

The Former Castle Hill Middle School Site, Haverhill

Barley Homes (Group) Ltd.

Development Brief

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Job no. 304548
Development Brief

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Date: Approved March 2019

0.0 Contents

1.0 The Purpose of the Development Brief	1
2.0 The Study Area	3
3.0 The Constraints and Opportunities Afforded to the Site	4
4.0 General Design Considerations for the Housing Site	13
5.0 Delivery of the Identified Planning Objectives	18
6.0 Recommendations	19

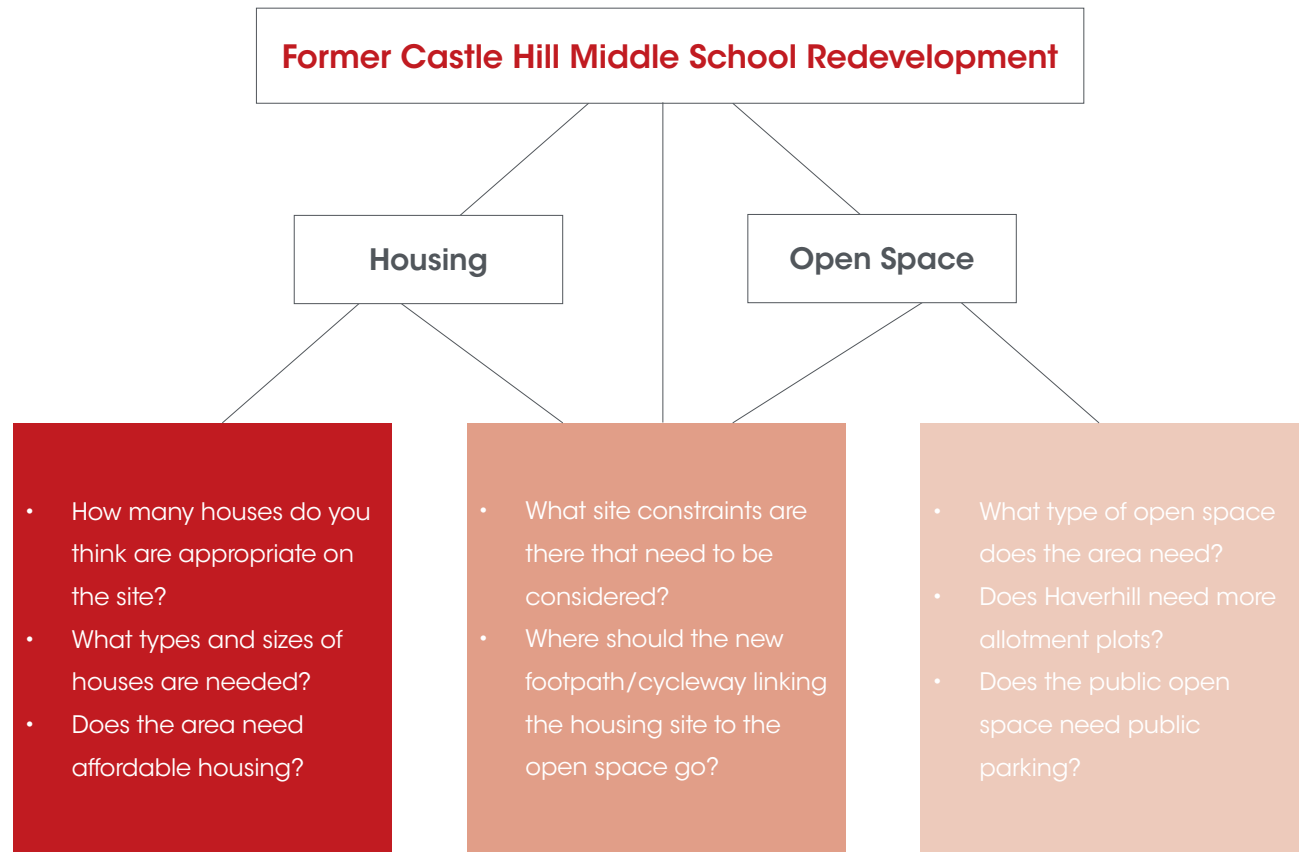
1.0 The Purpose of the Development Brief

West Suffolk Council requires that all local plan allocated housing sites are supported by concept statements/ development briefs or master plans. The document required, depends on the complexity and size of the site. The Castle Hill Middle School site, Haverhill is allocated in the Local Plan for a housing development of around 25 dwellings. After discussions with the Council, it was decided that for this site, a development brief was appropriate.

A Development Brief looks at the constraints and opportunities for the development of the site as well as providing a design context that should be considered in the proposals to develop the housing. It will also look at how the housing site needs to relate to surrounding development and the open space to the north.

This Development Brief will guide the strategy for developing this site. The open space element of the site is in the ownership of the county council and it is their intention to use the funds from the development of the residential element of the site to fund the development of the open space land. This will include replacement formal playing field to mitigate for the former playing field taken up by the housing allocation.

The views of the public and statutory organisations are an important element of preparing the brief. The views of specialist services as statutory organisations such as county highways, archaeology and surface water drainage have been sought to inform the brief. In addition, public consultation has been undertaken to identify issues that local people feel are important and may affect the form of future development. It also provides a guide on gauging the views of the community as to how the rest of the school site should be best used for public open space in the future.



The public have been consulted twice:

First Consultation – an early consultation at the concept stage, to help identify what issues are important to people and to have an insight into local knowledge of the area; and

Second Consultation – a consultation with the public on the draft development brief which has been approved for consultation by West Suffolk Council.

The Vision

The Vision set in West Suffolk Local Plan documents provides a Vision for the future of Haverhill and what the Council and its partners want to achieve for the town. This then is broken down to a set of priorities to help deliver this Vision. A number of these priorities are relevant to the development brief.



Key Objectives

The West Suffolk Local Plan sets key objectives that it wishes development to meet. Relevant objectives are shown below.

Objective 1: To meet the housing needs of Haverhill with a particular emphasis on the provision of affordable homes and an appropriate mix of house types for local people and provision of housing for an ageing population.

Objective 6: To ensure development is accessible to the

town centre, employment locations and other services and facilities to help reduce the need to travel by unsustainable means.

Objective 7: To support and encourage all means of sustainable and safe transport, public transport improvements, and cycleway and footway improvements.

Objective 8: To ensure that development is built to high standards of environmental sustainability guided by

the need to mitigate and adapt to a changing climate paying particular attention to reducing energy and water demand.

