

Job: Erskine Lodge Development Brief

Job No: 14-017

Client: Havebury Housing Partnership and Abbeygate Properties

Consultation Statement

Erskine Lodge Development Brief

Consultation Statement

November 2014

1. Introduction

This statement sets out the consultation process undertaken in relation to the Development Brief prepared for the redevelopment of the site known as Erskine Lodge and Land to the rear in Great Whelnetham, identified as site RV20A in the adopted Rural Vision 2031 prepared by St Edmundsbury Borough Council.

In September 2014 Infinity Architects prepared the draft Development Brief and issued this for Public Consultation. The consultation took the form of inviting the local community, stakeholders and infrastructure and service providers to identify the key issues in developing the site and the opportunities and constraints. This report provides a summary of the bodies consulted, the comments and issues raised during the public consultation period and a comprehensive response to each outlining how the main issues have been addressed.

2. Consultations Undertaken

Several stages of engagement have taken place in preparing the development brief for consultation. These can be summarised as below;

- Initial Presentation to Parish Council – Infinity Architects presented initial development brief proposals and draft concept plan to the Parish Council prior to their regular meeting on 9th July 2014.
- Public Consultation - Monday 29 September – Monday 27 October 2014 – including a drop in session held on 16th October 2014 at the village Hall.

3. Who was Consulted and How

A letter informing key organisations, individuals and neighbours, including statutory consultees was issued inviting them to review the development brief and make comments. A copy of the consultation letter is attached in Annex A together with a list of consultees written too. In addition other mechanisms were utilised to make the general public aware of the consultation process, including;

- Parish Council advertising public consultation locally and on their website.
- Information and consultation documents deposited at Village Hall for people to view.
- St Edmundsbury Borough Council, Havebury Housing Partnership and Infinity Architects websites all providing information and consultation documents on their websites for ease of access to information.

4. Summary of key issues raised during the Public Consultation Process and how the final document addresses these issues

In total 55 responses were received during the public consultation process, submitted to Infinity Architects and Havebury Housing Partnership, either online, via completed feedback form, email and normal written correspondence. In addition 52 persons attended the drop-in session held on 16th October 2014.

This report provides a summary of the comments received during the consultation process under the eleven main issues raised, together with the developer's response to those comments.

Please be advised that a number of responses were received relating to other allocated development site (RV20b Rural Vision 2031) known locally as Fentons Farm/Hambrook Close, for the purpose of preparing this consultation document all references to this site have been excluded as the consultation was only seeking views with reference to the Erskine Lodge site Development Brief (RV20A).

Principle of Development

Summary of Comments Received	Name / Organisation	Response
Vision 2031 Feb 14 states that site is not suitable for development	Mrs Armstrong	This statement is not evidenced, Rural Vision 2031 Draft June 2013 includes this site, which was further consulted upon in Feb 2014 and adopted in September 2014 as site RV20A in the final Rural Vision 2031 document.
Development of the Undeveloped section of the site would remove a beneficial amenity from village	Mrs Armstrong	The Site is currently privately owned by Abbegate Properties and is not classified as a community facility or amenity and is allocated for residential development within Rural Vision 2031 (site RV20A)
Allowing this development will set precedent for future development sites in the village	Mrs Armstrong	Vision 2031 has identified and adopted 2no development sites within the local plan for development for Great Whelnetham to 2031 (Sites RV20A & B) Vision 2031 has redefined the development boundary for the village to encompass these sites.
There is no general support for the development of the site	Mrs Armstrong	Vision 2031 has identified and adopted the development site within the local plan for development for Great Whelnetham to 2031 (Sites RV20A) The Parish Council have

		provided support for its re-development since May 2011 when it was first presented to the Parish Council as a potential development site – Parish Council Meeting Minutes Appended to this Report
Vision 2031 states village would only provide 10 (16) new dwellings and we would support this number	Mrs Armstrong Chris Jennings Stuart Cox M & L Lye Mrs Oram Peter Royce	Both the Draft and Final Rural Vision 2031 documents clarifies that indicative capacity of Tutelina Rise was 10 and that the Erskine Lodge site numbers were excluded with the capacity to be confirmed by the development brief.
No one knows about site being allocated, when did consultations for Vision 2031 take Place, Public was not informed of any previous consultations on site	Mrs Armstrong M & L Lye Whelnetham Parish Council	A comprehensive public consultation process was undertaken by St Edmundsbury Borough Council in allocating the site within Rural Vision 2031. Details of the consultation process are published in the consultation statement prepared by the council (October 2013) which outlines consultation strategy and responses for allocation. In addition, the Parish Council have consulted upon Vision 2031 and allocation of the site together with their support for its re-development since May 2011 when it was first presented to the Parish Council as a potential development site – Parish Council Meeting Minutes Appended to this Report.
Field should become a public amenity for conservation for use by locals and schools, currently used to walk dogs on	Mrs Armstrong G & P Cross	The Site is currently privately owned by Abbegate Properties and is not classified as a community facility or for public amenity and is allocated for residential development within Rural Vision 2031 (Site RV20A)
Should reuse existing building on site	Mrs Oram	The existing building is considered unfit for purpose due to nature of bedsit accommodation and use of shared facilities. This proved to be an undesirable option for those requiring this facility and were difficult to let. This is evidenced by previous void periods and bid information on the Home link choice based lettings system. Emphasis was placed on modernisation and innovation to move away from warden based 24/7 services to introduce more floating support type services, helping to support people in their own homes. An option to remodel the existing building would mean that overall unit numbers within the existing building would be significantly reduced and the accommodation compromised; this option would not be cost effective. By providing new

		<p>build accommodation there is a greater opportunity to provide well designed, good quality, desirable homes that address the needs of future residents.</p> <p>In addition an aspiration of the local plan and Rural Vision 2031 documents is to see this site redeveloped.</p>
Extra Noise Pollution	Spencer Robinson June Clarke Elsie Collier	Residential Use is not deemed an unsociable use by Environmental Health.
Loss of Elderly Care Facility	Spencer Robinson D, A & R Kirby N Starling S Nailard Mrs Oram Judith Phillips Timothy Phillips Whelnetham Parish Council	<p>The economic climate for developing homes and services to continue enabling people to live independently is changing dramatically. As part of the strategic review carried out on all of Havebury's sheltered schemes, it was found that individual units at Erskine Lodge were difficult to let, with long void periods. Emphasis was placed on modernisation and innovation to move away from accommodation based on a warden 24/7 service with shared facilities, to the introduction of more floating support type services, helping to support people in their own homes. The review involved investigation into costs surrounding remodelling, refurbishing and redeveloping as well as more detailed assessment based on supply and demand and stakeholder consultation.</p> <p>As part of a detailed planning application, consideration will be given to providing flexible accommodation, to reflect the needs of an ageing population, subject to an identified need.</p>
Existing house prices will be affected	D, A & R Kirby N Starling S Nailard M & L Lye E Allingham B ward Peter Royce June Clarke Elsie Collier	<p>There has been no substantiated evidence submitted to support this statement.</p> <p>Vision 2031 has identified and the site within the local plan for residential development within Great Whelnetham (Sites RV20A & B) and the Erskine Lodge site is allocated for deliverability in the near future.</p>

Support to develop new housing in village	Emily Jessup	These comments are noted and welcomed, this is a key aspiration of the local plan and Rural Vision 2031
Supports use of wasted land	June Shore	These comments are noted and welcomed, this is a key aspiration of the local plan and Rural Vision 2031
Support to develop high quality sustainable residential scheme	Suffolk Preservation Society	These comments are noted and welcomed, this is a key aspiration of the development brief
Parish Council were not aware that Havebury had expressed an interest to develop the site until July 2014	Peter Royce	The Parish Council have provided support for the development of this site since May 2011 when it was first presented to the Parish Council as a potential development site – Parish Council Meeting Minutes Appended to this Report Havebury are noted to have been involved with the possible development of the site in the Parish Council Meetings from January 2013.
No consultation with parish council prior to July 2014 on developing the site, if consultations had occurred would have been apparent that scale was inappropriate for the village.	Peter Royce	The Parish Council have provided support for the development of this site since May 2011 when it was first presented to the Parish Council as a potential development site – Parish Council Meeting Minutes Appended to this Report. In addition, Infinity Architects can confirm that several concept master plans have been prepared illustrating scale massing and proposed density and dwellings, which have been issued to the Parish Council for comment since May 2011. At no point have any adverse comments been received from the Parish Council regarding densities and proposed numbers – Parish Council Meeting Minutes Appended to this Report.
No public consultation has taken place on correct use of the site	Whelnetham Parish Council	A comprehensive public consultation process was undertaken by St Edmundsbury Borough Council in allocating the site for residential development within Rural Vision 2031. Details of the consultation process are published in the consultation statement prepared by the council (October 2013) which outlines consultation strategy and responses for allocation. In addition, the Parish Council have consulted upon Vision 2031 and allocation of the site for residential development together with their support for its re-development since May

