



Development Brief
Erskine Lodge Site, Great Wheltenham

Development Brief Contents

- 1.0 Introduction**
- 2.0 Site Context**
- 3.0 Development Constraints**
- 4.0 Wheltnetham Context Analysis**
- 5.0 Development Opportunities**
- 6.0 Design Objectives**
- 7.0 Concept Plan**
- 8.0 Conclusion**

Appendix A

Current Local Plan Policy

Emerging Local Plan Policy

National Planning Policy Framework (NPPF)



1.0 Introduction

1.1 Status and purpose of document

This revised draft Development Brief has been prepared on behalf of the owners of the site – Havebury Housing Partnership and Abbeygate Properties.

The main aims of the Brief are to:

- achieve a residential scheme that is of an appropriate good quality design, maximising the development potential of the site; whilst respecting the existing site characteristics; to properly integrate the development into the village.
- create a sense of place, whilst at the same time, make a positive contribution in enhancing the character of the locality and Great Whelnetham as a whole.

The Brief has been amended to take into account the decisions of St. Edmundsbury Borough Council to not adopt the previous draft Brief following the meetings of the Council's Sustainable Development Working Party and Cabinet on 28th January and 24th February 2015 and advice from the Council's Officers.

The proposed site is located close to the centre of Great Whelnetham, straddling the settlement boundary and Conservation Area. The site is partly developed. It has been allocated for residential development by St Edmundsbury Borough Council within the Rural Vision 2031.

Policy RV 20 (a) of the Vision confirms that Land at Erskine Lodge provides for the site to be developed with affordable and market homes with the dwelling capacity to be confirmed by a development brief. The amount of land available for development, location of uses, access arrangement, design and landscaping are to be informed by the brief and applications for planning permission will only be determined once the brief has been adopted by the Council.

This revised Development Brief addresses the issues raised by the Council and show how proposals for the site respond to the constraints identified to accord with sound design principles, Local Plan policy and relevant design guidance. The Brief, on adoption, will inform the determination of subsequent planning applications for development to ensure that sensitive, high quality and fitting development for Great Whelnetham will be delivered.

1.2 Consultation

St Edmundsbury's joint statement of community involvement promotes early community/public engagement, involving local people in developing the services they receive and helping them shape their locality and built



environment. The original draft Brief was subject of public consultation exercise between September 2014 and October 2014. The principal planning issues arising from that consultation were concerns on:

- Principle of Development,
- Site, Size and Boundaries
- Density, Scale and Numbers
- Impact on the Conservation Area
- Housing Need and Tenure
- Surface Water and Flooding
- Sewage and Cordon Sanitaire
- Highways and Parking
- Local Infrastructure
- Landscape and Ecology
- Design and Layout

The Council's Sustainable Development Working Party expressed a number of concerns with the original draft Brief which were accepted by Cabinet, these related to the potential density of development given the constraints of the site's location in the conservation area; potential flooding; the proximity of the adjacent sewage treatment works; the topography of the site, the relationship to existing dwellings; and potential impact on the landscape and a nearby protected rookery.

This revised draft Brief with its amendments has been the subject of a follow up consultation exercise. The final version will incorporate any changes considered appropriate to reflect material points arising from responses received.

1.3 Scope of Development Brief

This brief includes information on

- The site context
- the planning policy context;
- the constraints that influence the layout, density and design of development
- the matters to address arising out of policy and the Council's consideration of the original draft brief
- a design strategy for the proposed development;
- the mix of housing and affordable housing provision;
- the design of the proposed scheme;
- the retention of the existing footpath with landscape enhancement;
- access to, and vehicular movement within, the site, and car parking;
- public transport and the need for a travel plan;
- the physical infrastructure needed to serve the development.



Context Plan

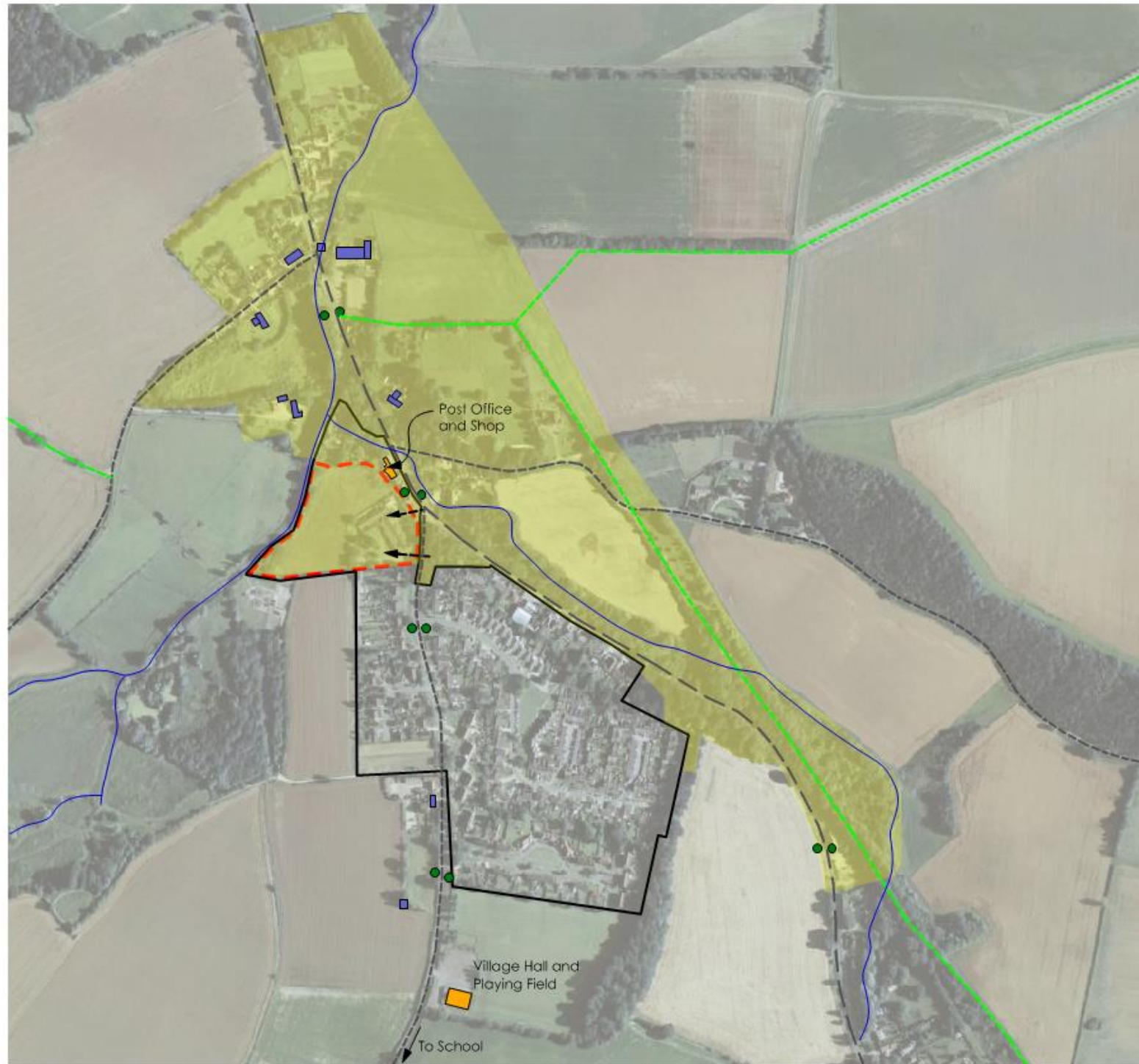
key:

- - - development site boundary
- listed buildings
- conservation area
- settlement boundary & site allocations
- community buildings facilities
- Main Vehicular Route
- - - Minor Vehicular Route
- Public Footpath
- - - Existing Access to site
- Bus Stops
- River Lark and Tributaries

2.0 Site Context

The site is situated within Great Whelnetham fronting Stanningfield Road. It is an irregular shape largely defined by existing boundaries. The river Lark is to the West with existing residential development to the North and South. It measures approximately 2.1 hectares in area.

