

THE ORCHARD, LAND OFF MILL ROAD, KEDINGTON

DEVELOPMENT BRIEF

For Milton Investments Ltd

Adopted September 2014



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The Orchard, Land off Mill Road, Kedington

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Public Consultation

This draft Development Brief was published for a four week consultation beginning on Monday 9th June and ending on Monday 7th July. Following this consultation period a Statement of Community Involvement (Appendix A) has been prepared, which summarises the responses, comments upon them and where appropriate proposes amendments to the Brief. The draft development brief has been updated accordingly, prior to submission to the Borough Council for formal adoption.

1.1	Status and purpose of document
1.1.1	The adopted St. Edmundsbury Core Strategy (Policy CS3) states that Development Briefs will be required for sites which by virtue of size, location or proposed mix of uses are determined by the local planning authority to require a masterplanning approach.
1.1.2	Policy RV13 in the Submission Draft Rural Vision 2031, as proposed to be modified, allocates the land at Limes Cottage and adjoining land for housing with an indicative capacity of 40 units. It requires that the amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a development brief for the site. Applications for planning permission will only be determined once the Development Brief has been adopted by the Borough Council. The Inspector's Report on the Examination into Rural Vision 2013 has now been published. At paragraph 218 he confirms that the allocation and, therefore, the principle of developing the site with an indicative capacity of 40 houses, is sound.
1.1.3	The purpose of the Development Brief is to demonstrate how the site could be developed to produce a high quality, safe and sustainable environment taking into account the relevant policies, physical and environmental constraints and opportunities.



Fig 1: Aerial Plan with site indicated in red

1.2 Scope of Development Brief

1.2.1 The Brief includes the following matters:-

- site location description
- baseline information necessary to inform the layout and design of the development comprising:
 - the relationship to existing development including heritage assets;
 - the landscape setting;
 - wildlife;
 - archaeology;
 - traffic and access; and
 - drainage/flood risk.
- the planning policy context
- analysis of the constraints and opportunities
- the development concept including
 - mix of housing & affordable housing provision;
 - a landscape strategy or the development;
 - design principles concerning built development and open space provision;
 - pedestrian and cycle links through the site;
 - access to the site and car parking;
 - physical infrastructure including drainage

1.3 Supporting Documents

1.3.1 The following documents in the Appendices provide background information and should be read in association with this Development Brief:

- | | |
|---------|---|
| App. A | Statement of Community Involvement |
| App. B | Landscape Strategy, LSDP |
| App. C1 | Ecology Assessment, Adonis Ecology, (updates an earlier survey carried out in March 2011) |
| App. C2 | Reptile Survey |
| App. D | Arboricultural Assessment, Hayden's |
| App. E | Archaeological Trial Trench Evaluation, Archaeological Solutions Ltd |
| App. F | Transport Note, Kingdom TP |
| App. G | Flood Risk Assessment & Drainage Strategy, Kingdom TP |

