

**KPC 128-03**

**MINUTES OF THE MEETING OF KEDINGTON PARISH COUNCIL**  
**TUESDAY, 19<sup>th</sup> JULY 2022**  
**HELD IN THE ROYAL BRITISH LEGION HALL, HAVERHILL ROAD, KEDINGTON**

**Present:** Cllr Ann Naylor (Chair)  
 Cllr Stella Wilsher (Vice-Chair)  
 Cllr Terry Wheeler  
 Cllr Ross Standeven  
 Cllr Lynda Woodward  
 Cllr Jeffery Potter

**In attendance:** Mr John Boxall (Parish Clerk)

**Also in attendance:** Four Parishioners and West Suffolk Councillors Marion Rushbrook and Nick Clarke.

**ACTION**

**1. Parishioners' Question Time and to acknowledge agenda items of interest to members of the public present.**

Mrs Marion Farrant has an interest in agenda item 13.5.

Mr Kevin Betts and Mr David Adkin have an interest in agenda item 14.4.

**2. Welcome and Apologies.**

Cllr Sharon Eames and Cllr Peter Deeks for personal reasons.

**3. To receive members' declarations of Disclosable Pecuniary Interests and Local Non- Pecuniary Interests in accordance with the Suffolk Code of Conduct (and section 106 of the LGFA 1992) and receive any applications for dispensations on agenda items.**

Chair has a Local Non-Pecuniary interest in agenda item 14.4

Chair and Cllr Woodward have a Local Non-Pecuniary interest in agenda item 7.2.b.

**4. Councillors who were present to agree as a true record the minutes of the meeting of Kedington Parish Council held on 21<sup>st</sup> June 2022 (emailed to Councillors)**

Chair confirmed that all Councillors had received the draft minutes by email and had had the opportunity to read them. A resolution was put forward by Cllr Standeven and seconded by Cllr Wheeler to agree the minutes of the meeting of Kedington Parish Council held on 21<sup>st</sup> June 2022 as a true record. There were no other resolutions; unanimously agreed. Chair signed the minutes outside the meeting.

**13.5 With Councillors permission, the Chair brought forward agenda item 13.5**

Chair advised that after the last Parish Council meeting on 21<sup>st</sup> June 2022, when a grant application from the Church was discussed and agreed, she gave thought as to how the Parish Council could further assist the Church. Chair has since spoken to Father Chris and to Jill Davis (Parochial Church Council Committee Member) regarding this and the Parish Council could assist in the refurbishment of the Church clock.

In April 2022 the Church clock was serviced and in May 2022 the Church received a quote to:-

- i. clean and re-bush the clock movement for £4,000.00 plus VAT and to EITHER
- ii. install new weight lines for £800.00 plus VAT OR
- iii. supply and install automatic winding units for £5,950.00 plus VAT

Chair advised that in accordance with sections 2 and 6 of the Parish Councils Act 1957, a Parish Council "may provide, maintain and light such public clocks within the Parish as they consider necessary" and "a Parish Council may contribute towards the reasonable expenses incurred by any person in doing anything which by virtue of the foregoing provisions of this Act that Council has power to do."

Chair advised that the Church prefer the option of installing new weight lines rather than having automatic winding units installed.

Councillors discussed this and how to fund any contribution. Cllr Wheeler asked and the Clerk confirmed there is £56,027.64 in the general reserves.

A resolution was put forward by Cllr Woodward and seconded by Cllr Standeven to contribute £4,800.00 plus VAT to these repairs from the general reserves. There were no other resolutions; agreed by a majority with one against.

Clerk

**5. Receive visitor's reports and reports from District and County Councillors (emailed to Councillors)**

Chair confirmed that she has emailed the report to Councillors having received it earlier this evening (ANNEX 1). Cllr Rushbrook gave an overview of the report.

Cllr Clarke advised that he has been asked by a couple of our parishioners who were concerned about what happens if planning applications time out for determination, are we now at risk of it going straight to the adjudicators at appeal. Cllr Clarke advised there is a technical risk if an application isn't determined within 9 weeks or 30 weeks, depending on the category of the application. The reality is it takes so long to go through appeal that that would take much longer than just resolving the issue and having it determined by West Suffolk. So there are very few people who will go to appeal because it's not been determined in the right time scale, because that (appeal) time scale is even longer than it not getting determined.

ANNEX 1

**6. Financial Statements: Receive budget statements and any other financial reports and consider action.**

**6.1 Receive budget statements effective to date (emailed to Councillors)**

Chair confirmed that Councillors had received the relevant documents. No questions from Councillors.

**6.2 External Audit (Clerk to update)**

Clerk reminded Councillors that at the meeting in May he had advised them of the variance in the accounts due to the Council changing its accounting approach from Income and Expenditure in 2020/2021 to Payments and Receipts in 2021/2022.