The site is in close proximity to the Sudbury Road, the main A134, which links the larger towns of Bury St Edmunds to the north (3 miles) and Sudbury to the south east (13.5 miles). Great Whelnetham is, for the most part, a village of two distinct areas of development with a linear settlement aligned with the two major roads that meet, adjacent to the eastern boundary and infill development to the south east where the village broadens out. The built up areas spread away from Stanningfield Road to the east comprising relatively dense, modern development.



Existing Site Location Plan

key:

- development site boundary
- Main Vehicular Route
- Minor Vehicular Route
- Pedestrian Route
- Public Footpath
- Cycle Route
- Existing Access to site
- Bus Stops

The site is situated in the heart of the village where the major roads converge, in close proximity to local amenities and facilities including a busy post office and direct public transport links to Bury St Edmunds and Sudbury. The Site, comprises of the now vacant Erskine Lodge, a residential building providing accommodation for the elderly and open land up to established front and rear building/development lines and confined to the west by the natural boundary of the river. As such, the site relates well to the existing residential pattern of the village, whilst maintaining a recognised separation from the established housing.

Great Whelnetham is defined as a local service centre in the Council's Core Strategy in recognition of its range of local services and facilities which serve the community and surrounding rural population. It also has a reasonable range of services and facilities including a primary school, local employment, post office and village store.





3.0 Development Constraints

3.1 Planning Policy

The Development Plan for St. Edmundsbury comprises the Core Strategy (adopted 2010), Joint Development Management Policies (adopted 2015) and the Rural Vision 2031 (adopted 2014).

The key planning policy relating to the site is within the Rural Vision 2031. This is a site allocations plan that identifies where growth will be allowed and provides for the Erskine Lodge site for residential development (Policy RV20a).

The site is also within the conservation area for Great Whelnetham.

Further information and a summary of the relevant planning policies that apply to the site appears at Appendix A and in the following planning documents;

- St Edmundsbury Core Strategy
- Rural Vision 2031
- Joint Development Management Policies Plan (October 2012)
- Suffolk Minerals Plan
- National Planning Policy Framework 2012 (NPPF)

3.2 Physical Constraints

There are several physical constraints that affect the development of this site, and these are referred to in the supporting text and plan to Policy RV20a in the Rural Vision contained at Appendix A.

The following physical constraints plans provide further information on these matters and how they influence the way in which the site can be developed to address the key features within the site and the surrounding development.

Physical Constraints Plan - Natural

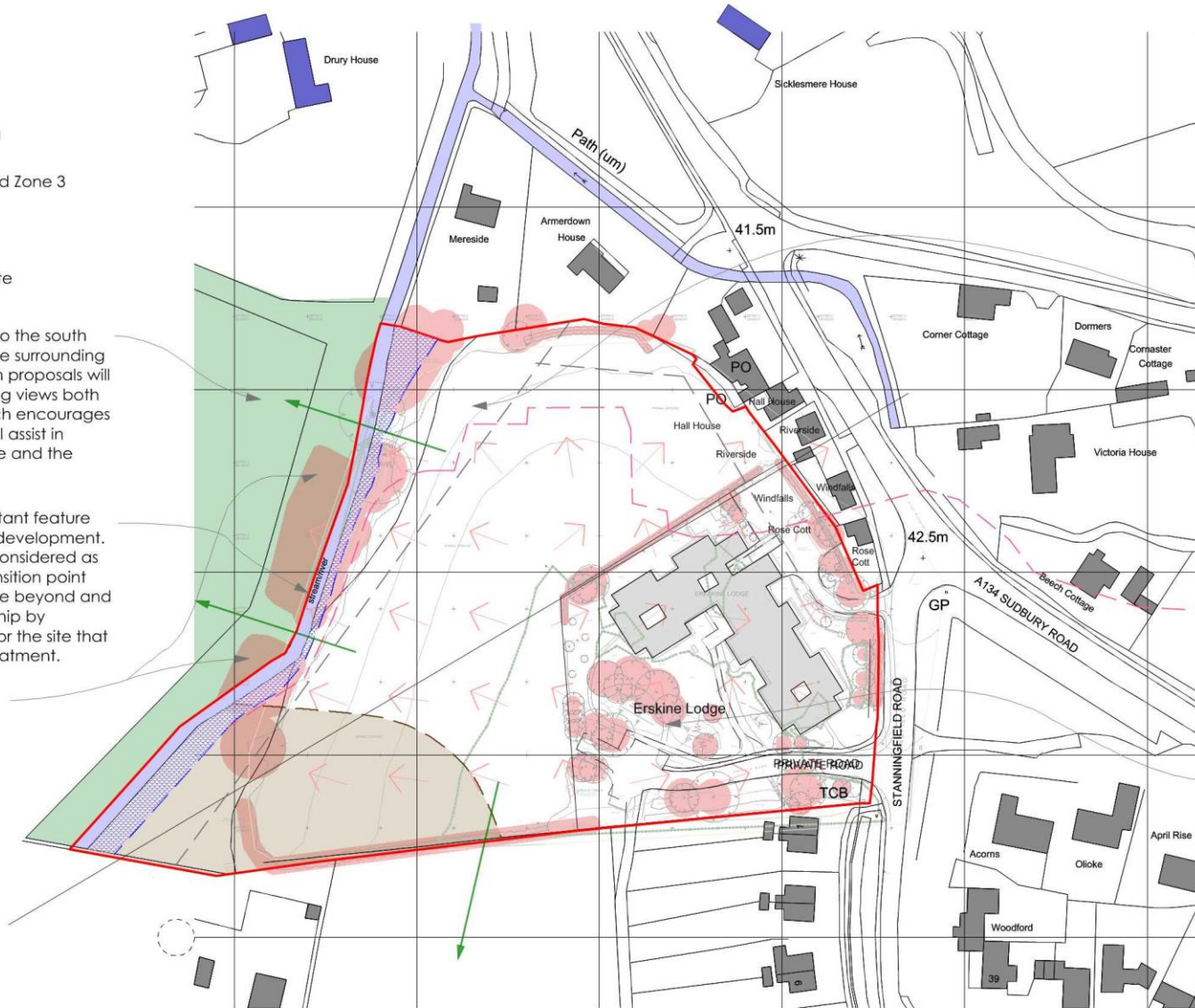
- Sensitive Frontage - landscape/countryside
- Watercourses
- Tree route protection areas
- Development site boundary
- Extent of Extreme flooding area as denoted in Rural Vision 2031
- Extent of Extreme flooding FZ3 area 1 in 100 year (40.61mAOD)
- Land within site located within Flood Zone 3
- Existing Topography and slopes
- Existing Contours
- Landscape views into and out of site

The site is bounded by open countryside to the south and west. 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. A design which encourages views to the countryside beyond will assist in settling any new development into the site and the village as a whole.

the river to the west of the site is an important feature and should be embraced as part of any development. The treatment of the riverside should be considered as part of any proposals. The site is a key transition point between the village and open countryside beyond and the proposals should respect this relationship by developing dwellings of a suitable scale for the site that possibly looks to enhance the riverside treatment.

Any unnecessary removal of trees in this area should be resisted and design proposals should look to conserve and enhance the landscaping to protect the green corridor into the site proper. From further afield the site is visible from public footpaths to the west of the site and it is important that these views are considered at concept stage of the design proposals ensuring appropriate size, scale and density of development is proposed

The proposed development must not allow the flood risk to increase downstream of the development, in accordance with the NPPF. No development should be proposed on the low-lying areas of the site. Any proposed development should be carefully considered and discussed with the Environment Agency to ensure no future problems with flooding. The design proposals should be worked up closely with a specialist consultant to ensure there is no increased risk of flooding downstream of the development



The sloping site The lowest point of the site is located on the western boundary where it bounds the river. Ground levels climb significantly to the east of the river's edge. The ground level is at its highest in the centre and east of the site with the ground level gently sloping away to the north, south and western edges. Aside from the river boundary the northern fringe of the site is the lowest sitting some 2 to 2.5 metres lower than the highest area.

