

(1) This document is the Development Brief for Land East of Barrow Hill, Barrow.

(2) Development Briefs are used to guide the redevelopment of specific sites and, once adopted, become formal planning policy for that site. The adopted St Edmundsbury Core Strategy (Policy CS3) states that Development Briefs will be required for sites which by virtue of size, location or proposed mix uses are determined by the local planning authority to require a masterplanning approach.

(3) Policy RV10 of the Rural Vision 2031 allocates this land for housing with an indicative capacity of 75 residential units and 1 hectare of business land. It requires that the amount of land available for development, layout of uses, access arrangements, design and landscaping will be informed by a development brief for the site. Applications for planning permission will only be determined once the Development Brief has been adopted by the Borough Council.

(4) This Development Brief provide a framework for the development of this site. It sets out how a high quality, safe and sustainable development can be delivered, taking account the relevant policies, constraints and opportunities identified through the Draft Development Brief process.

(5) The Development Brief includes the following:

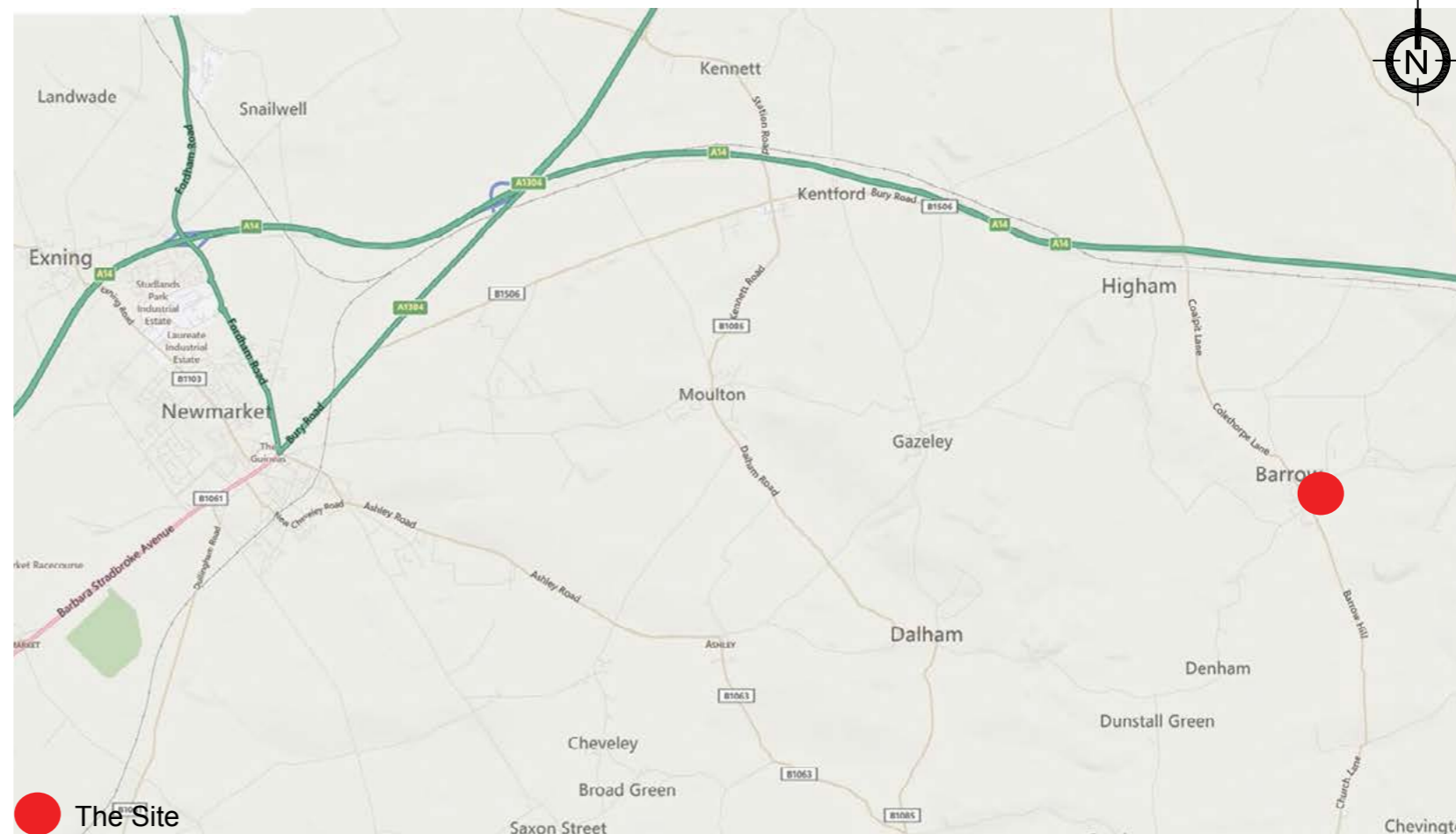
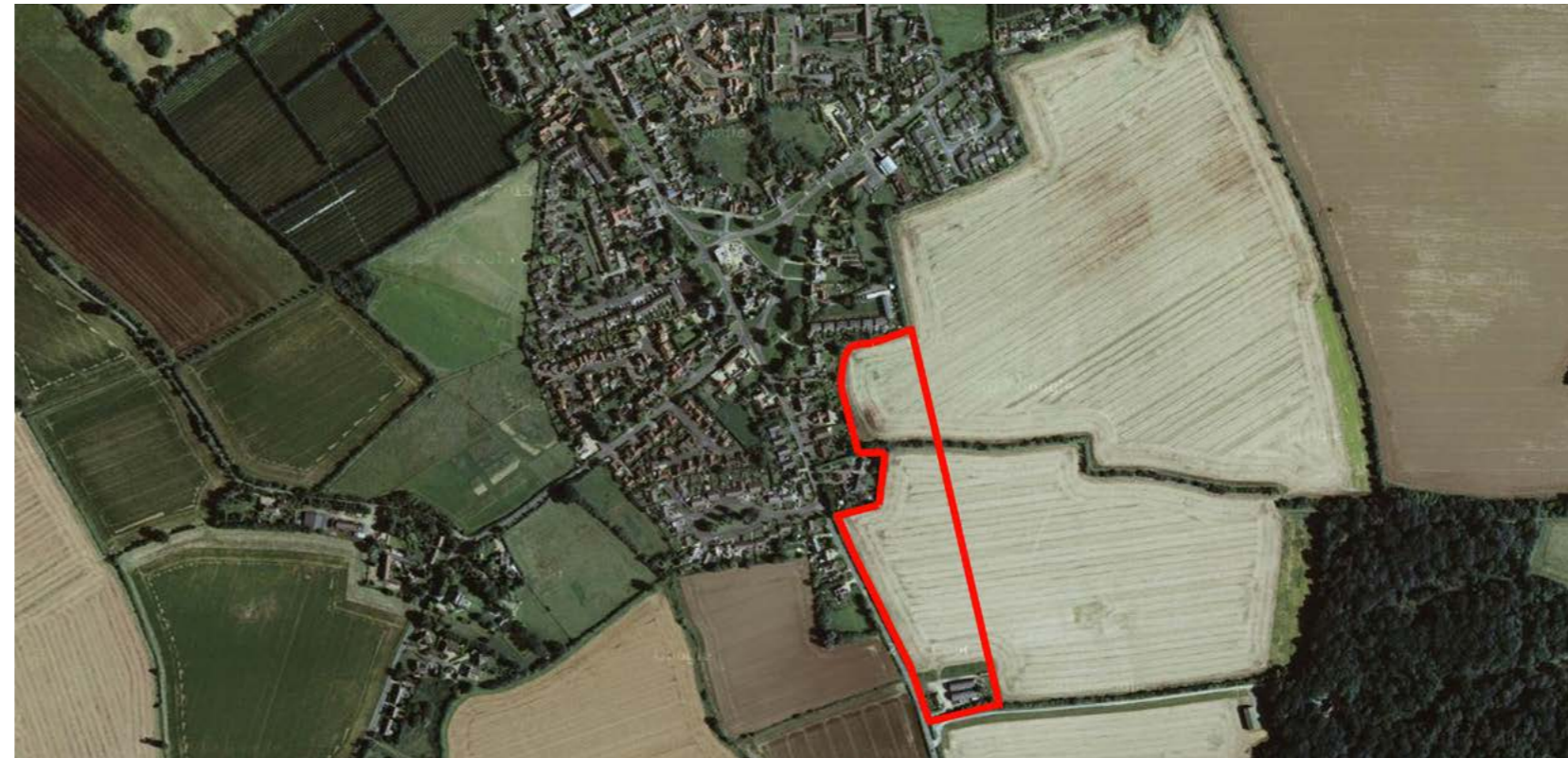
Context

- Site Location and Description
- Planning policy
- Existing Village
- Location and Topography
- Character Areas
- Constraints
- Opportunities

Site development framework

- Land Use Principles
- Design Evolution - Layout
- Access, Movement, Landscape & Drainage
- Appearance & Scale
- Sustainability
- Doctor's Surgery
- Phasing, Planning Obligations

Conclusion



(6) The site is shown on the map and location plans below. The site is approximately 3.2 hectares in area and is currently arable farm land. The site depth (North to South) is approximately 340m and width (East to West) varies from 60m at its narrowest point to 130m at its widest.



