

**Social and Community Infrastructure - Delivery Table<sup>1</sup>**

What is to be delivered?	Further details of provision	When will it be delivered?	How will it be delivered?	Source / Justification
35% Affordable Housing	<p>The applicant is happy to accept a tenure split of 75% rented/25% intermediate as per the Council’s adopted guidance, or as otherwise agreed with the Council.</p> <p>The mix of affordable housing units will be designed to meet the requirements of the Neighbourhood Plan/SHMA.</p> <p>The applicant is happy to accept that the affordable housing provision includes 3 key worker units as requested by SCC Education/BDC Housing Officer in application responses (1<sup>st</sup> connection to East Bergholt High School), provided that the District Council is satisfied this meets the requirements of the CIL Regulations.</p>	<p>The affordable housing phasing will be as follows<sup>2</sup>:</p> <p>Phase 1 – 41 Units 16 Affordable units prior to occupation of 41<sup>st</sup> unit (all tenures)</p> <p>Phase 2 – 34 Units 10 further affordable units prior to occupation of 75<sup>th</sup> unit (all tenures)</p>	s106 Planning Obligation.	Policy requirement – Core Strategy Policy CS19
Housing Mix	<p>At least 40% (minimum 30 units) will have 1 or 2 bedrooms.</p> <p>Provision of not less than 18 dwellings for the elderly, restricted by occupation to persons aged 55 and over.</p>	<p>Phased provision alongside the phased implementation of residential units.</p> <p>The over 55’s accommodation is identified as being delivered within the 1st phase of development, as shown on the proposed Phasing Plan, and so would</p>	<p>Planning Condition in respect of housing mix.</p> <p>Planning Condition or s106 Planning Obligation in respect of the quantum/timing for delivery of accommodation for the over 55s.</p>	<p>Policy requirement – Neighbourhood Plan Policy EB4</p> <p>Policy requirement – Neighbourhood Plan Policy EB5</p>

		be delivered by the 41st residential occupation.		
Footpath network enhancement	Footpath link between the application site and the donkey path (FP 38) to be provided. Agreement exists with the landowner to provide this link.	Footpath link between the site and donkey path to be prior to 41 <sup>st</sup> occupation.	Grampian condition in respect of providing and thereafter maintaining the pedestrian link to the donkey path.	Footpath connectivity and access to countryside contributes to reduction in recreational impact to the Stour estuary.  Linkage also provides additional benefits in terms of increased access to open space and countryside for existing residents.
Open Space and Play Space	Delivery of not less than 3.3 ha (8.1 acres) of open space, including a LEAP – details of design to be subject to condition.	By 41 <sup>st</sup> residential occupation (all tenures) <sup>3</sup>	Condition and/or S106 agreement to cover design, trigger and future maintenance.	Additional benefit – design of scheme includes large area of open space in excess of normal open space requirement.
Work Hub <sup>4</sup>	Construction to an agreed specification of a ‘Work Hub’ comprising flexible workspace including desk space, meeting room, internet access with fibre connection, and ancillary accommodation (kitchenette/toilets).	By 41 <sup>st</sup> residential occupation (all tenures) <sup>3</sup>	s106 Planning Obligation for agreement of specification, trigger for delivery, and arrangements for management (1 <sup>st</sup> offer to Parish Council).	Additional benefit (which accords with Policy EB21) – scheme design includes provision for Work Hub.
Local Shop <sup>4</sup>	Construction of building to shell and core, of up to 279 sq m.	By 41 <sup>st</sup> residential occupation (all tenures) <sup>3</sup>	s106 Planning Obligation relating to specification, trigger, and obligations for marketing and	Additional benefit – scheme design includes space for local shop.

