

Estate of Coralie Watson

Barrow Land at The Green **DEVELOPMENT BRIEF**

March 2011

Brown & Scarlett

Architects

140 Eastgate Street

Bury St Edmunds

IP33 1XX

Tel: 01284 768800

John Popham

planning and environmental consultants

The Old Wool Warehouse

St Andrews Street South

Bury St Edmunds

Suffolk

IP33 3PH

Tel: 01284 750883

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DEVELOPMENT BRIEF

1 INTRODUCTION

This Brief has been prepared on behalf of the owners of the site – Harry Watson and the Estate of the late Coralie Watson.

1.1 Status and purpose of document

1.1.1 The adopted *Replacement St Edmundsbury Borough Local Plan 2016* contains a requirement for a Development Brief, or site specific design guidance, to be prepared for all major developments before planning permission may be granted. Once adopted, the Development Brief will become a material consideration in the determination of any planning application for the development of the site.

1.1.2 The purpose of the Development Brief is to provide information on the policy and physical constraints operating on the site and indicate how it is intended it could be developed.

1.1.3 The Brief has been the subject of public consultation (an exhibition was held at Barrow village hall on 28 September 2010) and this final version incorporates changes made to reflect material points arising from the responses received.

1.2 Scope of Development Brief

1.2.1 This brief includes information on

- site location and description
- the planning policy context;
- the wildlife and landscape significance of the site;

- a landscape 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; and
- additional matters.

1.3 Associated documents

1.3.1 The following documents should be read in conjunction with this brief: *Site Analysis and Constraints*; *Village Architectural Vocabulary*; and *Site Layout*. Brown & Scarlett, Architects.

Protected Species Scoping Survey on Land at Barrow, Hillier Ecological Associates, November 2009; and

Landscape Strategy: Proposed Residential Development - Land at Barrow, LSDP Chartered Landscape Architects, February 2010 revised 6 August 2010.

Flood Risk Assessment, G H Bullard & Associates, Civil & Traffic Engineering Consultants, June 2009.

2 DEVELOPMENT BRIEF

2.1 SITE LOCATION & DESCRIPTION

2.1.1 Barrow lies approximately 5.7 miles to the west of Bury St Edmunds. The site, which comprises what were once two small paddocks, is located within the village to the north of The Green behind properties which front onto it – principally to the rear of The Limes.

2.1.2 Internally the site is an area of pasture with a number of significant features including trees and hedgerows, a pond, and wide mainly grassed ditches.

2.1.3 The site extends to 1.47 hectares in all (3.63 acres).

2.2 PLANNING POLICY CONTEXT

2.2.1 Replacement St Edmundsbury Borough Local Plan 2016. Barrow is defined as a Rural Service Centre in Policy DS1 (Settlement Hierarchy) of the plan. This category permits development which “primarily meets the needs of the settlement and the surrounding area”. The greater portion of the site is allocated for development under Rural Allocations Policy RA2 (Greenfield Allocations – Rural Service Centres), item ‘c’, Land at The Green, Barrow, with an allocated area of 1.1 hectares and an indicative capacity of 20 units, and the remainder being within the existing settlement boundary.

2.2.2 St Edmundsbury Local Development Framework (LDF). In the *Core Strategy Submission Document*, August 2009, of the LDF, Barrow is one of the six villages designated as Key Service Centres under LDF Policy CS4 (Settlement Hierarchy and Identity). In addition, the site has had its Replacement Local Plan allocation confirmed in the *LDF Rural Site Allocations Preferred Options Document*, March 2010 (Site Ref: LP17). The indicative capacity remains unchanged at 20 units, and the development phasing is given as 2011 – 2021.

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

2.3 WILDLIFE & LANDSCAPE SIGNIFICANCE OF THE SITE

2.3.1 Wildlife. The *Protected Species Scoping Survey* showed that the site

- had potential for breeding birds;
- possessed no evidence of badgers;
- did not meet the requirements for reptiles, and that a refugia search produced a negative result;
- had a low probability of bat interest for all trees; and
- had below average pond suitability for amphibians (Great Crested Newts).

The recommendations arising from the survey are that

- a full amphibian survey of the pond be carried out, during the survey window of March to June;
- the buildings within the site boundary will require a bat and barn owl survey;
- any removal of trees and shrubs should take place outside the bird breeding season (March to September); and

- a variety of bird boxes should be erected around the site to compensate for the potential loss of nesting sites.

The required additional survey work will be carried out prior to the submission of a planning application.

