

Item: 10

DC/19/1521/FUL

Construction of 11 dwellings

Land north Mill Close, Orford



# Site Location Plan





Photos April 2019

























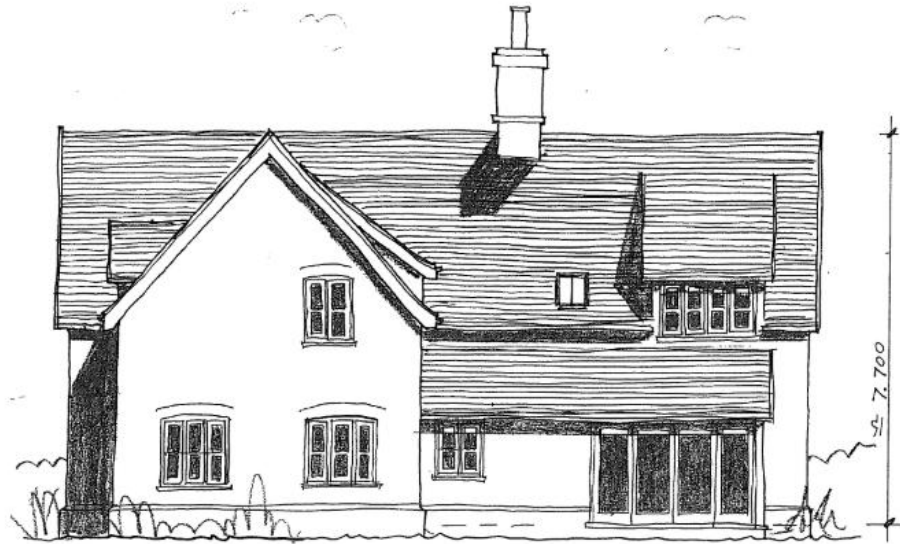








## Plots 1 and 3



WEST ELEVATION ~



NORTH ELEVATION ~

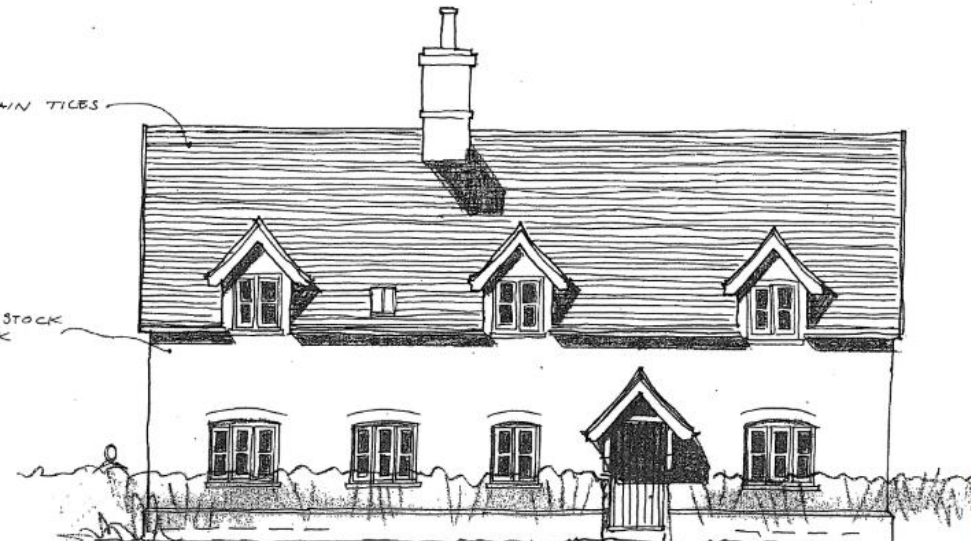


SOUTH ELEVATION ~