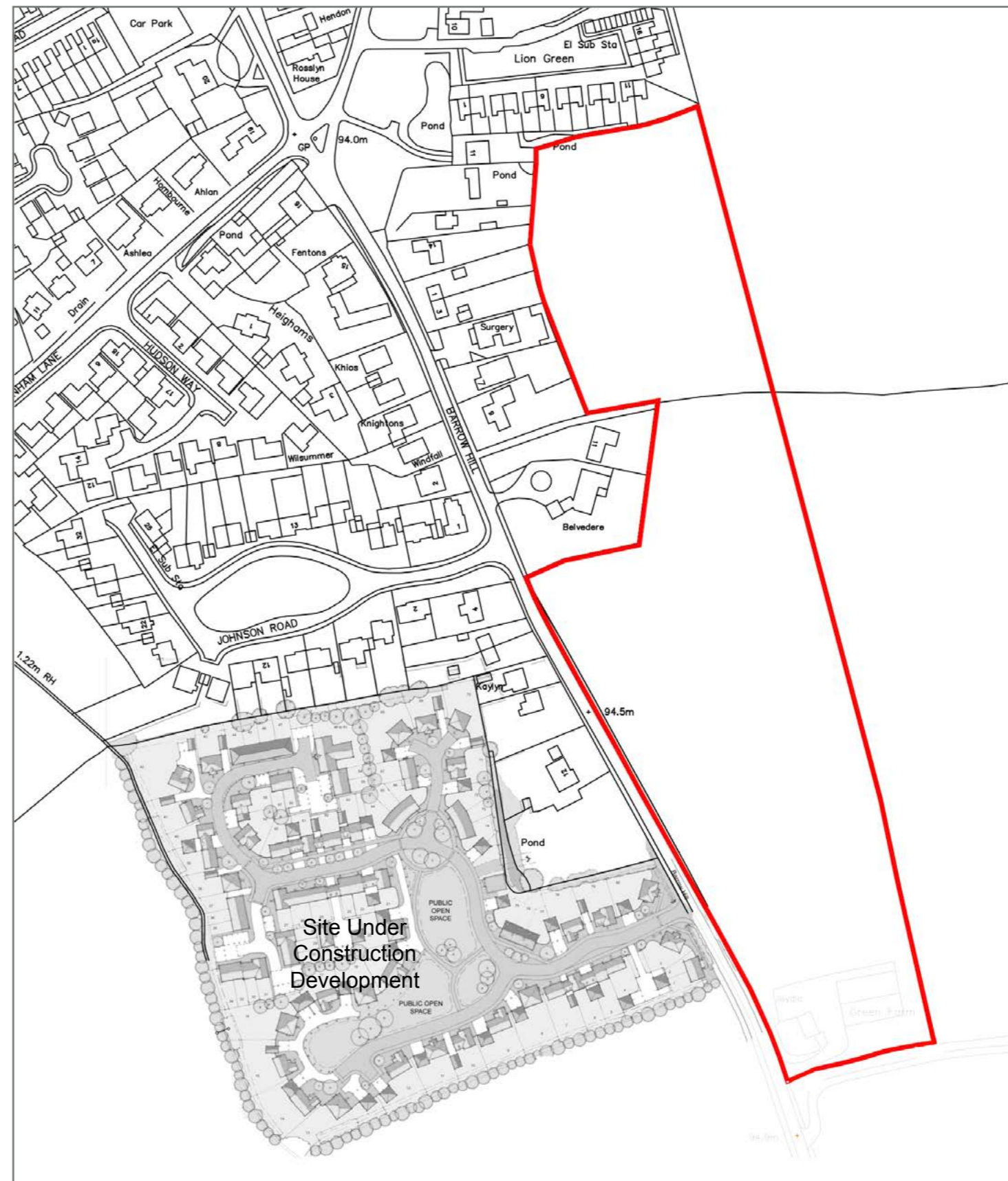
(7) The narrowing of the site towards its centre divides the site into two blocks with a neck between them.

(8) The site is bisected east-west by a hedgerow, which runs adjacent to a public footpath that connects the village and Wilsummer Woods.

(9) The site is located on the south eastern side of the existing village and is bounded thus:

- North - Existing properties at Lion Green
- East - Open Fields with views and links to Wilsummer Wood
- South - Existing Business Units
- West - Barrow Hill road & residential properties along with the existing Doctors Surgery which back onto the site on the more northerly section.

(10) A site approximately opposite, to the west of Barrow Hill, has recently obtained planning permission for 80 residential units. The site is now being sold by Hopkins Homes as Grove Park and is illustrated on the plan. This brief takes account of the neighbouring permission.

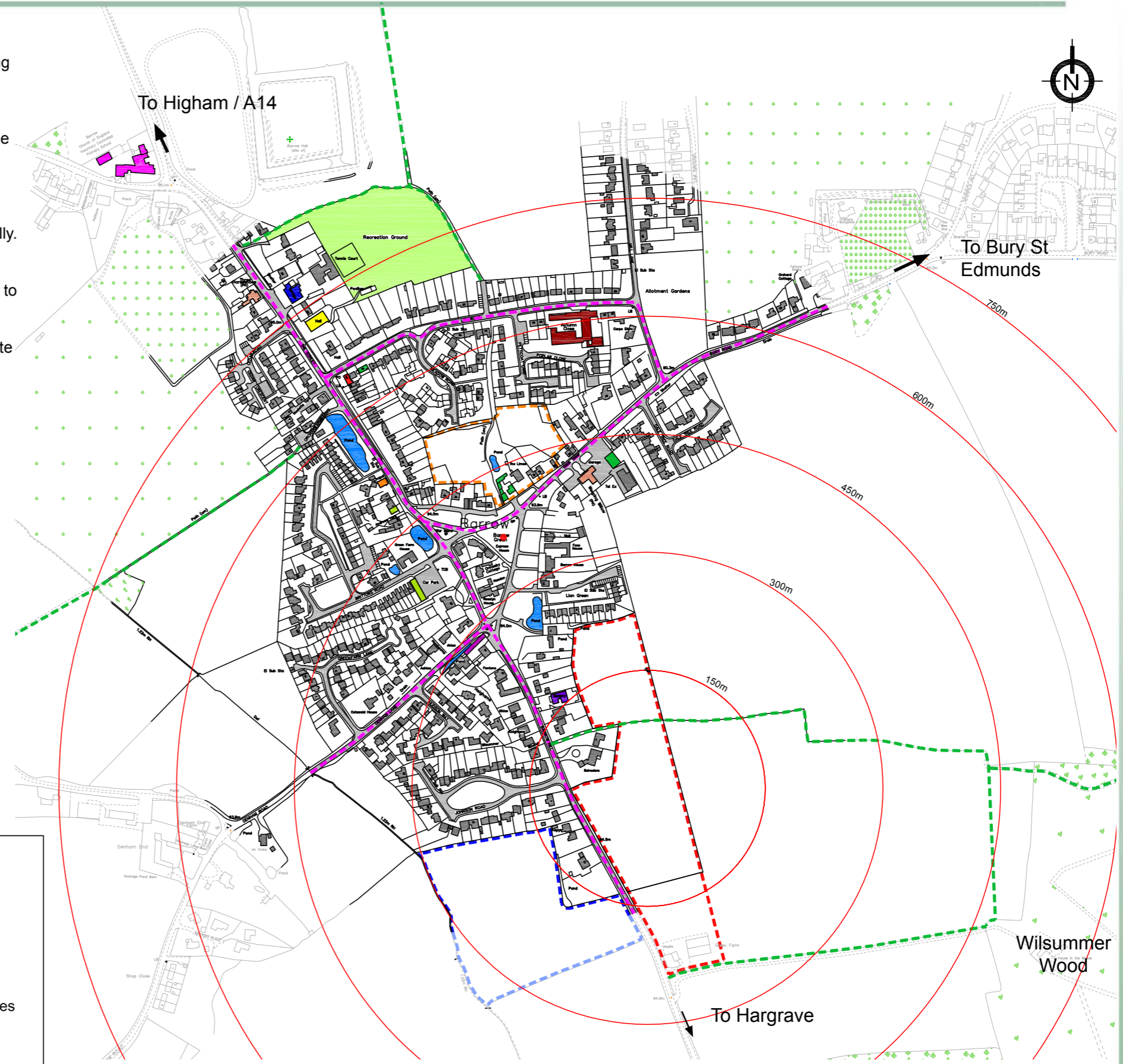


(11) The plan opposite illustrates the site in relation to the existing village.