		2011 when it was first presented to the Parish Council as a potential development site – Parish Council Meeting Minutes Appended to this Report.
The development brief should acknowledge the (potentially valuable) in situ soil resource and the planning application address the handling strategy and use of the resource.	Suffolk County Council	Noted, Appendix A will be amended to make reference to the Suffolk Minerals Plan as part of the Development Plan for the purposes of this application as recommended by SCC

Site Size and Boundaries

Summary of Comments Received	Name / Organisation	Response
Development should be restricted to current Erskine Lodge site Only	Mrs Armstrong G & P Cross Chris Jennings D, A & R Kirby N Starling S Nailard M & L Lye E Allingham B ward Mrs Oram Judith Phillips Timothy Phillips Tim Webber Elsie Collier	The entire site including the existing Erskine Lodge site and land beyond to the river has been identified and allocated for residential development within Rural Vision 2031, developing the Erskine Lodge site only would be regarded as underdevelopment and contrary to the adopted local plan.
The size of the site is not 2.1hectares when take into account site constraints	Mrs Armstrong M & L Lye	The detailed site survey obtained confirms that the total site area is 2.1hectares. Notwithstanding this it has been acknowledge by the statutory authorities that the constraints relate to the siting of built structures and does not affect layout of infrastructure and/or open space allocation etc which all have to be designed within the boundaries of the site. Every site has particular site constraints, any detailed design proposal would be required to take these into consideration with reference made to the specific site constraints plan within the Development Brief.
Site plan shows site boundary within neighbouring properties gardens	Mrs Armstrong	Having obtained copies of the relevant land registry titles, it is confirmed that the development site boundaries as identified within the development brief are located along

inc Mereside and Amber House		either the common boundary to neighbouring properties/land and /or within the land owned by the developers. Copies of the relevant Land Registry Title Plans are attached in Appendix C.
Path to North of Mereside and Amber House denoted as a public footpath, stop rewriting boundaries that have known nothing of?	Mrs Armstrong	The path is denoted as a pedestrian route within the village to access dwellings rather than a defined public footpath as indicated on the OS map.
This development should ensure that residents have this opportunity to have safe and healthy access to the local public path network, and the Brief should set out how this might be achieved. The County Council would seek the dedication of a short section of public footpath between the western edge of the development and the St Edmund Way (Great Whelnetham Footpath 6) which leads in a north westerly direction on the other side of Hawstead Lane. Public footpaths in the vicinity of the development may require improved surfacing, furniture and signage to mitigate the impact of this development. The County Council would be pleased to discuss this matter further	Suffolk County Council	Section 6.2 and 6.11 of the development brief have been expanded to include details of how the site has presently safe access to the public footpath network. The land referred to in this comment is not within the developers control and in private ownership.

Density Scale and Numbers

Summary of Comments Received	Name / Organisation	Response
Too many houses are proposed for the site and general concern that density is too high, density should be lower	Mrs Armstrong A & S Halls S Geeves Chris Jennings Stuart Cox Mrs Barnby Mr Fearns P & J Almond D, A & R Kirby N Starling S Nailard L Weeks Miltiadis Vouros M & L Lye Andy Halls Mrs Bishop Mrs Oram Judith Phillips Timothy Phillips Peter Royce Whelnetham Parish Council Tim Webber Mr & Mrs Limb G & P Cross	<p>The draft development brief referred to a proposed density of up to 35dph which would generally be deemed an acceptable density for a village location and inline with central government guidance, however following the concerns raised it is proposed to reduce the proposed density to a maximum of 30dph.</p> <p>We note that recent comparable developments within the Borough located within villages of a similar size to Whelnetham have developed at density figures of between 30-35dph. It is therefore considered that 30dph is an acceptable density in this location and comparable with recent development within village locations across the borough.</p> <p>The independent body 'Campaign to Protect Rural England' have issued guidance on appropriate densities for rural communities and why density matters. They also state that if well designed raising densities can:</p> <ul style="list-style-type: none">enhance and complement the character of an area;create opportunities for social contact;sustain public transport;encourage feelings of safety and security;absorb parked cars without intrusion;create a sense of identity; andmaintain, even improve, local property values. <p>Doing this across the country can help to make more sensible use of land in towns and villages, reduce pressure on greenfield sites, sustain local services and contribute to revitalisation of communities.</p>

	L & P Robertson Dawn Offord Parish Church of St Thomas a Becket Great Whelnetham	
Village cannot sustain 65 new dwellings,	G & P Cross Mrs Barnby D, A & R Kirby N Starling S Nailard Peter Royce Whelnetham Parish Council L & P Robertson Dawn Offord	This is an allocated site for residential development within the Rural Vision 2031 draft that has been through a consultation process with local stakeholders and subsequently approved subject to the adoption of the Development Brief. The site has therefore been considered and accepted as a centre for growth within St Edmundsbury Borough Council. The future sustainability of the village has been considered comprehensively and accepted as feasible and appropriate as part of the application process to accommodate growth within the village.
Houses too close together	June Shore	Any forthcoming detailed Planning Application will determine exact siting and location of dwellings and space separation.
2 storey development should not be allowed on boundary to existing properties, to protect over looking	Spencer Robinson Peter Royce Elsie Collier	Any forthcoming detailed Planning Application will determine exact height of proposed dwellings and space separation to mitigate risk of overlooking.
There should be no 3 storey	Miltiadis Vouros	Any forthcoming detailed Planning Application will determine exact height of proposed

buildings on the site		dwellings
Single storey dwellings should be considered	C Budgen Judith Phillips Whelnetham Parish Council	Any forthcoming detailed Planning Application will determine exact height of proposed dwellings.
THE SHLAA SS12.2 states a total of 41 homes to be built on site at 30dph, and should include the 26 dwellings currently at Erskine Lodge, implying 15 new homes are needed.	Peter Royce	The SHLAA documents SS12.2 refers only to the land to the rear of Erskine lodge measuring 1.4hectares in total where 41 homes were suggested as a suitable number at 30dph. Latterly this site has been combined with the existing Erskine Lodge site creating a site measuring 2.1hectares in total.
Two Storey Buildings would be totally unsuitable for this site	Whelnetham Parish Council	Any forthcoming detailed Planning Application will determine exact height of proposed dwellings. Limiting development to single storey would be deemed underdevelopment and would not be in accordance with local plan policy or meet the identified housing need.
The Parish Council did not envisage the scale of such development	Whelnetham Parish Council	The Parish Council have provided support for the development of this site since May 2011 when it was first presented to the Parish Council as a potential development site – Parish Council Meeting Minutes Appended to this Report. In addition, Infinity Architects can confirm that several concept master plans have been prepared illustrating scale massing and proposed density and dwellings, which have been issued to the Parish Council for comment since May 2011. At no point have any adverse comments been received from the Parish Council regarding densities and proposed numbers – Parish Council Meeting Minutes Appended to this Report.

Conservation Area

Summary of Comments Received	Name / Organisation	Response
Concerns raised on building in a conservation Area, Conservation Areas cannot be built upon	Mrs Armstrong Spencer Robinson Mrs Oram Timothy Phillips Tim Webber G & P Cross Elsie Collier	The designation of a Conservation Area seeks to protect the special character and appearance but does not prevent future development. Detailed proposals would seek to preserve and enhance the special architectural character of the conservation area.
Design to preserve and enhance the special architectural character of the conservation area	Mrs Armstrong Suffolk Preservation Society	These comments are noted and welcomed; this is a key aspiration of both the local plan , Rural Vision 2031and the Development Brief.
Site of Archaeological importance	M & L Lye E Allingham B ward N Starling S Nailard D, A & R Kirby	This is acknowledged, appropriate archaeological assessment will be undertaken prior to development and SCC have advised on a programme of archaeological investigations. (see below)
The Site is located within an area of very high Archaeological potential, the archaeology could present major constraints for development	Suffolk County Council	In order to establish the full archaeological implications of the site, the applicant will be required to provide for assessment of known and potential below ground heritage assets before the determination of a planning application (in accordance with paragraphs 128 and 129 of the National Planning Policy Framework). This will establish whether there are

in terms time cost and possibly design.		any remains of significance worthy of protection and preservation in situ, which need to be considered in the development design. The assessment should comprise a desk-based archaeological assessment and field evaluation. The latter should include a geophysical survey, a programme of trial trenching (4-5% of the development area, subject to the result of the geophysical survey) and a palaeo-environmental assessment. Given the potential for the assessment results to impact upon development plans, for risk management purposes we recommend that this programme of archaeological evaluation is conducted at the earliest stage possible, before submission of an application
---	--	--

