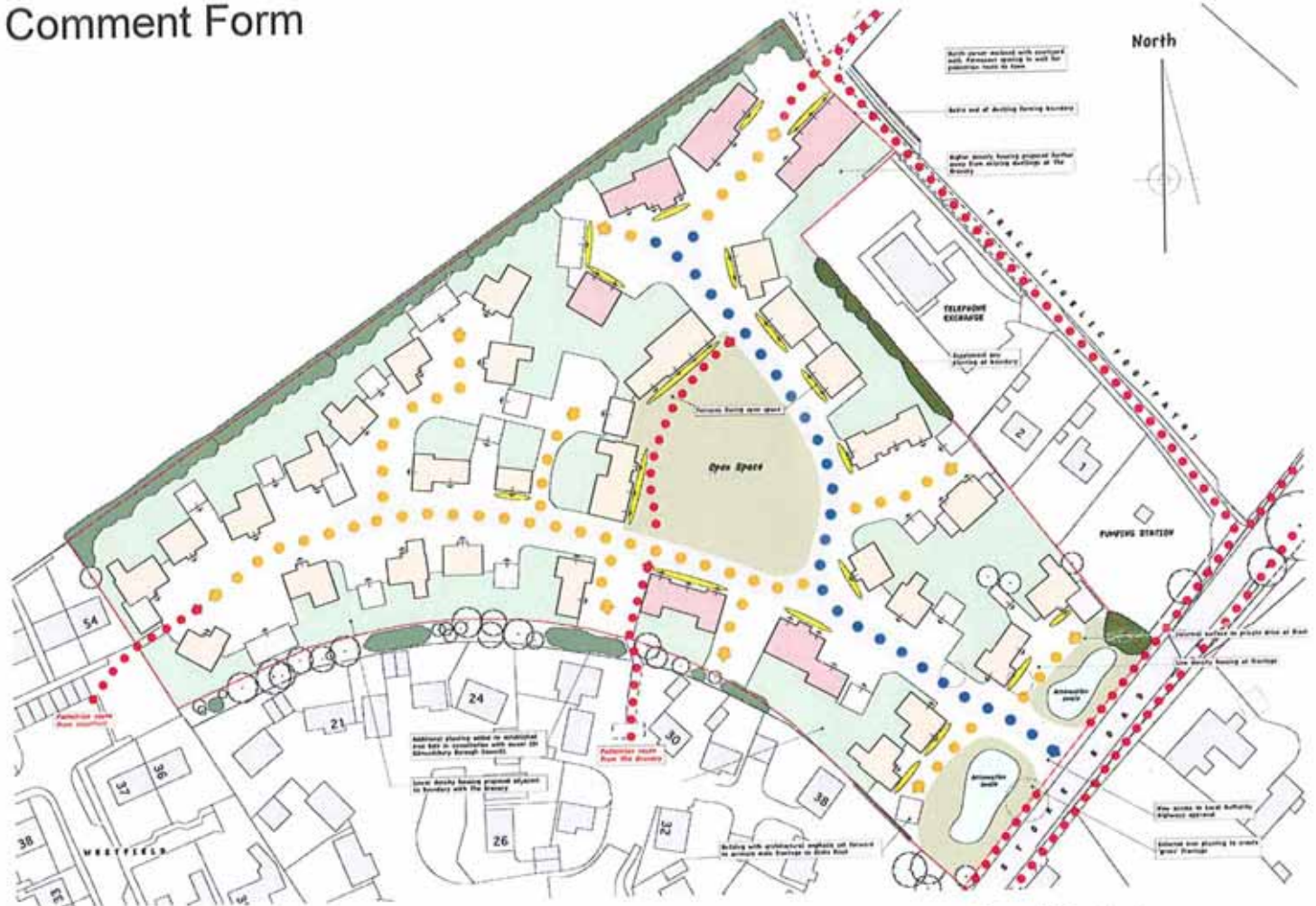


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title Mrs Initial C Surname FIENNES
Address 31 CALLIS STREET
CLARE
Postcode CO10 8PX

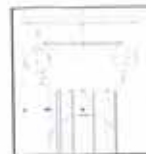
- Are you a: Local Resident
 Councillor (please specify)
Parish / Borough / County
 Other please specify

Please give your views on the proposals: Unsuitable for Clare - housing to be
fed into town slowly NOT as one large
(hidden) development.

Please return form to:
Bidwells LLP
FAO, Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

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J.A.P
ARCHITECTS

BIDWELLS

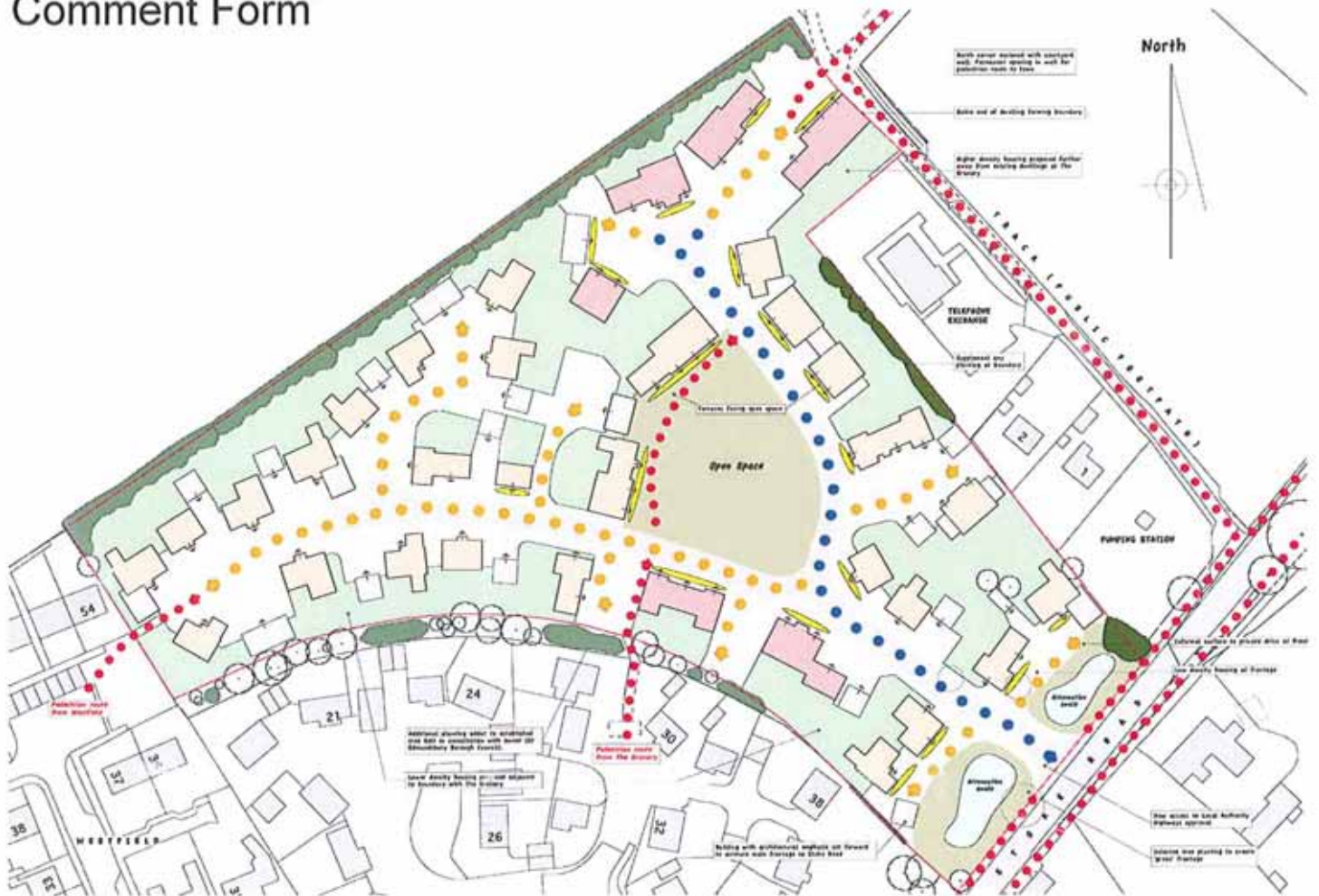
Data will be held by Bidwells. Your comments, name and address details may be given to St Edmundsbury Borough Council. Your details will not be passed to any other third parties. By giving us your details you agree to this.

PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title Initial Surname **POD**
 Address

 Postcode

Are you a: Local Resident
 Councillor (please specify)
 Parish / Borough / County
 Other please specify

Please give your views on the proposals:

.....

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Please return form to:
 Bidwells LLP
 FAO, Michael Hendry
 Bidwell House
 Trumpington Road
 Cambridge
 CB2 9LD

or alternatively email your
 comments to:
stokeroadclare@bidwells.co.uk

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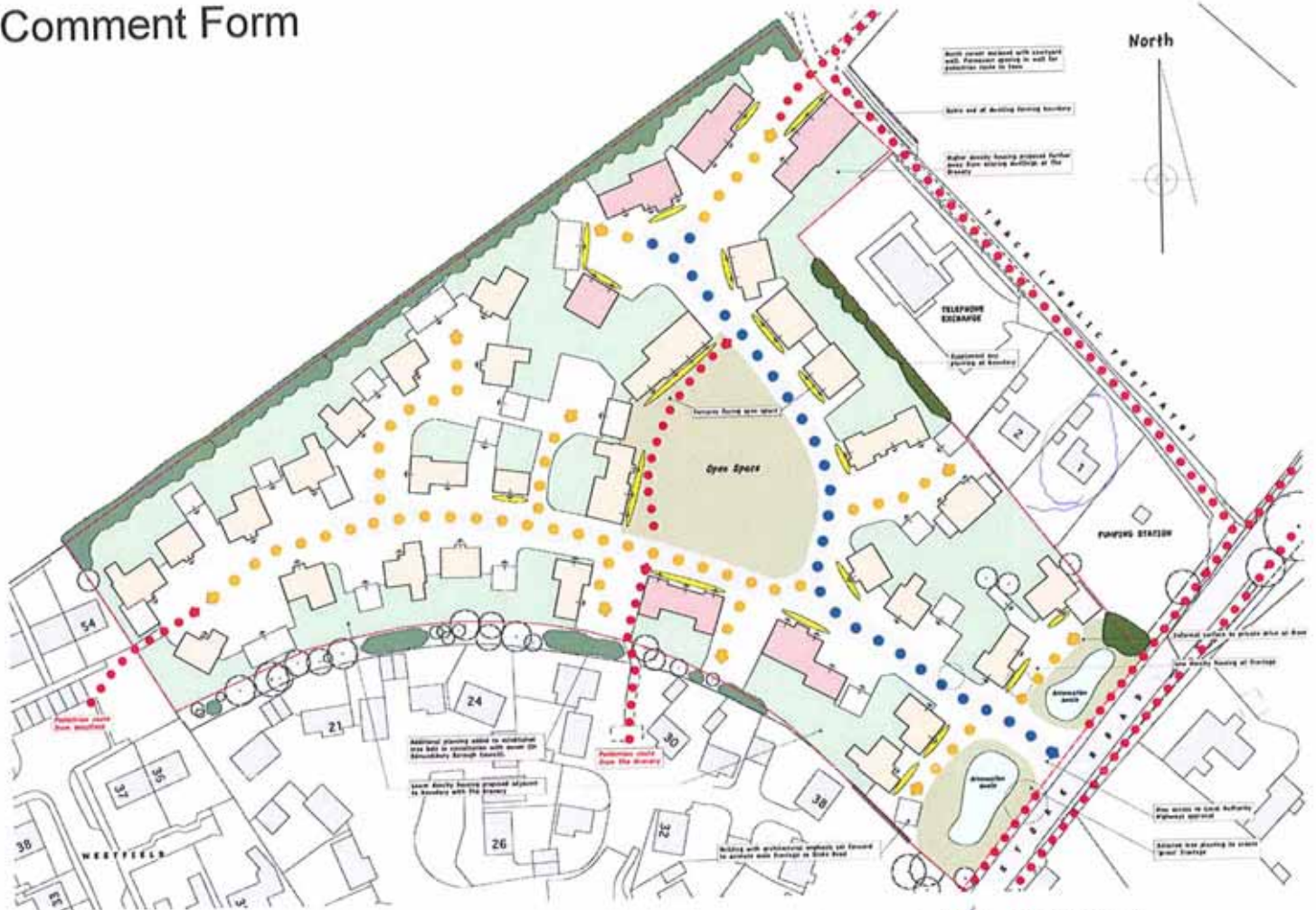


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Are you a: Local Resident

Councillor (please specify)
Parish / Borough / County

Other please specify

Your Details:

Title Mrs Initial V Surname PILLAR

Address 1 Clifton Cottage

Postcode CB2 9NS

Please give your views on the proposals: Far too many at 190 - not thought through in terms of school, traffic, surgery etc
HTA Number of social housing - local employment
Sufficient space between new Guilds v No 1 v 2 Clifton Cottages
houses design better than Boat House group

Please return form to:
 Bidwells LLP
 FAO, Michael Hendry
 Bidwell House
 Trumpington Road
 Cambridge
 CB2 9LD

or alternatively email your comments to:

stokeroadclare@bidwells.co.uk

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J.A.P.
ARCHITECTS



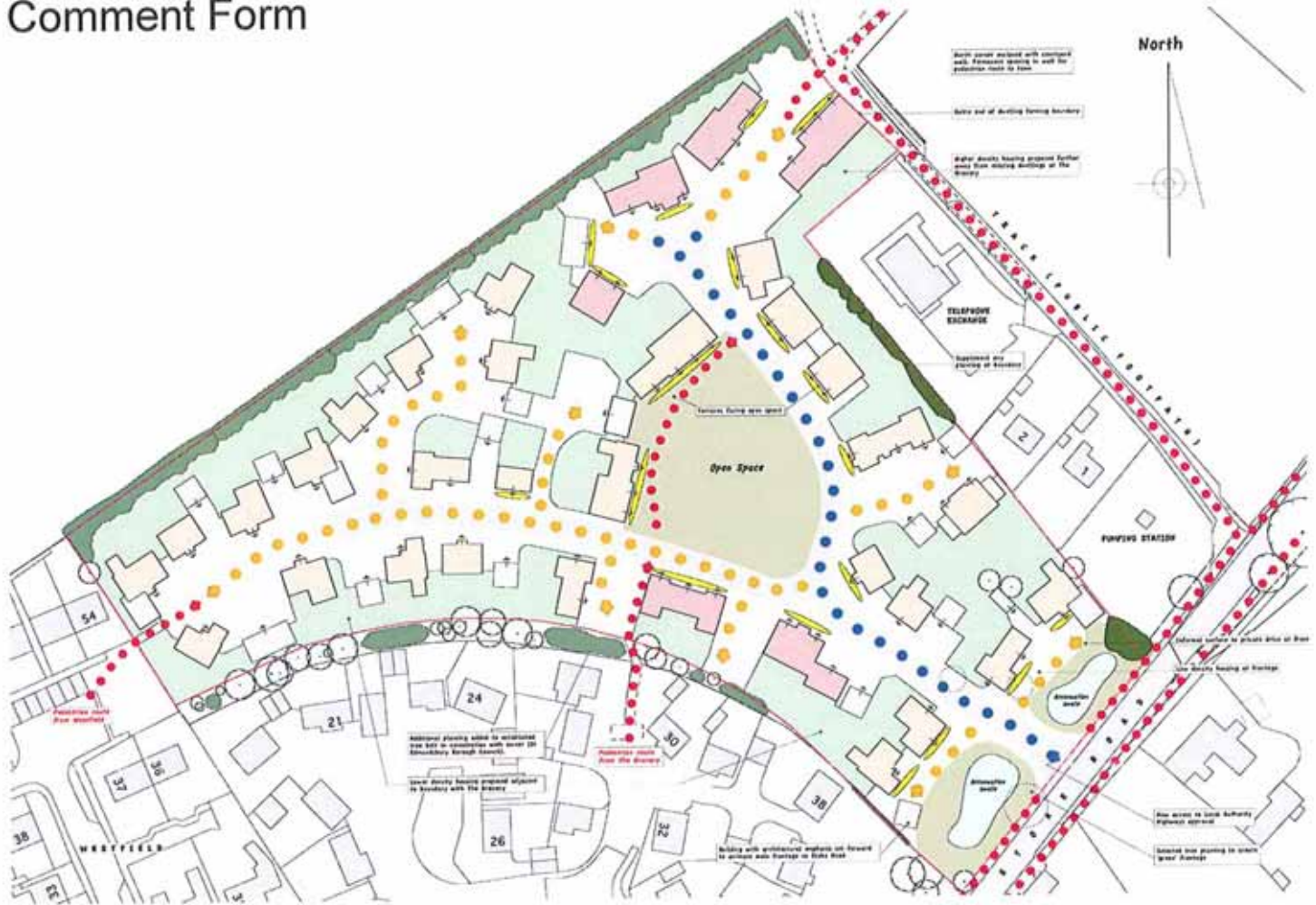
Data will be held by Bidwells. Your comments, name and address details may be given to St Edmundsbury Borough Council. Your details will not be passed to any other third parties. By giving us your details you agree to this.

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Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

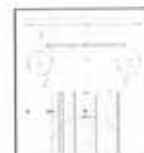
Title Mr Initial P Surname JORDAN
 Address 29 BAYFIELD DRIVE
BURWELL, CAMBS
 Postcode CB25 0JE

Are you a: Local Resident
 Councillor (please specify Parish / Borough / County)
 Other please specify
Previously lived in area

Please give your views on the proposals:
 I like the proposals. It feels like there's a sensible layout with not too many houses proposed. I think it would be good for the town if this goes through.

Please return form to:
 Bidwells LLP
 FAO, Michael Hendry
 Bidwell House
 Trumpington Road
 Cambridge
 CB2 9LD

or alternatively email your comments to:
stokeroadclare@bidwells.co.uk
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J.A.P
ARCHITECTS

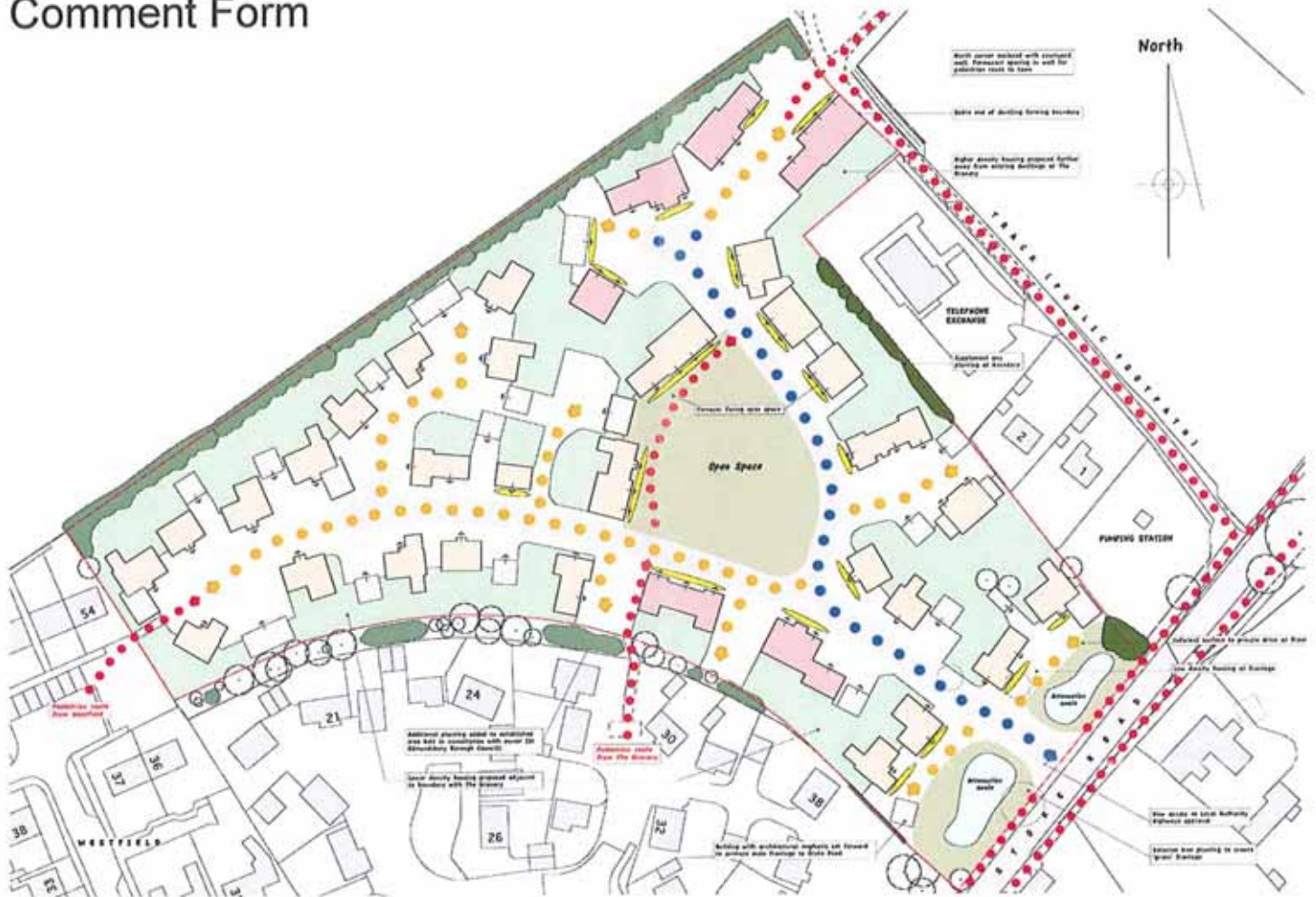
BIDWELLS

PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title Mr Initial K Surname Harrison
Address The Brick House
Hermitage Meadow
Clare
Postcode CO10 8 22

- Are you a: Local Resident
 Councillor (please specify)
Parish / Borough / County
 Other please specify

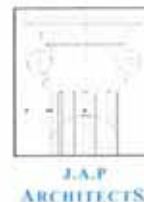
Please give your views on the proposals:

I welcome this mixed development
with individual design, interspersed with green space
The site offers 60 homes which is small enough to be a
good fit on an infill site but large enough to attract
a quality developer, with 30% affordable housing
that will offer a wide range of housing in all segments
of the local market.