(12) Village facilities have been illustrated together with the approved development areas. The delivery of this site will provide a balanced extension to the village, extending south to mirror the approved development on land west of Barrow Hill, being delivered by Hopkins Homes.

(13) New properties on the site can tie into the village successfully. While the centre of the village is difficult to define due to the facilities being spread out, the site is well placed to reach the village green, the Surgery, a local nursery, two footpaths leading to Wilsummer Wood and is within 400m of a small supermarket.

(14) The plan illustrates the distances to various facilities. The site offers a suitable and sustainable location for new residential and employment development that will integrate well with the layout and land use pattern of the village.



Key:

Doctors Surgery	Places of employment
Shops	Nursery
Place of worship	School
Post Office	Pond
Village Hall	The Site
Garage	Other proposed development sites
Public House	Bus Route
Retirement Home	Public Footpath
Recreation Ground	Completed development sites

St Edmundsbury Core Strategy (2010)

(15) The Core Strategy (CS) for the Borough was adopted in 2010. It sets out the overarching approach that will be taken in identifying and determining development proposals in the borough. The CS categorises Barrow as a Key Service Centre, the second highest tier of settlement in the area and suitable to meet the daily needs of the area.

(16) Policies in the CS require that careful consideration will be given to maintaining the identity, character and historical context of settlements, to ensure new development does not distract from the environmental quality, townscape, functional vitality and setting of the settlement as a whole.

(17) At paragraph 7.1 it notes that Barrow is close to Bury St. Edmunds for access to employment and a wide range of services. It states that the village enjoys a good range of services and the compact nature of Barrow provides the opportunity for housing growth to be located within walking distance of all the services and amenities the village offers.

(18) Paragraph 7.11 states that proposals for growth will need to be sensitive to the proximity of the adjacent settlement of Denham, and care will be needed to avoid coalescence.

(19) Depending on the scale, planned growth will require additional or enhanced and expanded services such as GPs, a dentist, and expanded (or new) primary school, sports pitches and open spaces. It goes on to state that specific requirements will be detailed within a Rural Site Allocations DPD (or, in this case, the site was allocated through the Rural Vision 2031 – see below).

(20) Policy CS2 requires that a high quality, sustainable environment be achieved by designing and incorporating measures appropriate to the nature and scale of development, including in relation to the protection and enhancement of natural resources and sustainable design of the built environment.

(21) Policy CS3 states that proposals for new development must create and contribute to a high quality, safe and sustainable environment. Some sites, by virtue of their size, location or proposed mix of uses, can be determined to be guided by a masterplanning approach, such as concept statements and development briefs.

Rural Vision 2031 (Adopted September 2014)

(22) The Rural Vision refines and specifies policies for the rural parts of the borough, building on those contained in the CS and providing site-specific details. It confirms Barrow as a Key Service Centre, with a good range of day-to-day services available and that residents generally accept development where it will provide improvements to village infrastructure.

(23) The Rural Vision sets the policy criteria for Land East of Barrow Hill. Policy RV10 allocates the site for residential development for up to 75 dwellings and 1ha of employment space. Two other sites included in the policy have been granted planning consent, being The Limes at The Green and Grove Park.

(24) The policy recognises that an important hedgerow runs east-west through the site, following the footpath to Wilsummer Wood County wildlife site, and should be retained. It states that a transport statement and safety audit will be required as part of any application for development, taking account of land allocated west of Barrow Hill. It also requires consideration for the provision of expanded parking at the neighbouring Guildhall and Barrow Surgery and explore whether dentist service could be provided.

Forest Heath and St Edmundsbury Local Plan – Joint Development Management Policies (JDMP) (Feb 2015)

(25) The JDMP was adopted in February 2015. It contains a range of policies used in the day-to-day determination of planning applications.

(26) Policies in the JDMP are relevant to the detailed design of the proposed development, and will be taken into consideration at the time the detailed scheme is formed.

Forest Heath and St Edmundsbury Local Plan – Joint Affordable Housing Supplementary Planning Document (2013)

(27) The SPD expects that a range of affordable dwelling sizes and types will be provided based on the characteristics of the site, the proposed development, viability, local factors and the overall need across the district at the time of a planning application.

(28) The SPD includes guidance in relation to the design and layout of affordable housing within developments. It states that affordable housing should be of a similar size and quality to open market housing and should be visually indistinguishable as far as practicable.

(29) Further, affordable housing should be interspersed throughout the development to help ensure that concentrations of affordable housing are not created. The integration of affordable homes within market housing developments – notes the SPD – works towards social inclusion and against segregation, in accordance with government aims for balanced, mixed and sustainable communities. In this respect, the SPD states that the Council’s aim is to ensure that affordable housing is not concentrated in clusters greater than six properties in towns and villages with a population less than 3000, such as Barrow.

(30) In addition, the SPD states that for the provision of affordable housing there will be an absolute requirement for developers to adhere to the Homes and Communities Agency (HCA) Design and Quality standards (or any subsequent standard set by the Homes and Communities Agency) on affordable housing.

(31) The layout and type of dwellings provided should follow Lifetime Neighbourhood principles where practical, including through the delivery of a range of homes, accessible design of dwellings and good quality public realm linked into the village and countryside.

(32) Suffolk County Council and Borough Guidance provides advice on planning obligations through the Section 106 Developers Guide to offset the impact of development on services.

Open Space SPD (Dec 12)

(33) Developments are expected to provide a suitable amount of outdoor space for the enjoyment of new and existing residents, and contribute to the upkeep of sports facilities. The expectations are set out in Open Space, Sports and Recreation Facilities SPD, adopted in 2012.

(34) The SPD aims to provide a balanced quantity of good quality accessible outdoor space, setting standards for each of eight open space typologies which an area should aim to provide for its population.

(35) Following the open space obligations flow chart, without considerations for what is already provided in Barrow, the proposal could be expected to provide contributions for an estimated 180 new residents as follows:

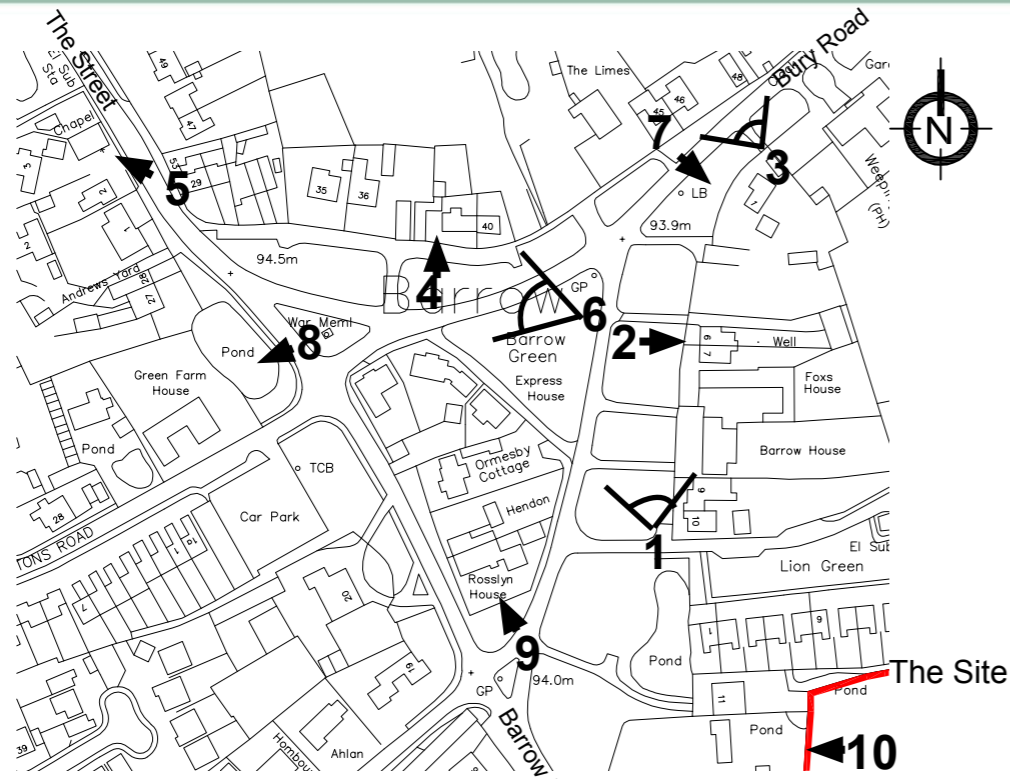
On-site Provision

- 450m2 of Children and Young People Spaces;
- 234m2 Informal Green Space;
- 450m2 Natural Green Space;
- Total: 1,134m2 Minimum New Outdoor Space and maintenance for 10 years

Off-site Contributions per new resident (estimated)

- Outdoor Sports (£252)
- Parks, Gardens and Recreation Grounds (£180)
- Allotments (£45)
- Built Facilities (£418.46)
- TOTAL: £895.46 Per Person = £161,182.80

(36) These requirements would ensure that new housing is supported by recreational space within the scheme and makes substantial contributions to upkeep of existing facilities to benefit everybody.