Clerk advised that the Annual Governance and Accountability Return (AGAR) had been due for submission to the external auditors, PKF Littlejohn, by 30<sup>th</sup> June 2022. Clerk spoke to Caroline Evans at PKF Littlejohn by phone on 24<sup>th</sup> June 2022 and advised her of the variance issue. Caroline advised there were two options:-

- i. submit the AGAR as it is with an explanation of the variance. This would result in the Council's record having an "except for" entry attached to it relating to the variance OR
- ii. employ an accountant to restate the whole of the prior year 2020/2021 from an Income and Expenditure approach to a Payments and Receipts approach. This would have a cost implication and would have meant a late submission that would also have had an "except for" entry attached to the Council's record.

Clerk advised that following a discussion with the Chair he submitted the AGAR to PKF Littlejohn on 27<sup>th</sup> June 2022 in accordance with option "i" above. Clerk has received an email confirming receipt of the submission.

Clerk advised that the following documents were submitted to PKF Littlejohn:-

- Section 1 – Annual Governance Statement 2021-22
- Section 2 – Accounting Statements 2021-22
- Bank Reconciliation Summary @ 31-3-22
- Explanation of Variances 2021-22
- Notice for the exercise of public rights 2021-22
- Annual Internal Audit Report 2021-22

All of these documents are available on the Parish Council website. The Notice of Public Rights to Inspect Accounts between 1<sup>st</sup> July and 11<sup>th</sup> August 2022 was also placed on the Parish notice boards on 30<sup>th</sup> June 2022.

- 6.3 **Underspend for 2021/2022 (Clerk to update)**  
Clerk advised that on 4th July 2022 £1,055.25 excluding VAT (£1,266.30 including VAT) was paid to Helions Forge for the 70% balance of the repairs and repainting of the two benches in Silver Street Park. Therefore, as of that date, the balance remaining in the 2021-2022 Underspend earmarked reserve is £4,049.77, taking into account £10,814.00 excluding VAT still to pay for the Old School Field play surfaces.
- 6.4 **VAT quarterly refund claim (Clerk to update)**  
Clerk advised that the 2022-2023 Quarter 1 VAT claim totalling £1,103.33 was submitted on 14<sup>th</sup> July 2022.
- 6.5 **PAYE quarterly payment (Clerk to update)**  
Clerk advised that the 2022-2023 Quarter 1 PAYE payment totalling £1,801.23 was made on 14<sup>th</sup> July 2022. This is for the Clerk and the Village Cleaner's PAYE and National Insurance contributions.
- 6.6 **Discuss and approve payment of Clerk's expenses for April 2022 to June 2022 (Clerk to update)**  
Clerk advised that his mileage expenses amount to £12.15. A resolution was put forward by Cllr Wheeler and seconded by Cllr Naylor to pay this amount. There were no other resolutions; unanimously agreed. Claim form signed by Cllr Naylor as Chair of the Parish Council.
- 6.7 **Ratify purchase of heavy duty fluorescent body warmer for village cleaner (Clerk to update)**  
Clerk advised that Mr Brownlow recently asked if a fluorescent body warmer could be purchased for him. He has a lightweight fluorescent tabard and a long sleeved heavyweight fluorescent coat but nothing in between. The purchase was authorised by the Chair and the Clerk. Clerk ordered this from The Safety Supply Company and paid £31.01 on 15<sup>th</sup> July 2022. A resolution was put forward by Cllr Standeven and seconded by Cllr Wheeler to ratify this payment. There were no other resolutions; unanimously agreed.

Clerk

## 7. Grants.

- 7.1. Uptake.
- a. **St Peter & St Paul Church (Clerk to update)**  
Clerk advised he paid the £500.00 grant on 4<sup>th</sup> July 2022 and he has received a letter from Mrs Marion Farrant stating "On behalf of the Parochial Church Council for St Peter & St Paul Church, Kedington, I would like to sincerely thank Kedington Parish Council for their award of a £500 grant towards our insurance costs for the financial year 2022/2023. The award of a grant is of enormous help to our Church, who in this financial year have to find the sum of £26,000 for the Parish Share for our Church in Kedington. This is in addition to everyday running costs needed to keep our historic Church open. Please would you pass on our grateful thanks to your Chair and Councillors."
- 7.2. Applications.
- a. **Ketton Early Birds (Clerk to update)**  
Clerk advised he has received a grant application by way of an email conversation stating "We are in the process of trying to raise funds for improvements and new equipment for the preschool and after school club children. We have 2 events we want to hold at the community centre, a Bingo evening and a Family Quiz night. In view of the rising cost of living we wondered if you would be able to help with the hire fees? This would enable us to ask for lower ticket prices, which would make the events affordable for the families to have an evening out."  
Bingo evening hire will be £137.50 and the family quiz night hire is a flat rate of £140.00, totalling £277.50.  
Councillors discussed this application and it was decided to ask Ketton Early Birds if they would rather ask for a grant towards the improvements and the new equipment instead. Cllr Wheeler asked and the Clerk confirmed there is £2,550.00 remaining in the grant budget. Council would want to know details of the improvements and the new equipment. It was agreed that Councillors could approve or otherwise the applications by email bearing in mind Council won't now meet until September. A budget of £500 was also agreed.