Development will be focused initially on the north-west Haverhill site and long term development located on the north eastern edge of Haverhill.

Regeneration of the town will continue with the aim of creating a 21st Century town which has grown organically around its strong communities and has a more attractive retail, leisure and employment offer to its residents to decrease the amount of out commuting.

Vision for Haverhill

Presumption in favour of sustainable development and within the town, cycling and pedestrian links will be established and improved.

Improvements to the environment of streets and spaces to secure attractive, safe and people-friendly town centres will be a priority.

2.0 The Study Area



The former Castle Hill Middle School housing site occupies a site of around 0.84ha, comprises the western part of the former Castle Hill Middle School. It lies around 1.6km to the west of the town centre and is located adjacent to two primary schools, all accessed from School Lane.

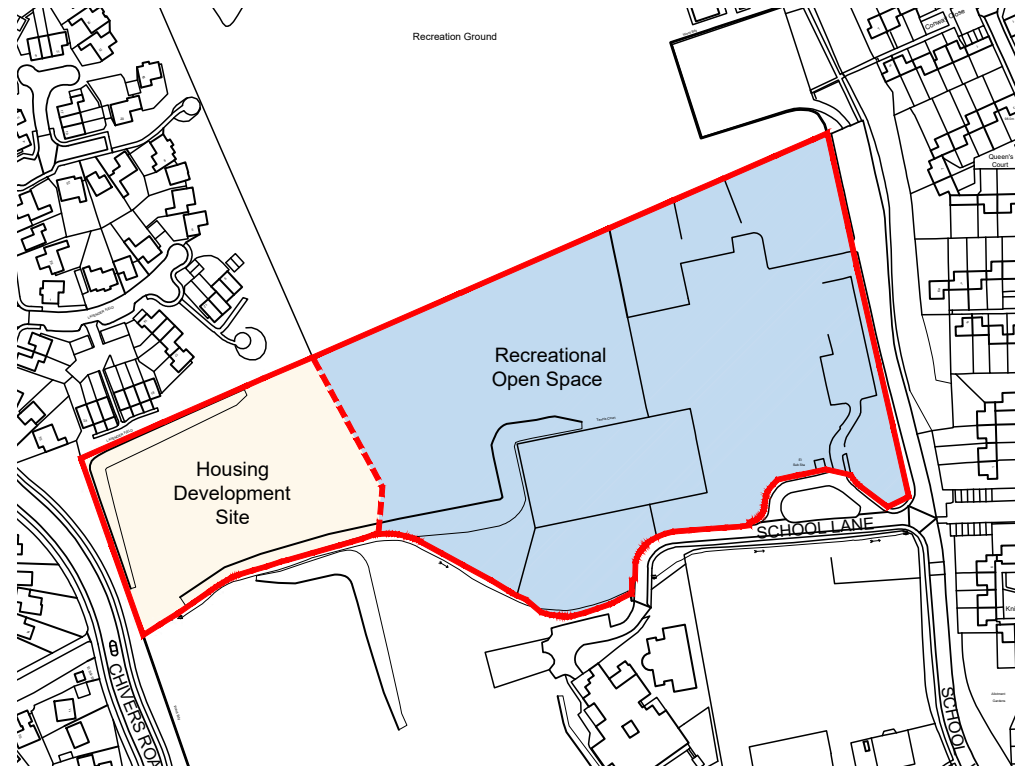
The school became vacant following a reorganisation of the education system in Suffolk. The main school buildings were to the east, outside the housing site boundary, but have been destroyed by fire. The site has remained unused for around 6 years.

The site is irregular in shape and has a frontage to, but no access from, Chivers Road. Chivers Road is the main access road serving a modern housing development

on the western side of town. It is adjoined to the north by the Haverhill Rugby Club and Castle Playing Field and to the south by the two primary schools and their respective playing fields, which collectively form an important area of recreational open space.

The balance of the site should be made available for public open space as recreational land to compensate for the loss of playing field space through the housing allocation.

The size of the housing site element was calculated on the basis of the built area covered by the former school and this was replicated for the housing site. This was to ensure that the built form was no greater on the site than was at



present.

The housing site was allocated at the western end of the site adjacent to Chivers Road because of the congestion that was already an issue on School Lane. In addition, this end of the site was more closely linked to surrounding residential development than the School Lane end of the site.

Chivers Road is a through route, linking estates north, west and south of the site. This is also a bus route. School Lane is a cul-de-sac, terminating at the Rugby club, although a footpath continues to Chimswell Way to the north. Pedestrian access is available opposite the school access running east into the estate beyond.

3.0 The Constraints and Opportunities Afforded to the Site

Site Context

The pictures below show the boundaries of the housing site and the public open space looking both into and out of the site. The housing site element of the site predominantly relates to the existing residential development on two sides – the north and the west. To the north and west is modern residential development, comprising 2-storey estate-style development with a mix of detached, semi-detached and terraced houses. There is a recreational ground and Haverhill Rugby Club which lie to the north. The Rugby Club adjoins the recreational open space part of the Castle Hill site and lie to the north-east of the proposed housing site.





- There is an area of public open space adjacent to the northern boundary of the housing site including a small children's play area.
- There is an area of greensward between the site and Chivers Road. This land has been confirmed as being in the ownership of West Suffolk Council.



- Within the western boundary hedgerow to Chivers Road is a tall chain-link fence, around 2-3m high.
- The boundary of the site with Chivers Road, also sits on top of a steep bank. This gets steeper as you go further north. This is approximately 2 metres higher than the general