Please return form to:
Bidwells LLP
FAO, Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

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stokeroadclare@bidwells.co.uk

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BIDWELLS

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Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title Mr Initial J Surname KNIGHT
Address The Mill House
CLARE
Postcode CO10 8 PF

- Are you a: Local Resident
 Councillor (please specify Parish / Borough / County)
 Other please specify

Please give your views on the proposals: 1) There should only be ¹⁰ ~~20~~ dwellings and they should only be built on the land which is currently fallow. It is criminal to ^{build on} ~~encroach~~ good quality agricultural land when we know food will be in short supply in the future.
2) There are few jobs in Clare. Building "affordable housing" in an area where there are few jobs is not very sensible since commuting is going to be very expensive. Note there are lots of rental properties in Clare. 3) If you limited the No of houses to 10, you would not add to the flooding problem. Your scheme of 60 houses + 60 garages + roads will add to the flooding problem.

Please return form to:
Bidwells LLP
FAO, Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

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stokeroadclare@bidwells.co.uk

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J.A.P
ARCHITECTS

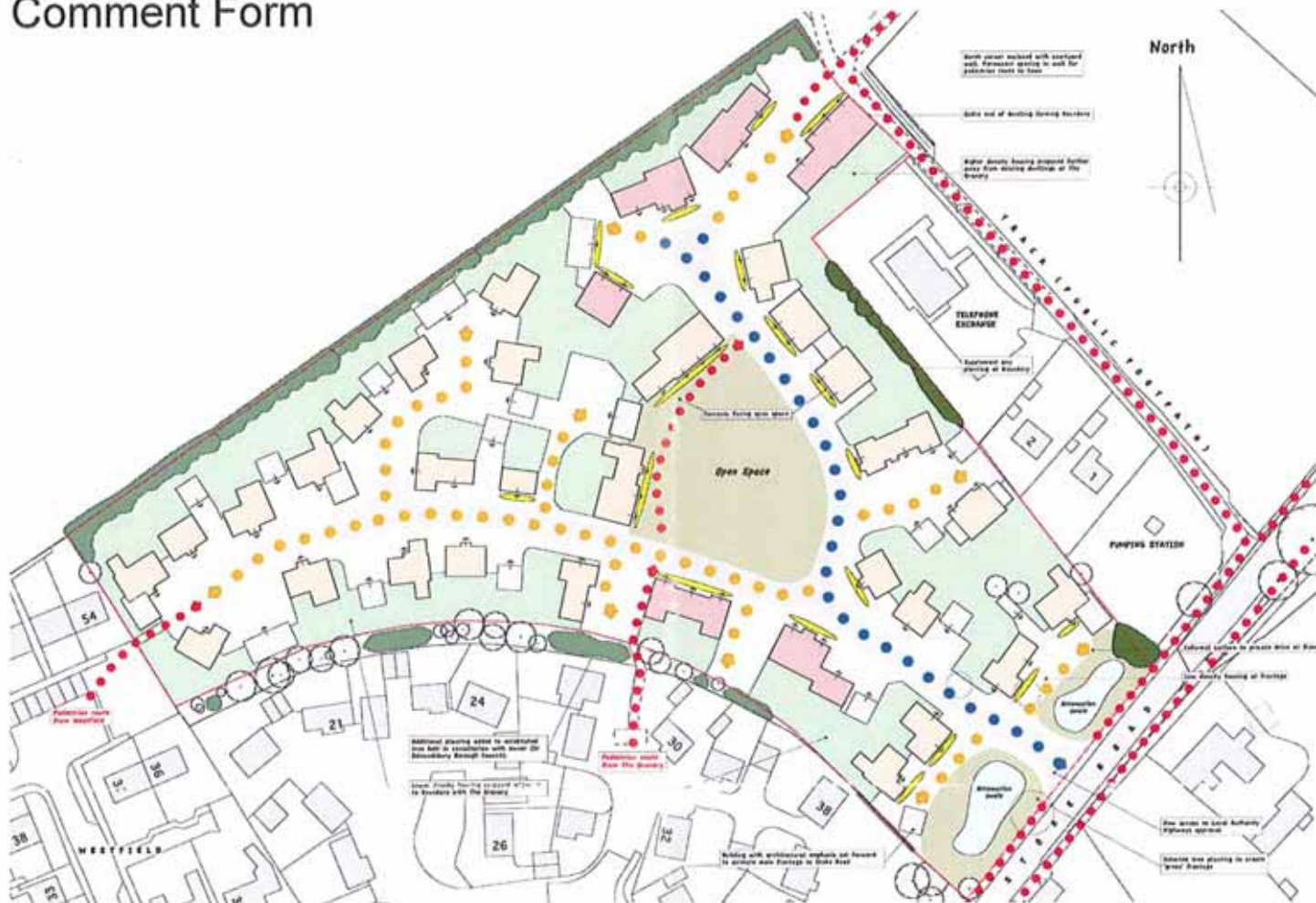


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title Mr Initial A Surname Parksey
 Address 11 WESTFIELD
CLARK
 Postcode CO10 82V

- Are you a: Local Resident
 Councillor (please specify)
Parish / Borough / County
 Other please specify

Please give your views on the proposals: My only concerns are receptors, drains & sewage infrastructure.
This could be covered SEBC. SPD Plan
and I await your proposals subject to your
planning approval.

Please return form to:
 Bidwells LLP
 FAO, Michael Hendry
 Bidwell House
 Trumpington Road
 Cambridge
 CB2 9LD