Clerk

**b. Mother's and Toddler's Group**

Cllr Woodward advised Council that she has secured a £1,000.00 grant from Persimmon homes for a new shed to house all the toys for the children. This will not only help them keep the toys dry, as the existing shed leaks, but also from a health and safety aspect it will help them store the toys in a more orderly fashion. Cllr Woodward asked for a grant of £500.00 towards the preparation and concrete base groundwork and to dispose of the existing shed, slabs etc., probably with a skip. Councillors agreed this application.

Clerk

**8. Clerk's report: Discuss and agree action on Clerk's Report and correspondence received.****8.1. Defibrillator Awareness (Clerk to update)**

Clerk reminded Councillors that the defibrillator awareness is taking place tomorrow from 7pm to 9pm at the Royal British Legion Hall. This had been arranged by the Chair in conjunction with Keith Jesson from the Community First Responder Scheme.

**9. Play Equipment.****9.1. Receive defect report(s) (if any); agree action (emailed to Councillors)**

Clerk confirmed that Councillors had received the reports and that all work had been completed or was in hand.

Play surfaces to be replaced as previously agreed, starting tomorrow.

Reattaching the seats to the cross scales was discussed. Clerk advised this had been discussed at the June meeting and Cllr Wilsher was going to look into a way of securing the quick links so they couldn't be undone as easily as they have been. Cllr Wilsher will progress this.

Cllr Wilsher

The graffiti on the skate ramp was discussed, there having been additions to it. Cllr Wilsher offered to look into ways of cleaning it off or painting over it. She will enquire with Kirk Pearson.

Cllr Wilsher

Clerk to look into identifying a commercial cleaning company that could cover/clean it.

Clerk

Cllr Woodward agreed to research anti-graffiti paint.

Cllr  
Woodward**10. Environmental / Grounds Maintenance matters.****10.1 General upkeep of Silver Street Park (Clerk to update)**

Clerk advised that Andy Lyle completed 6 hours work in May and June 2022 comprising of pruning and strimming in Silver Street Park. The Chair and Clerk authorised £66.00 payment for this and it was paid on 15<sup>th</sup> July 2022. A resolution was put forward by Cllr Wheeler and seconded by Cllr Standeven to ratify this payment. There were no other resolutions; unanimously agreed.

**11. Highway/Footpath/Street Furniture matters.****11.1 Repaint and repair green benches in Silver Street Park (Clerk to update)**

Clerk advised there had been a delay in finishing off the benches due to illness. This work has now been completed and on 4<sup>th</sup> July 2022 the balance of £1,266.30 inc. VAT (£1,055.25 etc. VAT) was paid from the 2021/2022 Underspend earmarked reserve as previously agreed, leaving an underspend for 2021/2022 of £4,049.77, as item 6.3.

**11.2 Kedington village sign (Clerk to update)**

Clerk advised that after a number of emails between Cllr Standeven and Artisteel, an estimate was received on 29<sup>th</sup> June 2022 and emailed to all Councillors on 15<sup>th</sup> July 2022.

Clerk advised that the only unknown in the estimate is whether the existing frame can be galvanised and re-used or whether it will need replacing. If the frame can be galvanised and re-used the estimate is £1,910 excluding VAT and if it needs replacing the estimate is £2,630.00 excluding VAT. Clerk advised that Artisteel have asked for a 45% deposit before they start any work and that Council had authorised a £3,000.00 budget at its meeting on 21<sup>st</sup> June 2022.

Clerk asked Council to consider what budget the sign should be paid from and suggested the following three options:-

- i. the general reserves.
- ii. the asset maintenance 2022/2023 budget that has a balance of £4,547.75, but the sign is to be replaced, not maintained.
- iii. because replacing the sign was first considered at the Finance Committee meeting on 11<sup>th</sup> January 2022 and then at the Council meeting on 15<sup>th</sup> February 2022, the Underspend 21/22 earmarked reserve could be used and it will have £4,049.77 remaining after the play surfaces have been paid for.

Councillors discussed the options and agreed the sign is to be funded from the Underspend 21/22 earmarked reserve as above option "iii".

Councillors also agreed not to include any reference to the Platinum Jubilee as this is what the Jubilee bench is for.

Councillors also agreed that they should be provided with a drawing of the work to be done before any deposit is paid.

Cllr Standeven will contact Artisteel regarding a drawing and which estimate they would want paying 45% of.