The topography of the site should be considered at an early stage of any design proposals. Existing site topography should be respected where possible by possibly varying the scale and density of the proposals, minimising movement of spoil off site and retention of the important landscape features on and around the site

The Environment Agency's flood data indicates a potential risk of flooding on part of the site. Further detailed analysis has confirmed that the area marked at risk for development is the blue hatched area adjacent the river.

Development will have to pay particular attention to the siting of the built forms and should fully respect the important landscape features of the site. The larger specimen trees should be seen as a positive attribute to the site, not only for any new residents, but also for the residents of the surrounding area as these will help the new development to sit well with the established neighbourhood

Physical Constraints Plan - Built

key:

- Listed building - grade II
- Conservation Area
- Development site boundary
- Mains Sewer and Rising Main
- Mains Sewer maintainance zone
- AWA Cordon Sanitaire
- Sensitive Frontage - overlooking, proximity, scale
- Conservation Area views into and out of site

The Conservation Area status.

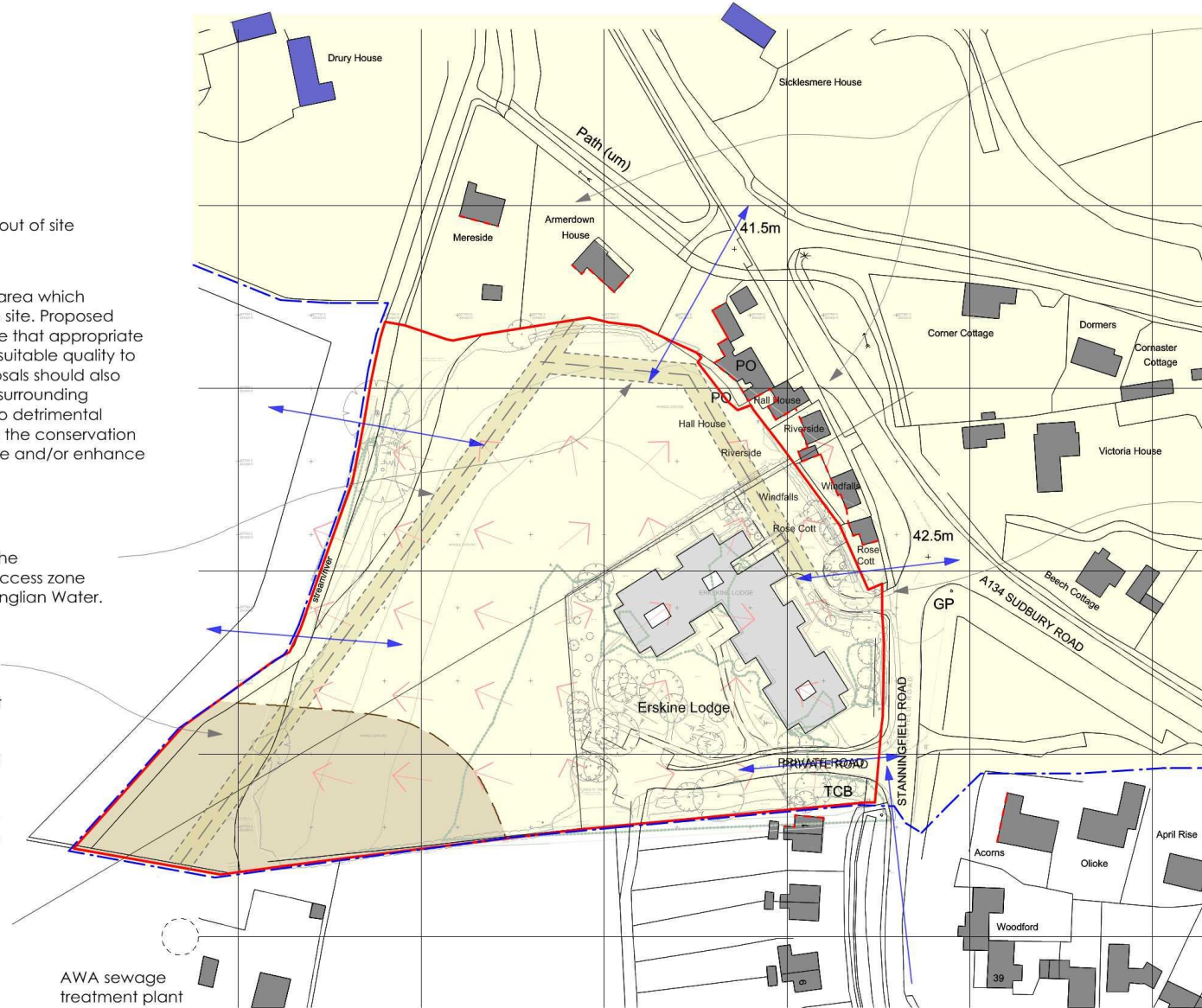
The site is located within the conservation area which extends to the north and to the east of the site. Proposed development for this site will have to ensure that appropriate thought is given to providing a scheme of suitable quality to sit within the conservation area. Any proposals should also pay particular regard to the setting of the surrounding buildings to the site ensuring that there is no detrimental impact of the existing buildings sited within the conservation area. Any proposed scheme must conserve and/or enhance the character of the Conservation Area

A mains sewer and a rising main traverse the development site, suitable maintainance access zone should be allowed for as determined by Anglian Water.

AWA (Anglian Water) require a suitable Cordon Sanitaire adjacent to the sewage treatment plant located to the South West of the site.

The Cordon Sanitaire shown on the plan indicates that much of the south corner of the site should not be developed for housing. Any proposals should look to incorporate this area as public amenity or open space aiding the transition between the village and the countryside beyond

There are two listed properties located imediately to the north of the site. It is important that any proposals respect the setting of these and surrounding buildings. The site layout and orientation of built structures should be informed by the possible impact on the surroundings and any proposals should seek to preserve and/or enhance the setting of the listed buildings.



The relationship to, and effect on, the amenity of existing dwellings along the north and east boundaries and relationship to their frontage will be important. Any proposals will need to respect the setting of the surrounding buildings access its impact and not have a detrimental impact on the private amenity of the surrounding dwellings

How the site is viewed from the public realm is crucial to the success of any development. The site is visible from many parts of the public realm. From Stanningfield Road the eastern corner of the site is highly visible; any design proposals will need to address this public realm with appropriate building type or landscaping

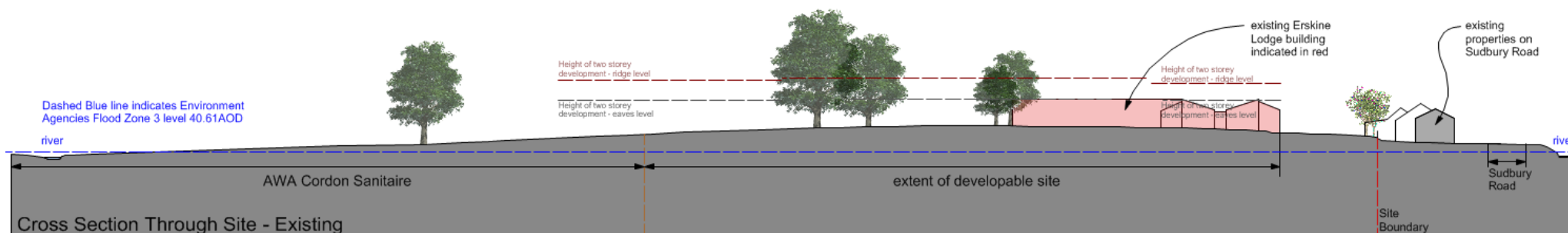
Great Whelnetham has developments of varying housing density of approximately 20-40 dwellings per hectare. The density of the development should take into account the character of the river, surrounding density, planning policy and the transition between the village and countryside beyond



The site is bounded by open countryside to the south and west. The views out of the site over the surrounding countryside are important. The development will need to embrace the surroundings offering views both through and out of the site. The layout 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.