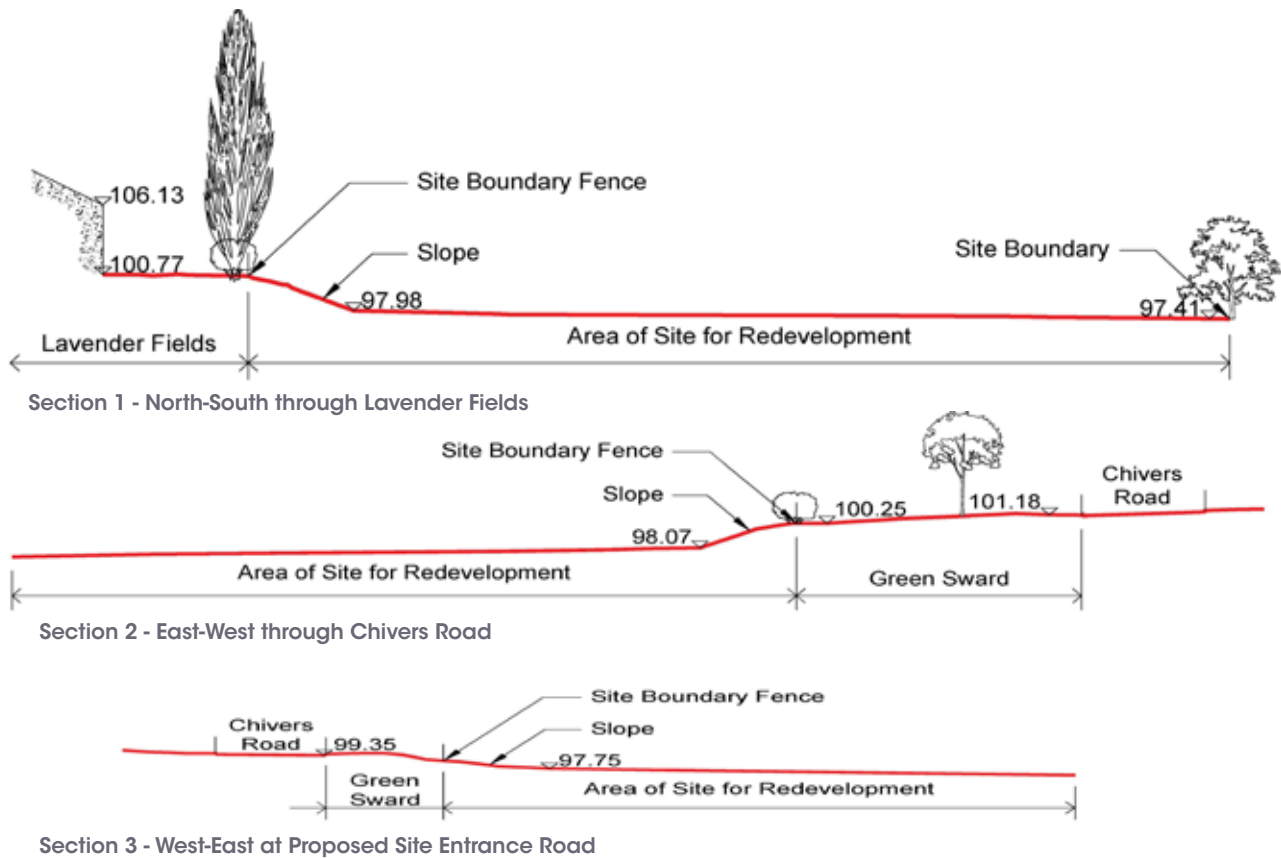
Start of steep bank within the site to the boundary with Chivers Road

site level of the site in the north, reducing to 1 metre at the southern end.

- The southern boundary is formed by a mature screen of trees and hedge. This follows the line of a small water course which is sometimes dry. The landscape screen is about 5m deep to the boundary (and 14metres deep in total).



- The remains of the former school buildings have been demolished, but the ground floor slabs and hardstanding remain. There are significant changes in level on land forming part of the former tennis courts. The remains of the school buildings are on levelled ground.



- The development site is reasonably level but has a fall of about 2 metres from the north-west to the south-east.

This area of Haverhill benefits from generous areas of public open space. There is an area of over 7ha north of the Rugby ground, some 170 metres from the site. There is also an area of roughly 4 ha. West of Chivers Way also about 170m. from the site which includes an equipped play area. There is also a small play area at Lavender Fields which lies to the north of the site.

Site Services

Water services, gas and electricity are all available in Chivers Road and School Lane.

Ecology, Biodiversity and Aboriculture

Chivers Road and School Lane rise from south to north. The site has been levelled at the Chivers Road end to provide the playing fields. There is therefore an increasing embankment along the Western boundary. The change in levels at the southern end results in the road being 1.2m

above site level, but at the northern end this increases to 2.4m. The bank at the northern side of the site ranges from 2.5m higher than the site at the western end to 0.5m to the east.

School Lane rises to the north. The eastern side of the site accommodated the school buildings and the site levels were therefore altered to accommodate this. There are steep banks to the north and west of the former buildings.

The site is listed as semi-improved grassland with scattered trees, a species poor hedgerow and hardstanding to the east. It is considered that the site may provide habitat for birds and foraging bats.

Hedgerow and trees should be retained to the boundaries where possible. Lighting overspill in these locations should be avoided to maintain this habitat. Bat boxes or bat bricks should also be incorporated as well as suitable planting species to encourage wildlife in any supplementary planting.