Housing Need and Tenure

Summary of Comments Received	Name / Organisation	Response
Vision 2031 states that village can only sustain 10no new homes	Mrs Armstrong Mrs Oram	We understand that the reference to 10no dwellings relates to an earlier consultation document prior to the inclusion of the Erskine Lodge site. Rural Vision 2031 states numbers for Erskine Lodge site is to be determined by the Development Brief. (RV20A)
There is not a housing need to build this number of homes, Are there this many homes needed?	Mrs Armstrong G & P Cross A & S Halls S Geeves Stuart Cox D, A & R Kirby N Starling S Nailard M & L Lye E Allingham B ward Judith Phillips Timothy Phillips Peter Royce	There is a demonstrated need for housing, for local residents as well as the wider population of St Edmundsbury. St Edmundsbury Borough Council's Strategic Housing department have previously demonstrated their support for a number of affordable homes on the site. Statistics from the West Suffolk Housing Profile show that the majority of residents in Whelnetham either own their home outright or have a mortgage, with the highest percentage of homes being 3 bedroom with only 7% of 1 bedroom accommodation available. Two person households also represent the highest percentage in the village. The bedroom requirement of applicants on the Housing Needs Register wanting to live in the parish is highest at 1 and 2 bedrooms and there are a number of applicants who have registered an interest in shared ownership accommodation. Recent data reveals that 179 applicants have registered an interest to live in the Parish of Whelnetham. The average house price to buy a property in the village is circa £250,000, so there is an opportunity to provide homes to people that are unable to afford their own home but would still wish to live in this village location.
Flats are not a type of housing that should be developed in a village, against village ethos	G & P Cross Chris Jennings Spencer Robinson M & L Lye E Allingham	Flats or One/Two bedroom dwellings are a building typology that are evident in most town and villages. There are a number of recent examples of local developments that incorporate and integrate flats successfully into village locations, through good design that is sympathetic and respectful of the character of the existing development. It is a key aspiration of this development to successfully integrate 1/2 bedroom dwellings into

	B ward C Budgen Judith Phillips Timothy Phillips Peter Royce Whelnetham Parish Council S Nailard Elsie Collier	the development proposals providing a mix of housing size and types that not only provide for the housing need but assist in developing successful communities.
Any homes built should be made available for local people first	Pat Cross June Shore Mr Fearns C Budgen Whelnetham Parish Council	Havebury Housing Partnership will be guided by the local authority with regards to nominating homes for persons with a local connection.
There is no need for 'open market housing'	Whelnetham Parish Council	Rural Vision 2031 states Development Brief is to determine the housing tenure, which should be a mix of open market and affordable housing. Paragraph 32.9 states; "The site also includes 'Erskine Lodge' which is currently managed by Havebury Housing. There is an opportunity for the redevelopment of the existing Erskine Lodge accommodation, which is no longer fit for purpose, and the adjoining site to provide affordable homes with a small number of open market homes which will help to facilitate the delivery of the affordable element of the scheme. The development of a small number of market homes to facilitate affordable housing provision is in accordance with paragraph 54 of the National Planning Policy Framework (NPPF). "
Acknowledgement there is a need	A & S Halls	This point is noted and welcomed by the developer(s).

for affordable housing	S Geeves Chris Jennings Mrs Barnby L Weeks Miltiadis Vouros Andy Halls Mrs Oram Whelnetham Parish Council Dawn Offord Parish Church of St Thomas a Becket Great Whelnetham	
Site ideal for Shared Ownership	Andy Halls	This point is noted and welcomed by the developer(s), Havebury Housing Partnership intention is to provide some shared ownership dwellings on the site as part of the development proposals, subject to the need and local authority support.
Site is an exciting opportunity here, to design homes for older people and people with various disabilities	Parish Church of St Thomas a Becket Great Whelnetham	These comments are noted and welcomed; this is a key aspiration of both the local plan, Rural Vision 2031 and the Development Brief.

Surface Water and Flooding

Summary of Comments Received	Name / Organisation	Response
The site is in a flood zone and floods presently	Mrs Armstrong G & P Cross A & S Halls D, A & R Kirby N Starling S Nailard S Geeves Spencer Robinson Miltiadis Vouros M & L Lye E Allingham B ward Mrs Bishop J Williamson Timothy Phillips Peter Royce Elsie Collier Clifford Dive Parish Church of St Thomas a Becket Great Whelnetham	It is acknowledged that part of the site is located within an area of risk of flooding, consequently a site specific Flood Risk Assessment is being prepared by specialist consultants in consultation with the Environment Agency which will inform any detailed design proposals.
The northern and western part of the site is subject to low to high risk	Suffolk County Council	It is acknowledged that part of the site is located within an area of risk of flooding, consequently a site specific Flood Risk Assessment is being prepared by specialist

from fluvial flooding, where blocks of residential units have been positioned. The County Council suggests that the detail and risk of flooding is investigated further with the Environment Agency		consultants in consultation with the Environment Agency which will inform any detailed design proposals.
How does SUDS work and water dispersed?	Mrs Armstrong	Suds drainage is principally a process of natural infiltration of surface water into the ground.
The development will result in surface water runoff and mean adjacent homes will flood	Mrs Armstrong D, A & R Kirby N Starling S Nailard L Weeks Miltiadis Vouros M & L Lye E Allingham B ward J Williamson Peter Royce Whelnetham Parish Council Clifford Dive	Suds drainage will be utilised in the form of natural infiltration into the ground where possible. Alternatively a discharge to the watercourse may be proposed if natural soakage is deemed poor. Any discharge would be limited to the existing 'greenfield' run-off rate.
Porous Materials should be used to assist in surface water percolating into ground	Miltiadis Vouros	This point is noted
Surface water Drainage is not to discharge to Foul Sewerage network	Anglian Water	This point is noted, surface water will not be discharged to the existing Foul sewage network.

The development should incorporate sustainable drainage systems to be designed in accordance with the Ciria C697 standard. The natural surface water flow paths across the site should coordinate with the landscape links; it would be useful if this coordination was demonstrated within the Development Brief.	Suffolk County Council	Suds drainage will be utilised in the form of natural infiltration into the ground where possible. Alternatively a discharge to the watercourse may be proposed if natural soakage is deemed poor. Any discharge would be limited to the existing 'greenfield' run-off rate.
Surface water protection should be provided to the existing properties to the north of the site	Suffolk County Council	This point is noted, a site specific Flood risk assessment is being prepared by specialist consultant to
The surface water off site discharge is to be limited to the greenfield rate of run-off and should utilise the existing watercourse on the western boundary	Suffolk County Council	This point is noted, Suds drainage will be utilised in the form of natural infiltration into the ground where possible. Alternatively a discharge to the watercourse may be proposed if natural soakage is deemed poor. Any discharge would be limited to the existing 'greenfield' run-off rate.

Sewage & Cordon Sanitaire

Summary of Comments Received	Name / Organisation	Response
Playing adjacent to the sewage treatment plant is a health hazard	Mrs Armstrong	Anglian Water have confirmed as part of the consultation process that the Cordon Sanitaire can be used for public open space.
Current Sewage system is insufficient and was only designed to serve current population	Mrs Armstrong G & P Cross A & S Halls S Geeves D, A & R Kirby N Starling S Nailard M & L Lye E Allingham B ward Judith Phillips Peter Royce Parish Church of St Thomas a Becket Great Whelnetham	Anglian Water have confirmed as part of the consultation process that the existing Foul Water sewerage network has available capacity.
400m Cordon Sanitaire	D, A & R Kirby N Starling S Nailard M & L Lye E Allingham B ward	Anglian Water have confirmed as part of the consultation process that an odour risk assessment has been completed and the development brief Plans indicate the correct Cordon Sanitaire.

Encroach within 70m Cordon Sanitaire	Mrs Armstrong	Anglian Water have confirmed as part of the consultation process that an odour risk assessment has been completed and the development brief Plans indicate the correct Cordon Sanitaire. Any forthcoming detailed design proposals will take into consideration the Cordon Sanitaire.
--------------------------------------	---------------	---

Highways and Parking

Summary of Comments Received	Name / Organisation	Response
Where are the existing cycle ways in the village that the cycle path can connect too	Mrs Armstrong Peter Royce Whelnetham Parish Council Clifford Dive	Currently cyclists share the existing highway network with vehicles.
Increase in traffic and effect on Stanningfield / Sudbury Road junction, road infrastructure inadequate to serve new dwellings	Mrs Armstrong Pat Cross A & S Halls S Geeves Chris Jennings Mrs Barnby P & J Almond Spencer Robinson D, A & R Kirby N Starling S Nailard L Weeks Miltiadis Vouros M & L Lye E Allingham B ward Mrs Bishop J Williamson Mrs Oram	The specialist highways consultants have considered that it is unlikely that development-generated traffic will have a serious impact upon the Sudbury Road/Stanningfield Road junction – This will be considered in more detail within the Transport Statement report currently being prepared by the specialist consultant.