The site is located in a prominent position with the Conservation Area and how the site is viewed from the public realm will be crucial to the success of any development. Views into and out of the site from the Conservation Area and viewing from the public realm of Stanningfield Road and Sudbury Road will need to be addressed.

The site section below, taken west to east, demonstrates the existing topography of the site and how it slopes to the lowest point on the western boundary where it bounds the river. Ground levels climb to the east rising at its highest in the centre and east of the site with the ground level gently sloping away to the north, south and western edges. The site section indicates the outline of the existing built structures and their present relationship, together with the 1:100 year flood level. Possible massing of a two storey development within the developable area has been indicated which appears suitable and appropriate without affecting neighbouring residential amenity.





4.0 Whelnetham Context Analysis

Great Whelnetham has a varied mix of buildings with features and materials that would be expected in a Suffolk village, and whilst the mix is broad, the sum of parts combine to contribute to the character of the settlement and sense of place and history.

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

Window styles are highly varied - from simple casements to intricate, leaded glazing to robust sliding sashes. There are also a variety of dormer windows and window surrounds that help to define a building style. Doors and porches are equally varied, although contained within a traditional theme. Architectural detailing ranges from plain, unadorned renderwork and uniform brickwork to some pargetting, bracketed overhangs and intricate brick detailing, sometimes expressed in contrasting colours. This is typical of Suffolk villages and should be embraced when designing new dwellings in the area.

The architectural traditions should be reflected in the detailing and materials chosen for the new development working in parallel with modern design standards to complete a sustainable and fitting residential scheme for this edge of settlement rural location.

The development should reflect the local vernacular in a simple, uncluttered manner with architectural emphasis as necessary to create a sense of place and presence. Materials selection should be appropriate to the context.





Proportions and Setting

The historic areas of Great Whelnetham are distinctly linear in their settlement pattern and are a key feature of the village and the conservation area. Wide, tree-lined streets and major thoroughfares lead to more intimate and narrow streets and with a wide variety of building styles and types. This arrangement gives the village as a whole an organic feel. The close juxtaposition of varied roof heights and forms serve to reflect the historic development of the village.

Against the linear street scene are set a number of more intimate streets, sometimes hidden from main public view, but still within the public realm. It is possible to reflect the form of this housing in new development, whilst respecting modern privacy and functional needs without resorting to a housing 'estate' form appearance.

Great Whelnetham has a number of buildings of architectural and historic merit and has a selection of listed buildings within and around its Conservation Area. Some are dominant and serve as key landmarks and focal points while others - most often dwellings - simply enhance the street scene through their scale and attractive proportions. A map indicating the surrounding listed buildings can be found in section 3.1 of this document. Any detailed application would need to clearly show the range and mix of materials to be used as well as detailing of windows, doors, garages, eaves, plinths, dormer projections and chimneys etc.

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

The proposed development should draw upon the elements of design that form Great Whelnetham's essential character whilst also creating a sense of place associated with the site itself. While the overarching appearance will be good quality, traditional housing - recognisable and fitting - the layout and design should also be innovative and, at appropriate points, individual. This design approach is how many of Suffolk villages have developed over the years and is considered suitable for this site at Great Whelnetham.



Positive Features / Opportunities

key:

- listed building - grade II
- watercourses
- demolish extg building
- development site boundary
- Public Frontage
- Landscape features
- Developable Area
- Provide Permeability - views

The site has the following Positive Features:

The site is located in the heart of the existing settlement, in very close proximity to local amenities, shop and facilities.

Other amenities, such as the playing fields and open amenity areas are easily accessible from a good network of public footpaths, are located very close to the site.

The site is directly adjacent to existing residential development and is contained within a recognizable and appropriate parcel of land bounded by river to the west, residential to north and south and highway to the east with no adverse extension of the settlement boundary into the countryside.

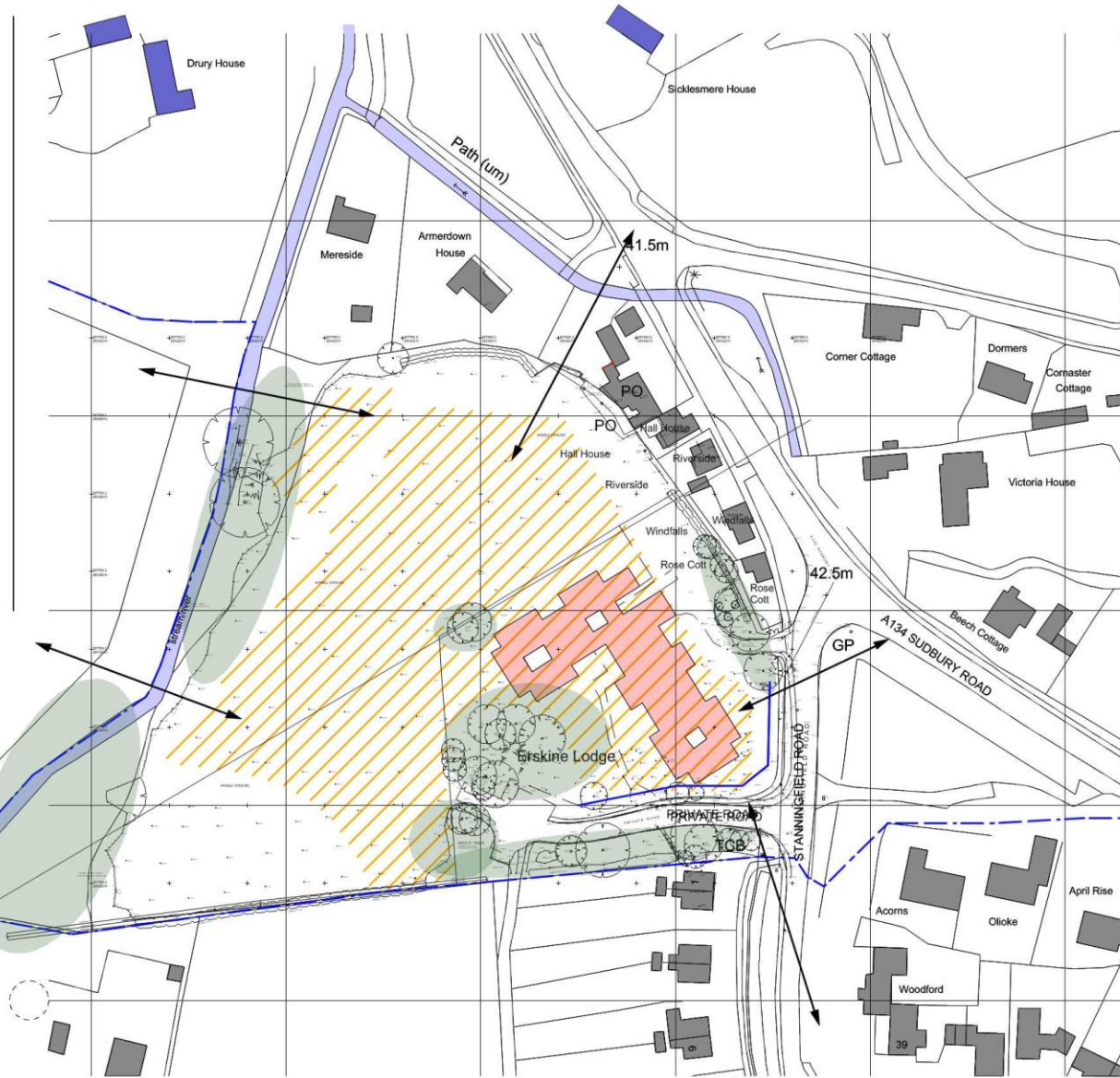
The site has a 60 metre frontage and direct access to Stanningfield Road where visibility in both directions is good onto the public highway.