or alternatively email your
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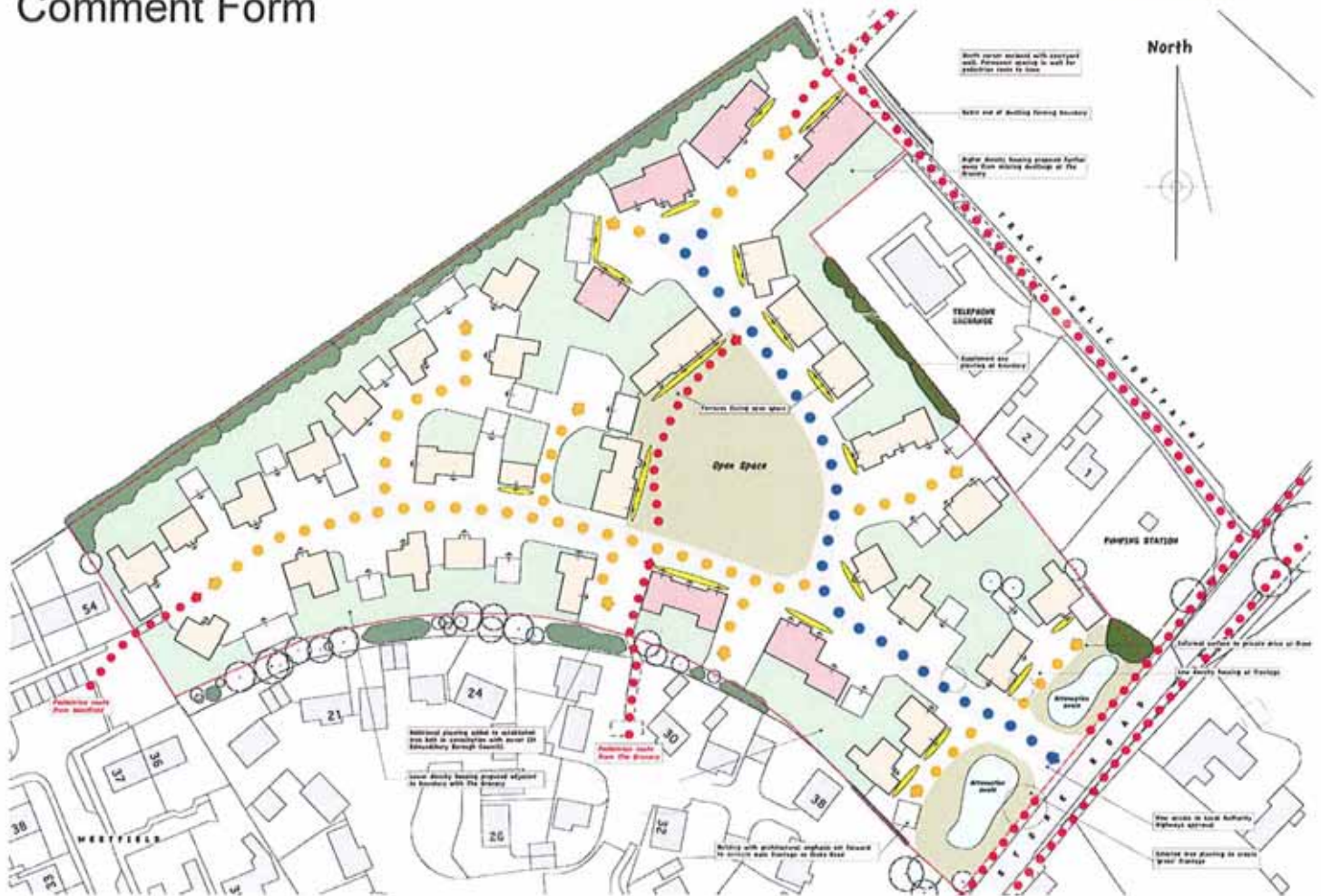


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title Initial Surname

Address

.....

.....

Postcode

Are you a: Local Resident

Councillor (please specify)
Parish / Borough / County

Other please specify

Please give your views on the proposals: *white*

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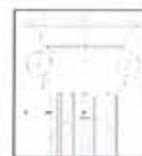
.....

.....

Please return form to:
Bidwells LLP
FAO, Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

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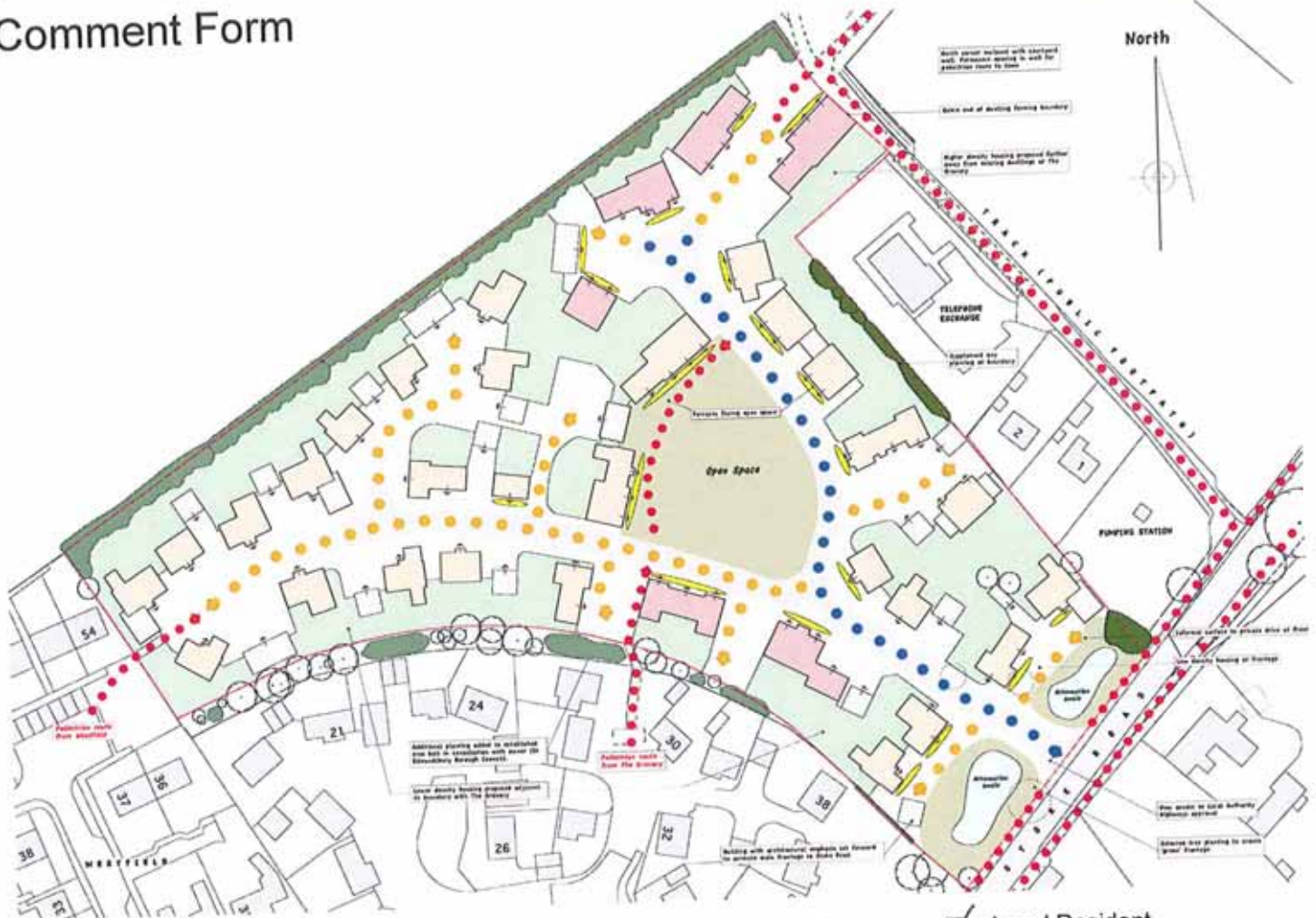


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



North

Your Details:

Title MR Initial D Surname PILLAR DL
 Address 1 CHILTON COTTAGES
STOKE RD CLARE
 Postcode CO10 9NS

- Are you a: Local Resident
 Councillor (please specify Parish / Borough / County)
 Other please specify

Please give your views on the proposals:
Number of houses too high
Inclusion of social housing essential
More trees needed