			availability.	
Swimming Pool <sup>4</sup>	Site to be reserved for the provision of a swimming pool for not less than 5 years.	Site to be available and marketed when construction commences	s106 Planning Obligation in relation to the site servicing trigger, and obligations/terms for marketing and availability (including definition of alternative community usage).	Additional benefit – scheme design includes potential for swimming pool.
Early Years Facility <sup>4</sup>	Site to be reserved for the provision of an Early Years facility for not less than 5 years.	Site to be available and marketed when construction commences	s106 Planning Obligation in relation to the site servicing specification, trigger, and obligations/terms for marketing and availability (including definition of alternative community usage).	Additional benefit – scheme design includes space for early years facility.
Healthcare	Financial contribution in accordance with NHS consultation response (contribution as adjusted to 75 units results in provisional figure of £27,278).	Prior to 1 <sup>st</sup> occupation.	s106 Planning Obligation.	Requirement set out within the NHS England consultation response
Transport Infrastructure	Two new bus stops with shelters and timetable information near the site access for eastbound and westbound bus services.  Provision of a pedestrian crossing on Heath Road between the two accesses for	To be agreed.  To be agreed.	s106 Planning Obligation.	Requirement set out within Highway Authority consultation response.

	the Medical Centre and the High School.			
Travel Plan	A Travel Plan to be submitted to and approved by the LPA.	At least 3 months prior to first occupation and reviewed every 6 months.	Planning Condition.	Requirement set out within the Suffolk County Council consultation response
Library Provision	SCC calculate a proportionate contribution of £216 per dwelling, equating to £16,200	On commencement if CIL, or prior to 1 <sup>st</sup> occupation is s106.	CIL (or s106 Planning Obligation).	Requirement set out within the Suffolk County Council consultation response
Education Provision	SCC have set out likely implications, and the potential need for a contribution via CIL for delivery.	CIL payment upon commencement of development.	CIL	Requirement set out within the Suffolk County Council consultation response
Ecological Mitigation and Enhancement Measures	Details to be subject to further agreement.  Off-site ecological mitigation by way of financial contribution of £9,790, in accordance with email from Sue Hooton dated 17/11/16.	Phased provision alongside the phased implementation of residential units.  Off-site contribution prior to 1 <sup>st</sup> occupation.	Planning Condition.  s106 Planning Obligation for off-site contribution.	Requirements set out within the Suffolk County Council consultation response
Sustainable drainage system	The principles of the drainage strategy are shown on the illustrative Masterplan and are based on the strategy set out in the Flood Risk Assessment.	Phased provision alongside the phased implementation of residential units.	Planning Condition regarding timing of provision and details for future maintenance (or s106 if required).	Required to ensure the effective provision and management of the surface water drainage system.

Notes:

1. Please note it is not the purpose of this Table to identify every item of physical/social infrastructure to be delivered, but rather it concentrates on those items either identified by the applicant as items to be delivered as part of the scheme, and the main matters raised by statutory consultees in respect of the application proposals.
2. The phasing of affordable housing is based upon the locations for affordable housing included on the submitted Tenure Plan; although the Tenure Plan remains indicative in terms of the precise location of properties, the applicant is able to commit to delivering affordable housing in these locations, and the Phasing Plan submitted as part of this Statement informs the rate of delivery.
3. The 41<sup>st</sup> occupation represents the last occupation in the first phase of the development, as shown on the illustrative phasing plan. The infrastructure referred to in these items lies within the first phase of the development. The trigger of 41<sup>st</sup> occupation is therefore suggested as a trigger for the obligation for these items on the basis it ensures that the actions are taken within the intended phase.
4. These items relate to additional scheme benefits that the applicants consider could, if necessary, contribute to the exceptional circumstances required for compliance with Policy CS2. If, however, the Council accepts that the unmet local housing need that exists already provides the exceptional circumstances needed for compliance with Policy CS2, then the justification for securing delivery of these additional benefits by means of condition or s106 would fall away, and no weight should therefore be placed on these additional benefits in determining the application. However, notwithstanding the applicant is agreeable to provide all elements.