The location creates an opportunity for a modern and vibrant residential development that is responsive to the conservation area and wider rural setting (drawing on key architectural styles, existing landscape features and details)

Scope exists to implement sustainable drainage technology

A green' frontage to Stanningfield Road and the site access can be maintained.

The development of the site would deliver affordable housing to meet identified local needs



5.0 Development Opportunities

The site presents the opportunity to: -

Develop a sustainable residential scheme, to address Council requirements, and provides a quality housing development within the heart of the existing settlement.

Develop new housing in a very accessible location that offers a choice of travel modes and, in particular, access to a range of facilities, by foot and cycle.

Make best use of previously developed land at Erskine Lodge.

Provide a mix of housing types and sizes (to meet the housing needs and contribute to the Borough Council's affordable housing targets).

Exhibit Secure by Design standards and promote the natural surveillance of open space, amenity areas and pedestrian routes.

Retain existing boundary trees and specimen trees and provide positive landscaping features on the site, enhance landscaping and bio-diversity.

The undeveloped part of the site has been assessed as being of low ecological value with the mature trees and hedgerows on the site providing opportunities for a range of species.

Provide a new area of public amenity/open space and integrate the development into, and derive access from, the public footpath/cycleway network running along the eastern boundary of the site.

Development to make a positive contribution to the character and appearance of the conservation area.

6.0 Design Objectives

The overriding objective will be to create a housing development that responds positively to the specific site context, embracing and exploiting the changes in levels, important views and existing landscape features, redeveloping Erskine Lodge and make best use of this area of the site, integrate development with the existing community and preserve and enhance the Conservation Area.

The development should exhibit character and variety, (in terms of its design and mix of units) and have a stand-alone identity reflecting the rural setting. It should also make efficient use of the site. Any future development proposal should be consistent with the principles set out in this Brief and the provisions of the Planning Policy (further details of which can be found in Appendix A).

6.1 Legibility and Local Distinctiveness

Any proposals should reflect the local vernacular in a simple, uncluttered manner with architectural emphasis as necessary to create a sense of place. The selection of materials should be appropriate to the context.

It is important that boundary trees and hedges are retained together with the majority of specimen trees located within the site. There may be scope to remove some less significant trees within the site, if it can be demonstrated that this is required in order to create an efficient layout, to respond to the site context. Retained trees should be linked to public open space/amenity in the interests of the public realm.

The scheme should front Stanningfield Road at the entrance. It should not be totally inward looking and address the wider countryside.

6.2 Layout and Permeability

The principal means of vehicular ingress/egress should utilise the existing access from Stanningfield Road. The development should include a secondary means of access for pedestrians and cyclists to have a safe access to the local public path network and links to the existing footpaths and cycle way running along the eastern boundary, extending these into the site to allow permeability throughout the development.

The buildings and the main means of access, plus the majority of the shared amenity space, will need to be located within the 'developable' area. The layout should include provision for access to areas of public open space with the mature landscaping becoming a focal point of the development.



The development of the site should create a high quality street-scape and environment for people to live in, promoting good design, with a layout that will provide a sense of place with character. Public highways and parking should not be allowed to dominate spaces, with opportunities explored to provide 'shared surface' routes and spaces, differentiated by their surface treatment with integrated parking within the street scene limiting parking courts and the development being visually dominated by the car. Parking provision should be in accordance with the Suffolk Guidance for Parking (2014) to include cycle parking.

It is important that the development looks outwards and connects with the wider context of its immediate surroundings. Accordingly, there are opportunities to provide active frontages to Stanningfield Road, the new access road together with the open spaces and countryside. The layout should promote natural surveillance of formal, informal and public open spaces and pedestrian routes, with a clear hierarchy between public and private spaces.

The layout, the life of the development and the design of the development, should also be consistent with Secure by Design principles

6.3 Density

Policy RV20a of the Rural Vision does not prescribe a set capacity for the number of houses or density of development for the site. Policies CS3 of the Core Strategy and DM2 of the Joint Management Policies Document; Creating Places - Development Principles and Local Distinctiveness require that, in proposals for developments, it is necessary to produce designs that respect the character, scale, density and massing of the locality.

Within the surrounding area of Whelnetham, the density of existing housing development ranges from higher urban type levels to increasingly lower urban fringe/rural levels of 40 at the higher level and 25 dwellings per hectare (dph) at the lower level. However, the density for the development of this site will need to be sensitively distributed across the site in response to the surrounding context.

A graduation in densities across this site is therefore necessary, with a progressive reduction to the northern and western boundary towards the countryside and the low density properties to the north. This will enable a substantial landscaped edge to the north, south and west to be provided and be a key factor in establishing the character of the development in the countryside setting as well as reducing impact on existing properties close to the site.

As indicated at concept plan section below the site will be developed in two phases. The east of the site, currently occupied by 23 units at the now vacated Erskine Lodge, is most appropriate for the highest density for development. This is to be Phase One. For the larger Phase Two at the west, the main undeveloped area of the site, it will be the least.



The higher density development would therefore be concentrated on the footprint of Erskine Lodge and its associated parking and open areas. Lower density, more substantial properties should be grouped informally around existing and newly created landscape features as shown on the Concept Plan.

On this basis and having regard to the phasing area plans indicated in the concept plan section the expected densities that will be appropriate for the site are as follows:

- Phase one- Gross Area 0.7 ha- up to 36 dwellings per hectare
- Phase two- Gross Area- 1.4ha- Up to 25 dwellings per hectare

Overall this would provide a capacity of around 60 dwellings within the agreed allocated area of 2.1 ha.

6.4 Character and Appearance

The height, scale and massing of the dwellings should reflect the existing form of development in the area. Furthermore any proposals would need to respect the character and visual/residential amenity of the conservation area and neighbouring properties.

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 a village appearance reflecting the wider Suffolk vernacular.

6.5 Affordable Housing

There is an opportunity to redevelop the existing Erskine Lodge accommodation, which is no longer fit for purpose, together with the adjoining site to provide a mix of open market and affordable housing which will deliver much needed housing of a variety of different types and tenures in Great Whelnetnam. Unless otherwise demonstrated that the development would not be viable, the Borough Council will expect a minimum 30% of all units to meet its affordable housing criteria.

6.6 Landscape and Bio-Diversity

The existing mature trees and hedgerows on the boundaries provide a setting to the development, opportunities to define and improve the landscaping and river frontage to the west of the site and with the sites relationship with the open countryside beyond. With a landscaped boundary/corridor between the new and existing properties to protect/reduce impact of the development on neighbouring amenity.

Landscaping will provide an opportunity to enhance the bio-diversity value of the site. The ecology surveys carried out for the site confirm that it has a low ecological value. However, biodiversity enhancement



measures should be incorporated into the landscaping scheme of any proposed development to enhance the ecological value of the site. Detailed proposals should also incorporate a sensitive lighting strategy and a habitat management plan.

6.7 Sustainability

The scheme will need to incorporate measures, appropriate to the nature and scale of the development, which are consistent with the Borough Council's sustainable development objectives. Such measures should be included as part of any application submission.

The development will be expected to conform to Policy DM7 of the Joint Development Management Policies document for sustainable design and construction.

Waste Generation and Disposal

Ideally a Site Waste Management Plan (SWMP) should be produced and implemented at the construction stage and best practice approach to waste management and minimisation will be undertaken. The tools and guidance available from the Waste and Resources Action Programme (WRAP) will be used to ensure waste is designed out as far as is practicable and that optimal materials are selected. All dwellings will need to be provided with adequate internal and external recyclable waste bins and facilities.