(37) Barrow is a village within a rural setting in the St Edmundsbury district of Suffolk. It is approximately 8 miles west of Bury St Edmunds and has an existing population of approximately 1700. The village was mentioned in the Domesday Book when the population was noted as 27.

(38) The Core Strategy recognises Barrow is a vibrant village and provides a well served centre where appropriate and well designed growth that has regard to local conditions will support and strengthen the range and choice of services and facilities and will contribute to the community life and character of the village.

(39) Barrow is a Key Service Centre, but is also close to Bury St Edmunds for access to employment, services and facilities. The compact nature of the village means that housing growth can be located within walking distance of all local services and amenities, including a primary school, shops and village hall as illustrated in the diagram on page 4

(40) The Parish Church (All Saints) is 14th Century and situated approximately a mile to the north the village centre. The village is characterised by a wide variety of residential properties of varying age and character situated around a large village green.

(41) The green is considerable in size and is bisected by roads that converge from the east (Bury Road), the north (The Street) and the south (Barrow Hill) along with private driveways. The result is a very picturesque outlook. The green and other existing features are illustrated in this document.

(42) Recent residential development has been approved in Barrow. One is located centrally, to the northern side of the green off Bury Road and marketed as The Limes. The other is adjacent to this proposed site, on the western side of Barrow Hill to the south of the main settlement. Both residential developments are by Hopkins Homes.



1. Barrow House & Green



2. Local Cottages



Parish Church (All Saints)



3. New Development and Clock Tower



4. Examples of Village Green Vernacular



5. Chapel



6. Green



7. Local Public House



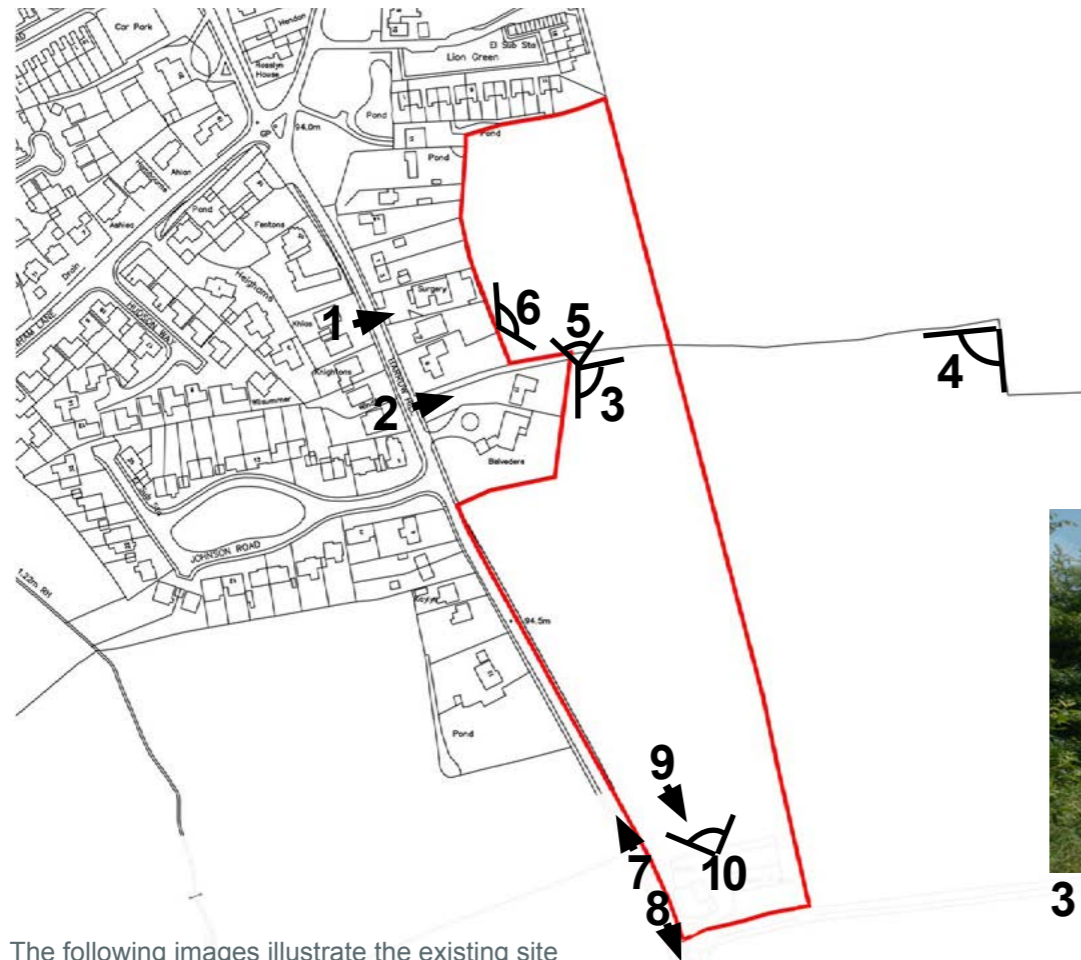
8. Green Farm House & Pond



9. Rosslyn House



10. Cottage backing onto site



The following images illustrate the existing site along with buildings and landscape features that border the site



1 Doctors Surgery



2 Public footpath leading to site



3 Panoramic view across site from west footpath entrance - distant views to Wilsummer Wood



4 Panoramic view across site from the East



5 Panoramic view across site from the West corner



6 Panoramic view across site from the North



7 Hopkins Development Site South West of Site



8 Road South West to the Site



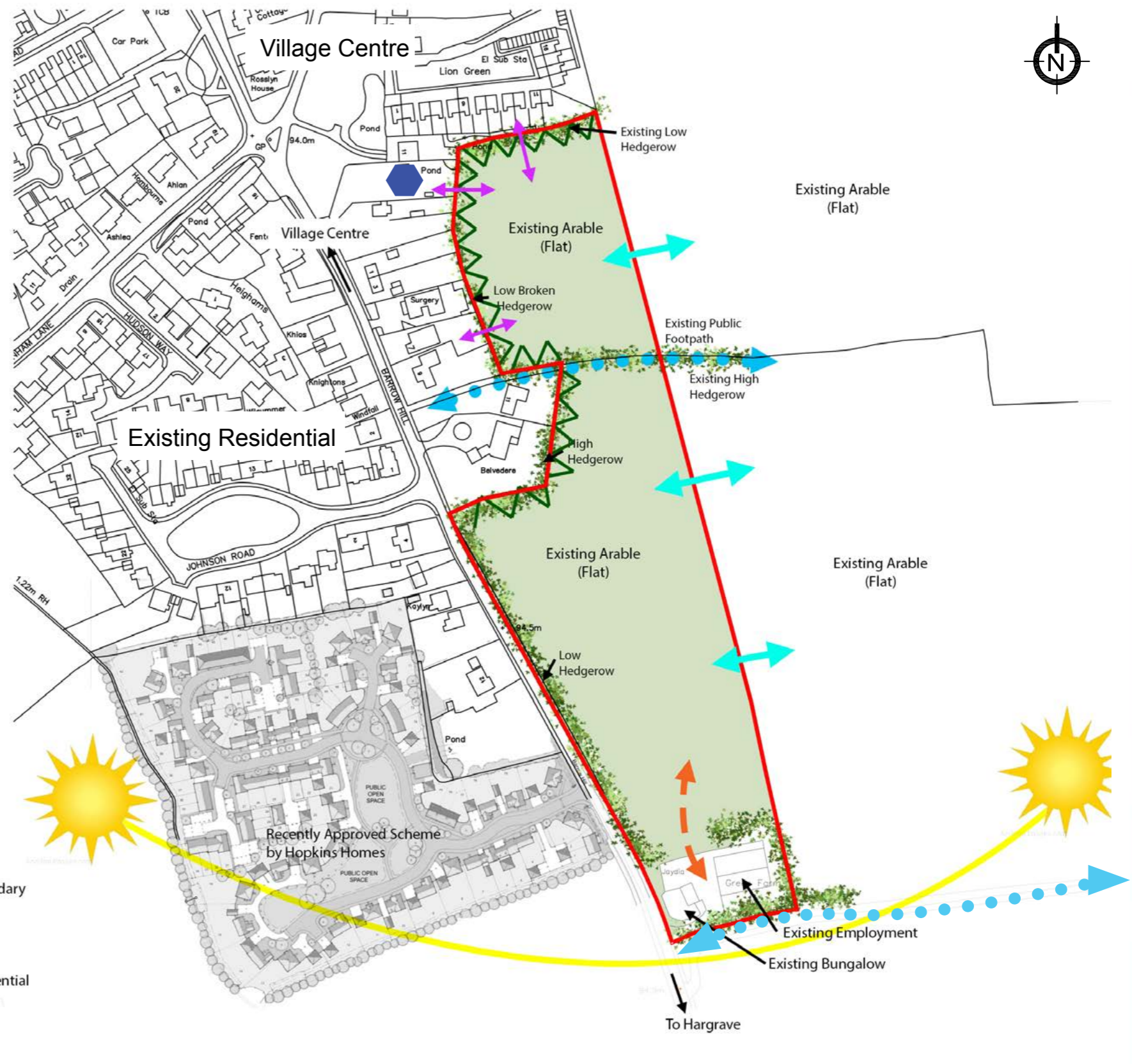
9 Existing Employment Area



10 Panoramic view across site from the South

(43) A summary of the site constraints.