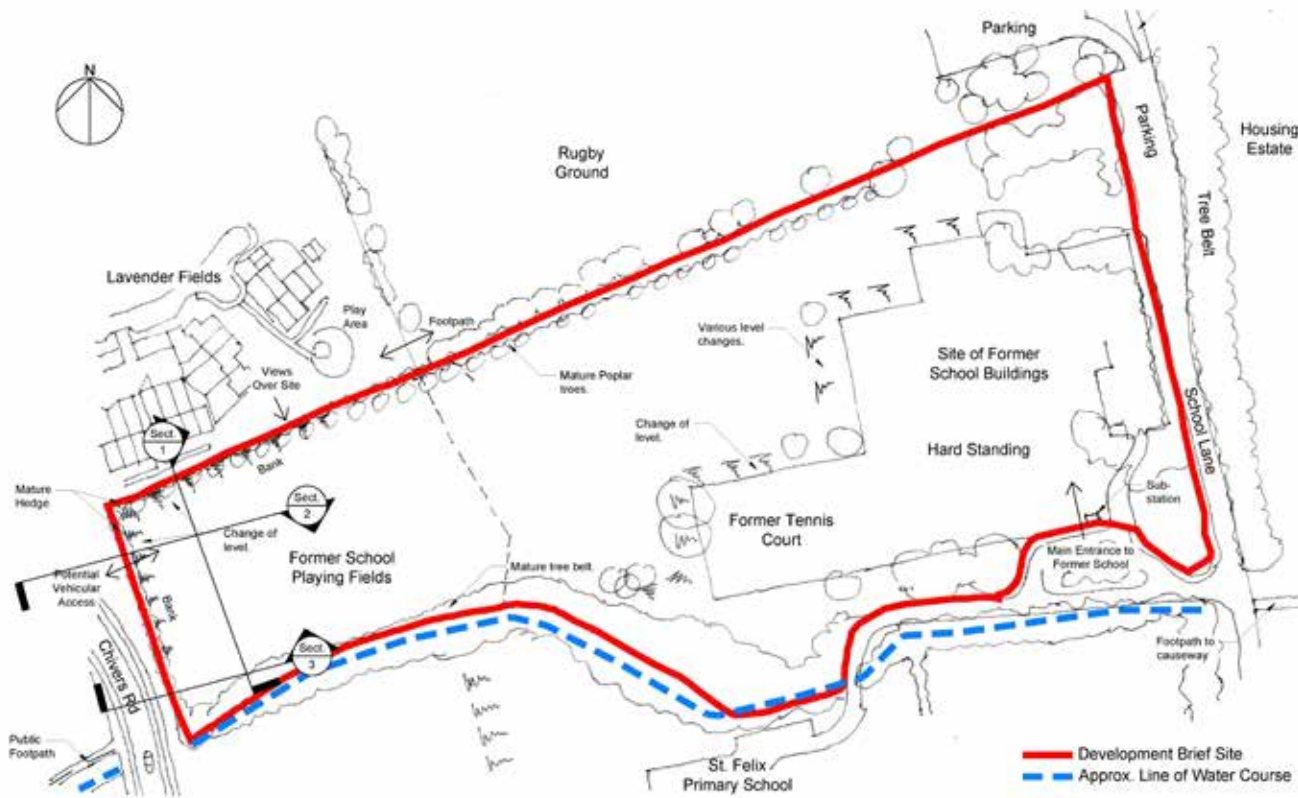
Ground Conditions

A phase 1 desk study and preliminary risk assessment will need to be undertaken to ascertain whether there is likely to be any contamination on site as part of any future planning application for the housing site.

Drainage

Foul or surface water sewers are available in Chivers Road and School Lane. The site is underlain by superficial deposits of Lowestoft Formation-Diamicton. The superficial deposits are underlain by Lewis Nodular Chalk Formation and Seaford Chalk Formation. It is possible that the site contains some made ground.

Soil is of intermediate leaking potential and is not located



within a ground water source protection zone. The site is not located within a river flood plain area.

Consultation with the local lead Flood Authority (Suffolk County Council) in consultations on the development brief has concluded that the site is unlikely to achieve infiltration due to the underlying clay. Flows must be limited to greenfield rates and the use of open SuDs, such as a pond or wetland are advised, in keeping with the wider open space. The SuDs should be implemented for both the housing and the public open space elements of

the site. The plan above outlines the main development constraints of the whole site.

The banks to the northern and western boundary of the site mean that there will be little manoeuvrability on the location of the access to serve the housing site. It has to be located somewhere to the south western corner of the site boundary with Chivers Road. These banks also have an impact on the developable area of the housing site which will need to be taken into account in any housing development scheme for the site.

The boundaries to the site have a number of mature trees and hedgerows, which will need to be supplemented and works to existing trees undertaken as part of their maintenance. This will need to form part of any proposed landscaping scheme for the site.

There is no boundary currently between the housing site and the proposed recreational area. Care will need to be taken to ensure that an appropriate boundary is made between the two elements of the wider site. In addition, if possible, the design for the housing development site should include physical footpath links into the recreation area so that residents can easily access the recreational area. This increases the permeability of the housing site.

There is a small stream that forms the southern boundary of the site. This should be maintained. There is a 'forest school' along the stream boundary adjacent to the public open space area which is used by local primary schools for outdoor learning linked to environmental and biodiversity studies which should be retained. (This area lies to the southern boundary of the public open space element of the site near St Felix Primary School.)

If possible, a zebra crossing point should be introduced to link the housing site with the public footpath on the west side of Chivers Road somewhere in the south-western corner of the site which will increase the means of travel from the site without access to a private car.

There has been claims that anti-social behaviour and drug dealing have been prevalent along School Lane out of school peak times. School Lane is badly lit, and it would be advantageous for lighting to be provided to discourage antisocial activity. This is likely to be beyond the capacity of the housing developer but should be considered by Suffolk County Council in relation to public safety and their role as Highway Authority in conjunction

with their development of the public open space.

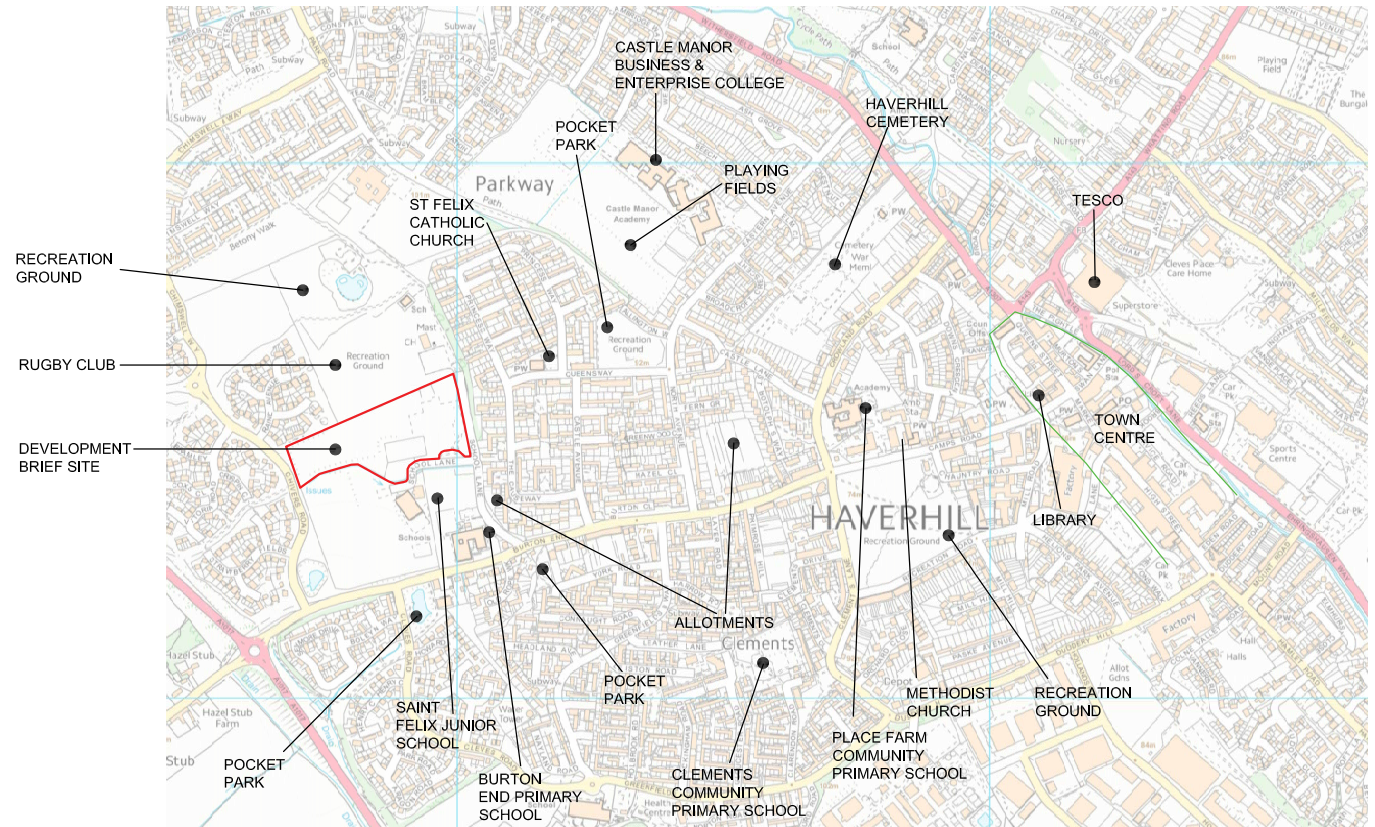
There are substantial changes in level on parts of the public open space area of the site. This is largely due to the concrete ground floor pads and hardstanding associated with the former tennis courts. The former school buildings are located on levelled ground. The buildings and hardstanding occupied much of the eastern half of the site.