Please return form to:
 Bidwells LLP
 FAO, Michael Hendry
 Bidwell House
 Trumpington Road
 Cambridge
 CB2 9LD

or alternatively email your comments to:
stokeroadclare@bidwells.co.uk

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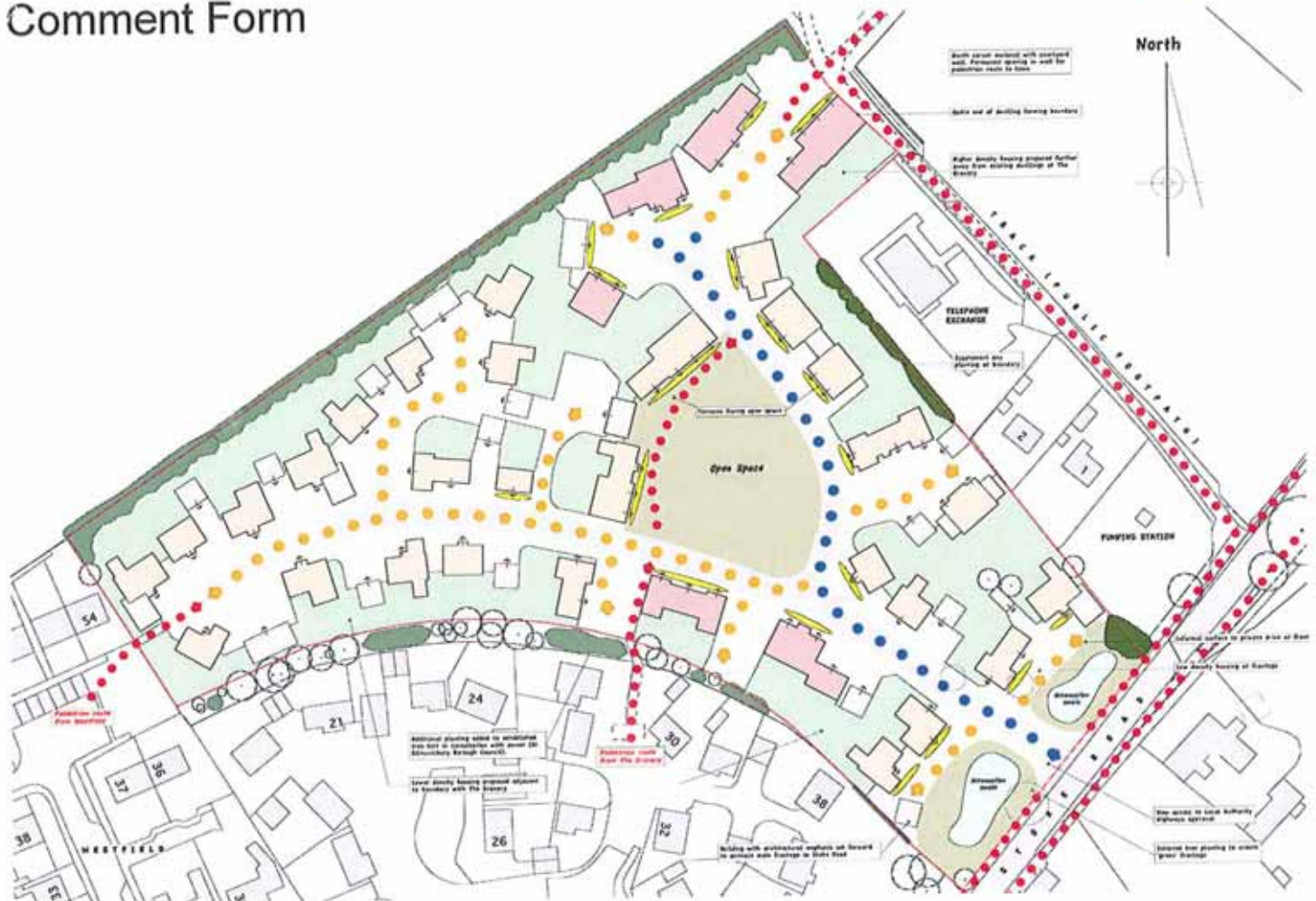


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title Initial Surname

Address

.....

Postcode

- Are you a: Local Resident
- Councillor (please specify)
Parish / Borough / County
- Other please specify

Please give your views on the proposals:

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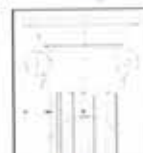
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Please return form to:
Bidwells LLP
FAO, Michael Hendry
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

or alternatively email your
comments to:
stokeroadclare@bidwells.co.uk

The draft document can be viewed in full at
www.stokeroadclare.co.uk and comments
must be received by 16th June 2011.

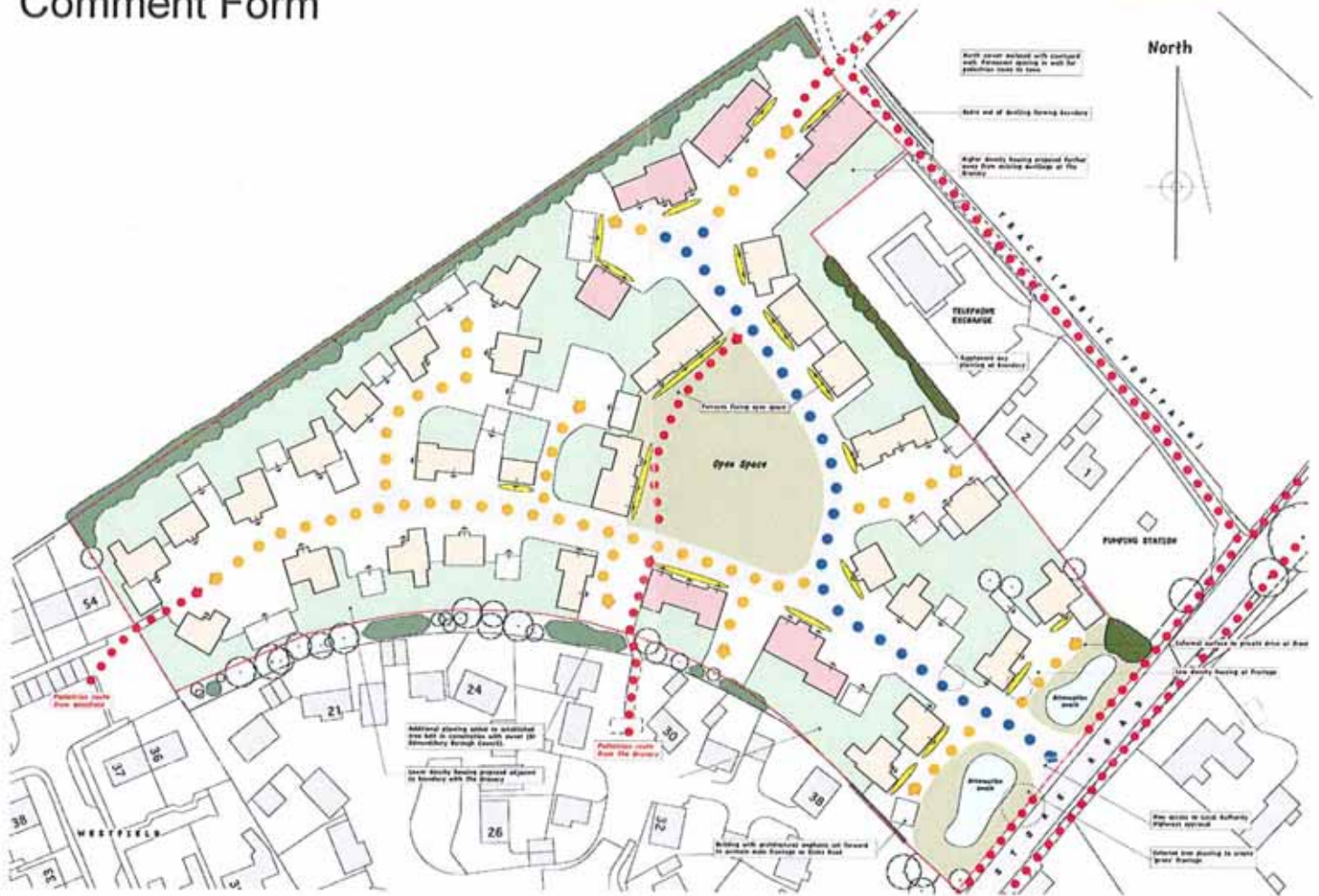


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title *Mrs* Initial *B* Surname *SUTTON*
 Address *6 STORR GREEN*
 Postcode *CO10 8NS*