- Site Access – Only existing vehicular access onto the site is from the south through the existing employment area. New vehicular access required further along Barrow Hill.
- Retention of existing hedgerow and trees that borders the site, including along sensitive boundaries with existing properties, and retain as much as possible, of the east-west hedgerow that divides the site.
- Retain existing public footpath and consider link to brideway network.
- More sensitive views from existing residential properties and from the countryside.
- Consider treatment of eastern boundary in respect of views towards Wilsummer woods
- Provide safe footway / cycleway links to existing village.
- Need for sustainable surface water strategy to take water away from Barrow Hill
- Respect adjacent listed building
- Locally designated wildlife sites, Wilsummer Wood and Barnfield Hill Wood, nearby
- Potential for archaeological finds within the site



KEY

- Site Boundary
- Site Access
- Public Footpath
- Existing Hedgerow
- Views onto Site From Existing Properties
- Potential Distant Views/Boundary with Country Views
- Sun Path
- Sensitive Boundary for Residential Amenity
- Listed Building

(44) A summary of the site opportunities

- New residential development to meet the needs of the area
- Areas of public open space to strengthen the village environment
- Retention of the few existing landscaping features
- Provide mix of dwellings respecting the
- Character of the village
- Provide parking for adjacent surgery
- Increased quantum of employment land in Barrow
- Improve footway / cycleway / bridleway permeability
- Open space provision to reduce potential visitors to locally important wildlife sites.

(45) An important component of the proposal is to provide additional parking for the adjacent surgery, complementing an extension to its capacity. Parking at the surgery is difficult at certain times and, while not in permanent demand, at peak times the surgery and its visitors would benefit from significantly increased parking capacity. An assessment of the site layout, urban design and making effective use of land, identifies that parking spaces can be provided within the application site if desirable.



KEY

- | | | | |
|--|--|--|---|
| | Site Boundary | | Potential New Public Open Space / Attenuation |
| | Potential New Site Access | | New Landscaping |
| | Potential Site Access Within Site | | Employment Land |
| | Existing Site Access to be Retained | | New Residential Areas |
| | Existing Public Footpath | | Potential Improvements to Doctors Surgery |
| | Potential New Pedestrian Connectivity to Existing Pavements (2m) wide enough for shared footpath/cycleway (3m) | | |

Design Evolution – Layout Development

(46) In looking at the possible land use, accessibility and landscaping options, Particular consideration has been given to the properties neighbouring the site and the opportunities to enhance connectivity with the village.

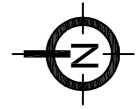
(47) The next pages illustrate options that provide possible layouts but have been enhanced following consultation and engagement with stakeholders. They are set out here for information purposes.

Option A

(48) This option shows the public open space being located alongside the new site access off Barrow Hill Road with the residential development being arranged beyond this with a 'figure of eight' road configuration. The layout is a block arrangement that is a traditional pattern to provide active frontages onto all streets, key views that terminate or open up onto the countryside, and hides the development away from the main road.

(49) Reasons for changing the Layout

- Although an open feel to the site at the entrance sets the built form back it foes against the grain of the existing units along Barrow Hill Road where houses are set back a short distance from the road.
- This option would also be at odds with the need to sustain and enhance the amenity and integrity of the existing hedgerow that bisects the site North/South.
- Drainage flows away from Barrow Hill making drainage difficult around the dwelling blocks
- The layout may give the perception of being very urban, failing to make best use of the open space provision
- Dwellings closer to the main road could reduce traffic speeds
- Isolates an important hedge and closes-in the footpath route



- Site Boundary
- Proposed Development Area
- Site Access
- Proposed Public Open Space





Option B

(50) This option explores the design option for bringing development into line with the grain of the existing residential properties along Barrow Hill, with public open space to the rear, adjoining open farmland. This creates a strong frontage onto the open space and the countryside beyond, while spreading open space throughout the development.

(51) The main access road would lead through towards the eastern boundary where a public open space would be located. This gives softer edges to the boundary with more units benefiting from the view across the countryside to Wilsummer Wood. A further smaller public open space is proposed to the northern section of the site within similar visual amenity benefits being allowed for.

(52) Reasons for changing layout

- Analysis of preferred drainage solutions to provide flood resilience requires larger set-backs, reducing the development areas and requiring further refinement;
- Still isolates an important hedge and closes-in the footpath route;
- Additional pedestrian connections can be made around the site and with the employment area

- Site Boundary
- Proposed Development Area
- Site Access
- pos Proposed Public Open Space



(53) The preferred layout is the result of combining elements of the initial proposals with the conclusions of technical work and consultation with statutory bodies. The Preferred Option has evolved from that scheme, with the benefit of public involvement and statutory providers commenting on the detailed requirements and expectations provides the basis of an attractive, functional and suitable layout for new residential development and employment space. The considerations for a detailed planning application are provided over the remainder of this Brief.

- Employment land is proposed to the south and residential to the north, to avoid conflict with existing residential areas. A block approach provides active frontages to all roads;
- Drainage has guided the preferred layout of building plots to ensure drainage is achievable and removes water from the site, draining east;
- Would maintain the building line along Barrow Hill but does not dominate the main road, as a logical extension to Barrow;
- Open space is positioned to the rear of the site, incorporating the advised quantity of space. Separated from the front of dwellings by the internal roads and swales, improving residential amenity. This provides a good area of recreation space in the more secluded part of the site and acts as a transition to the countryside beyond. The space could provide a small play area for children with natural play features designed into the spaces;
- Maintains openness around the existing hedgerow running through the site, allowing it to flourish.
- Allows for the inclusion of a bridleway through the site, partly upgrading footpath No.12 within the site, as part of a strategy to link Barrow with Great Saxham

- Better internal connections to the employment area, main road and connecting footpaths will ensure the site achieves good pedestrian permeability, matching desire-lines and creating a loop with the footpaths to the north and south of the site;
- Root protection areas around important boundary trees to protect their health

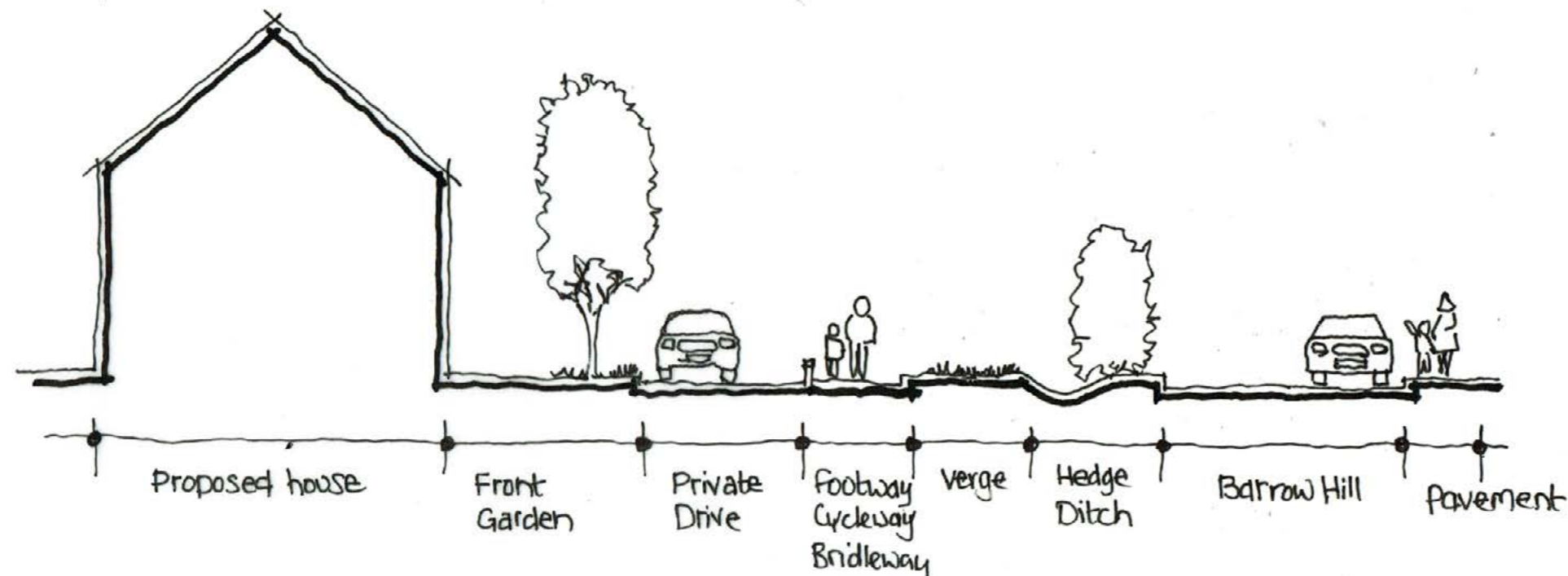
(54) The main access road from Barrow Hill leads traffic into the site with views towards the countryside. The entrance is wide due to swales either side to manage water flow to the east, The public space is concentrated in the northern section, limiting the width but providing a high number of units with views across to the countryside.