Energy Efficiency

The insulation and energy efficiency of the buildings will be considered at the detailed application stage. External lighting of public spaces and the highways will be the minimum required for safety in an effort to minimise light spill and pollution, in accordance with the Highway Authority's standards. Any application should identify measures which can be incorporated into the development in order to ensure that energy efficiency will be achievable and included in the necessary Design and Access Statement.

6.8 Foul Drainage

Foul drainage is to connect to the public sewer immediately upstream of Great Whelnetham Water Recycling Centre. The point of connection will be Anglian Water's manhole 7203, as agreed by Anglian Water in their pre-planning report of April 2014.

6.9 Surface Water Drainage

A sustainable drainage system, will need to be designed into the development to detail how on site drainage will be managed so as not to cause or exacerbate flooding elsewhere as required to comply with Policy DM6 of the Joint Development Management Policies document.



Sustainable urban drainage can be integrated as a positive feature within the landscape infrastructure. Infiltration tests have been undertaken to confirm that a Sustainable Drainage strategy can be utilised on the site.

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

6.10 Services

The site is provided with a full range of services (principally from Stanningfield Road). The developer will need to demonstrate the capacity to accommodate the requirements arising from any proposal. There may be a requirement for a new substation, and this will need to be designed into the layout of a detailed planning application. A possible location for a substation would be on the southern boundary adjacent to the main site access.

6.11 Planning Contributions

All new developments are required to demonstrate that the necessary on and off-site infrastructure has the capacity required to support the development and to mitigate its impact. The development should secure, where appropriate, necessary and justified in accordance with the Community Infrastructure Levy Regulations. This could include the following financial contributions and will be subject to negotiation and agreement with St Edmundsbury Borough and Suffolk County Councils as part of any planning application:

- Affordable Housing
- Health Facilities
- Education
- Transport - to deal with mitigation to the local highway network considered reasonably necessary as a result of the development, including works to the junction of the A143 with Stanningfield Road.
- Library
- Policing

Community Facilities

- Leisure/Open Space Provision
- Public Realm Enhancement

Concept Masterplan

key:

-  listed building - grade II
-  watercourses
-  development site boundary
-  minor access
-  shared surface access
-  informal nodal space
-  Shared Surface Road and Footpaths
-  Adopted Public Highway
-  pedestrian/cycle links
-  Active Public Frontage
-  Rear Building Line to protect private amenity of neighbouring residents
-  higher density housing
-  medium density housing
-  lower density housing
-  Landscape features / corridors
-  Landscape links
-  Provide Permeability - views





7.0 Concept Plan

Policy RV20a) requires the development brief to confirm the dwelling capacity and mix, land available for development, location of uses, access arrangements, design and landscaping. In addition the brief is expected to show that proposals for development should reflect the scale and form of surrounding development with the additional requirement that strategic landscaping and open space be provided to address the site requirement and location

The Opportunities Plan highlights the developable area of the site, taking into account the physical constraints shown, the site context of the Conservation Area and development in the locality, the need to maintain privacy to neighbouring dwellings, key features to be retained, the necessary cordon sanitaire and the need to meet the Council's layout standards for parking.

The development brief proposes an overall development density of up to 30 dwellings per hectare for the whole site. This will be achieved with varying densities proposed across the site to reflect their position and immediate context as illustrated in the indicative concept plan above.

Vehicular routes are legible, site responsive and designed to reduce traffic speeds. It is proposed that the existing access to the site is to be upgraded and designed as a minor access road to adoptable standards and travels west into the site with radius bends circumnavigating the large retained area of open space. The remainder of the roads are to be designed as shared surfaces with flush pavement and verges that create a series of linked public spaces defined by the new built structures giving access to a number of nodal spaces; some intimate and private, and others, more open, particularly where they relate to other modes of permeability.

Focal points and areas of 'architectural emphasis' are located at key intersections and corners and longer terraces of dwellings create and define streets between the open spaces serving to make the overall layout – and its position in a wider context - legible and logical.

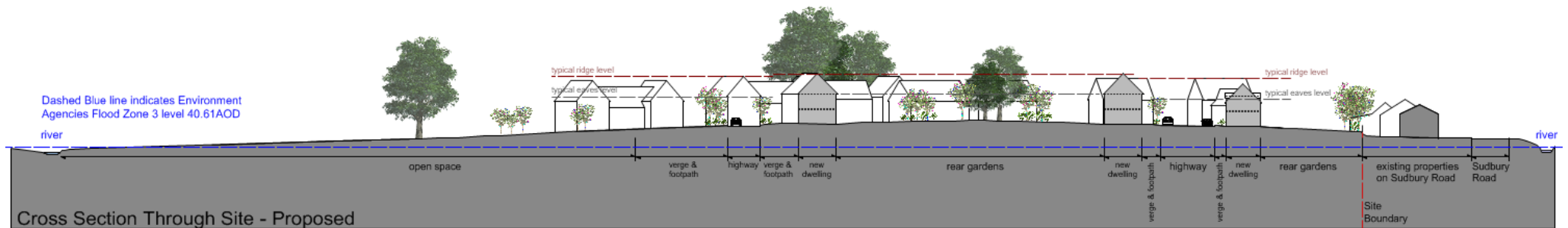
The layout creates an opportunity for a number of pedestrian and cycle routes to traverse the whole development and open up new links to the existing village amenities. The circulation routes provide permeability throughout the site and provide opportunity through the public realm to define a series of different character areas. These would be interlinked through the public spaces with development gaps to allow views out to the open countryside beyond, providing a successful transition between the village and rural environment and in particular presenting a positive relationship with the river of the western boundary with appropriate landscaping enhancements to assist in this transition.



Indicative Aerial Overview Illustrating Appropriate Scale and Massing

The Concept massing pays particular attention to the siting of the built forms respecting the important landscape features of the site, the existing topography and the relationship with neighbouring properties.

The concept illustrates that the proposed dwellings are located above the recently determined flood data levels which defines the 1 in 100 year flood level and extent of flood zone 3 to be at a level of 40.61 metres above ordinance datum (AOD).