Cllr  
Standeven

### 11.3 Installation of new plaques onto roadside Rights of Way fingerposts (Clerk to update)

On 30<sup>th</sup> June 2022 Clerk had received an email from Ben Heather at the Discovering Suffolk Project regarding installing new QR codes onto roadside Rights of Way fingerposts. Clerk confirmed that Councillors had received the email that he forwarded to them on 15<sup>th</sup> July 2022.

Clerk advised that following receipt of the email he had contacted parishioner James Stringer who has an interest in Public Rights Of Ways. Mr Stringer has replied that he is more than happy to help and he thinks there are in the region of 25 fingerposts in the parish. Clerk advised that we are now looking for any volunteers to join Mr Stringer. Chair advised that her view is to let Mr Stringer lead on this.

Cllr Standeven volunteered and Chair advised that Ann Bellamy had also put her name forward at the Kedington Community Association meeting last night.

Cllr  
Standeven

### 11.4 Replace three dog litter bins (Clerk to update)

Clerk advised that Wayne Blackman was paid £150.00 on 27<sup>th</sup> June 2022 for fitting the bins and Buildbase were paid £52.20 30<sup>th</sup> June 2022 for the post mix as previously agreed.

Chair advised that, at its meeting last night, the Kedington Community Association would like one of the general waste bins to be moved to the area of the goal posts on the Meadow. Councillors discussed this and agreed this did not need doing. There is a bin nearby at the side of the Community Centre and there would be a risk of someone being injured if one were placed near the goal.

Chair

## 12. Outstanding estimates awaited or work ordered.

### 12.1 Play surfaces (Clerk to update)

Clerk advised that work is due to commence tomorrow.

## 13. Any other reports (on-going matters).

### 13.1 Queen's Platinum Jubilee bespoke bench (Chair/Clerk to update)

Chair advised this is progressing, she is just waiting for a proof to be sent to her that she will send out to Councillors.

### 13.2 Discuss and agree "Appointments/Councillor Responsibilities" for the Ketton Review for year 2022/23 (Clerk to update)

Clerk advised that the Appointments/Councillor Responsibilities for the year 2022/2023 were discussed and agreed in the meeting on 17<sup>th</sup> May 2022 but responsibility for the Ketton Review was deferred to be discussed in this meeting as there were no volunteers to do it.

Councillors discussed this and agreed that as the Parish Council meeting minutes are published on the website, there could be a yearly report rather than a quarterly report and this could be the Chairs report given at the Annual Parish Meeting together with Cllr Deeks' annual Village History Recorder report.

Chair and  
Cllr Deeks



- 13.3 **Children's Sports and Wellbeing Day (Chair to update)**  
Chair advised Councillors that Haverhill and District Rotary Club have again granted £600.00 to pay for Dellar Sports Coaching for the day. This was received on 27<sup>th</sup> June 2022.  
The ice cream van is again being paid for by Marie Ferney of "Vans 4 U".  
The Haverhill Echo will take photographs and report on the day in the paper.  
Clerk advised that all 40 places are booked and there are a number of reserves.

- 13.4 **Speed Indicator Device (Clerk to update)**  
Clerk advised that following the meeting on 19<sup>th</sup> April 2022 he has been in contact with Westcotec and agreed that they will assess the Speed Indicator Device to check for any faults etcetera. The assessment costs £39.50 excluding VAT and they will collect and deliver the sign using DHL for a total cost of £55.00. The SID was collected on 14<sup>th</sup> July 2022.

- 13.5 **Church clock repairs (Chair to update)**  
Already discussed, agenda item brought forward.

## 14. Housing/Planning.

### 14.1 Applications for discussion at meeting (Clerk to update)

- a. DC/22/1210/HH - The Ferns, 39 School Road, Kedington, CB9 7NG – Householder planning application - a. one front porch with pitched roof b. two storey side and rear wrap around extension (following demolition of existing garage) c. new gravel parking d. roof mounted solar panel array and new air source heat pump e. one roof light to be installed on main roof.  
Clerk confirmed the application was emailed to Cllrs on 14<sup>th</sup> July 2022 and he has received no objections from Cllrs Wilsher, Wheeler and Standeven. No objections subsequently received from Chair and Cllr Potter. Cllr Woodward to respond once she has reviewed the application.

### 14.2 Planning Applications – Observations conveyed by Parish Council (Clerk to update)

- a. DC/22/0911/HH - 29 Dane Close, Kedington, CB9 7NX – Householder planning application - a. front porch b. single storey rear extension  
Clerk updated that no objections were submitted to the Planning Officer on 24<sup>th</sup> June 2022.
- b. DC/22/1113/HH - 29 Barton Grove, Kedington, CB9 7PT - Householder planning application - a. front porch b. two storey side extension c. single storey rear extension (following demolition of existing garage) d. raised terrace to rear.  
Clerk updated that no objections were submitted to the Planning Officer on 11<sup>th</sup> July 2022.