2.3.2 Landscape strategy. The *Landscape Strategy* has a primary aim of integrating the development into the surrounding part of the existing settlement, incorporating existing landscape features which contribute to local distinctiveness and landscape character. The study considers the history of the development of the area since the mid 19th century, notes the existing landscape features within the site, and examines existing housing in the area around The Green with a view to providing a materials palette.

The key objectives of the strategy are:

- a layout which complements the historic development pattern of the village;
- provision of a central green space as a focus for the development;
- boundary enhancement to minimise impact on neighbouring properties and maintain the historic boundary pattern;
- retention of the central footpath as a green link through the site; and
- use and adaptation of the existing watercourses to serve a sustainable drainage system and maintain wildlife corridors.

2.4 MIX OF HOUSING & AFFORDABLE HOUSING PROVISION

2.4.1 A mix of 2, 3, & 4 bedroomed properties is proposed.

2.4.2 The indicative layout contains 33 dwellings (including existing properties and buildings that will ultimately be converted to residential). Of the site area of 1.47 hectares the area of green which includes the pond extends to 0.11 hectares and a net area of 1.36 hectares. The net density is therefore 24 dwellings per hectare.

2.4.3 Provision will be made for affordable housing. This will be at the percentage required when the planning application is submitted. The range of affordable accommodation to be provided is to be agreed with the Borough Housing department before the design of the scheme is finalised.

2.5 SCHEME DESIGN

2.5.1 The *Landscape Strategy* and three drawings/ diagrams describe the site's constraints and indicate the approach which is to be adopted when preparing the design for the scheme:

- **Architectural Vocabulary** (Brown & Scarlett)
- **Site Analysis/Constraints** (B&S)
- **Indicative Layout** (B&S)

2.5.2 **Landscape Strategy.** The strategy indicates how the landscape objectives defined in paragraph 2.3.2, above, are to be achieved. The most significant element is the provision of a central green around which several of the dwellings are grouped in a manner that affords them a good view of the feature.

2.5.3 **Architectural Vocabulary.** The montage contains photographs of key dwellings and architectural features and details drawn from properties around The Green. A variety of dwelling form is shown. Materials indicated as appropriate include brickwork, flintwork and plaster for walls, slate and pantiles for roofs, and timber windows of varying designs. Possible patterned barge boards are also depicted. These elements are to be used to inform the design of and materials for the proposed scheme. .

2.5.4 **Site Analysis/Constraints.** This diagram indicates the opportunities and design constraints which will govern the way in which the site is laid out in order to ensure that the development focuses on the key features within the site and relates to surrounding development. This will involve paying proper regard to protecting the amenities of adjoining properties (see para. 2.5.6. below); providing a green corridor, respecting the scale, form, design and materials of dwellings on The Green; and taking advantage of the architectural opportunities which the site presents.

2.5.5 **Indicative Layout.** The drawing uses the information in the other diagrams and the landscape strategy to demonstrate how the constraints and opportunities which the site presents may best be interpreted to produce an indicative layout for the scheme.

2.5.6 **Protection of residential amenity.** The final design of the scheme will pay particular regard to the amenity of the dwellings which adjoin the site. The indicative layout already reflects the need for there to be an acceptable distance between existing and proposed dwellings. The final design will address issues such as overlooking.

2.6 SITE ACCESS & CAR PARKING

2.6.1 **Footpath link.** The Indicative Layout depicts an existing footpath (Footpath no. 7) which runs north/south through the development and its central landscaped area, bisecting the site. Footpath no. 7 has a minimum legal width of 1.5 metres. The consent of the County Council (as Highway Authority) is required for any works to the surface of the path.

2.6.2 A proposed footpath runs from the main entrance from The Green to the north-west sector of the site adjoining the southern end of Meadow Road. Where appropriate the paths are to be finished with wide grass borders and planting, to maintain their rural character

2.6.3 **Vehicular access.** A main and subsidiary access to the site are proposed, both from The Green. These have been aligned with land which forms part of the public highway at these locations and agreed in principle with Suffolk County Council Highways.

2.6.4 **Car parking.** Car parking has been carefully related to individual, or groups of, dwellings with garages generally to their so that they do not impact upon the street scene, and assist in affording extra protection for existing dwellings on adjoining sites.

2.7 PUBLIC TRANSPORT AND TRAVEL PLAN

2.7.1 There is a regular daily bus service between Barrow and Bury St Edmunds (Routes 311, 314, 905). When submitted the planning application will be accompanied by a Transport Assessment and a Travel Plan.