- Are you a: Local Resident
 Councillor (please specify) Parish / Borough / County
 Other please specify

Please give your views on the proposals:

40-50 houses please
Flooding is the main concern
Suggest 30 mph on new speed limit
extended out to existing through leading
in main road to outlets onto main road
Please limit overhanging build in solar panels

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 Cambridge
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J.A.P
ARCHITECTS

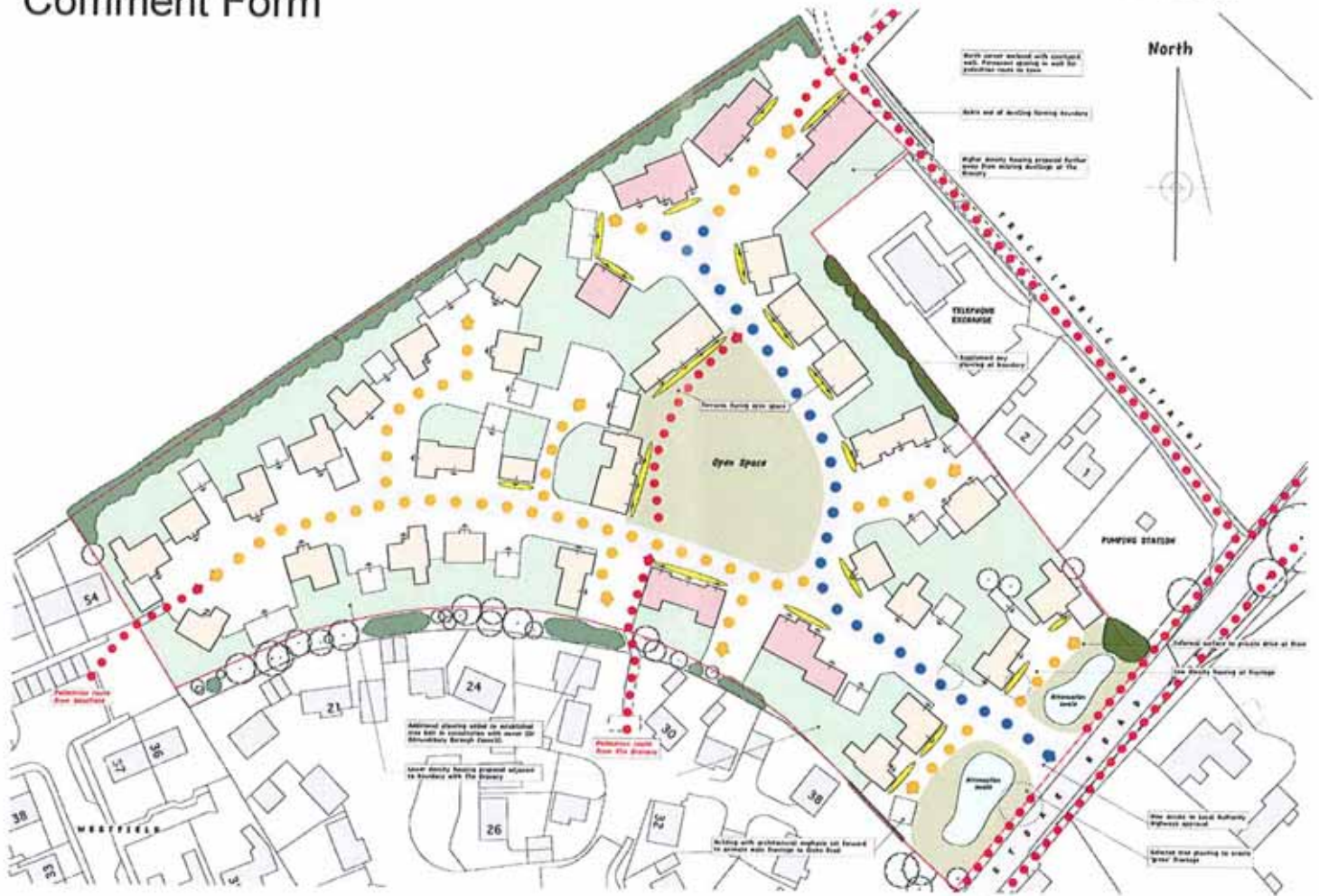


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title MRS Initial J Surname NEAL
 Address 22 COMMON ST
CLARE
 Postcode CO10 2QB

- Are you a: Local Resident
 Councillor (please specify Parish / Borough / County)
 Other please specify

Please give your views on the proposals: V. much in favour of the scheme as a whole.
I'm sure that the potential problems w/ flooding are being addressed @ v. early stage
v. keen to see solar panels & other energy-saving measures incorporated.

Please re-consider the name "Chilton Court" - it would cause endless confusion postally (we ran the po in Clare for 20 years).