### 14.3 Planning Applications – Decisions received from District Council (Clerk to update)

- a. DC/21/2490/RM – Land At Junction Of Hall Road And Mill Road Hall Road, Kedington - Reserved Matters Application  
Clerk advised the application was approved on 23<sup>rd</sup> June 2022.
- b. DC/22/0173/HH - The Old Stores, Silver Street, Kedington, CB9 7QG – Householder planning application - a. Single storey side and rear extension; b. alteration to front boundary wall  
Clerk advised the application was approved on 14<sup>th</sup> June 2022.
- c. DC/22/0174/LB - The Old Stores, Silver Street, Kedington, CB9 7QG – Application for listed building consent - a. Single storey side and rear extension; b. alteration to front boundary wall  
Clerk advised the application was approved on 14<sup>th</sup> June 2022.

### 14.4 West Suffolk Local Plan (Cllr Wilsher to update)

Cllr Wilsher advised that the new preferred site 3.04b is located on the east side of the B1061 Haverhill Road and is 3.26 hectares in size (ANNEX 2). This has appeared because there was a national call for local green spaces.  
Cllr Wilsher continued, a substantial development is key to the principal which undermines the needs of the present to be met without compromising the needs of the future generations. The Substantial Settlement Study identified settlements where there can be a substantial growth and it also identifies land environmental constraints which relate to other matters. This preferred site is

for approximately 50 houses. A demographic study predicts a change in West Suffolk stating that the number of over 65 year olds will double by 2038, being 1 in 3 of the population. Cllr Wilsher then read out the contents of the attached document (ANNEX 3).

ANNEX 3

Chair confirmed that due to her Local Non-Pecuniary interest in this item she can be involved in the discussion as members of the public can also be involved in the discussion.

Chair confirmed that a preferred site is put forward by the land owner to West Suffolk Council.

Councillors then discussed their views on this preferred site and raised the following concerns:-

- The Rural Vision 2031 dated September 2014 identified two other preferred sites:-
  - a. the Stourmead/Rosebrook where 65 houses have since been built and
  - b. the Limes on which 40 houses are due to be built.
- That allocation has been delivered so why is there now a need for a further 50 houses.
- 12 of the 40 houses on the Limes will be affordable housing, only 20% of which will be shared ownership, the remaining 80% will be rented.
- The Stourmead and Limes developments have not met our need for certain housing, for the elderly, for bungalows etc.
- The Stourmead/Rosebrook and Limes developments have reached the 105 house requirements detailed in the Rural Vision 2031 at section 23 and the related draft Infrastructure Delivery Plan at section 11. Yet the majority of the infrastructure issues at 11.3 and requirements at 11.4 (ANNEX 4) have not been addressed and/or delivered.
- The new preferred site is outside the settlement boundary.
- The new preferred site was not mentioned in the Rural Vision 2031.
- Insufficient infrastructure for more housing.
- Road improvements required.
- Affordable housing for local people.
- Traffic.
- School capacity.

ANNEX 4

Cllr Clarke advised the following:-

- Kedington infrastructure is far better than Clare's. Clare has had 23 water leaks in the last 24 months. Yet Clare is at 150% of the housing allocation in the previous plan.
- The Plan starts again and is being "refreshed" to take it up to 2041 and there are 6,600 additional houses needed. This is because they have to meet the statutory requirement to provide sufficient land to build on against the need. And whilst the population grows this can be increased.
- Without the Local Plan there could be building anywhere and these 50 houses need to go somewhere.
- The difference between villages like Hundon, Thurlow, Wrattling etc. and Kedington is that they are not classified as key service centres.
- West Suffolk Council has to operate within the Government's National Planning Policy Framework, of which this process is a part.

It was agreed that Councillors will email their views to Cllr Wilsher who will collate them and submit them on behalf of the Parish Council. Councillors can also submit their views as individuals.

All  
Councillors

Following the conclusion of this discussion and in connection with a discussion at the last meeting on 21<sup>st</sup> June 2022 at agenda item 15.4 regarding tree planting around the Parish, Mr Betts provided a map of potential planting locations. The land owner(s) are now to be identified and approached.

Clerk

**16. Events: Please bring your diaries**

**15.1 Date and location of next meeting.**

Councillors agreed to bring the date of the next meeting forward from 20<sup>th</sup> September to 6<sup>th</sup> September 2022. Decision on whether to hold the next meeting here or at the Parish Council meeting room deferred pending discussion with Cllr Eames.

Clerk

The meeting closed at 9:10 p.m.

Signed ..... AE Naylor ..... Date.....6<sup>th</sup> September 2022.....



# ANNEX 1

## **Kedington Parish Council Meeting – Tuesday 19 July 2022**

### **Report from West Suffolk District Councillors: Nick Clarke, Karen Richardson and Marion Rushbrook**

#### **Community Chest 2022/23**

This has recently been launched. Funded activities must help deliver the Families and Communities Approach and Families and Communities Strategy and eligibility criteria apply. The minimum amount that can be applied for is £2,500. This funding can be for one off projects or revenue funds for services. Before you apply please read [West Suffolk Council Community Chest Funding 2023-24 Guidance for applicants](#).