	Mr & Mrs Vinten Judith Phillips Timothy Phillips Peter Royce Mr & Mrs Limb G & P Cross June Clarke Clifford Dive Parish Church of St Thomas a Becket Great Whelnetham	
Adequate off road parking must be provided on site	Mrs Armstrong	Noted, SCC have advised that Suitable parking standards will need to be applied to the dwellings within the residential area due the rural nature of the village and the relative lack of sustainable transport links.
Where is the parking to be provided, there appears to be inadequate on site, there should be no parking on Stanningfield Road	Pat Cross Chris Jennings L Weeks Miltiadis Vouros M & L Lye E Allingham B ward Mrs Bishop C Budgen Peter Royce Whelnetham Parish Council Mr & Mrs Limb L & P Robertson	<p>SCC have advised that Suitable parking standards will need to be applied to the dwellings within the residential area due the rural nature of the village and the relative lack of sustainable transport links. Parking should not be in the form of rear parking courts as these are often not overlooked. This reduces use due to perceived safety issues and will lead to additional on street parking</p> <p>SCC have recommended that Double Yellow Lines are to be marked on Stanningfield Road.</p> <p>It is assumed that these comments with respect to parking provisions will be taken into account by the development team as the development proposals evolve, and double yellow lines can easily be provided on Stanningfield Road should Suffolk County Council regard them as necessary.</p>

	Clifford Dive	
Double Yellow Lines to be marked on Stanningfield Road To achieve good visibility to the proposed development access it is recommended that double yellow lines are applied for prior to construction to ensure that existing on street parking does not obstruct inter-visibility at the site	Miltiadis Vouros Suffolk County Council	This point is noted, please see response above.
Installation of traffic lights to Stanningfield / Sudbury Road junction	Miltiadis Vouros	The specialist highways consultants have considered this not to be necessary. Trip generation is considered further within the Transport Statement.
There is a need to improve the street lighting in this area to facilitate the extra pedestrian movements in this area to the existing bus stops and local amenities	Suffolk County Council	Noted, Consultation will take place with SCC Highways as part of any detailed proposals for this site.
The County Council will seek for local bus stops to be upgraded to DDA standards	Suffolk County Council	Noted, Consultation will take place with SCC Highways as part of any detailed proposals for this site.

The transport assessment will need to consider the junction of Stanningfield Road and the A134 in relation to the extra vehicle movements. Consideration should also be given to whether there is a need for a safe crossing of the A134, as part of the wider pedestrian network	Suffolk County Council	An estimate of additional movements will be provided within the Transport Statement. Crossing facilities will be reviewed but it's unlikely the quantum of trips generated will warrant such a facility.
The main access road needs to be of traditional build with full height kerbs to both sides of the road. Shared space design should only be used on 25 dwellings or less; it is not clear from the concept plan that this point will be achieved.	Suffolk County Council	This point is noted and detailed design proposals will take this into consideration.
Public Footpaths are not shown on any plans and connectivity of the site with other facilities.	Jaki Fisher – St Edmundsbury Borough Council	Public Footpaths are denoted on the contextual plans within the Development Brief. The sites connectivity to facilities within Whelnetham are illustrated on both the context and site location plans. Proposed connectivity is illustrated on the concept plan.
There should be pedestrian and cycle access to all parts of the site. Concerns raised that only a single point of access into the site, suggest at least an additional pedestrian access.	Jaki Fisher – St Edmundsbury Borough Council	The concept plan illustrates proposed pedestrian and cycle access routes around the site and connectivity to shared surface roads within the development. It is proposed that the existing access adjacent to Rose Cottage be used for pedestrian and cycle use only as indicated on the concept plan.

Local Infrastructure

Summary of Comments Received	Name / Organisation	Response
Existing Primary School is full, concern over parking to school and pedestrian access	Mrs Armstrong G & P Cross A & S Halls S Geeves Chris Jennings Mrs Barnby Spencer Robinson D, A & R Kirby N Starling S Nailard L Weeks M & L Lye E Allingham B Ward Mrs Bishop Judith Phillips Timothy Phillips Peter Royce Whelnetham Parish Council Elsie Collier Dawn Offord Clifford Dive	<p>Suffolk County Council have advised that they are currently seeking permission to provide additional classrooms at Great Whelnetham Primary School. This County Council would welcome discussion of a mechanism for mitigating the cumulative transport impacts of school expansion and demand arising from this site.</p> <p>The NPPF, in paragraph 72, states that 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'.</p> <p>Furthermore, paragraph 38 states 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'</p> <p>Using established pupil yield multipliers set out in the Developers Guide, the County Council would anticipate the following minimum pupil yields from a development of 65 dwellings, namely:</p> <p>Primary school age range, 5-11: 16 pupils. Secondary school age range, 11-16: 12 pupils. Secondary school age range, 16+: 3 pupils.</p> <p>The local catchment schools are Great Whelnetham CEVCP School and King Edward VI</p>

		<p>CEVC Upper School. Neither school has sufficient capacity to accommodate these additional pupils. Therefore full contributions, based on established pupil yield multipliers, will be sought from the developer.</p> <p>Pre-school provision.</p> <p>Early education provision is relevant in the context of Section 8 of the National Planning Policy Framework; promoting healthy communities.</p> <p>It is the responsibility of the County Council to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.</p> <p>The proposal will create a minimum demand for an additional 7 early education places. There is limited spare capacity at Cygnets (2 'available' places), but this may be taken up by another development coming forward in the village. Whichever development comes forward first will have any available spare capacity 'credited' to it, but proportionate contributions will be sought for the remainder to enable the local service to expand. Therefore, the maximum that this development will be expected to fund is seven places.</p>
There is no Local employment other than shop or public house and no opportunity for local employment	Mrs Armstrong M & L Lye E Allingham B Ward Whelnetham Parish Council L & P Robertson Clifford Dive	Vision 2031 states that ' <i>The rural economy has been through a period of profound change, and even though St Edmundsbury has not suffered the rural depopulation that has occurred in many parts of the country, the national economic difficulties have made life in the rural areas harder. The increasing price of petrol and diesel has made living and working in the rural areas much more expensive. Employment in agriculture has greatly declined and the public sector has become the largest employer in the rural areas, which means cuts in public sector funding are likely to hit the rural areas disproportionately. The key economic issue for the rural areas, is creating more local jobs.</i> ' This is a key Aspiration of the local plan with actions to promote further employment opportunities.

What infrastructure are the developers planning to bring to the village	Mrs Armstrong	It is anticipated that the local authority will seek developer contributions towards infrastructure improvements as part of a S106 agreement
Current Electricity Station is insufficient	Mrs Armstrong	UK Power Networks have confirmed a sub-station upgrade is necessary.
Extra Strain on Broadband	Spencer Robinson	Suffolk County Council have advised in accordance with paragraphs 42-43 of the National Planning Policy Framework, the County Council recommends that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed
Libraries	Suffolk County Council	Suffolk County Council have advised on a capital contribution towards libraries, which would be spent at the local catchment library. Libraries are an important component of healthy and sustainable communities, in line with Section 8 of the NPPF.

Landscape and Ecology

Summary of Comments Received	Name / Organisation	Response
How do you define what is a less significant tree that can be removed	Mrs Armstrong	A detailed Arboricultural Impact Assessment has been completed for the site, its recommendations have informed the Development Brief and should continue to inform any detailed development proposals.
What Landscaping is proposed? Is existing landscaping to be removed?	Mrs Armstrong	Detailed Landscaping proposals will form part of any detailed planning application.
Development will remove habitat of valued wildlife and protected species	Mrs Armstrong G & P Cross	The proposed development will cause the loss of the amenity grassland and improved grassland on site, as well as a section of beech hedgerow in the centre. The specialist ecologists have advised that the grassland within the site is not considered suitable to support any protected species. The hedgerow to be removed should be done so outside of nesting bird season or after it has been checked by an ecologist within nesting bird season, to ensure no nesting birds are present prior to its removal. Boundary hedgerows will be retained as part of the development. Woodland areas will also be retained and protected as part of the development. A bat roost has been identified within the building and prior to its demolition a Natural England Development licence will be granted. This will ensure appropriate mitigation is put into place.
No trees to be cut down	Miltiadis Vouros	A detailed Arboricultural Impact Assessment has been completed for the site, its recommendations have informed the Development Brief and should continue to inform any detailed development proposals.
Site has been identified as being of medium ecological value in Policy RV20 Rural Vision 2031	Suffolk Wildlife Trust	The specialist ecologist has confirmed that the habitats to be impacted are considered to be of low ecological value as they are dominated by improved and amenity grassland. The River corridor and woodland pockets will be retained and protected as part of the development.