The Orchard, Land off Mill Road, Kedington

1.0 INTRODUCTION

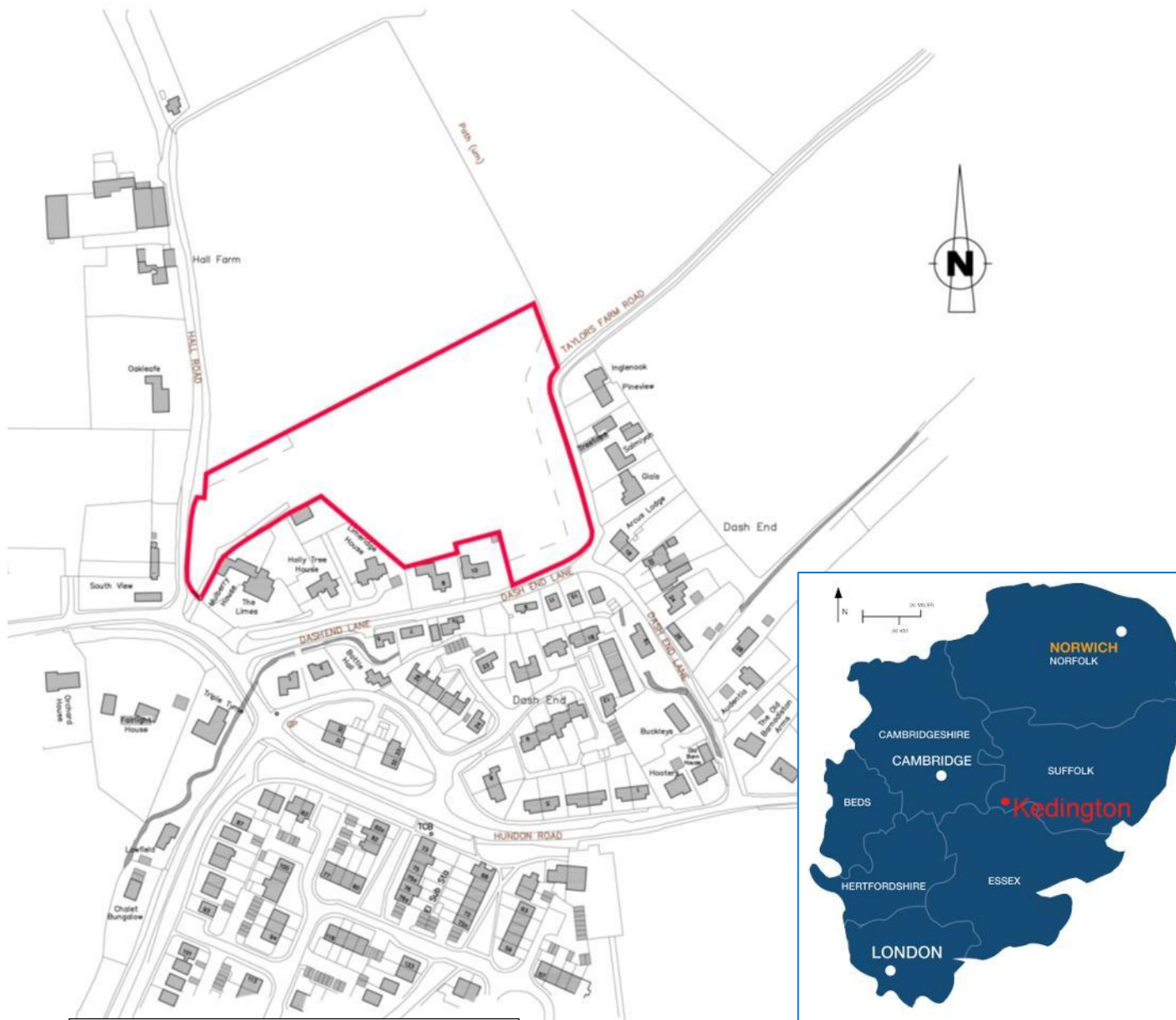


Fig 2: Location Plan with site edged in red

2.1 The Site and its Setting

- 2.1.1 This majority of the site comprises an area of unused rough grassland located on the north eastern edge of Kedington. It is enclosed on three sides by existing residential development and only the northern, treed boundary borders on to open countryside.
- 2.1.2 The front part of the site with access to Mill Road was formerly the site of the Limes Cottage, now demolished, and the adjoining land was an orchard. Planning permission for five dwellings on the site of the Limes Cottage was granted on appeal in 2003.
- 2.1.2 The surrounding houses fronting Dash End Lane, Tailors Farm Road and Mill Road are of mixed age. There are a few older properties but these are dominated by the mix of more modern infill ribbon development.
- 2.1.3 The village of Kedington does not have a Conservation Area. The only listed building within visual range of the site is a Grade II listed house which fronts the south side of Dash End Lane. To the west stands the church of St. Peter & St. Paul, which is listed Grade I. There are no views to the site from here.



Fig 3: Modern housing to south of site, off Dash End



Fig 4: Modern housing to south of site, south of Dash



Fig 5 Modern housing to west of site, off Mill Road



Fig 6 Dominant Church to west of site



Fig 7 housing to east of the site, Taylors Farm Road



Fig 8: Listed building to immediate south of site, Dash End Lane

2.2 Surrounding Building Styles & Scale

2.2.1 Kedington is over 1000 years old, and has a variety of building types and sizes, dating from periods which range from the C13 Church of St Peter and St Paul to modern housing. Materials and details used in construction, fenestration and cladding are equally as varied.

2.2.2 The area in close proximity to the proposed site has development which is more modern in nature, interspersed with older properties. Scale is predominately two storeys in this area, with the exception of the church.

2.2.3 These buildings set the built context for the site, with the wide variety indicating that there is no particular style or form that need dictate the design of the proposals.

2.3 Landscape and trees

2.3.1 The landscape around the site is not considered to be of significant value at either a national or district level – Kedington and its surrounding countryside are not within a designated landscape. Landscape character type is undulating estate farmland, with features of oak, ash, field maple and ancient woodland plantations.

2.3.2 The site slopes very gently from nominally 70m to 65m AOD, in a NE/SW direction. It is visually separated from the surrounding countryside by a tall belt of mature mixed conifers, larch, and suckering elm which form a dense visual screen. This generally prevents views into the site from the surrounding area.

2.3.3 To the south the site is bounded and overlooked by the rear gardens of a small number of houses on Dash End Lane. These are separated from the site by a variety of boundary hedges and fences, the most dominant of which is a section of tall Leylandii cypress. Access to the site is from the western end adjacent to Mulberry House where the site narrows. This point is the only place where direct unfiltered views into (part of) the site are available.

2.3.4 There is a public footpath that follows a north-south route through farmland from Taylors Farm Road, adjacent to the north-east corner of the site. The long-distance Stour Valley route passes to the west of the church, however there are no views from this position.

2.3.5 Trees to the east and north of the site are protected by an historic Tree Preservation Order No.229 (1972). The relevance of this TPO has been considered as part of the arboricultural assessment and landscape strategy, particularly the relative significance of the Leylandii to the northern boundary.

2.4 Biodiversity/Nature Conservation

2.4.1 No statutory wildlife sites are present within 2km of the proposed site.

2.4.2 Four County Wildlife Sites (CWS) were found within a 2km radius of the site, the nearest being Kedington Churchyard approximately 108m to the west.

2.4.3 Overall, the site was considered to be of medium value for wildlife at a local level. No protected or rare plant species were found on site. Only reptiles were found on the site, and the habitat for birds confirmed as limited.