Please note - Community Chest applications will only be accepted by completing **the form online**. Reminder - The PDF sample application template is designed to help organisations plan and prepare for submission.

#### **The deadline for applications is 6pm on Friday 30 September 2022.**

For further information on the application process please contact Jon Eaton - Families & Communities Officer at [jon.eaton@westsuffolk.gov.uk](mailto:jon.eaton@westsuffolk.gov.uk) or call 07956 257726.

#### **Anglian Water**

Have asked us to share their message. As you'll be well aware, the country is experiencing a period of very hot and dry weather with an extreme heat warning being issued for 18 and 19 July.

As people look to keep themselves, loved ones, pets, and plants hydrated, demand on the public water supply has increased significantly. Anglian Water are currently putting around 1.3 billion litres of water into supply and on Sunday (10 July) they actually put more water into the network than any other day in history (1.5 billion litres).

High demand for water creates immediate and longer term challenges. If everyone draws on the supply at the same time pressure can drop and there can be an increased chance of bursts. If demand stays high for a prolonged period of time it can also have an impact on longer term water stores.

They are working hard to communicate with their customers about the importance of using water wisely whilst ensuring they stay hydrated and healthy. Our teams are also working around the clock to make sure enough water is going into supply and that the network is working as it should.

Our constituency is one of the areas where demand is very high at the moment. For further information please see their website [How we save water \(anglianwater.co.uk\)](http://anglianwater.co.uk).

## **Barley Homes**

Barley Homes (Group) Limited was established in March 2016 and is a local house builder owned by West Suffolk Council. They have published their Annual Report 2021-2022, this can be found on [barleyhomesgroup.co.uk](http://barleyhomesgroup.co.uk).