2.8 PHYSICAL INFRASTRUCTURE & MAINS SERVICES

2.8.1 **Drainage.** Foul drainage will be connected direct to the main sewer which runs east-west across the northern side of The Green immediately south of the properties in front of the site. The swales within the site and the pond in the central landscape feature will form part of the surface water drainage arrangements which will be designed meet Sustainable urban Drainage System (SuDS) requirements. Rainwater harvesting storage will be used to reduce surface water drainage and the need for potable water supplies. (See

section on Flood Risk Assessment in para. 2.9.2, below which describes the proposed drainage arrangements).

2.8.2 Water. Connection will be to the mains supply but, as explained above, rainwater harvesting will be used to reduce need.

2.8.3 Electricity. Connection will be made to the mains supply.

2.8.4 Gas. There is no gas main in Barrow.

2.9 ADDITIONAL MATTERS

2.9.1 Code for Sustainable Homes and Buildings for Life. The site will have a mix of market and affordable housing as described in sub-section 2.4, above. Affordable housing will meet the requirements of Code 3 as a minimum. Market housing will be controlled by the requirements of the Building Regulations which are moving towards elements of Code 3 particularly for energy and water consumption. The site will be assessed against the CABE document *Delivering Great Places to Live* and the requirements of *Buildings for Life*. The site sits within a sustainable village location and objective is to meet the requirements of “good” within the CABE assessment

2.9.2 Flood Risk Assessment. Barrow is noted for its high water table and groundwater flooding is a possibility in the settlement. Currently the site is drained by two swales and a pond – all of which have water in them even at drier times in the year. As the **Flood Risk Assessment** (FRA) explains, full use will be made of SuDS (see para. 2.8.1, above) including improvement to the swales by enlarging the soakage ditch which runs along the northern side of the site, and the use rainwater harvesting which will reduce run-off from the site. The pond in the centre of the site will also be enlarged to accommodate additional surface water run-off from the development for a 1 in 100 year event with appropriate allowance for climate change (FRA paras. 5.3 & 5.6). Notwithstanding the above the FRA notes that the site is within Flood Zone 1 of the Environment Agency’s Flood Map and the risk of flooding from tidal and fluvial means is extremely small. Further, the risk of flooding from groundwater or pluvial means is also extremely small provided the maintenance of the proposed and existing drainage systems is correctly carried out (FRA section 7 – Conclusions). The FRA will be formally submitted to the Environment Agency at the pre-application stage.

2.9.3 Land contamination. A Landmark Enviroscreen assessment has been obtained. This 'passed' the assessment. However, a full Phase 1 Contaminated Land Report (to comply with PPS23) is required, which will also need to address the additional concerns of the Environment Agency due to the Source Protection Zoning (Zone 2) of the site. This report will accompany the planning application when it is submitted.

2.9.4 Public open space. The central open space in the proposed scheme forms the required public provision.

2.9.5 Tree Survey. A topographical survey has been completed and the trees on the site recorded. A detailed tree survey, linked to the landscape proposals, will accompany the planning application which will follow the formal approval of this brief.

2.9.6 Archaeology. The application will be accompanied by a Heritage Statement which will provide a summary of the archaeological potential of the site and a note of any required archaeological mitigation. Suffolk County Council Archaeological Service has indicated that any required archaeological work could be done by a condition on any planning permission granted, but has drawn attention to the fact that a trenched evaluation should be conducted at the earliest opportunity in order to establish the scope of any possible work.

2.9.7 Site waste management. Provision will be made for waste bin storage within individual sites.

2.9.8 Fire Hydrants. The provision of fire hydrants will be the subject of consultation when a planning application is submitted. The aim will be to finalise the location of the hydrants prior to the determination of the application.

2.9.9 Suffolk Constabulary. Suffolk Constabulary will be consulted on the design of the site when the application is submitted.

2.9.10 Construction works. Due to the proximity of the proposed development to adjoining residential property the development will be carried out following a construction code which will be agreed in advance with the local planning authority. This will pay particular regard to noise.

3.0 SECTION 106 AGREEMENT

3.1 A draft Section 106 agreement will accompany the application. This will make provision for any affordable housing requirement and such additional community contributions, including education provision, as are required at the time when the application is submitted.

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Barrow – Dev Brief – Adopted version – F – 29.06.11



VILLAGE ARCHITECTURAL VOCABULARY



SITE ANALYSIS AND CONSTRAINTS