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J.A.P.
ARCHITECTS

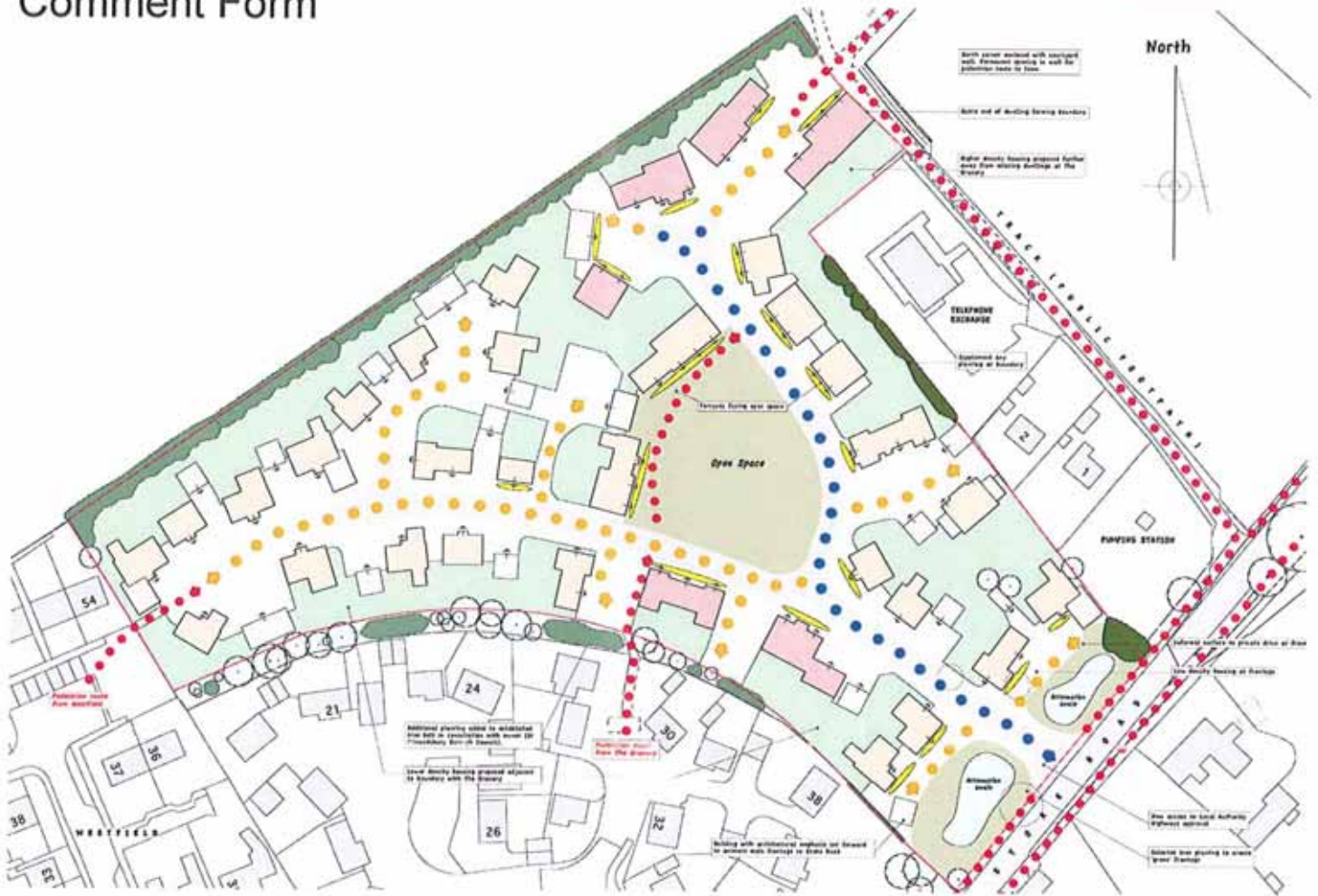


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title Initial Surname VERGUSON
Address 4 DARCON HOLT
CLARE
.....
Postcode CO10 8HE

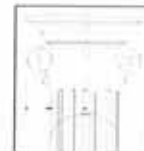
- Are you a: Local Resident
 Councillor (please specify)
Parish / Borough / County
 Other please specify

Please give your views on the proposals: Too many properties -
needs to be cut to 50.
Who will upkeep park until it is
self supporting?

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Cambridge
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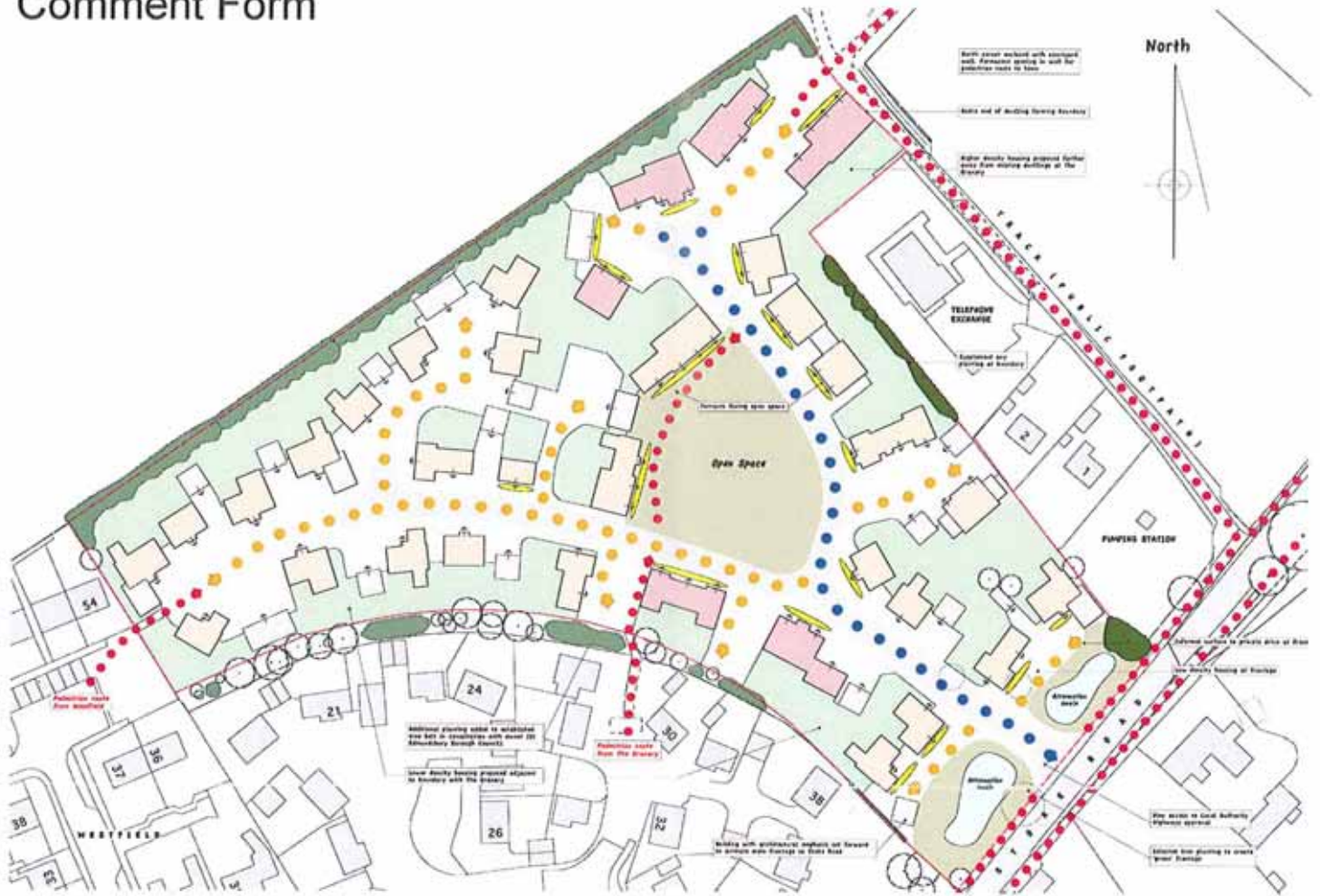


PUBLIC EXHIBITION

Comment Form



CHARLES CHURCH
ANGLIA



Your Details:

Title MRS Initial S Surname MORTIMER
Address 26 The Granary
Clare
Postcode CO10 8LL

- Are you a: Local Resident
 Councillor (please specify)
Parish / Borough / County
 Other please specify

Please give your views on the proposals: looks a fantastic idea for a
development - the sooner the better!
Clare desperately needs an influx of younger people,
and younger people need affordable housing.
Whatever the plans, there will be objections from present
inhabitants of Clare.

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Bidwell House
Trumpington Road
Cambridge
CB2 9LD

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J.A.P
ARCHITECTS

BIDWELLS

PUBLIC EXHIBITION

Comment Form



Your Details:

Title *Mr/Ms* Initial *P J* Surname *Marbury*
 Address *31 The Canary*
Clare Suffolk
 Postcode *CO10 8LL*

Are you a: Local Resident
 Councillor (please specify)
 Parish / Borough / County
 Other please specify

Please give your views on the proposals: *Following our visit to the public exhibition yesterday 19th May which we found very informative we live at no 31 the Canary we are concerned about the parking arrangements which is concentrated to the rear of our property and no 30. Obviously there will be a noise factor during the day and late at night is it possible to relocate the loading with parking bays to the site where it does not effect residence properties. We would suggest property parking bays would be better suited to the rear of the (telephone exchange)*

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 Cambridge
 CB2 9LD

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stokeroadclare@bidwells.co.uk

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Marbury

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leading regional
property consultancy.