(55) Drainage swales are now incorporated as a main feature of the layout. In this case, swales provide the most effective method of managing water and ensuring the site is flood resilient. Swales also provide an attractive separation between the fronts of properties and the internal roads, giving the perception of a lower density environment. The layout ensures there are a minimum of two stages of water treatment and capacity to meet a 1 in 100 year storm event plus climate change. The proposal will thereby be able to improve water management on the site compared to the existing situation. Culverts would be provided along the swales to move vehicles and people between the road and the built area, into parking areas or garages on plot. Check dams can be included in the east-west swales to improve flow management during storm events.

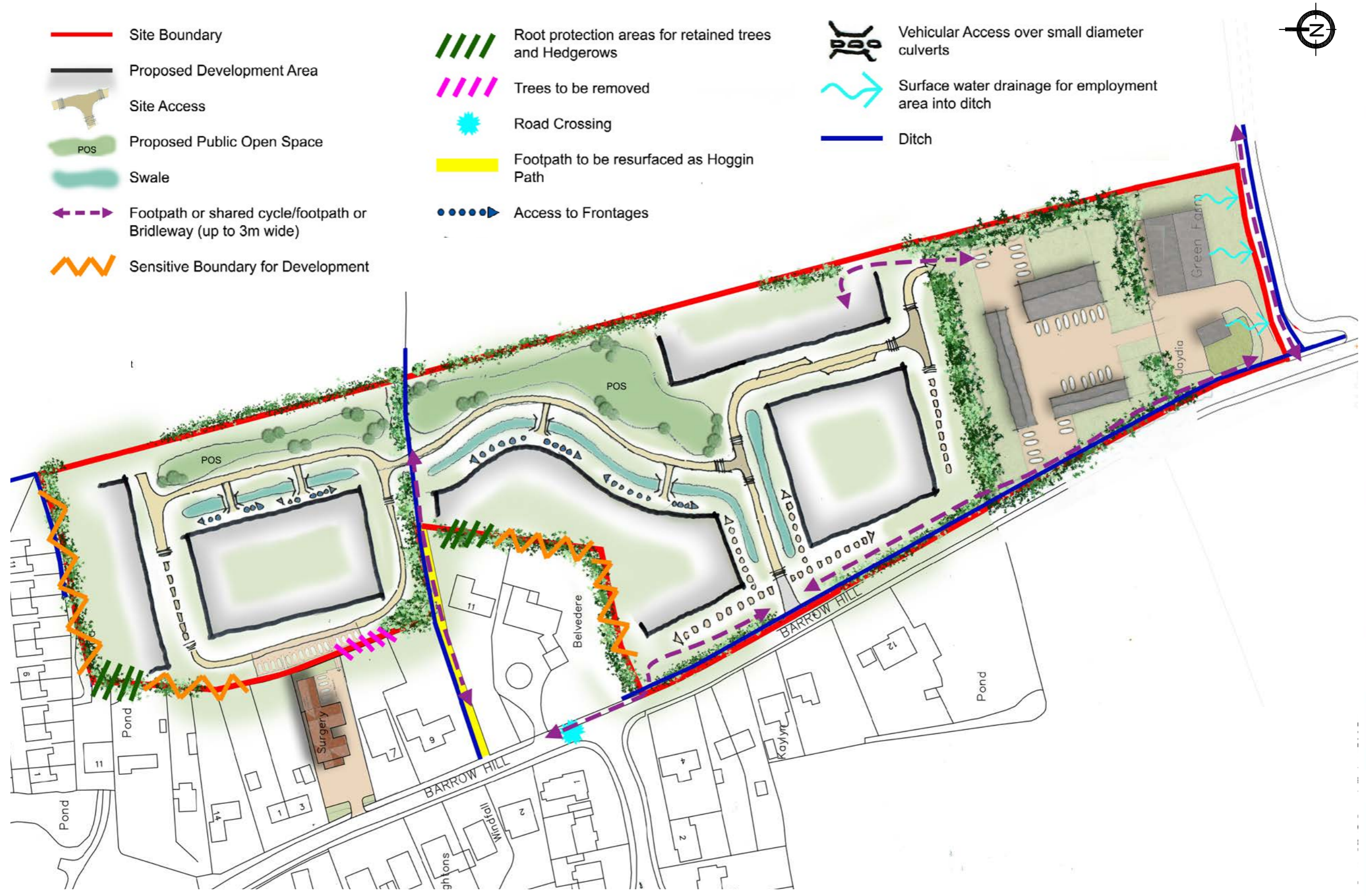
(56) Boundary planting is able to be largely retained. The current site is agricultural with few features within the site of ecological value. Two access points do need to be created through the boundary hedges to allow both the main access and the link between the southern and northern parts of the site to be formed. Pedestrian routes to the employment area will also be formed but require much smaller openings in hedgerows. The openings have been considered by a consultant ecologist and are recommended not to harm the value of the hedgerow for commuting bats or wildlife.

(57) The section diagram below identifies an option for the front of the site. The hedge along Barrow Hill can be retained while still achieving required visibility spays. A combined footpath/cycleway or bridleway can be provided for pedestrian movement within the site, with a knee rail to ensure it is protected from inappropriate parking. Private drives can be provided for vehicular access to the dwellings. Details will be the subject of reserved matters.

(58) The proposed development is relatively low density with a good level of landscaping. Accordingly, it is able to accommodate new parking for the Barrow Surgery, directly behind the surgery site. This would provide a substantial benefit to the village, as the much needed expansion of the surgery would not be permitted without additional parking, thereby being unable to provide additional services, such as a dentist or additional GP without relocation. This site provides the opportunity to assist with expanding the health services available in Barrow.



Preferred Layout



- Site Boundary
- Proposed Development Area
- Site Access
- POS Proposed Public Open Space
- Swale
- - - Footpath or shared cycle/footpath or Bridleway (up to 3m wide)
- ~ ~ ~ Sensitive Boundary for Development

- /// Root protection areas for retained trees and Hedgerows
- /// Trees to be removed
- * Road Crossing
- Footpath to be resurfaced as Hoggin Path
- ● ● ● Access to Frontages

- Vehicular Access over small diameter culverts
- ~ ~ ~ Surface water drainage for employment area into ditch
- Ditch

Access and movement

(59) Vehicular access to the residential part of the site will be from a single access on Barrow Hill with sight lines to meet SCC requirements. The employment site will be served by the existing access to the south of the site. Parking capacity will comply with the full standards.

(60) Pedestrian and cycle access can be enhanced by the development. Access can be taken from the main entrance with a new footpath pavement but could equally be served by a shared footpath/cycleway (3m wide) inside the site linking Footpath No.12 to the Byway to the south of the site and separating pedestrians from the road. This could also be upgraded to a bridleway to support the longer term aspiration to link Barrow with Great Saxham. The site layout should encourage pedestrian movement with open space, identifiable routes, and clear links to the surrounding area. Footpath No.12 runs through the site, linking the village to Wilsummer Wood and must be utilised successfully. To retain the character of the footpath adjacent existing dwellings, the footpath can be laid as a hoggin path with the bridleway directed through the development site in order to achieve the necessary width. A pedestrian crossing will be required on Barrow Hill, or additional pavement to safely join existing pavements. To ensure the safe movement of vehicles, lengths of road in excess of 60m may require speed restricting features.

(61) The site layout will encourage pedestrian movement due to its design, with open space, identifiable routes and clear links to the surrounding area. Footpath No.12 runs through the site, linking the village to Wilsummer Wood and must be utilised successfully. To maintain the character of Footpath No.12 where it runs adjacent to existing dwellings, it can be laid as a hoggin path with the bridleway directed through the development site to join Barrow Hill in order to achieve the necessary width. A pedestrian crossing will be required on Barrow Hill, or additional pavement to safely join existing pavements. To ensure the safe movement of vehicles, internal roads shall be designed to encourage low traffic speeds. The byway to the south of the site emerges onto Barrow Hill and shall be joined to the internal footpath/bridleway to form a loop with Footpath No.12 from the site to Wilsummer Wood.