2.4.4 Given that high quality habitat for reptiles occurs throughout the site, and the presence of reptiles on site having been previously been established, further surveys have been undertaken to establish the likely population size and areas of the site most used by reptiles. A peak count of 16 Common Lizards were found during the surveys, spread across the site. Therefore, without mitigation the proposed development will result in direct loss of suitable reptile habitat and potential killing and injuring of Common Lizards, which are a protected species.

2.5 Archaeology

2.5.1 The site lies in an area of archaeological potential further to which a geophysical survey has been carried out and three trial trenches have been excavated.

2.5.2 Suffolk County Council Archaeological Service have confirmed that the evaluation has adequately demonstrated that there are no archaeological grounds to consider refusal of permission in order to achieve preservation in situ of any nationally important below ground heritage assets. However, the site will require a further phase of trenched evaluation with a decision on the need for, and extent of, mitigation measures (area excavation) decided on the basis of the combined results.

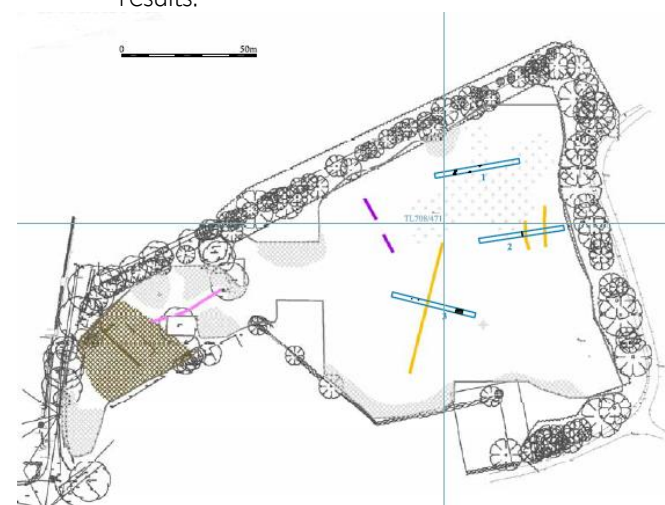


Fig 9: Plan of archaeological investigations

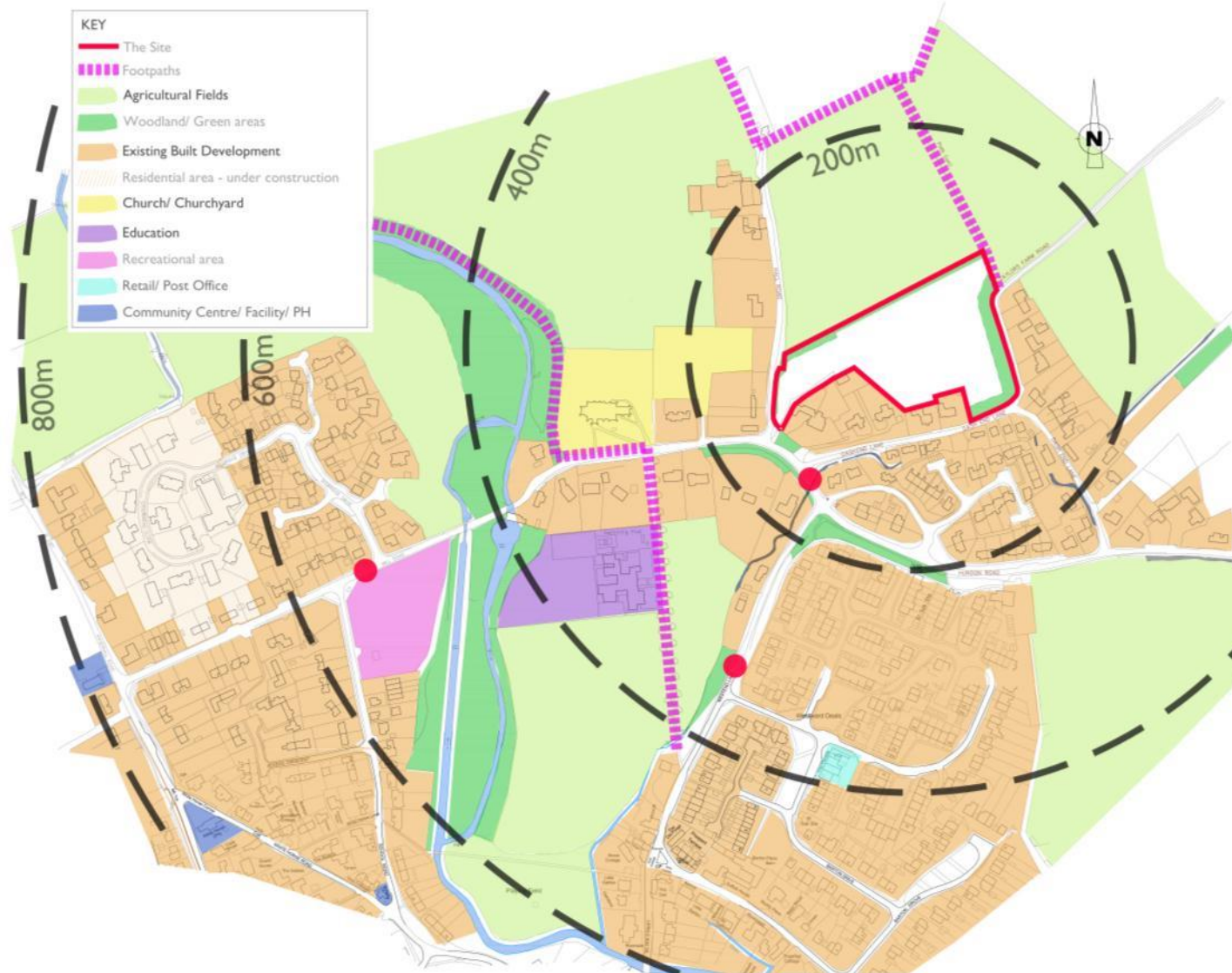


Fig 10: Land use and movement Plan

2.6 Movement

2.6.1 The site is located to the north east of the village, less than one mile from the A143 which links the towns of Haverhill and Bury St. Edmunds. The centre of Haverhill is only 3 miles from the site by road. Bus stops (location annotated as ●) and pedestrian routes are available throughout Kedington.

2.7 Land Contamination

2.7.1 A desktop assessment has confirmed that the property is unlikely to be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

2.8 Drainage/Flood Risk

2.8.1 The site is located within a Flood Zone 1 according to the Flood Risk mapping produced by the Environment Agency. This is the lowest category of risk for flooding with an annual probability lower than 1 in 1000, or 0.1% and is suitable for consideration for any type of development.

2.8.2 Infiltration testing has been undertaken on the site, which identified the underlying soils have moderate to good infiltration capacity with a thin layer of less permeable material closer to the surface.

2.8.3 Anglian Water Services have confirmed that their network and sewerage treatment works has capacity to accept the flows - refer to Appendix G.. Although the sewer in Mill Road is incapable of accommodating sewage from the development, there is capacity to drain to Dash End Lane.

2.9 Utilities