School Lane and Chivers Road rise to the north. The land was levelled for the playing fields so there is a steep embankment to the north and west of the site, however the developable area of the housing site is generally level because of the former use of the land as a playing field.

There are a number of mature trees in the public open space area. Where possible these should be maintained to provide shade and any seating provided on the public open space site should take advantage of these trees in terms of location. None of the trees are covered by Tree Preservation Orders, the site does not lie within a Conservation Area. The site lies within Flood Zone 1. There are no Listed Buildings or Scheduled Monuments in the surrounding area.

A mature belt of trees runs along most of the southern site boundary. There is also a water course roughly following this boundary, although this does not appear to carry water consistently.

There is a hedge and row of mature poplar trees along much of the northern boundary. The housing on Lavender Fields and the Rugby club are at a higher level than the site, with some distant views available over the site to the south.



Map of facilities near the development brief site

Positives and Negatives from the Public Consultation

A number of points have been made through the public and key stakeholder consultation. Examples are shown below:

Positives

- Feedback from public consultation was largely in favour of the development of the housing site.
- Support for affordable housing.
- Support bringing public open space land back into

use.

- There should be land allocated for an additional rugby pitch.
- Some people wanted additional community facilities on the public open space land such as a dentist, doctors or pharmacy included.
- The site is sustainable – Chivers Road is on a bus route with bus stops 130 metres from the site (although people did complain that to get anywhere by bus is time-consuming as routes link to smaller villages);

there is a public footpath west of the site, north of Strawberry Fields.

- The impact of the housing development on the site as seen from Chivers Road will be reduced by the lower level of the site and the high hedge along the boundary.
- The width of the greensward and the bend in the road will be advantageous in accommodating any forward vision splay requirements for the new access road serving the residential development.
- The houses opposite the site, west of Chivers Road are set well back from the road by between 10 and 15 metres with some landscape screening. This will reduce the impact of any access built to serve the new housing site on noise and disturbance to existing residential amenities.
- There is also a steep bank between the proposed housing site and Lavender Fields which means that new houses will not overlook the existing properties.
- Trees and existing planting along the site boundary can be retained and supplemented where necessary which will enhance the wildlife habitat for the area .
- Support for trim trail and outdoor gym and a recreational area with kiosk (summer) all weather five-a-side football pitch.

Negatives

- There is no boundary fencing or other demarcation that is complete between the St Felix Primary School field and the development site.
- Issues of drug dealing, criminal damage, fly-tipping and over-parking during the school drop-off times in School Lane. Need to improve site security.
- Security issues re the existing primary schools:



Picture of former school concrete pad and School Lane school drop-off parking

- Break-in's;
- Fencing in some areas around the site is in poor repair;
- The current plans do not accurately represent the perimeter fencing and for us this is a serious error and suggests that safety is not a key priority in these proposals.
- Street lighting poor provision; and
- Security measures needed to reduce vandalism, drug use/dealing and fly-tipping that currently take place.
- The site lies next to St Felix Primary School and forms part of the curriculum as a 'Forest School'. For this reason, the water course needs to continue its current path through the school site and the muddy outdoor school facility needs to be retained.
- Concern that the new footpath/cycleway link will encourage anti-social behaviour to branch out along it.
- Roads in the vicinity are at capacity – not been upgraded to take modern levels of traffic and to take



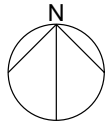
Entrance to St Felix School

account of the new link to A1017. Need to:

- Have a new roundabout at end of Chivers Road and measures to reduce the speed of traffic downhill from Bergamot Road and Chimswell Way; and have
- No new entrances onto School Lane because of congestion at peak times.