		Retained habitats will be enhanced for biodiversity to improve the ecological value of the site post-development.
Development should not result in an adverse impact on the ecological value of the site, and recommend that the site retains a significant proportion of the existing greenspace	Suffolk Wildlife Trust	A Biodiversity Enhancement Scheme/Habitat Management Plan will be prepared to ensure that the areas of retained habitat are enhanced and the ecological value of the site is improved. Retained habitats will be protected during construction.
There are recent records for Otters and Water Voles along the watercourse to the west of the site so it will be important to consider drainage and water quality issues emanating from this site. There are also records of Badgers in the area so it will be important to assess use of the site for foraging. Preventing light spillage will ensure bats can use the site once developed. A specific measure may be to keep retained trees unlit.	Suffolk County Council	<p>Otter and water vole surveys have been recommended if any of the works are within 8m of the watercourse. Works should be undertaken in accordance with the EA Pollution Prevention Guidelines.</p> <p>No evidence of badgers was found during the ecological survey. Excavations should be covered or fitted with mammal ramps if left overnight to ensure that any terrestrial mammals passing through the site do not become trapped.</p> <p>Any lighting along the River corridor should be kept to a minimum to ensure that the dark corridor is retained.</p>
There are also numerous of records for moths, many of which are Priority Species. The local planning authority will need sufficient survey and assessment to demonstrate its compliance with the 2006 Natural Environment and Rural Communities Act s40 duty. The site	Suffolk County Council	The habitats on site to be impacted are considered to be of low value for invertebrates, particularly to those of which records were obtained for within the desk study. No habitats suitable for stag beetle, i.e. deadwood piles, were noted present within the site. Enhancement for invertebrates will be included as part of the Biodiversity Enhancement Scheme.

may be a suitable location for stag beetle pyramid (enhancement).		
Other opportunities should be investigated to maintain habitat connectivity and create links where these are needed for people and nature. The nearby Railway Line County Wildlife Site and Roadside Nature Reserves are notable parts of the local network.	Suffolk County Council	Boundary features are to be retained and enhanced to maintain links and connectivity. Important green spaces (i.e. river corridor) is to be retained and this will maintain connectivity. Adjacent offsite habitats will not be impacted.
Every reasonable effort should be made to minimise adverse impacts on the character of the surrounding countryside. Local views are available from Hawstead Lane, for example, and may be available from the nearby Special Landscape Area	Suffolk County Council	<p>It is recommended that any forthcoming detailed planning application should be supported by an effective Landscape and Visual Impact Assessment to demonstrate the extent to which the development integrates with the wider landscape.</p> <p>In addition given that trees will be retained within the scheme that are required to mitigate landscape impacts and improve the design of the proposal, these and the open spaces will need a long term scheme of management and appropriate funds provided to ensure that required maintenance can be carried out.</p>
The site is a Site of Special Scientific Interest	Parish Church of St Thomas a Becket Great Whelnetham	Natural England's records do not identify the site as a Site of Special Scientific Interest
Site Context plan to be amended to indicate location of River lark and Tributaries, together with notation to identify sensitive adjacent land uses.	Jaki Fisher – St Edmundsbury Borough Council	Noted, Development Brief site context plan has been amended to indicate river lark and its tributaries. The physical constraints plan has been amended to include notation to identify sensitive adjacent land uses.
Has the sewer maintenance zone	Jaki Fisher – St	The sewer maintenance zone is a major constraint on the site and informs the concept

been carried forward to the concept plan and will this be located within garden land	Edmundsbury Borough Council	plan. Detailed design proposals will determine if this lies within garden land. Where possible zone to be located within communal land and/or below public realm.
There are no views indicated into the site from surrounding countryside.	Jaki Fisher – St Edmundsbury Borough Council	There are very limited public views from the countryside into the site. A view exist from Hawstead lane and adjacent public footpath, development brief has been amended to include view.
The vegetation at the front of the site is important, this is shown as being removed and building line indicated right onto Stanningfield road. Brief states that the green frontage to Stanningfield Road can be maintained but this is not illustrated as a constraint.	Jaki Fisher – St Edmundsbury Borough Council	The maintained hedge to Stanningfield road is proposed to be removed to provide a frontage for the development and connection to Stanningfield road. Retaining the hedge, which is not of high ecological value, would provide a physical barrier and divorces the site from the village. It is felt that there is an opportunity for the development site to successfully integrate within the village through the provision of a new frontage provided along Stanningfield Road, consequently it is not illustrated as a constraint. Notwithstanding this, it is the aspirations of the development brief to retain the existing trees along this boundary.
Section 5 states that land has medium ecological value and section 6.6 states low ecological value.	Jaki Fisher – St Edmundsbury Borough Council	The specialist ecologist has confirmed that the habitats to be impacted are considered to be of low ecological value as they are dominated by improved and amenity grassland. Section 5 of the development brief has been amended to suit.
There is no strategic proposals on how ecology can be enhanced and landscaping proposals	Jaki Fisher – St Edmundsbury Borough Council	The concept plan indicates the strategic proposals for both retention and improvement of landscaping features and links on the site to include introduction of green corridors through the site connecting existing landscaped features with the wider countryside. Section 6.6 defines that any development should include biodiversity enhancement measures incorporated into the landscaping proposals. Any forthcoming detailed planning application is expected to demonstrate these enhancements.

Design and Layout

Summary of Comments Received	Name / Organisation	Response
Height of Buildings should be single storey	Mrs Armstrong	<p>Any detailed Planning Application will determine exact height of proposed dwellings.</p> <p>The development Brief states;</p> <p>“The height, scale and massing of individual buildings should respond positively to the existing form of development in the area. Development proposals should promote building forms and heights that are suitable and appropriate. This would require careful consideration informed by the site constraints and topography. Any proposals would need to respect the character and visual/residential amenity of the conservation area and local residents.”</p>
Views into and out of site would be obliterated and should be protected	Mrs Armstrong M & L Lye E Allingham B ward D, A & R Kirby N Starling S Nailard Timothy Phillips Peter Royce	<p>The development Brief states;</p> <p>“The views out of the site over the surrounding countryside are important and any design proposals will need to embrace the surroundings offering views both through and out of the site. Design proposals should encourage views to the open countryside beyond from the heart of the site, and also consider the views from the wider countryside back into the development to ensure that the open character to the countryside and view into the village as a whole is enhanced.”</p>
A conservative design is required as a response that is in keeping and should copy the existing buildings	Mrs Armstrong Mrs Barnby Mrs Oram	<p>The development Brief states;</p> <p>“The design and external appearance of the buildings (including fenestration detailing and the use of materials), together with the treatment of common areas and hard surfaces, should be consistent with good design principles that make a positive enhancement to the character and appearance of the conservation area and wider setting. There are clearly opportunities to develop a high quality design using a bold</p>

		approach that has an organic village layout reflecting the wider Suffolk vernacular. "
High Quality design is reserved for large scale developments?	Mrs Armstrong	The development Brief states; "The design and external appearance of the buildings (including fenestration detailing and the use of materials), together with the treatment of common areas and hard surfaces, should be consistent with good design principles that make a positive enhancement to the character and appearance of the conservation area and wider setting. There are clearly opportunities to develop a high quality design using a bold approach that has an organic village layout reflecting the wider Suffolk vernacular."
What are building for Life Standards	Mrs Armstrong	Building for Life is the industry standard, endorsed by Government, for well-designed homes and neighbourhoods that local communities, local authorities and developers are invited to use to stimulate conversations about creating good places to live.
Will existing views to countryside from existing dwellings be retained	Mrs Armstrong	The development Brief states; "The views out of the site over the surrounding countryside are important and any design proposals will need to embrace the surroundings offering views both through and out of the site. Design proposals should encourage views to the open countryside beyond from the heart of the site, and also consider the views from the wider countryside back into the development to ensure that the open character to the countryside and view into the village as a whole is enhanced."
Modern design approach welcomed	Emily Jessup	This comment is noted.
High Quality Sustainable development	Suffolk Preservation Society	These comments are noted and welcomed; this is a key aspiration of both the local plan, Rural Vision 2031 and the Development Brief.
Ground works have potential to damage neighbouring walls	Spencer Robinson	Any detailed development proposals will be subject to Party Wall Act 1995
Higher density housing should be relocated to rear of site away from site entrance	M & L Lye	These comments are noted, and will inform both the concept layout and detailed design proposals.
Not enough open space provided for children to play	Mrs Bishop	The development is required to make provision for at least 10% open space for public amenity. Detailed design proposals will demonstrate how this is achieved.

There is no details of design	Peter Royce	The Development Brief will inform the detailed design proposals. Any detailed design proposals will be subject to a Detailed Planning Application
The design should incorporate a sensitive lighting strategy and long term habitat management plan	Suffolk Wildlife Trust	Noted, Section 6.6 of the Development Brief has been amended to include details that sensitive lighting strategy and long term habitat management plan should be prepared at detailed design stage.
Rose Cottage has vehicular access from the existing secondary access that needs to be maintained	Elsie Collier	This point is noted, detailed design proposals will consider any rights of access.
County Council would welcome amendments to this development brief which explain how health and wellbeing has been considered in the drafting of this document. The Development Brief should still give a brief account of how health considerations (beyond just health infrastructure) have been designed into this development	Suffolk County Council	In line with paragraph 17 of the National Planning Policy Framework (which requires the planning system to support the implementation of health and wellbeing strategies), the linkages between health and planning which are described in the National Planning Practice Guidance and the aspirations set out in Rural Vision 2031, the County Council would welcome amendments to this development brief which explain how health and wellbeing has been considered in the drafting of this document. Older people: The County Council wishes to see the 'Lifetime Neighbourhoods' principle exemplified in every new development. This Brief should set out how the development will be designed in order to meet the needs of an ageing population. Provision of a range of house sizes and tenures supports housing choice and is welcomed. However, this needs to be complemented through accessible design in all new homes. Draft Development Management Policy 23 is expected to place a requirement on new homes to meet accessibility standards above those required by the Building Regulations ¹ . This policy is likely to be in place by the time that this development comes forward, and so a commitment to meeting the higher standard is appropriate. It may also be a factor in the detailed design of the site.