2.9.1 The proposed development of the site will create a demand for services to provide communication, foul drainage, water and energy. The main utility providers for telecoms, electric, gas, water and foul drainage have existing apparatus in the area which serves the adjacent developed area. The companies providing these services have confirmed that no significant diversion of existing apparatus will be required as a result of the development and that it will be possible to provide service supplies to the site from the existing network without the need for upgrades to the local or regional networks.

3.1 St. Edmundsbury Core Strategy, Dec 2010

3.1.1 The Core Strategy designates Kedington as a Key Service Centre (Policy CS4) where the scale of development will reflect the need to maintain the sustainability of local services for the communities it serves and the provision of housing for local needs.

3.1.2 Policy CS5 requires that 30% of the proposed dwellings should be affordable.

3.1.3 Other relevant policies are:-
Policy CS2 requiring that a high quality, sustainable environment be achieved by designing and incorporating measures appropriate to the nature and scale of the development. Such measures relate to the protection and enhancement of natural resources and the sustainable design of the built environment.

Policy CS3 requiring proposals for new development to create and contribute to a high quality, safe and sustainable environment. The

policy identifies the components that should be addressed, all of which are covered by the matters set out in paragraph 1.2.1.

3.1.4 Policy CS3 is supported by a Supplementary Planning Document – Development Design & Impact, September 2011, which expands upon the criteria that need to be considered when designing new developments.

3.2 Rural Vision 2031– Submission draft, June 2013

3.2.1 Policy RV13 allocates the site for residential development with an indicative capacity of 40 dwellings. Strategic landscaping and open space must be provided to address the individual site requirements.

3.3 Forest Heath & St. Edmundsbury Local Plan – Joint Development Management Policies Submission Document, October 2012

3.3.1 The Development Management Document has been submitted to The Planning Inspectorate and its examination is scheduled to take place in Summer 2014. Policies relevant to formulating the detailed scheme will be taken into account according to their status at the time.

3.4 Joint Affordable Housing Supplementary Planning Document (SPD), Oct 2013

3.4.1 The SPD provides guidance on the implementation of Core Strategy Policy CS5 (see paragraph 3.1.2) and advises on the range of approaches, standards and mechanisms required to deliver affordable housing which meet local needs and contributes towards maintaining mixed sustainable communities and balanced housing markets. The proportion of affordable housing in new developments of 10 units or more is set at 30% of the total number of dwellings.