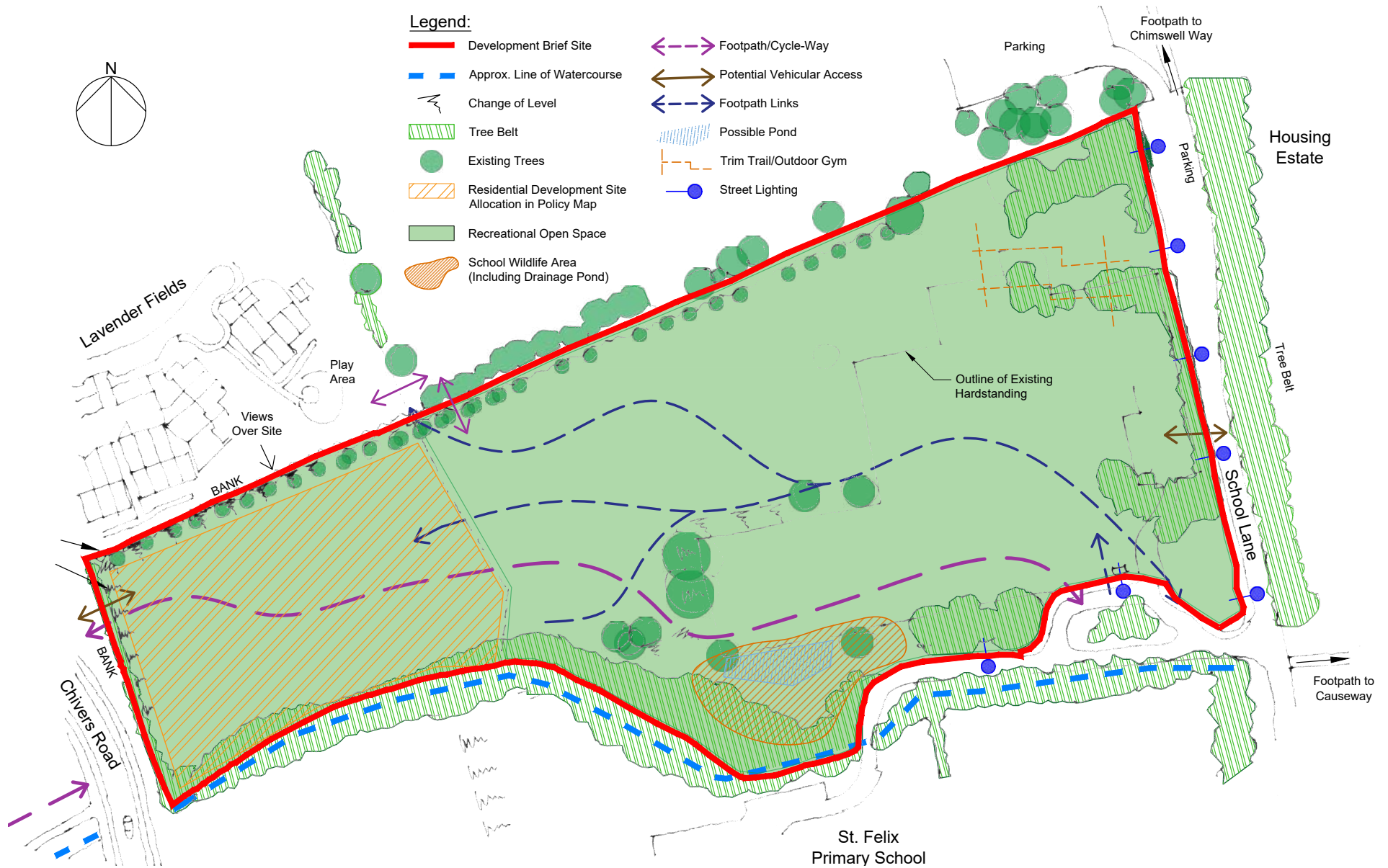
More Neutral comments

- Little support for reinstating the tennis courts or the creation of an allotments site (as envisaged by the adopted Local Plan). No support for a play area.
- Mixed support for the inclusion of a parking area using the former school concrete pad.
- Mixed views on the location of the new footpath linking Chivers Road, School Lane and the new housing site together with the proposed public open space. Some happy where shown, others felt it should be nearer the rugby club.
- Surrounding property is predominantly 3-4 bedrooms. Need more smaller housing but not 'rabbit-hutches'.



Legend:

- Development Brief Site
- - - Approx. Line of Watercourse
- Change of Level
- Tree Belt
- Existing Trees
- Residential Development Site Allocation in Policy Map
- Recreational Open Space
- School Wildlife Area (Including Drainage Pond)
- Footpath/Cycle-Way
- Potential Vehicular Access
- Footpath Links
- Possible Pond
- Trim Trail/Outdoor Gym
- Street Lighting



Opportunities Plan - NB these are only an example of how the open space site could be taken forward

Opportunities

Public Open Space

There are a variety of ideas which may be useful for the development of the public open space. Ideas put forward as part of the consultation include the provision of a trim-trail and outside gym; a five-a-side football pitch; some additional playing field area for use by local primary schools for example. There will also need to be a pond to help with mitigation of surface water. This could also have an open space function for example, as a model boating lake or merely a wildlife area.

There may be scope to include a small training pitch for the Rugby Club.

Housing Site

There are opportunities to provide a good housing mix and ensure affordable housing is developed on the site.

The site should allow links to the public open space area to the east for the potential residents of the site to use. In addition, it needs to ensure that there is a link to Chivers Road via the main site access. This may also require some open sustainable drainage.

Issues

Public Open Space

Additional parking on the public open space site should not be provided. This is because it may be an added incentive to the anti-social activities which have been occurring in School Lane. It would also take up valuable land for other on-site activities from which the general public could benefit.

There is no real support for the allotment site required by the local plan, indeed there is already an allotment site in close proximity to the proposed housing site. In addition, the response from the Service Manager (Operations, Leisure and Culture) relevant director of West Suffolk did not consider that there was sufficient need for the provision of allotments on the site.

In addition, because of the number of play areas in the vicinity, he also did not consider that the site needed to provide additional children's play space.

All the ideas put forward by the public and interested parties have been considered in the preparation of this development brief. Most of the security issues regarding lighting of School Lane and fencing to the public open space area will need to be addressed by Suffolk County Council.

Because the public open space area is owned by the county council its development is outside the control of the housing developer. In addition, because the residential development is only allocated for around 25 dwellings, there will be a relatively small amount of money generated through open space contributions to contribute towards provision of suggested uses. However, Suffolk County Council will be given a copy of the final Development Brief so that it can help to inform their development of the

public open space element of the site.

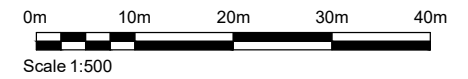
It is hoped that this will carry some weight because it has been through a thorough public consultation exercise and this development brief will be adopted by West Suffolk as supplementary planning guidance.

Housing Site

There will be a need to identify a developable area within the site which does not interfere with the steep bank and its current planting. This will, by necessity, be smaller than the overall site area.

The ability to make the site permeable in some areas is diminished because of the steep bank to Chivers Road and Lavender Gardens.

The boundary between the public open space area and the housing site will need to ensure it is appropriate to the location and fit for purpose.