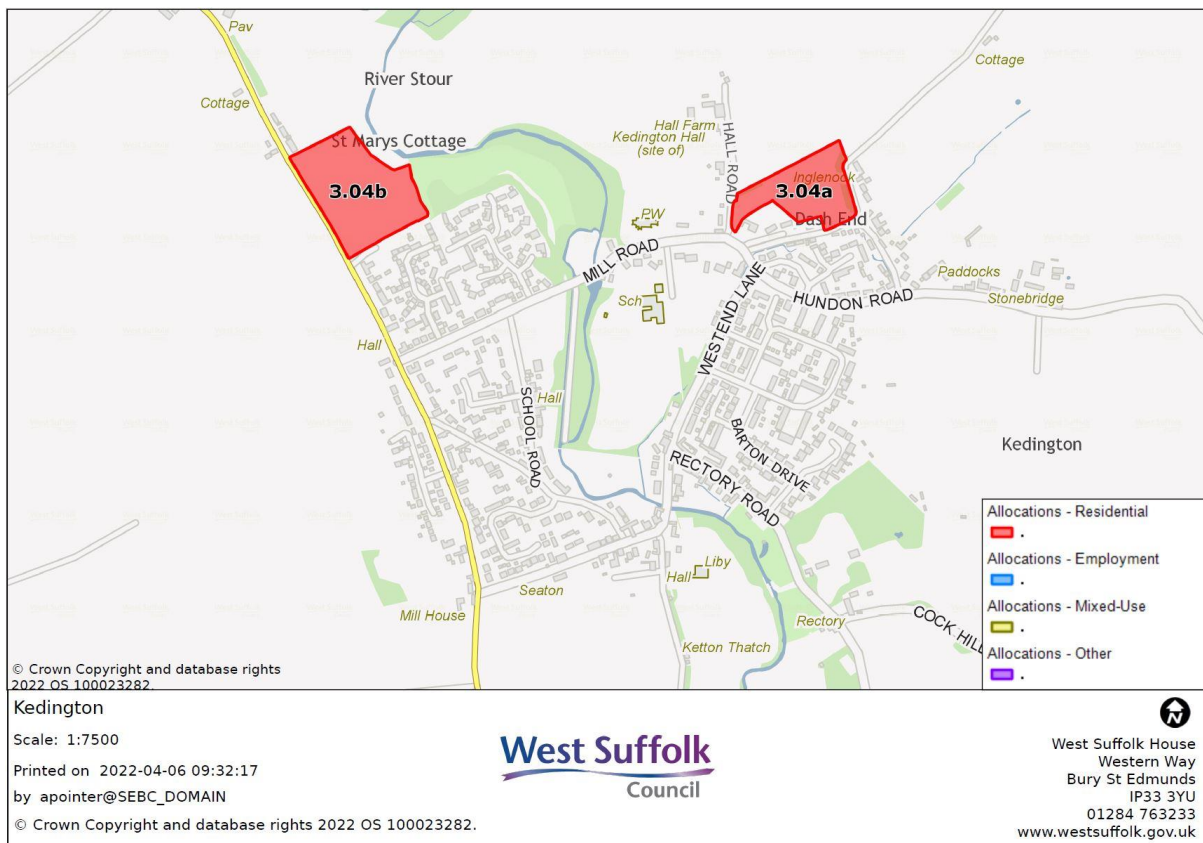
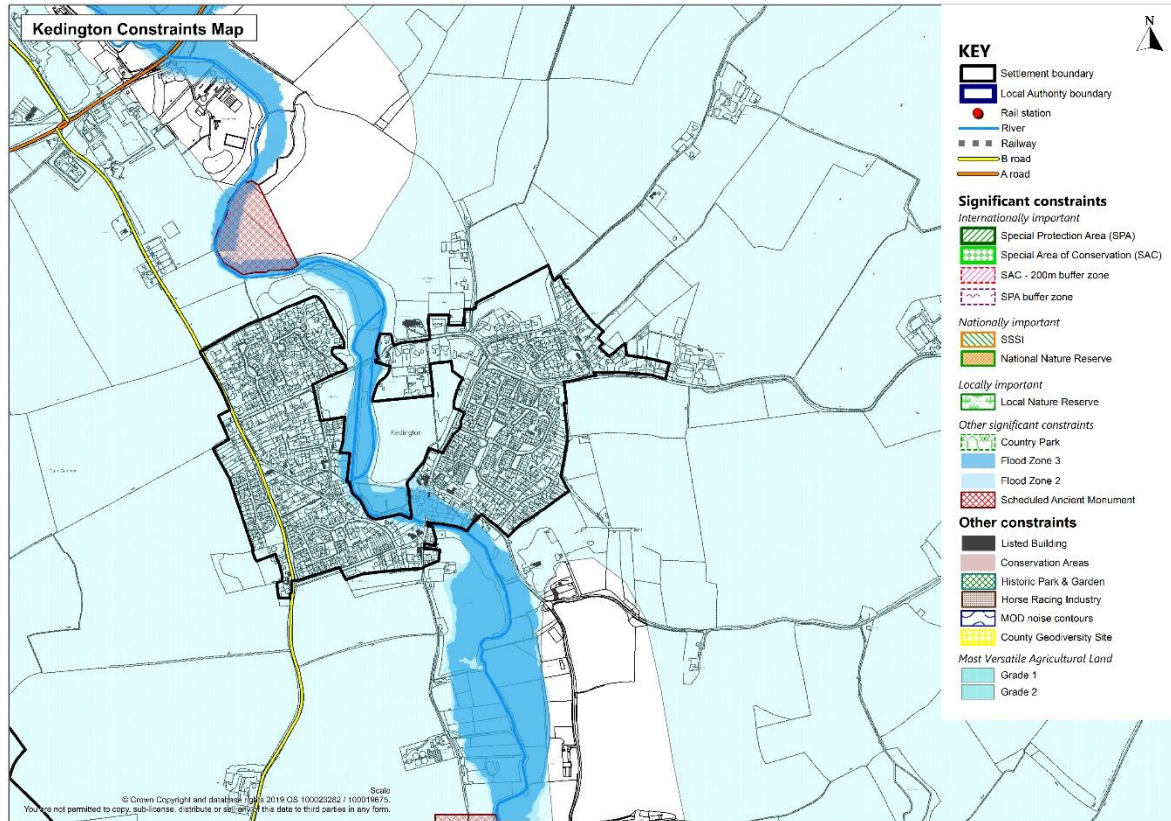
The report includes an overview of some tremendous achievements over the past 12 months, including the completion of our first site providing new homes to residents in Haverhill, including much needed affordable homes. The company is also able to report significant progress on its second site in Haverhill which is likely to be completed by the end of July this year.

The financial accounts are also included in the Annual Report and we are pleased to report a healthy profit from the first site, which was above that anticipated in the business plan. This has resulted in a dividend to the council of £380,000.

## **Consultations**

A reminder the West Suffolk Local Plan Preferred Options consultation closes on 26 July 2022. We encourage all residents to have their say on how the council take this to the next step.

# ANNEX 2



# ANNEX 3

## Local Plan

**The proposed site is located on B1061 Haverhill Road**

**Approximately 50 houses**

**No planning application have been submitted at this time.**

1. The site is located to the north-west of Kedington and comprises an arable field.
2. The site sits within a gap that separates Kedington from a recreation area associated with existing employment land. (Currently under development) Landscaping will be required to maintain this gap and coalescence with the employment land should be avoided.
3. The site can be accessed from Haverhill Road to the east and would extend the entrance to the settlement to the north-west. The site must provide an attractive entrance to Kedington and be well connected to the rest of the village, including active travel links to the services within the village.
4. The site slopes towards the Stour Brook which flows adjacent to the north-east edge of the site and includes a flood risk area which may limit development along the north-eastern edge. Appropriate sustainable drainage systems (SUDs) must also be provided on site.
5. This site is generally of low biodiversity value; however, it may support protected and/or priority species.
6. Provide a wide landscape buffer (30 metre) to the River Stour and to the adjacent Risbridge Meadow, which is managed as a nature reserve.
7. Retain and enhance the existing hedgerows and boundary trees.
8. The site is in an area of flood risk and appropriate flood risk assessments will be sought where necessary.
9. The site is within one kilometre of one or more established public rights of way and opportunities to connect to these will be required.