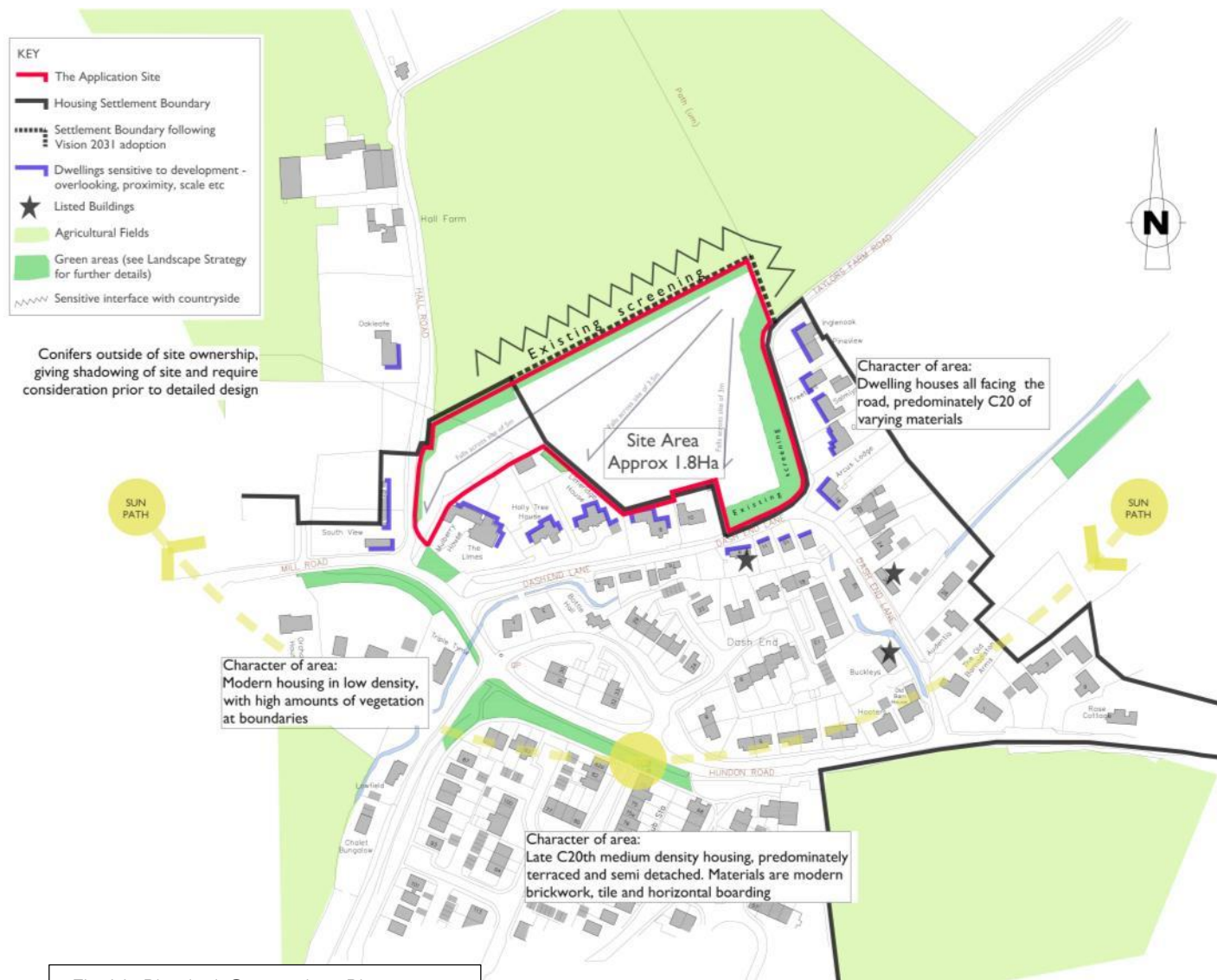
3.5 Supplementary Planning Document for Open Space, Sport & Recreation Facilities, Dec 2012

3.5.1 The SPD sets out the Council's approach towards new residential development, which is likely to generate demand for access to, and use of open space and recreation facilities.

3.5.2 The required open space, sport or recreation facilities can be provided by on-site provision, and/or by a financial contribution for the provision of new, or the upgrading of existing facilities. The decision on whether facility provision is to be on-site, off-site or both depends on:

- the size of the development;
- the existing provision of facilities within the Parish; and
- Existing access to facilities within the Parish

3.4.3 The SPD indicates that for developments in the range of 10-49 dwellings it is only children and young people's space that need normally be provided on-site. However, in this case it is understood that the preference would be for an off-site contribution to enable the upgrading of facilities elsewhere in the parish.



4.1 Strengths & Opportunities

- the sustainable location of the site in a key village with a wide variety of services and facilities;
- the close proximity of the site to the local primary school and shops, all within walking distance of the site – refer to section 2.6
- the extra support further development will provide towards sustaining the existing services and facilities;
- the delivery of affordable housing in accordance with adopted planning policy
- the creation of a pedestrian link through the site from Mill Road to join up with the public footpath adjacent to the north-east corner of the site;
- the setting provided by existing trees and the opportunity to ensure that the trees with amenity value are incorporated into the development and arrangements are made for their future management.

4.2 Constraints

- the relationship of the site to existing properties in Dash End Lane, Taylors Farm Road and Mill Road and the need to respect the amenities of existing residents;
- the need to preserve the setting of the grade II listed house on the south side of Dash End Lane;
- the relationship of the site to the open countryside to the north;
- the need to respect trees of significance, in particular those covered by the TPO
- the need to protect and provide suitable habitat for the identified population of reptiles;
- the need to provide safe access that respects the existing trees on the frontage to Mill Road;
- the need to ensure that site surface water flows do not raise the risk of flooding elsewhere