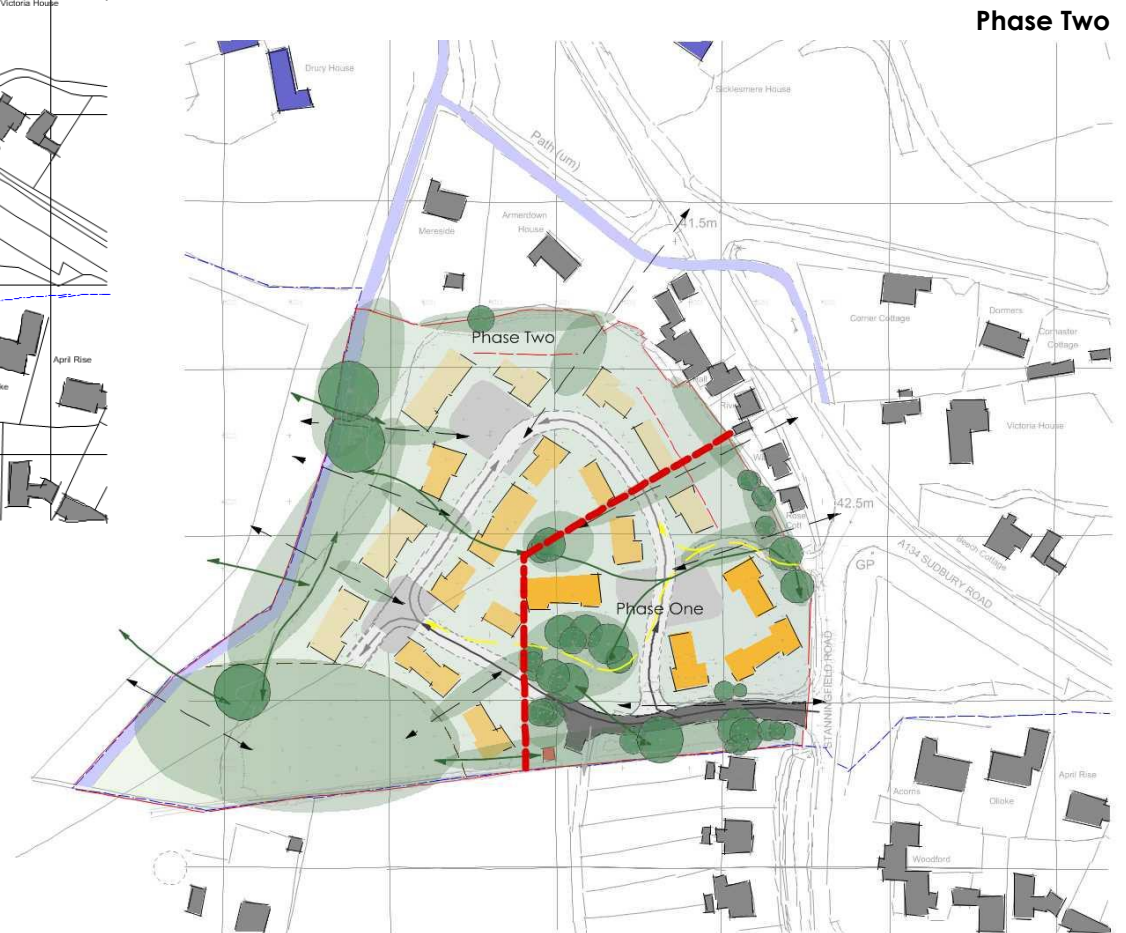




Phase One

By proposing the lowest density housing on the existing undeveloped portion of the site an opportunity is opened up for a two phase development. The concept plan has been developed to enable two-phases for the development, where one phase would not prejudice the other. This would enable the redevelopment of Erskine Lodge to come forward earlier. It is anticipated that phase one could accommodate around 25 dwellings.

The development brief proposes an overall development density of up to 30 dwellings per hectare for the whole site. This will be achieved with varying densities proposed across the site with the smaller homes concentrated on the existing developed footprint of Erskine Lodge. The lowest density development could be located on the larger undeveloped area on the peripheries of the site and adjacent to neighbouring properties to the north and northeast and the open countryside to the west. It is anticipated that phase two could accommodate around 35 dwellings.



Phase Two



Designs for the individual dwellings will reflect the local and historic vernacular and materials, together with the specific key design objectives outlined in section 6.0 of this development brief and will be carefully selected to maintain a 'human scale' and create a sense of place appropriate to its location, and relative to the extant pattern of Development in Great Whelnetnam.

These sketch images seek to illustrate an indicative development for the site with a scale of 30dph. It is important that any proposed development respects both the scale of the surrounding properties, the conservation area and the open countryside beyond. Any development proposals brought forward should embrace the particular site constraints and seek to enhance the area by making a positive contribution to the area.



8.0 Conclusions

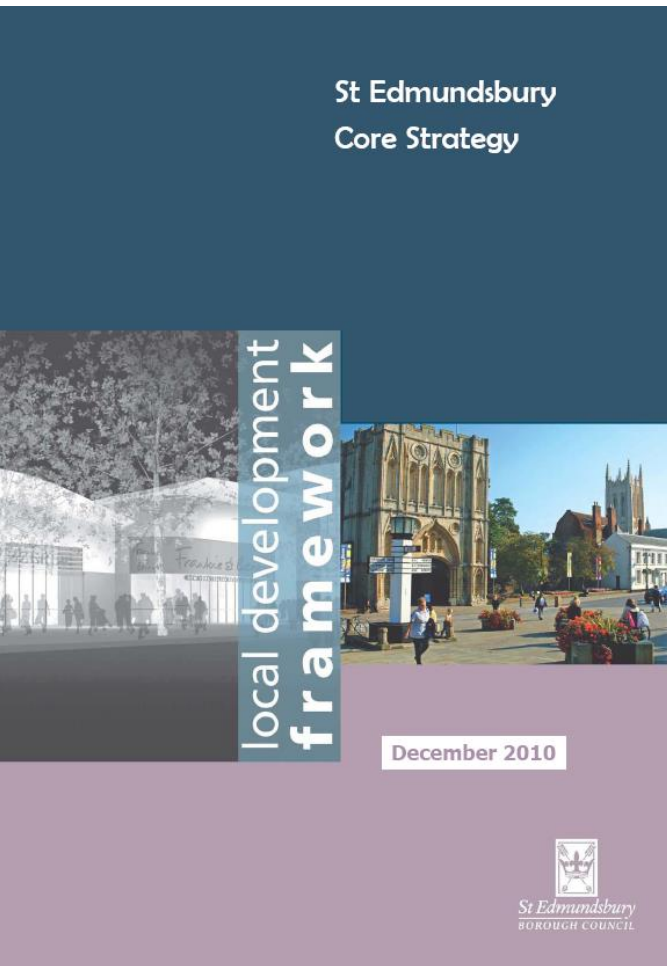
This revised Development Brief has been informed by the extensive consultations that have taken place between St Edmundsbury Borough Council, the County Council, key stakeholders and consultees and the local community. It takes into account those concerns expressed by the local community and the Council where it has been possible to do so and provides greater celerity and certainty on the principles for the development to guide the future determination of planning applications.

The site is allocated for residential development by Policy RV20a in the Council's Rural Vision 2031. The brief is necessary to confirm the dwelling capacity and mix, land available for development, location of uses, access arrangements, design and landscaping. In addition the brief is expected to show that proposals for development should reflect the scale and form of surrounding development with the additional requirement that strategic landscaping and open space be provided to address the site requirement and location. It is anticipated that the site could accommodate a development of around 60 dwellings.

To meet these objectives the Brief confirms that any proposals to be brought forward must:

- Achieve a residential scheme that is of an appropriate good quality design, maximising the development potential of the site; whilst respecting the existing site characteristics; and which properly integrates the development into the village.
- Create a sense of place, whilst at the same time, make a positive contribution in enhancing the character of the locality and Great Whelnetham as a whole.

This is a unique opportunity for the redevelopment of the existing Erskine Lodge accommodation, which is vacant and no longer fit for purpose, in tandem with the adjoining site to provide much needed housing, including affordable houses in accordance with the Council's requirements.



Appendix A

In determining any future planning applications for development on this site, the following Local Plan Documents and Policies will be relevant together with the provisions of the National Planning Policy Framework.

Current Local Planning Policy

St Edmundsbury Core Strategy Document, December 2010, Great Whelmetham is designated as a Local Service Centre under Policy CS4 (Settlement Hierarchy and Identity).

The provision for affordable dwellings under Policy CS5 of the Core Strategy Submission Document is covered in subsection 2.4, paragraph 2.4.2, below.

Policy CS1 of the St Edmundsbury Core Strategy promotes the optimum use of previously developed land and buildings and identifies Bury St Edmunds and Haverhill as the main foci for new development with further development supported in both Key and Local Service Centres

Policies CS2 and CS3 require high quality, sustainable developments which enhance and create, local distinctiveness. St Edmundsbury Borough Council considers that its objectives can best be achieved if the following process is followed:

- St Edmundsbury Borough Council's visions, and aims, for the development of a site should be set out in an Action Area Plan or, depending on the scale and complexity of the potential development, in a Concept Statement, Development Brief or Masterplan, which is adopted as non-statutory planning guidance.
- A planning application, based on the Concept Statement, Development Brief or Masterplan, is then prepared.

Core Strategy Policies CS1 and CS2, which concern the natural environment, bio-diversity and flood risk (see also Joint Development Management Policies Submission Document October 2012 Policies P1, P5, P10, P11, P12, and P13).