¹ The current consultation on Main Modifications to the West Suffolk Development Management Policies does not include modifications to the accessibility requirements within DM23 and so it is reasonable to give this policy weight in considering the Development Brief.

		<p>Mental Health: Quality of the public realm, access to the countryside and open space, along with provision of community facilities (with the potential for social interaction) can all contribute to better mental health. Whilst a site of this size would appear unlikely to make a noteworthy contribution to mental health and wellbeing, an account of how mental health has been considered would be welcomed.</p> <p>Children: Education infrastructure requirements are considered in the appendix to this letter. Play space provision should be considered against the Suffolk Play Space Strategy.²</p> <p>Healthy environment: The site is understood to be making provision for some open space, which will need to be considered against St Edmundsbury Borough Council's adopted standards. Comments on countryside access are made under the Public Rights of Way heading.</p> <p>As part of the S106 discussions, an assessment will be carried out by the Local Authority to determine whether any contributions will be required to mitigate health care impacts arising from the development, and the extent of those contributions.</p> <p>Access to the open countryside is beneficial for mental and physical health and well-being. The site is well located in relation to the open countryside by providing affordable access through and from the site, to the natural environment.</p>
The northern access should be designed as cycleway/pedestrian footway link only with some feature to prevent vehicles from using this access. It is needed to link into	Suffolk County Council	<p>Noted, The Concept Layout establishes this and restricts vehicles from using this access.</p>

2 See: http://www.transformingsuffolk.co.uk/files/delivery_partnerships/childrens_trust/playstrategybooklets.pdf

existing features in the village and facilitate safe pedestrian and cycle access		
The Brief recognises that a site waste management plan should be prepared. This is necessary to meet the requirements of Policy WDM17 of the Waste Core Strategy	Suffolk County Council	The reference to the need for a strategy is welcomed. It is assumed that this will be dealt with through a condition at the planning application stage, and through meeting the requirements of the Building Regulations which are, at present, being revised in relation to solid waste provision. The County Council would welcome efforts by the applicant to think creatively around waste management provision and methods for prioritising reuse and recycling. Finally, Appendix A will be amended to make reference to the Waste Core Strategy as part of the Development Plan.

Appendix A

- **Copy of Consultation Letter sent to all consultees and neighbours**
- **Copy of Drop In Letter sent to all consultees and neighbours**
- **Copy of Feedback Form**
- **Extracts of Websites displaying information during public consultation**
- **List of Consultees.**

Copy of Consultation Letter sent to all consultees and neighbours



Our Ref: 14-017-A-L-140925-Erskine Lodge-MAS

To: The Occupier

Erskine Lodge Site, Great Whelnetham Draft Development Brief Public Consultation

Monday 29 September – Monday 27 October 2014

the stable block
8 angel hill
~~bury st edmunds~~
suffolk
ip33 1uz

Registered in England
No 8799895

VAT No 176 9442 66

During this statutory period of Public Consultation you have the opportunity to comment
on the future development of an important area within Great Whelnetham

We are currently working on proposals for a new housing development on land located off Stanningfield Road, which has been allocated for expansion and redevelopment for new homes in the St Edmundsbury Rural Vision 2031 Local Plan Document. The proposed development will include approximately 65 new homes. The developers, Havebury Housing Partnership and Haydon Holdings in consultation with the Borough Council have put together a draft development brief for the site.

We are now seeking public opinion on the draft development brief. Comments received during the process will inform and refine the development brief before it is discussed and adopted by St Edmundsbury Borough Council. We would encourage you to take a look at the draft development brief which can be viewed online at the following web addresses;

<http://www.infinityarchitects.co.uk/greatwhelnetham>

<http://www.havebury.com/find-a-home/new-homes/great-whelnetham/>

If you wish to make any comments regarding the development brief, you can do so via the above websites or alternatively you can email erskinelodge@infinityarchitects.co.uk or complete a consultation form (available online) and post it directly to **Infinity Architects** who are collating all responses. If you would prefer to view a printed copy of the development brief, the document is also available to view at:

- Havebury Housing Partnership Offices, Havebury House, Western Way, Bury St Edmunds, Suffolk, IP33 3SP (By Appointment)
- Great Whelnetham Village Hall

In the meantime we are continuing to work with St Edmundsbury Borough Council Officers on the project, and expect to make a detailed planning application for this site later this year.

Yours sincerely

Mark Savin

BA Dip Arch RIBA
Director / Project Architect

For and on behalf of
infinity architects

Directors:

Mark Savin
BA(Hons) Dip Arch RIBA

Aoife O'Gorman
BA PGDip Arch RIBA



Chartered Practice

Copy of Drop In Letter sent to all consultees and neighbours



Our Ref: 14-017-A-L-141010-Erskine Lodge-AOG

To: The Occupier

the stable block
8 angel hill
bury st edmunds
suffolk
ip33 1uz

Erskine Lodge Site, Great Whelnetham Draft Development Brief Public Consultation

Registered in England
No 8799895

Monday 29 September – Monday 27 October 2014

VAT No 176 9442 66

Public Consultation Village Hall 16th October 2014 3:00pm to 7:00pm

As you are aware the above public consultation is currently taking place. As part of the consultation we are holding an informal 'drop-in' session at ~~Whelnetham's~~ Village Hall on Thursday 16th October 2014. We will be at the Village Hall from 3:00pm to 7:00pm on that date and would welcome your attendance should you have any questions on the proposed Draft Development Brief. This consultation will inform the preparation of amended detailed proposals for the site and we would welcome your input on the Draft Development Brief before any revised proposals are prepared.

In the meantime we would encourage you to take a look at the draft development brief, this can be viewed online at the following web addresses;

<http://www.infinityarchitects.co.uk/greatwhelnetham>

<http://www.havebury.com/find-a-home/new-homes/great-whelnetham/>

If you wish to make any comments regarding the development brief, you can do so via the above websites or alternatively you can email erskinelodge@infinityarchitects.co.uk or complete a consultation form (available online) and post it directly to **Infinity Architects** who are collating all responses. If you would prefer to view a printed copy of the development brief, the document is also available to view at:

- Havebury Housing Partnership Offices, Havebury House, Western Way, Bury St Edmunds, Suffolk, IP33 3SP (By Appointment)
- Great Whelnetham Village Hall

Yours sincerely

Aoife O'Gorman

BA Dip Arch RIBA
Director / Project Architect

For and on behalf of

infinity architects

Directors:

Mark Savin
BA(Hons) Dip Arch RIBA

Aoife O'Gorman
BA PGDip Arch RIBA



Chartered Practice

Copy of Feedback Form

Erskine Lodge
Draft Development Brief
Public Consultation Response Form

OFFICE USE ONLY
Date received:.....
Ref:.....

Comments Form

- Please complete the form either electronically, typed, or handwritten in black ink
- Wherever possible please return in electronic format to the email address provided
- Forms must be returned to arrive no later than 5.00pm on Monday 27th October 2014

Name and Address Name Organisation Address Postcode Telephone Fax E.mail	Agent's Name and Address (where used) Contact Name Organisation Address Postcode Telephone Fax E.mail
--	---

The Site Do you have any comments on this element of the Draft Development Brief?

Please use a continuation sheet if necessary.

Constraints Do you have any comments on this element of the Draft Development Brief, including the plan?
--

Please use a continuation sheet if necessary.

Opportunities

Do you have any comments on this element of the Draft Development Brief, including the plan?

Please use a continuation sheet if necessary.

Design Principles

Do you have any comments on this element of the Draft Concept Statement, including the plan?

Please use a continuation sheet if necessary.

Signed	Date
--------	------

Please return to the following address to arrive no later than

5.00pm on Monday 27th October 2014

Infinity Architects, The Stable Block, 8 Angel Hill,
Bury St Edmunds, IP33 1UZ
Fax 01284 727710

or email erskinelodge@infinityarchitects.co.uk

infinity architects

St Edmundsbury Borough Council notification of Public Consultation

[Skip to content](#) [Make text bigger](#) [Make text smaller](#)

St Edmundsbury Borough Council

I'm looking for ...

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Home Most popular pages Payment pages Forms and applications Report something

You are here: SEBC > Planning and Building Control > Planning Policy Section > Concept Statements, Masterplans and Development Briefs

Planning and building control
Concept Statements, Masterplans and Development Briefs

Related information

Most requested pages

- ♦ Building control
- ♦ Planning policy
- ♦ Planning helpdesk
- ♦ Building Regulations application and charges
- ♦ 1APP Planning application forms
- ♦ Online planning applications terms and conditions
- ♦ Local Plan - 2016
- ♦ Planning applications
- ♦ Online planning applications and making comments

Contact information

Planning Policy
Phone: 01284 757368
planning.policy@westsuffolk.gov.uk

Public Consultation

Draft Development Brief - Erskine Lodge Site, Great Whelnetham

Monday 29 September - Monday 27 October 2014

Public Consultation Drop-in Session at Whelnetham Community Centre on Thursday 16 October from 3-7pm

Proposals for a new housing development on land located off Stanningfield Road are currently being worked on. The land has been allocated for expansion and redevelopment for new homes in the St Edmundsbury Rural Vision 2031 Local Plan Document. The developers, Havebury Housing Partnership and Haydon Holdings in consultation with the Borough Council have put together a draft development brief for the site.