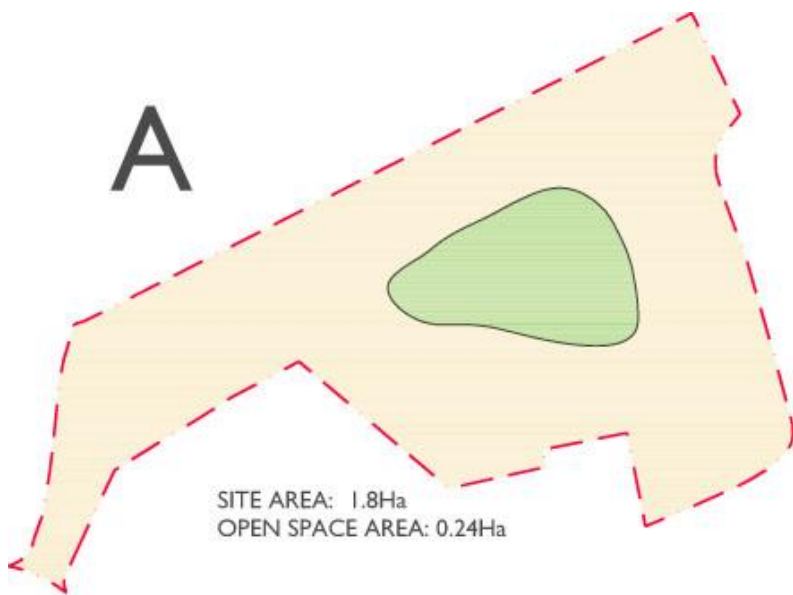


Fig 12: Open Space Investigation A

As per the indicative layout within the Rural Vision 2031, open space in the centre of the site does not suitably address the need to protect the trees on the eastern boundary and reptiles found on the site.

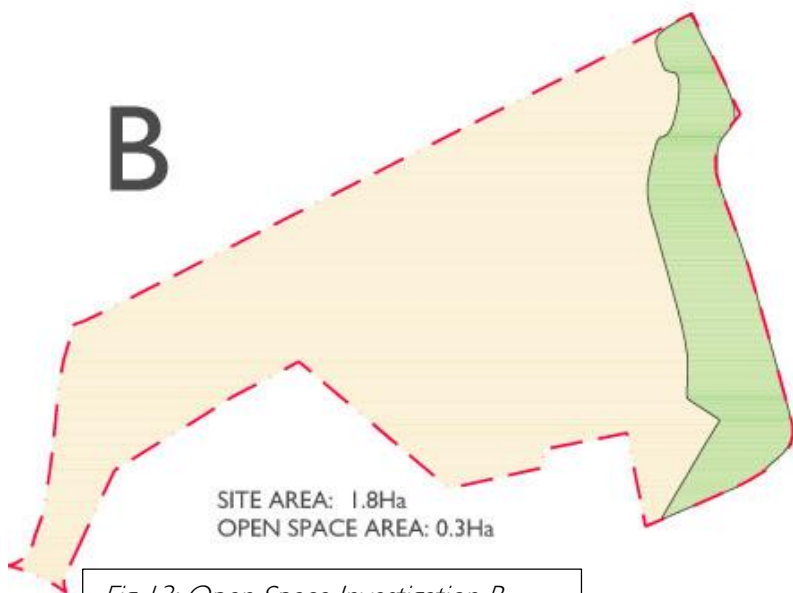


Fig 13: Open Space Investigation B

Open space to the east enables the development to be kept well away from the protected trees on the eastern boundary. It also enables an area suitable for some of the existing lizards found on the site to be provided. This arrangement provides good access and connectivity opportunities.

5.1 Housing Mix

5.1.1

The development will comprise a mix of 2, 3 and 4 bedroom properties, incorporating 30% of the units as affordable housing. The range and tenure of the affordable housing will be determined in consultation with the Borough Council's Housing department and incorporated into the final design.

5.1.2

Policy RV13b contains an indicative capacity of 40 dwellings on 1.8 hectares of land. The design concept allows for approximately 18% of the gross site area (approx. 0.33Ha) to be laid out as open space on the eastern boundary bordering Dash End Lane. Therefore the net area to be developed is approximately 1.48 Ha resulting in a maximum density of 27 dwellings per hectare. The final number of units will depend on the mix of smaller and larger dwellings, but would not exceed 40.

5.2

Open Space Options

The illustrative plan (Fig 12) included as part of Policy RV13b shows an area of open space located centrally within the site. However, if this is added to the undeveloped zone necessary to provide adequate protection for the more important trees on the eastern boundary a significant area of the site would be lost for housing. Locating the open space on the eastern boundary ensures better protection for the trees, within public ownership, whilst making the most efficient use of the site for providing new houses. It also provides a better location in which to establish the habitat necessary to accommodate the on-site reptile population.



5.3 Design Principles

5.3.1 Design Concept

The design concept shows a layout that is able to achieve up to 40 units in a form and at a density respecting the existing pattern of development and its edge of village setting adjoining open countryside to the north.

The open space is positioned on the eastern boundary so as to maximise protection to the significant trees on the frontage to Taylors Farm Road. The northern boundary will be reinforced with a suitable hedgerow mix and tree planting to provide a physical and visual barrier to the open countryside to the north.

Access into the site will be via a spine road through the centre of the site with spurs into the separate pockets of development. Dwellings will front on to the spine road and open space. The exception will be the properties adjacent to the northern boundary, which will be side facing in order to ensure that the living conditions in the dwellings are not compromised by the existing and proposed trees.