Travel Plans

(62) Travel plans can be fundamental to ensuring that development promotes sustainable alternatives to sole occupancy car use, which can become ingrained travel behaviour if the alternatives are not promoted, particularly in new developments.

(63) The following list provides some of the practical measures that can be applied to this site to promote the use of more sustainable forms of travel. The appropriateness of specific measures would be determined at the detailed design stage:

- Pedestrian and cycle permeability with shared footpath / cycle paths
- Resident travel information packs at first occupation to provide information about the area and travel options
- Discounted public transport vouchers / tickets
- Promotion of cycle routes
- Provision of broadband to encourage flexible working
- Provision of services and employment in close proximity to avoid the need to travel.

(64) These measures can have the effect of reducing vehicular movement associated with the development and will, over time, promote a more sustainable site. Any measures would be discussed with the planning authority and the Highway Authority prior to being implemented to ensure they are right for the site and the area.

Landscaping and Green Infrastructure

(65) A landscape strategy will be prepared to accompany a planning application. This Development Brief sets out the general principles to be followed in any application.

Key principles of the landscape strategy will include:

- retention of existing hedgerows where practicable within the site and along boundaries
- landscape buffer between future employment and residential development
- high quality landscaping with new open space to meet adopted Policy and sufficient to divert pressure away from more sensitive sites
- The creation of wildflower areas and use of woodpiles, bat and bird boxes to support wildlife

(66) A Phase 1 Habitat Survey recommends there are no rare, principally important or protected plant species recorded at the site. A precautionary or supervised clearance of suitable bird nesting, reptile and amphibian habitat, and the protection of retained trees and hedges, is recommended when development commences. The landscaping scheme is not expected to be significantly constrained by ecology issues in this case.

(67) The site will incorporate public open space through a landscaping scheme that has been subject to discussions with the Council. The landscaping makes use of the existing features in the site and provides a usable area of amenity land to reinforce the village character.

Drainage / Flood Risk

(68) Drainage is a critical consideration for this site due to having a perched water table meaning water sits close to ground level and needs to be fully integrated into any development layout. In determining an appropriate approach for the site, advice from Suffolk County Council has been closely followed. The principles outlined for a drainage strategy in this Brief fully accord with the advice received and represent a best practice approach.

(69) The Environment Agency identifies the site as being entirely within Flood Zone 1. This represents the lowest category of flood risk and renders the site suitable for any type of development from a flood risk perspective.

(70) The Sustainable Drainage hierarchy identifies infiltration as the most sustainable option. However, the ground conditions at this site are unsuited to this method of drainage. The strategy is therefore to outfall to the local watercourse network.

(71) A 'train' of drainage features will be used, including permeable paving, swales for conveyance and storage, and detention basins before final outfall. This will reduce flow rates to the watercourses to pre-development rates and improve water quality. Drainage from the commercial area will convey water to the southern ditch while the residential area drains to the east. The system will be designed to account of additional surface water as a result of climate change and exceedance routing will be included. The proposed layout has taken full account of the Flood Risk Assessment undertaken for the site and represents a successful approach to managing rainfall events and reducing flood risk off and on site. The solution also ensures an open environment and character to the scheme, in keeping with other parts of Barrow.

(72) The proposed layout of SuDS features maximises the ability to manage water flow from the developed parts of the site. Swales are positioned parallel to the front gardens/ driveways of properties along the main roads. East-west swales include check dams to control downhill flow and store surface water. North-south swales do not require dams. The proposed approach is the most appropriate method for managing run-off from residential plots and the highway within the site.

(73) For the north-south swales, an alternative approach would be to position them along the open space, avoiding the need for vehicles and people to cross the swale to access homes. This approach has been fully considered but would not achieve a desirable SuDS solution. This approach would require a network of pipes to move water from the dwellings to the swale, beneath the roads. This destroys the opportunity to provide a simple, easily maintainable drainage system and introduces extensive underground pipes that current guidance seeks to avoid where possible. In addition, the swales need to be approximately 1m below ground level. The current arrangement allows the road and houses to be on approximately the same level. If the highway is along the front of the dwellings, the dwellings will need to be raised further out of the ground to achieve a downhill flow to pipes beneath the road, then to the swale, elevating them above ground level by an estimated 0.5m. This will unnecessarily dominate views towards the site and introduce a more complex solution with increased maintenance.

(74) The proposed system is fully tested and is recommended by SCC guidance. The swales are crossed using culverts or bridges for groups of dwellings and are fully integrated into the urban design. This provides a separation from the highway and increases the openness of the site. The image below is an example of the arrangement. The swales would be in addition to open space features.

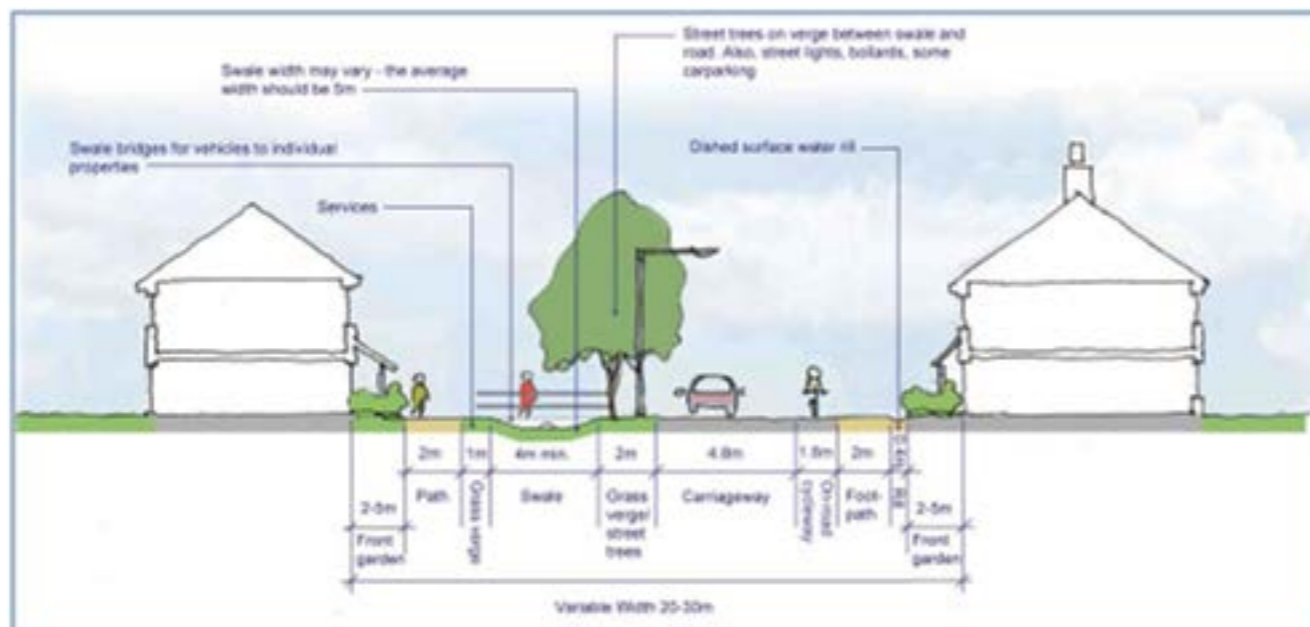


Typical access over swale arrangement

(75) A foul water disposal system will be provided as required by building regulations and Anglian Water. The system will be adopted in part by Anglian Water and the outfall point will be agreed with them. Due to the shallow levels of the site compared to where it may join the sewer system, a pump station may be required to serve levels to achieve fall 300-400mm for the site. This could be designed into the scheme at the detailed stage.

Water Resources

(76) The eastern region is the driest in the UK and most rural communities rely on underground water reserves either through mains supply or private boreholes. Ensuring a sustainable use of water is a key aspiration for the borough and measures such as grey water harvesting and rainwater collection is encouraged. It is also understood that there are constraints to the Barrow Waste Water Treatment Works and additional capacity may be required by 2020 to support new housing.



Ideal SuDS arrangement – SCC Guidance

Appearance

(77) The indicative dwellings would follow typical Suffolk vernacular with a range of quality materials expected to be used to ensure the development would complement the existing village. To achieve this, the following elements would be typical of the location:

- Front elevations could be both brick and render;
- Dormer windows within roofs
- Traditional weatherboarding
- Detached garages
- Chimney details

(78) The details of any dwellings would be for a detailed planning application to define, in consultation with the Council. Secured by Design principles should be considered in the detailed layout of the scheme.

(79) The employment site would be expected to provide good quality facilities on a small scale. However, any demand for employment activity in this part of the Borough should be encouraged, where it is compatible with the location and the adjoining residential use. Small operators have shown an interest in the employment space, although the detailed arrangement of the site will be for reserved matters stage. The position of the employment area on the edge of the site is beneficial to the demand for business space.