Development Site Area: 0.84Ha
(As per Policy Map)

Target Density: 30D/Ha x 0.84 = 25 Units
(Planning Policy)

Design Concept Plan for the Housing Site

4.0 General Design Considerations for the Housing Site

Design Principles

In any new housing development there needs to be some linkage to the established development in the area. This can happen in different ways for example:



- There should be appropriate footpath and cycleway links from the new site to established communities increasing cohesiveness - there are opportunities here to link with the public footpath on the far side of Chivers Road and to provide a link to School Lane to allow people to use a short-cut to the existing primary schools and the Rugby Club by means other than by the private car and such routes need informal surveillance from residents;
- Design needs to work with existing green spaces, trees and hedgerows – existing trees perform several functions: wildlife habitat; positive visual landscape;

continuity link between the new development and existing locality; carbon sink function ie absorber of carbon dioxide; and helping mitigate climate change through provision of shade. It is good urban design practice to shape design around existing vegetation where possible and where the vegetation contributes to the locality;

- The views of local people should help to shape development – successful developments are in part shaped by local people which will help with synergy;
- Layout needs to work within the given context of the site – for example, development should make

appropriate use of levels so that any development sits properly on the site, there should be consideration of the local palette of materials or where appropriate to the local vernacular near the site; scale and density should not be incongruous; and

- The proposals should reflect people's needs – for example, include the delivery of appropriate affordable housing and housing mix to meet the needs of the locality and local people.

Palette of materials in the vicinity

Existing housing development in the locality are probably less than 20 years old and design styles are generally simple and traditional in form for example the use of pitched roofs. This is also reflected in the palette of materials used.

Roof tiles tend to be brown or grey concrete traditional pantiles and roman pantiles:-



Grey roman pantiles



Red / brown concrete pantiles



Buff bricks



Multi-red stock bricks



Red brick wall

Walls tend to be a mixture of multi-red bricks, buff bricks and red stock bricks with some painted render.

The housing site element is located closer to properties along Chivers Road and Lavender Fields than School Lane and the surrounding residential development in the vicinity of School Lane. Therefore, Chivers Road and Lavender Fields should provide a reference point for design influences on the housing scheme, because of the proximity of the site to these areas of housing. The form of housing in these areas is traditional with pitched roofs and consists of standard modern building forms. This means that building form for the housing site should also reference traditional form with a varied materials palette. Existing houses near the housing site are also set back from the road.



White rendered wall

Fenestration – largely white, some dark stained.



Housing Site

Density and housing mix

The proposal in the adopted local plan policies as shown in the St Edmundsbury Policy Map HV5 (c) identifies the site as suitable for around 25 dwellings on a site of 0.84ha. This means that the site should be developed to a density of around 29/30 dwellings per hectare (dph).

This is an appropriate density for the site as the steep slopes that border some of the site, the accommodation of an appropriate access onto Chivers Road, maintaining the tree screens to the borders of the site all represent constraints to the developable land within the housing site. This allows for 25 dwellings on the site as well as allowing capacity to meet normal planning criteria. This would also allow the development to reflect the density of the properties in Chivers Road and Lavender Fields which is the residential development to which the housing site best relates.

Housing mix needs to reflect the requirements of the Council's Strategic Housing Market Assessment (SHMA) and also the grain of the surrounding development. This is both consistent with planning policy and reasonable in terms of the local residential layout.

It would be appropriate for the housing development element of the site to have a housing mix similar to the following:

No.	Type	%
9	2-bedroom 4 person	36
12	3-bedroom 5 person	48
4	4-bedroom 6 person	16

This is reflective of the SHMA, and also provides a good spread of different accommodation types.

Some residents were keen to see smaller housing rather than large detached properties. The above mix also reflects these views. It is considered that a good mix of housing, predominantly with 2 and 3-bedrooms better reflects local housing needs.

Affordable housing

Policy CS5 requires 30% affordable housing on sites of over 10 dwellings. For this housing site that equates to 7.5 dwellings.

Consultation with the Housing Department confirms that the following mix would be appropriate:

Affordable Rent

No.	Type	m ²
2	1 bed (2 person) house	minimum 58
2	2 bed (4 person) house	minimum 79
1	3 bed (5 person) house	minimum 93

Shared Ownership

No.	Type	m ²
2	2 bed (4 person) house	minimum 79

There is an option to provide 8 units on site or provide the 7 dwelling units as outlined above and provide a commuted sum for the remaining half dwelling. The commuted sum will be based on a 2-bed terraced affordable rent and we anticipate this will be in the region of £40,000 based on an open market value of approx. £215,000. If the developer chooses to round up to 8 dwellings as opposed to providing a commuted sum, the requirement for the additional dwelling would be for a 2 bed (4 person) house

(minimum 79m²) affordable rent.

Tree Preservation Orders

None of the site is covered by Tree Preservation Orders, this will allow tree management to take place appropriately and without reference to the local council. (NB some works may require a licence). It is advantageous for the development of the housing site element that boundary trees and hedges remain and are supplemented where necessary as they will positively contribute to the setting of the housing site.

Open Space

The Council has a Supplementary Planning Document (SPD) on Open Space provision. For a scheme of 10-49 dwellings, the SPD confirms that Children and Young People's Space would normally be sought on site, with all other types of open space being secured by way of an off-site contribution. However, in the light of the Director's comments on children's play space this may not be the case here.

Clarification on the requirements for on-site provision should be sought from the Council at an early stage; given the proximity of the site to existing and planned open space, it may be appropriate to agree an off-site contribution in lieu rather than on-site provision.

Ecology

A survey will need to be undertaken to establish whether the site is likely to provide a habitat for any Protected Species. Depending on the outcome of the initial survey, further species-specific surveys may be required, and potentially mitigation measures should any Protected Species be present. The landscaping scheme should seek to enhance biodiversity.

Drainage

The proposed residential development site is located within Flood Zone 1, and is less than 1ha in area, and therefore will not require a Flood Risk Assessment. However, a drainage strategy will be required. The drainage strategy should include an assessment of the existing drainage systems on the site. It is unlikely to achieve infiltration due to the underlying clay. Flows must be limited to greenfield rates and the use of open SuDS, such as a pond or wetland is advised, in keeping with the wider public open space. The SuDS should be implemented to for both the residential and recreational parts of the site.

Archaeology

The county archaeology services has confirmed that archaeology is unlikely as part of the consultation for the preparation of this Brief.

Design and Appearance

There are no buildings of significant architectural merit in the vicinity. The surrounding residential development is very 'standard' traditional 1990s/2000s estate style with little distinctive character. A mix of red brick, buff brick and cream render are widely used. The dwelling closest to the north-west corner of the site, facing Chivers Road, includes flint panels. The proposal should demonstrate high quality design and follow the principles of the Suffolk Design Guide.

Design should ensure high standards of environmental sustainability.

It should also pick up some of the varied palette of materials and layout in Chivers Road and Lavender Way and other precedent sites such as land north of Withersfield Road and west of Howe Road and Hales Barn



Site of the Proposed Main Access to serve the Castle Hill Housing Site

Farm site where appropriate. The development should provide a strong frontage onto Chivers Road, reflecting the residential development opposite the site.