Focal points of tree planting and spaces will be provided as indicated, and others may be identified at detailed design stage..

A pedestrian/cycle link will be created through the site from the Mill Road entrance, along the edge of the spine road, and through the open space to end on Taylors Farm Road. This link will provide a connection into the public footpath network that extends north of the site.

Fig 14: Proposed Design Concept

5.3.2 Design

As identified in section 2.2, there are no particular building styles that need dictate the appearance and character of the development. Designs for the individual dwellings are expected to be high quality and styled in the south Suffolk Vernacular, with materials taken from a palette of brick, render, timber boarding, pantiles and slate.

Given the scale of adjoining development, dwellings are expected to be generally two storey, although there may be opportunities to provide habitable rooms within the roof spaces, see Fig 15, where overlooking is avoided.

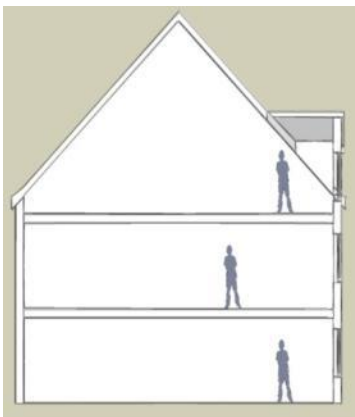


Fig 15: Indicative 2 ½ storey dwelling

5.3.3 Parking

The proposals shall accord with the currently emerging parking standards that are being set by Suffolk County Council:

- 1 bedroom unit 1 space
- 2&3 bedroom unit 2 spaces
- 4+ bedroom unit 3 spaces
- Visitor spacing 1 space per 4 units

5.4 **Landscape Strategy**

5.4.1

Several trees of generally lower value are to be removed either to make way for development or because they are not considered safe or sustainable to remain in place.

5.4.2

In landscape terms the key areas are the northern boundary where the site adjoins open countryside, the eastern boundary containing the majority of the significant trees and the frontage to Mill Road where there are protected lime trees forming significant features in the street scene.

5.4.3

On the basis of the arboricultural assessment, officers have agreed that the degraded tree belt on the northern boundary is unsuitable to be left in its current state. Therefore the leylandii will be removed but the native species, and the pine, will be retained. The works proposed will cause a reduction in the screening value of the current belt, but in the longer term a new native hedge boundary is more appropriate to local landscape character than a belt of leylandii.

5.4.4

The northern section of the eastern tree belt comprises a group of higher quality trees, eight Corsican pines growing out of a small belt of elm suckers with hawthorn and bramble. The dead elm and a dead larch in the north end of the belt will be removed and the resulting material removed used for habitat refugia piles. This tree belt is included in the open space where it will be adopted and maintained by the Borough Council.

5.4.5

A design for access to the site which preserves the existing trees in front of Mulberry House and The Limes has been agreed with the Highway Authority – see Section 5.5 below.

5.5

Open Space

5.5.1

The scheme will incorporate an open space of approximately 0.33 hectare on the eastern frontage to Taylors Farm Road within which it will be necessary to design some 0.15ha. as suitable habitat for reptiles. Locating the open space in this position has the following benefits:

- a) it makes efficient use of an area that should not be developed because of the protected trees;
- b) it passes the trees into public ownership where they will not be under threat from private landowners and can be properly managed in the future;
- c) it ensures an appropriate setting for "Oakroyd", the listed building that faces towards the south-east corner of the site; and
- d) it ensures a good relationship between the houses on the opposite side of Taylors Farm Road that are set at a lower level and face on to the site.

5.5.2

It is anticipated that this open space will be adopted and maintained as informal open space which would provide opportunity for imaginative play.

5.6

Access & Pedestrian/ Cycle Links

5.6.1

An application will be accompanied by a Transport Statement. The Highway Authority, Suffolk County Council, have accepted a design for an access road to serve up to 40 dwellings. This access and adjacent footway will be built to an adoptable standard in place of the former

access to Limes Cottage. The access design has been subject to an arboricultural assessment which confirms that the proposed means of access would not impact on any nearby trees. The proposed footway will continue onto Mill Road and terminate adjacent to an existing bench located in front of Mulberry House and The Limes. A new crossing point consisting of dropped kerbs and tactile paving will be provided on Mill Road aiding parents taking their children to the nearby primary school to cross the road. Notwithstanding the Highway Authority's confirmation that the access proposals are acceptable, in the view of the concerns expressed by the majority of local respondents about congestion and consequent pedestrian safety further discussions will be undertaken with Suffolk County Council to see if there are any other development-related improvements that can be made.

- 5.6.2
- A turning from the proposed access road will be provided for vehicles accessing the properties located off Hall Road. The western corner of the proposed access junction has been designed and will be constructed to allow larger, agricultural or otherwise, vehicles to overrun the junction and access Hall Road and the farm at its northern end.
- 5.6.3
- A footway / cycleway link will be provided through the site linking Mill Road to Taylors Farm Road beyond which is the start of the public footpath by the bend in Taylors Farm Road. This will allow for the creation of a safe and low trafficked circular walk utilising existing footpaths and Hall Road.