Ongoing discussions with infrastructure providers will establish and define Kedington is a large village located in the south of the district, approximately five kilometres north-east of Haverhill and has a population of 2,032 (2019 mid-year estimate). Kedington is designated as a key service centre, with a good range of services and facilities including a GP surgery, (as stated on the Local Plan but this is not the case as of March 2022 the surgery is closed for consultation) primary school, provision for early years education, a public house, library, shop and leisure facilities.

## Constraints and opportunities

- Kedington lies within the rich archaeological landscape of the Stour Valley, as recorded in the county historic environment record (HER). Prehistoric sites are recorded to the north around the medieval church and hall.

- Additional growth could also provide opportunities to consolidate and enhance existing community services and facilities and active travel links to Haverhill.

There is opportunity for small scale peripheral development within the village.

- Kedington has vehicular access to the A143 through the B1061, with Mill Road and Hundon Road traversing the village. These roads are narrow in places, which can be difficult for heavy goods vehicles (HGVs) to navigate.
- There are no nature or habitat designations in close proximity to the village although the Risbridge Meadow and Stour around the Great Meadow are sites for diversity and wildlife.
- The amount of green open spaces within the village makes it attractive for the community.

## Preferred allocations

The level of development proposed is influenced by the overall housing requirement and the settlement strategy. This determines the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth

Information on infrastructure can be seen in the draft infrastructure delivery plan (IDP) (2022) which sets out baseline data for each settlement.

However, points to consider

Large scale development would likely impact the character of Kedington

The Stour River also introduces flood risk areas through the centre of the village. A full Flood Risk survey would need to be carried out.

Conservation area appraisals, wildlife, flora and fauna surveys.

Highways issues road access and entrance would need to be re evaluated

Whilst we are all fully aware of the highway's issues within Kedington. The last report from Mr Jenkinson stated the national average for exceeding the speed limit of 30 m/per hour is 52% whilst Kedington is 29%. There will be extra activity on that part of Haverhill Road.

# ANNEX 4

## 11 Kedington – Key Service Centre

**11.1 Location and Description** - Kedington is a large village located approximately three miles from the centre of Haverhill. It has a good range of services and facilities including a primary school, a shop and a post office, two public houses, a village hall, a library, play area and recreation ground, and GP surgery. The village is designated as a Key Service centre in the Core Strategy in recognition of the range of services it has and their role to meet the day to day needs of a wider area. The 2011 Census population of the village was 1,849.

**11.2 Vision 2031 Housing Sites** – The table below sets out the sites in Kedington that are allocated for housing development in the Final Draft Rural Vision 2031 document.

| Location                                 | Area (ha) | Indicative number of homes |
|--|-----------|----------------------------|
| Stourmead complex                        | 2.2       | 65                         |
| Land at Limes Cottage and adjoining land | 1.0       | 40                         |

### 11.3 Infrastructure Issues in Kedington

- The waste water treatment works has capacity for the planned growth.
- The foul sewerage network will need upgrading to accommodate the proposed growth
- The water resource and water supply network would need upgrading for the proposed growth
- The Primary School site may need to expand to accommodate additional children
- There is currently no Nature Reserve in Kedington. Natural England's Accessible Green Space Model advocates that there should be a minimum of 1 hectare of Local Nature Reserve per 1000 population within 2km of home.
- Sports Pitches Tipping points reached and currently an under provision within the village.
- Non pitch sports Tipping points reached and currently an under provision within the village.
- Lack of Playground identified as the village currently suffers from a deficit.
- The population of Kedington is over the threshold of 2000 people which would theoretically support a dentist. Tipping point reached.



This capacity information does not take account of development completed between 2009 and 2012.

#### 11.4 Requirements

The planned growth of 105 dwellings would require:

- a pre school contribution of £44,769 to fund 7 places (£426.37 per dwelling);
- a primary school contribution of £581,643 to fund 26 places (£3,045.25 per dwelling);
- a secondary school contribution of £346,910 to fund 19 places (£3,303.90 per dwelling);
- a 6<sup>th</sup> form contribution of £83,609 to fund 4 places (£796.28 per dwelling);
- Improvements to the foul sewerage network.
- Nature reserve contribution of £8,663 (£82.50 per dwelling);
- Play contribution of £98,175 (£935 per dwelling)
- Sports and non-sports pitches contribution of £58,214 (£554.42 per dwelling)

**This equates to £9,144 per dwelling**

NB - Figures are rounded