Public opinion is now sought on the draft development brief. Comments received during the process will inform and refine the development brief before it is discussed and adopted by St Edmundsbury Borough Council.

[View the Draft Development Brief for Erskine Lodge Site, Great Whelnetham](#)

If you wish to make any comments regarding the development brief, you can do so [online](#) or alternatively you can email erskinelodge@infinityarchitects.co.uk or complete a [consultation form \(available online\)](#) and post it directly to Infinity Architects who are collating all responses.

If you would prefer to view a printed copy of the development brief, the document is also available to view at-

- Havebury Housing Partnership Offices, Havebury House, Western Way, Bury St Edmunds, Suffolk, IP33 3SP (By Appointment)
- Great Whelnetham Village Hall

The Adopted Vision 2031 for Bury St Edmunds, Haverhill and Rural areas allocates a number of development sites for various uses which, because of the site location and neighbouring uses and the uses proposed on the site, require

Havebury Housing Partnership Website notification of Public Consultation

The screenshot shows a web page from the Havebury Housing Partnership website. At the top right is the Havebury logo with the text "HAVEBURY HOUSING PARTNERSHIP". Below it is a phone number: "Call us 24 hours a day on 0300 3300 900". The main navigation menu includes Home, About Us, Tenants, Find A Home, Community, Recruitment, News, and Contact Us. A search bar is also present.

The main content area features a purple sidebar with links: New Homes, Great Whelnetham, Jokers Nightclub, Shared Ownership, and Yes To Homes Campaign. The main content area discusses the proposed redevelopment of the former Erskine Lodge site, mentioning the "Straight Allies" programme and the need to demolish the existing building to create an affordable housing scheme. It provides links to the Development Brief and Concept Masterplan, and encourages visitors to view the proposals at Infinity Architects' website.

The page contains several large text input fields for public comments:

- "Do you like the proposals?"
- "What do you like about the proposals?"
- "What don't you like about the proposals?"
- "Has the consultation helped your understanding of the reasons for the proposals made?"
- "Do you have any further comments?"

A "Submit Form" button is located at the bottom of these fields.

At the very bottom of the page is a footer with links: Copyright © 2014 Havebury Housing Partnership, Contact Havebury, Sitemap, Cookie Policy, and a "Selected Language" dropdown set to English. It also includes social media links for Facebook, Twitter, and YouTube, and a "Powered by Google Translate" link. A "Mosaic Publicity | Google+" link is also present.

Infinity Architects Website notification of Public Consultation



Projects Our Team News The Studio Q

Private: Great Whelnetham – Erskine Lodge Development Brief

You are here: Home / Private: Great Whelnetham – Erskine Lodge Development Brief



Development Brief

Erskine Lodge Site, Great Whelnetham



Erskine Lodge Site, Great Whelnetham
Development Brief Public Consultation

Monday 29th September - Monday 27th October 2014

You have the opportunity to comment on the future development of an important area within Great Whelnetham

A Public Consultation 'drop in' session will take place on 16th October 2014 between 3:00pm-7:00pm at the Great Whelnetham Village Hall, we would welcome your attendance.

We are currently working on proposals for a new housing development on land located off Stanningfield Road, which has been allocated for expansion and redevelopment for residential dwellings in the St Edmundsbury Rural Vision 2031 Local Plan Document. The proposed development will include approximately 65 new homes. The developers, Havebury Housing Partnership, in consultation with the Borough Council have put together a draft development brief for the site.

We are now seeking public opinion on the draft development brief. Comments received during the public consultation process will inform and refine the development brief before it is discussed and adopted by St Edmundsbury Borough Council. We would encourage you to take a look at the draft development brief which can be viewed on line and down loaded through the link on this page;

If you wish to make any comments regarding the development brief, you can do so via email to erskinelodge@infinityarchitects.co.uk or complete a consultation form downloadable at bottom of page and post to Infinity Architects directly who are collating the responses. The development brief document is also available to view at:

- Havebury Housing Partnership Offices, Havebury House, Western Way, Bury St Edmunds, Suffolk, IP33 3SP

- Great Whelnetham Village Hall

In the meantime we are continuing to work with St Edmundsbury Borough Council officers on the project, and expect to make a detailed planning application later this year for the site.

[Erskine Lodge Consultation Response Form](#)

List of Consultees contacted during Public Consultation

All local residents of Great Whelnetham and Immediate Neighbours

PCSO for Gt Whelnetham
Police Architectural Liaison Officer

Local Church – St Thomas a Becket

Great Whelnetham Parish Council

Borough and Suffolk County Council Councillors

Local Doctors Surgeries (inc The Guildhall Surgery, Bury St Edmunds/Mount Farm Surgery, Bury St Edmunds/Swan Surgery, Bury St Edmunds)

Gt Whelnetham CEVCP School (primary school)

Community Centre inc Activities/Groups

Local Publications inc Parish Council website and 'Rectory News' Publication

The Environment Agency

Suffolk Preservation Society

English Heritage

Natural England

Suffolk Wildlife Trust

Anglian Water

St Eds Borough Council

Ecology, Tree and Landscape
Parks and Recreation
Environmental Health
Sustainability
Conservation Officer
Planning Policy Officer
Borough Housing Officer

Suffolk Country Council

Suffolk County Council Strategic Planning (Robert.Feakes@suffolk.gov.uk)
SCC Highways
SCC Education
SCC Suffolk Fire and Rescue
SCC Archaeology
SCC Drainage