Core Strategy Policy CS2, as it relates to sustainable design and construction principles (see also Joint Development Management Policies Submission Document October 2012 Policies P1, P6, P7, P8 and P22).

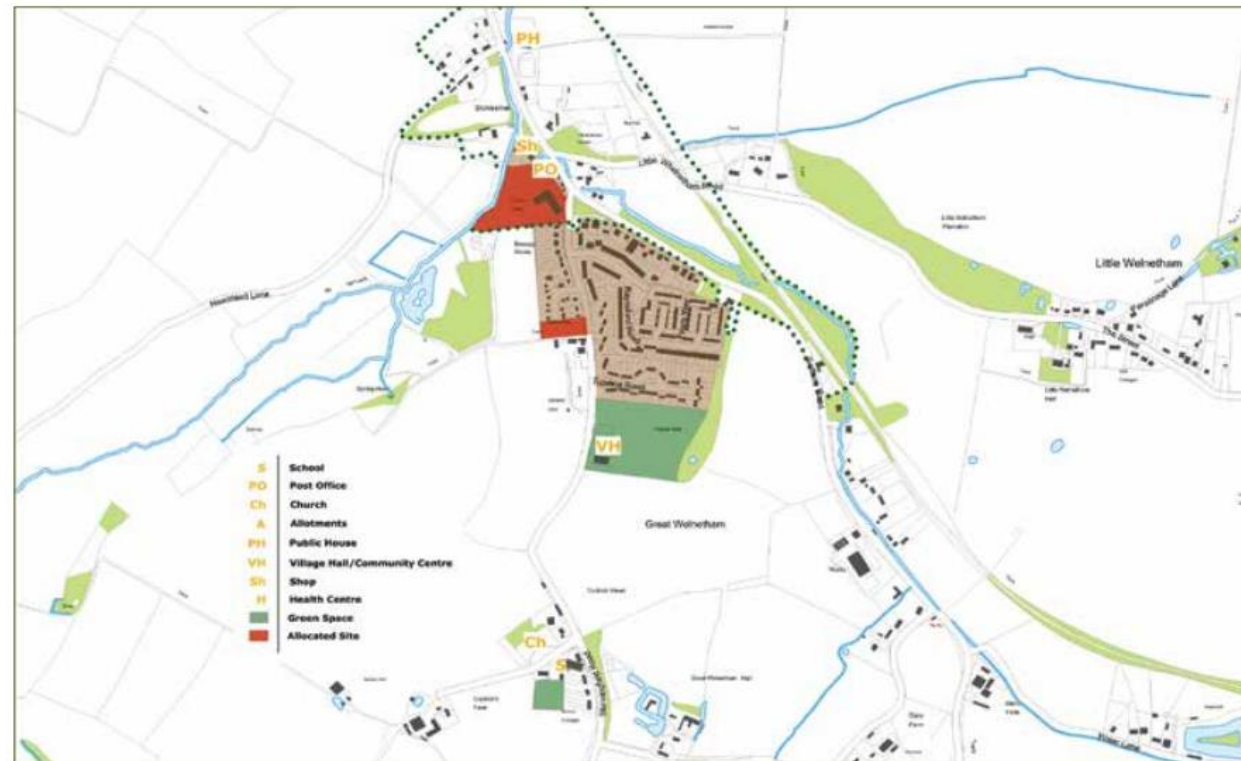
Core Strategy Policies CS3 and CS5, which require an appropriate mix and density of housing, including, an on this site provision of minimum 30% affordable units.

Core Strategy Policy CS7, which seeks to reduce the need for travel through spatial planning and design (see Joint Development Management Policies Submission Document October 2012 Policy P1).

Core Strategy Policy CS14, which requires that new development delivers appropriate on and off-site infrastructure requirements (see also Joint Development Management Policies Submission Document October 2012 Policy 39).

3.3 Local Planning Policy

Rural Vision 2031



Policy RV20a allocates Land at Erskine Lodge for residential development.



The Vision

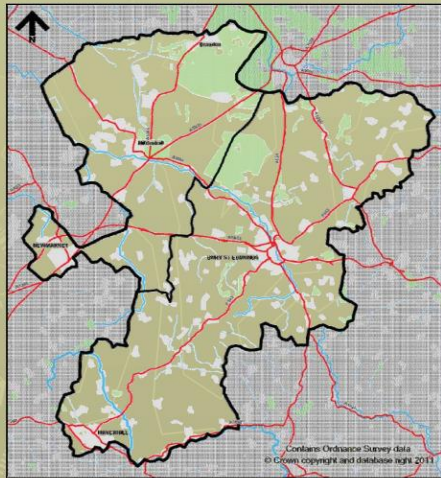
- promotes that development should be sensitive to key protected views to the south and North West of the settlement of Great Whelnetham. There are only a handful of listed buildings in Sicklesmere and the majority of the settlement is not covered by the Conservation Area.
- Refers to the Conservation Area stretching north of the A134 from Erskine Lodge up to Park Farm to include the brief site. The vision indicates that it will be important to preserve the views into and out of the Conservation Area to protect the setting of the village.
- Identifies that the sewage works in Sicklesmere may pose a constraint to development, due to the required cordon sanitaire, early engagement with AWA will be required to determine the minimum distance to which development should be located away from the treatment works.
- Identifies a Flood Zone to the north of the settlement and the A134, which, once past the Post Office, follows the line of the road. The second identified flood zone follows the route of the river to the west, which joins up with the A134 at the Sicklesmere House junction.

Further information on constraints and opportunities in Great and Little Whelnetham is set out in the evidence based document Rural Vision 2031: Constraints and Opportunities which is available online through the St Edmundsbury Borough Council website.

Extract Plan from Rural Vision 2031

Forest Heath & St Edmundsbury Local Plan

Joint Development Management Policies
Submission Document
October 2012



Forest Heath St Edmundsbury
West Suffolk
working together

Joint Development Management Policies Submission Document – October 2012

The Development Management Policies Development Plan Document (DPD) is one of the planning policy documents and will be used in day-to-day planning decisions across both areas, in line with each adopted Core Strategy. This document will replace many of the policies within the Council's existing adopted Local Plan with locally-specific development management policies covering a wide range of topics, including housing, employment, transport and the preservation of the environment, which will add to and complement national planning policy.

The Relevant DPD policies to this site will be

- Policy DM1 – Presumption in favour of sustainable development
- Policy DM2 – Creating Places – Development Principles and Local Distinctiveness
- Policy DM4 – Development Brief
- Policy DM6 – Flooding and Sustainable Drainage
- Policy DM7 – Sustainable Design and Construction
- Policy DM8 – Improving Energy Efficiency
- Policy DM11 – Impact on Biodiversity and Geodiversity
- Policy DM12 – Protected Species
- Policy DM14 – Landscape Features
- Policy DM16 – Listed Buildings
- Policy DM17 – Local Heritage Assets
- Policy DM18 – Conservation Areas
- Policy DM23 – Residential Design
- Policy DM24 – Open Space
- Policy DM45 – Transport Assessment and Travel Plans
- Policy DM46 – Parking Standards

Suffolk County Council Minerals Plan

The development site is located on the edge of the Minerals Consultation Area, Policy MP5 of the minerals plan forms part of the Development Plan and establishes any required investigation and prior extraction of any viable mineral resource which may be present on site. Any planning application should address the handling strategy and use of the resource.

Suffolk County Council Waste Core Strategy March 2011

Policy WDM17 Waste reduction, sustainable construction and demolition and provision of waste management facilities within new development should be designed and constructed to minimise the creation of waste, make maximum use of recycled materials and facilitate the collection, separation, sorting, recycling and recovery of waste arising from the development.



National Planning Policy Framework 2012 (NPPF)

The NPPF (National Planning Policy Framework) sets out policies regarding the presumption in favour of sustainable development and the quality of development that will be expected for an area. Any proposals should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.