Access requirements

The main vehicular access from Chivers Road is pre-determined by the site levels and will be in the north western corner. At this location, there is sufficient distance to manage the levels between the existing road and the main site boundary.

S106/CIL

West Suffolk do not currently have an adopted Community Infrastructure Levy (CIL) charging schedule, and consequently developer contributions towards necessary infrastructure are secured through s106 agreement. It is expected that the Council will seek contributions towards the following through s106: Education, Libraries and Open Space. If necessary, contributions towards Transport

infrastructure may also be sought, and the s106 will ensure provision of the appropriate proportion of affordable housing in perpetuity.

Education requirements

SCC anticipates the following minimum pupil yields from a development of 25 dwellings (which can be reassessed when the precise mix is known), namely:

a. Primary school age range, 5-11: 6 pupils. Cost per place is £12,181 (2017/18 costs).

b. Secondary school age range, 11-16: 5 pupils. Cost per place is £18,355 (2017/18 costs).

Suffolk County Council (SCC) has a statutory responsibility 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. There are other factors such as disadvantage and parental employment, which vary the level of demand within a given area. From these development proposals the county would anticipate up to four pre-school pupils, which would result in a request of £33,332 through s.106 based on a cost of £6,091 per place.

c. Secondary school age range, 16+: 1 pupils. Costs per place is £19,907 (2017/18 costs).

The local catchment schools are St Felix Roman Catholic Primary School, Castle Manor Academy (11 - 16) and Samuel Ward Academy (11 - 18).

The catchment primary and secondary schools are forecast to have surplus places available, however, forecasts indicate that there will be no surplus places available to accommodate sixth form students. The single sixth form student would, therefore, generate the need

for an additional £19,907 to the Samuel Ward Academy through s.106 depending on the number of other contributions to an extension to the school.

It would be sensible to seek early confirmation of planning application validation requirements through pre-application discussion with West Suffolk Council. To inform the pre-application submission, it is recommended that an initial layout plan is drawn up, following completion of the topographical survey. As well as the layout plan, which should indicate the extent of any likely tree works, it would be useful to have the following information for the pre-application submission:

- Indicative mix;
- Storey heights;
- Initial design approach.

A pre-application discussion would also help to clarify the position on open space requirements.

5.0 Delivery of the Identified Planning Objectives

West Suffolk Local Plan Objectives

In terms of the local plan, development of the housing site will meet local plan objectives as the site is allocated for residential development for 25 dwellings. The development of part of the site for housing with the mix specified or similar will contribute positively to the delivery of Objective 1 to helping meet the needs of existing residents of Haverhill and a growing population through providing a variety of house types and tenures and meeting affordability issues.

Through the provision of footpath and cycleway links the development of the housing site will contribute positively to Objective 6 and 7 which seeks to ensure development is accessible to the town centre helping to reduce the need to rely on a private car.

The development through enhanced Building Regulations for new housing should have high standards of environmental sustainability, paying particular attention to reducing energy and water demand therefore helping to minimise the impact of the development on resources.

The Vision for Haverhill

The site complies with the Vision for Haverhill in terms of its location as it is a site principally for delivering regeneration objectives. In addition, it is located in a sustainable location with easy access to the town centre and will contribute positively to enhancing the provision of additional footpath and cycling links and improving the local environment by bringing back into use a vacant site.

It is difficult to predict the impact on the West Suffolk Local Plan and the Vision for Haverhill of the development of the Public Open Space. However, Suffolk County Council has confirmed that it intends to use the receipts from the housing development for the development of the Public

Open Space area of the site.

6.0 Recommendations

The body of the development brief includes a number of recommendations to guide the future development of the site. This section provides the principal recommendations arising from the Brief.

1. Hedgerow and trees should be retained to the boundaries where possible. Lighting overspill in these locations should be avoided to maintain this habitat. Bat boxes or bat bricks should also be incorporated as well as suitable planting species to encourage wildlife in any supplementary planting.
2. A phase 1 desk study and preliminary risk assessment will need to be undertaken to ascertain whether there is likely to be any contamination on site as part of any future planning application for the housing site.
3. The site is unlikely to achieve infiltration due to the underlying clay. Flows must be limited to greenfield rates and the use of open SuDs, such as a pond or wetland are advised, in keeping with the wider open space. The SuDs should be implemented for both the housing and the public open space elements of the site.
4. There is no boundary currently between the housing site and the proposed recreational area. Care will need to be taken to ensure that an appropriate boundary is made between the two elements of the wider site.
5. If possible, the design for the housing development site should include physical footpath links into the recreation area so that residents can easily access the recreational area. This increases the permeability of the housing site.
6. There is a small stream that forms the southern boundary of the site. This should be maintained. There is a 'forest school' along the stream boundary adjacent to the public open space area which is used by local primary schools for outdoor learning linked to environmental and biodiversity studies which should be retained. (This area lies to the southern boundary of the public open space element of the site near St Felix Primary School.) Proposals for the open space should be mindful of the adjacent 'forest school' and should ensure its operation is not compromised. Proposals that would allow this area to thrive further should be encouraged.
7. If possible, a pedestrian crossing point should be introduced to link the housing site with the public footpath on the west side of Chivers Road somewhere in the south-western corner of the site which will increase the means of travel from the site without access to a private car.
8. There are a number of mature trees in the public open space area. Where possible these should be maintained to provide shade and any seating provided on the public open space site should take advantage of these trees in terms of location. This will also help to mitigate the adverse impacts of climate change.
9. There should be appropriate footpath and cycleway links from the new site to established communities.
10. The palette of materials and residential dwelling form should reflect the wider existing residential development in Chivers Road and its environs and other areas in Haverhill which represent a positive design precedent.
11. The site should be developed at a density of 29/30 dph and be formed of a similar housing mix to 9 x 2 – bedroom 4 person dwellings; 12 x 3 -bedroomed 5 person dwellings; and 4 x 4 bedroomed 6 person dwellings. The affordable mix should reflect that set out on page 26 of this Brief or as currently prescribed by Council housing officers.
12. Open space should be in accordance with the Council's SPG unless local circumstances dictate otherwise.
13. Education Section 106 requirements should be as set out on pages 28-29 of this Brief or as current circumstances dictate.
14. Parking for the housing site should be provided in accordance with the adopted Parking Standards.
15. Vehicular access to the housing site should be taken from Chivers Road exclusively. Adequate visibility must be achieved to ensure this access is safe.

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