Appendix B

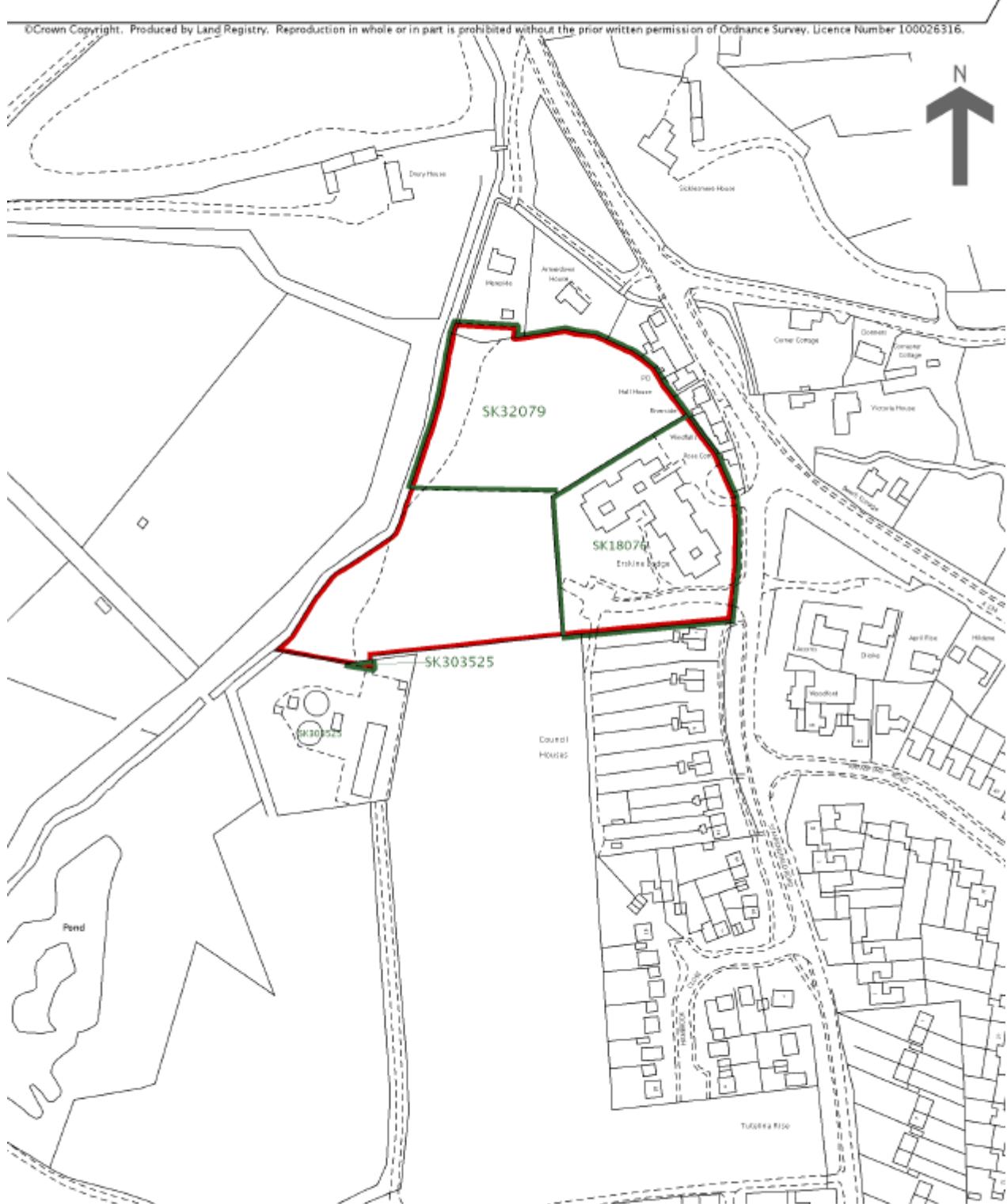
- **Parish Council Meeting Minutes**

Appendix C

- **Land Registry Plans**

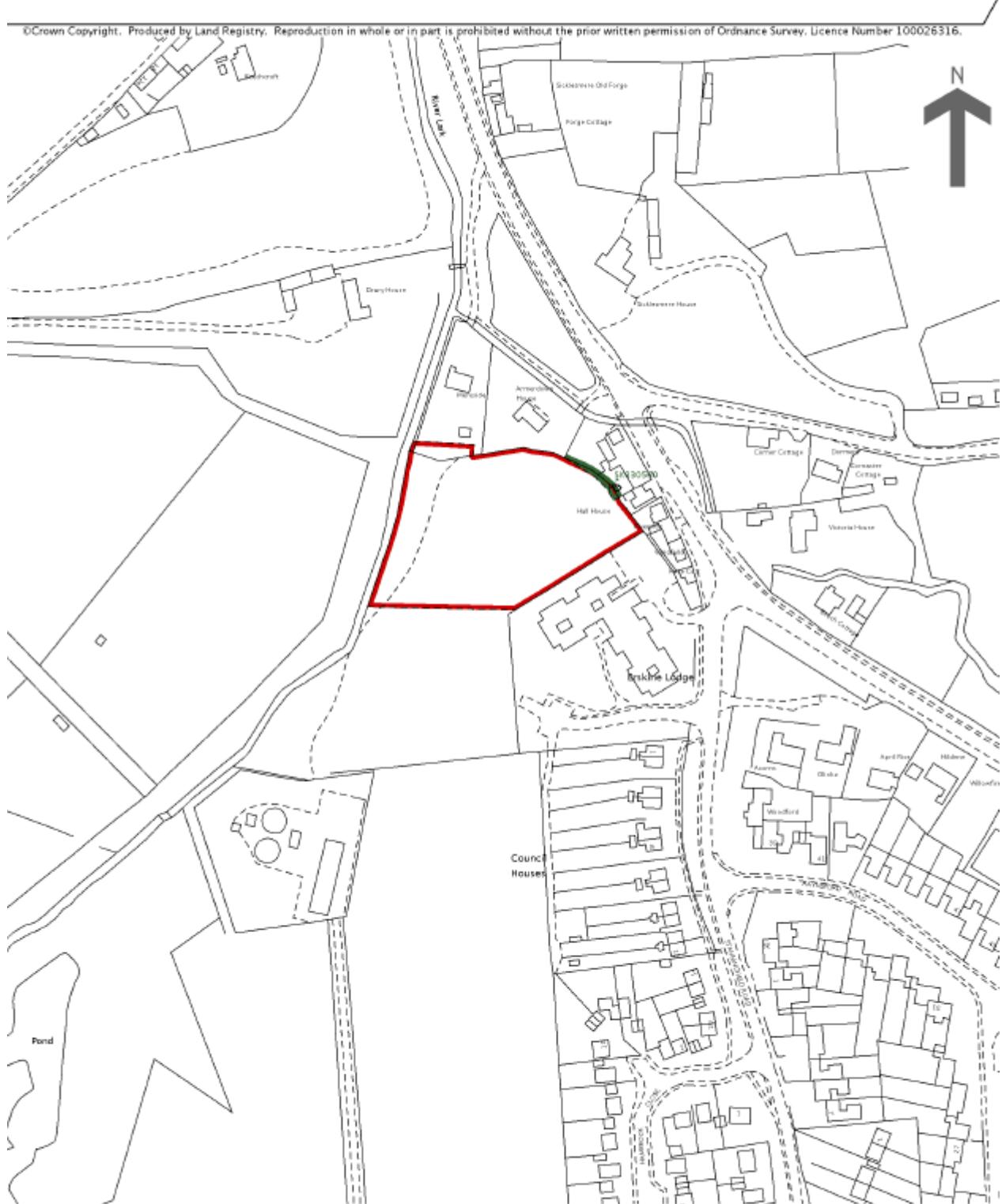
Land Registry Official copy of title plan

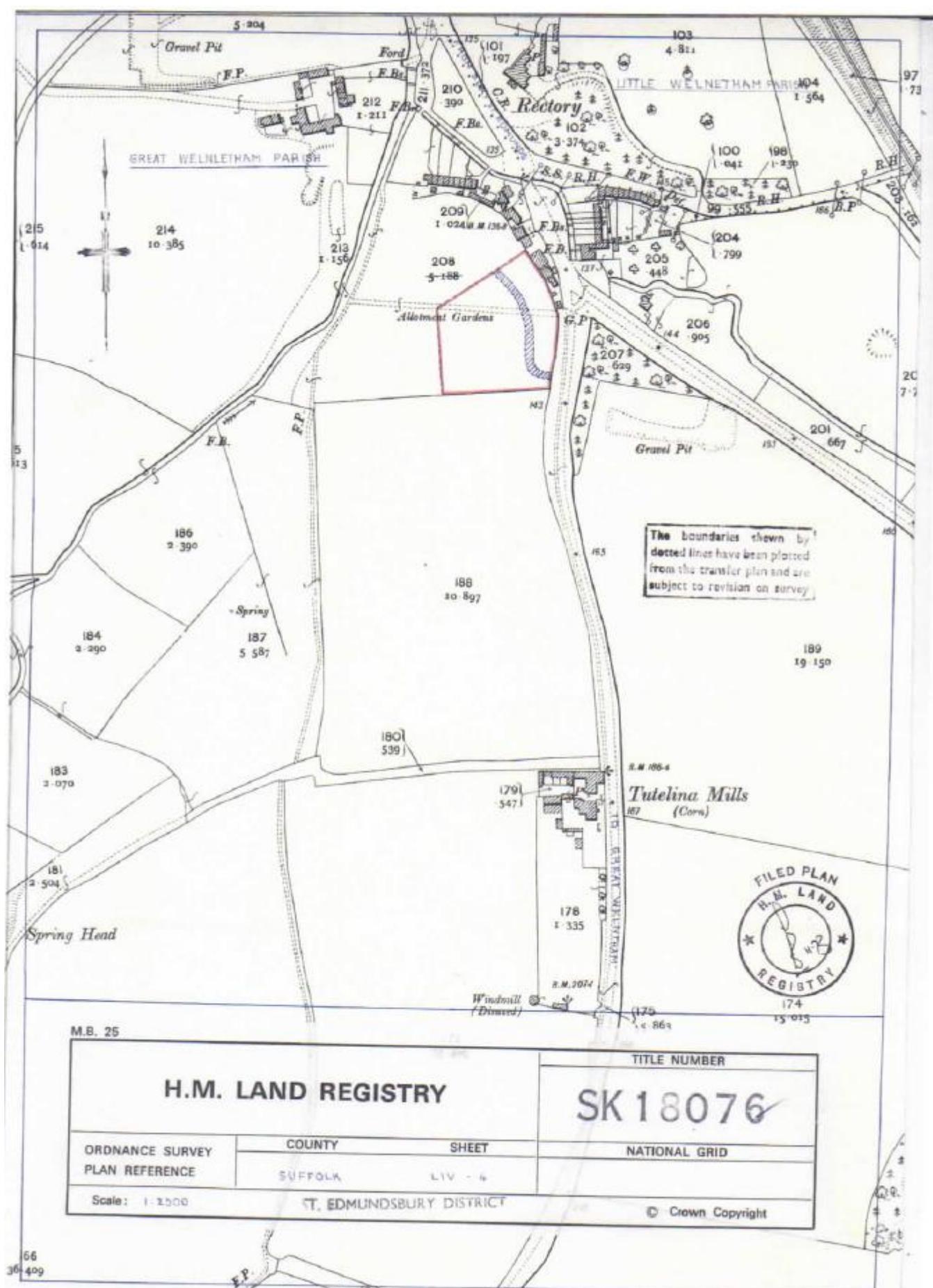
Title number **SK15049**
Ordnance Survey map reference **TL8760SE**
Scale **1:2500**
Administrative area **Suffolk : St Edmundsbury**



Land Registry Official copy of title plan

Title number **SK32079**
Ordnance Survey map reference **TL8760SE**
Scale **1:2500**
Administrative area **Suffolk : St Edmundsbury**





H.M. LAND REGISTRY		TITLE NUMBER	
ORDNANCE SURVEY PLAN REFERENCE		SK182018	
TL 8760		SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY SUFFOLK	DISTRICT ST EDMUNDSBURY		© Crown copyright 1995