Scale

(80) The scale of development is anticipated to be predominantly two-storey, with the opportunity for three-storey houses in key locations to provide visual interest and personalisation. The maximum scale of development in the residential part of the site is therefore presented as 3-storey to allow for homes with rooms in the roof, or for more substantial dwellings where this would be appropriate and not harmful to existing residential amenity. Sensitive boundaries are shown on the key diagram to identify those areas where storey heights and land uses should be carefully considered. It is anticipated that the southern and eastern parts of the site would be best located for dwellings over two-storey in height.

(81) All development would be expected to provide an appropriate mix of properties in accordance with planning policy, including the Rural Vision 2031 and consideration should be given to meeting the Lifetime Neighbourhoods principle, as expressed in the County Council Joint Suffolk Health and Wellbeing strategy.

(82) Within the employment area, the scale of any proposal would be considered on its merits with full consideration for the economic, environmental and social sustainability of a proposal.



Streetscene A-A



Streetscene B-B

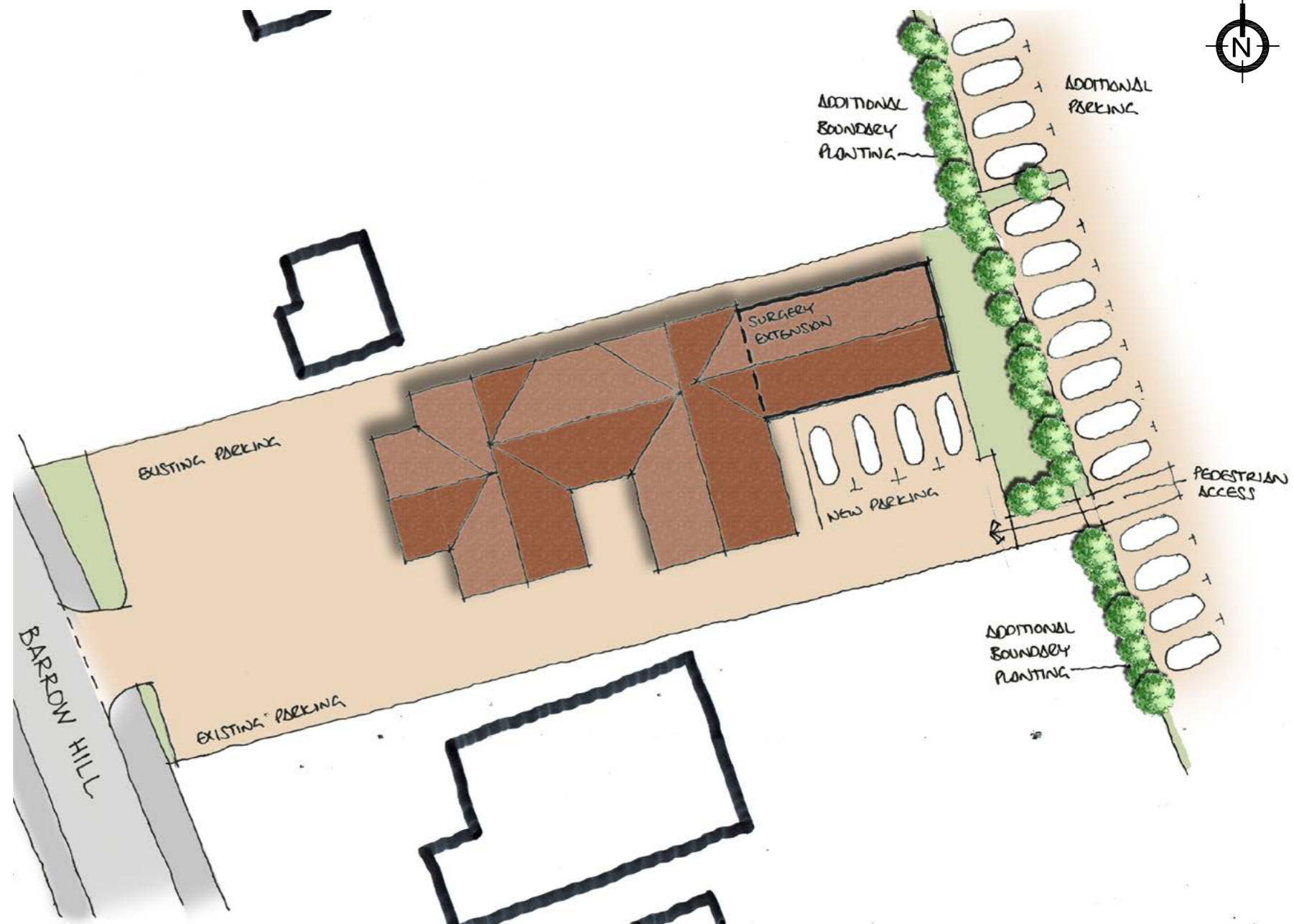
(83) The local doctor's surgery on Barrow Hill is a modern, well used facility, attended by people from a wide catchment beyond Barrow itself, particularly on certain days.

(84) The surgery is not within the application site. However, in accordance with Policy RV10b, this proposal presents the main viable opportunity to expand the surgery through financial obligations and to provide additional parking adjoining the site. Discussions with the Surgery identified a future need for two consulting rooms and demand for a dentist consulting room (for part-time dental treatment). In addition, the internal layout is not ideal for the pharmaceutical dispensary, which could be expanded.

(85) Initial plans have considered whether the expansion could be achieved, and identified an appropriate method for enlargement mainly to the rear of the building. Capital funding for the expansion could be gained from the development of the adjoining site and an in-principle agreement from NHS England has confirmed a business proposal for the project to improve health care in the area. Any funding will need to be balanced with CIL regulations, other planning policy obligations and the viability of the development.

(86) Existing frustrations at the Barrow Surgery include the parking capacity. Development of the site east of Barrow Hill can provide land for customer and staff car parking to the rear. While parking would have a land-take and reduce landscaping in this location, it is considered that the functional and urgent need for additional parking is an important consideration.

(87) Movement around the surgery and the link between any new parking area and Barrow Hill is particularly important, including consideration of the access to the side of the surgery building, which currently leads to the staff car park. This is particularly important in terms of phasing for provision of additional parking and the construction phasing of the residential development.



Delivery and Phasing

(88) The residential part of the site is anticipated to be delivered in one phase, due to the relatively small scale and the nature of the proposed development. Prior to delivery, a full archaeological evaluation is expected to be undertaken, with recommendations for both a geophysical survey and a trenched evaluation. This process may guide the layout and timing of delivery of the site, should any significant finds be discovered.

(89) Any issues pertaining to the phasing of development, including in conjunction with infrastructure, can be determined at the planning application stage.

(90) Affordable housing is expected to be phased throughout the development and delivered in small groups that are indistinguishable from the market housing.

Planning Obligations

(91) Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism which make a development proposal acceptable in planning terms by ensuring impacts of the development are mitigated.

(92) The details of the s106 agreements will be determined through the planning application process. However, the broad themes to be addressed are expected to be as follows:

Barrow Surgery

(93) Provision of a number of parking spaces within the development site, ideally adjoining or close to the rear boundary of the surgery. Financial contribution to enlarge the surgery, subject to CIL regulations and viability.

Affordable housing

(94) Planning policies require 30% of the total number of dwellings to be provided as affordable housing. The size and tenure would be agreed in discussion with the Council at the planning application stage.

Education

(95) Proportionate contribution towards primary school, middle school, upper school and sixth form provision.

Early Years and Childcare provision

(96) Proportionate contribution towards pre-school provision, where appropriate

Transport

(97) Improvements to footpaths, access and implementation of Travel Plan (details to be determined through a Planning Application).

Rights of way

(98) Enhancements to Public Footpath No.12 that runs through the site, proportionate to the development.

Waste and Recycling

(99) Design features for the collection of waste will be considered in the detailed design of buildings. Consideration for providing communal recycling facilities and/or the preparation of a site waste management plan to be undertaken at detailed stage in consultation with the Local Authority.

Libraries

(100) Suffolk County Council would assess the suitability of the site to contribute towards libraries, including outreach activity, and the need or otherwise for funding to support a library service for new residents of the development.

Conclusion

(101) This Development Brief sets out the general arrangement of buildings, land uses and infrastructure that can be provided through the delivery of this allocated site. This Brief has been considered through a four-week public consultation and recommendations presented by statutory consultees, which have influenced the proposal.

(102) As adopted planning policy, this Development Brief will be a material consideration in the determination of any planning application for the site. Its recommendations, considerations and obligations, supported by evidence, should be identified and addressed in any detailed planning application.

(103) We are grateful for the involvement of the Local Planning Authority, the County Council and the residents of Barrow for their time and effort to provide reasoned advice and recommendations for this Brief. The effort taken at an early stage of the site's delivery help to secure a high quality development that will benefit the village and integrate successfully in the future.