5.7 Drainage Strategy/ SUDs

- 5.7.1
- Infiltration is at the top of the SUDs hierarchy and it is therefore proposed that infiltration will be used to discharge surface water arising from the development. Consequent upon the presence of the lower permeability material close to the surface it is proposed that deeper infiltration features will be used such as ring soakaways and infiltration trenches. Swales could also be utilised for conveying water to soakage features, or holding areas during extreme rainfall events to prevent significant flows to the downstream catchment.
- 5.7.2
- As part of the development a foul drainage system will be provided in accordance with Building Regulations and Anglian Water Services' (AWS) requirements. The system will be adopted by AWS under a section 104 agreement with a discharge to their existing sewer in Dash End Lane.
- 5.8
- Sustainability

Landscaping & Biodiversity

Given the results of the reptile survey (see para 2.4.4) the application will need to be accompanied by a reptile mitigation strategy which will consist of retaining some suitable habitat on site but trans-locating the majority of the lizards to a suitable site within the local area. The proposals allow for relocation of the reptiles that have been found as part of the site investigations. In addition, the new hedgerow to the northern boundary, as well as the open space provision, a better habitat for ecology will be provided.

The habitat will be enhanced as a result of the

development, but further improvements will include as a minimum:

- Bird boxes
- Woodpiles
- Additional planting

It should be noted that the new hedgerow to the northern boundary will be transferred in ownership to the property purchasers, so a planning condition will ensure that the hedge and the new trees will not be removed.

Energy Efficiency

The thermal performance and energy efficiency of the buildings will be considered at the application stage. However, features that will be included as part of the design will be:

- Fabric first approach which invests in the building materials
- Reduction in thermal bridging
- Air tight construction
- Efficient Heating and Hot Water Systems
- Low Energy Lighting

A Sustainability Statement will accompany the planning application, which will illustrate how the proposals comply with policy and the mandatory Code For Sustainable Homes.

External lighting of public spaces and the highways will be the minimum required to accord with safety requirements, in an effort to reduce light spill and pollution

Waste Generation

A site waste management plan (SWMP) shall be produced and implemented at construction stage. This will provide a toolkit for the contractor to reduce waste as far as is practical, as well as recycle all possible materials. All dwellings will be provided with waste and recycling bins in accordance with the local authority requirements.

Water Use

As this site lies within the driest part of the country, efficient use of water is important. Each dwelling will be designed and built to use a maximum of 105litres of water per person per day. Currently this accords with Level 4 of the Code for Sustainable Homes Assessment, which far exceeds the present Building Regulations.

5.9 Health and Wellbeing

5.9.1 An assessment will be commissioned to determine whether any contributions will be required to mitigate the health care impacts arising from the development and the extent of those contributions.

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 for safe access through and from the site to the footpath network north of the village.

In addition to the open space proposed on the eastern part of the site the developer will be making a contribution towards the future maintenance of this open space and the off-

site provision of play space elsewhere in the parish to be calculated in accordance with the Borough Councils supplementary guidance for open space, sport and recreation facilities. It will be for the Borough Council to use this money as it sees fit.

5.9.2 The development takes into account key components of the 'Lifetime

Neighbourhoods' principle, in particular:

- The location within a key service centre facilities affordable access to a range of basic services and facilities;
- It includes open space with safe and inclusive access;
- It provides affordable access to the natural environment (the countryside north of the village);
- It will include a range of affordable housing based on inclusive design principles; and
- Houses will be designed to meet the occupants' needs across their lifetime.



6.0 Section 106 Contributions

6.1 30% of the total number of dwellings will be provided as affordable housing units resulting in a maximum of 12 units. The phasing of this provision and the types of units in terms of their size and tenure will be agreed in consultation with the Borough Council. Where the percentage does not result in a whole number, e.g. 9.6, the residual figure, i.e. 0.6 in this example, will be delivered as a commuted sum.

6.2 As stated at 3.4.3 it is only children and young people's space that would normally need to be provided on a development of this size. However, in this case it is understood that the preference would be for an off-site contribution to enable the upgrading of facilities elsewhere in the parish. A financial contribution to the provision off site of new, or upgrading of existing open space, sport and recreation facilities will be made in accordance with the formulae set out in the Supplementary Planning Document for Open Space, Sport and Recreation Facilities, December 2012. A commuted sum will be paid to the Borough Council to cover future maintenance of any open space on site which it adopts.

6.3 The scale of any payments required towards infrastructure such as education, health care, libraries, waste management, off-site highway works etc. will be established when the precise number and size of dwellings has been determined at the detailed design stage.



7.0 Conclusion

The proposed residential development of the land adjacent to Mill Road is a response to Policy RV13b in the Submission Draft Rural Vision 2013. The policy, environmental and technical aspects have been investigated to establish an appropriate development.

Summary of the key proposals:

- Maximum of 40 dwellings
- Maximum 2½ storeys in height
- Open space to the east, including provision for reptile habitat and other biodiversity enhancements
- Retention of TPO'd trees, including replacement of low quality specimens
- Reinforcement of northern boundary by hedgerow interplanted with trees
- Altered access from Mill Road
- 30% affordable housing provision
- Pedestrian/ cycle links through the site
- Parking provision in excess of the presently adopted standards and in accordance with emerging standards set by Suffolk County Council