PLOTS 1 & 3

CLAY PLAIN TILES

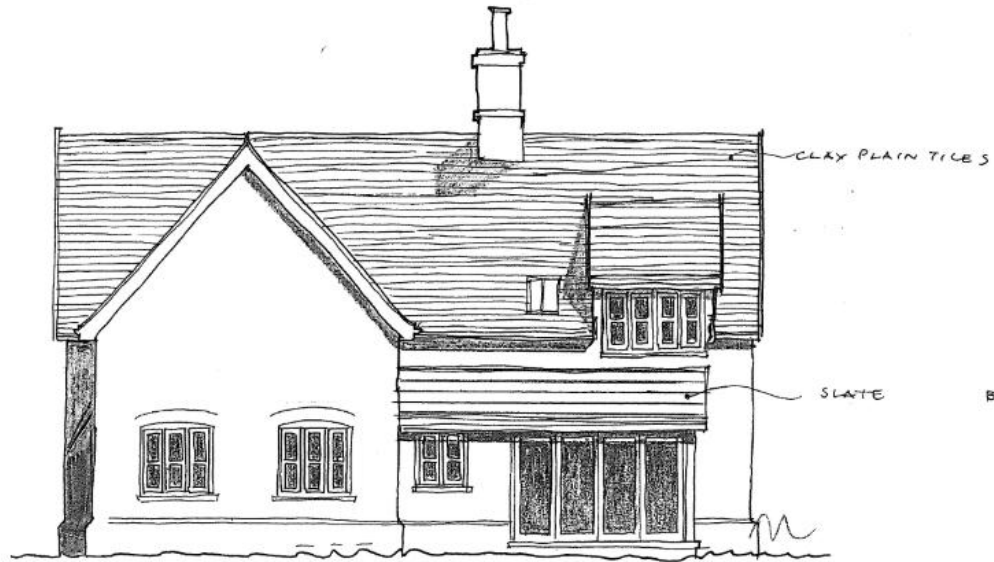
RED STOCK  
BRICK



EAST ELEVATION (FRONT) ~ 1:100



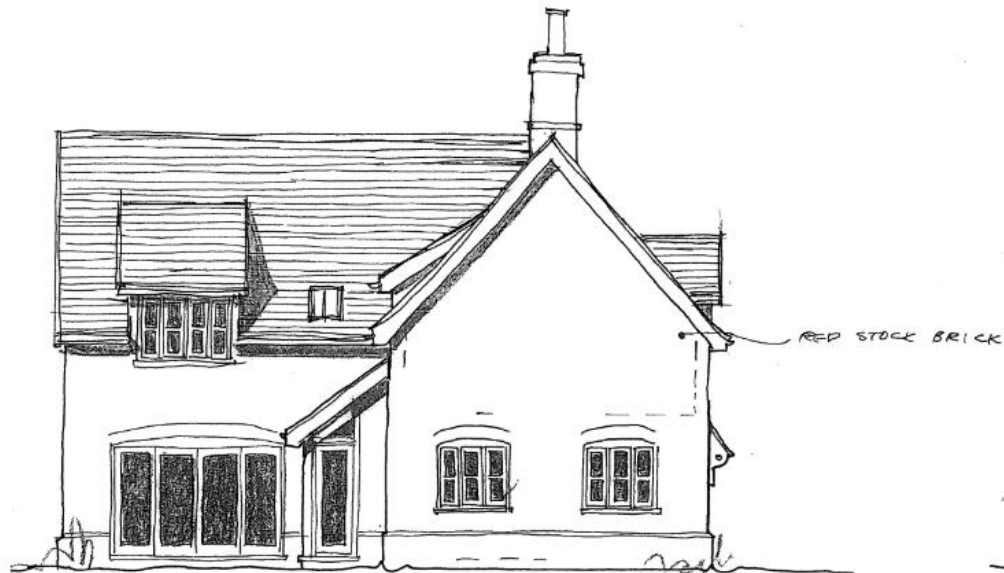
# Plot 2



WEST ELEVATION ~

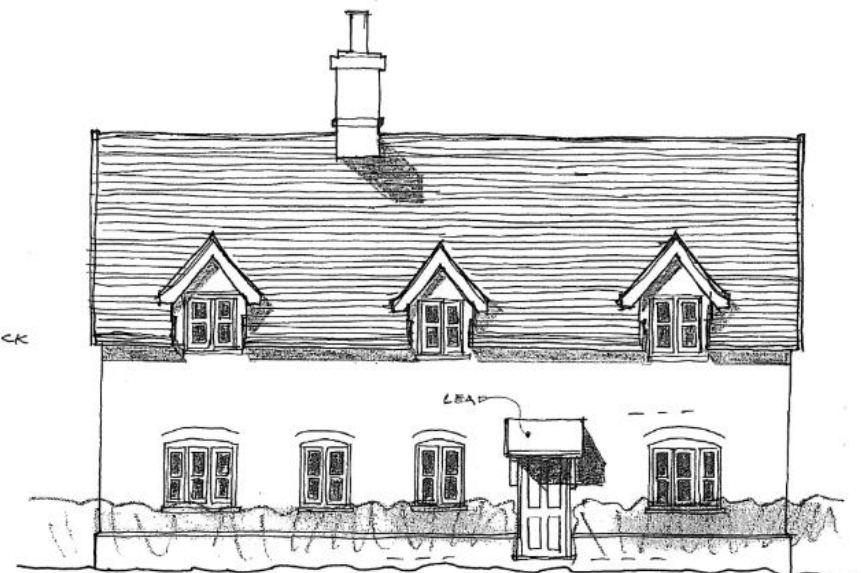


NORTH ELEVATION ~



SOUTH ELEVATION ~

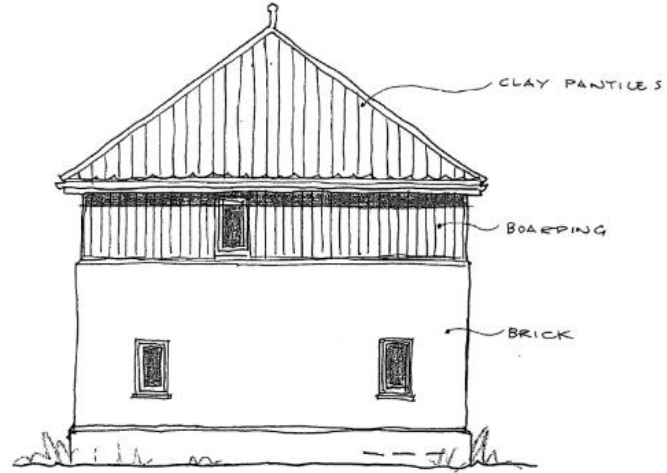
PLOT 2



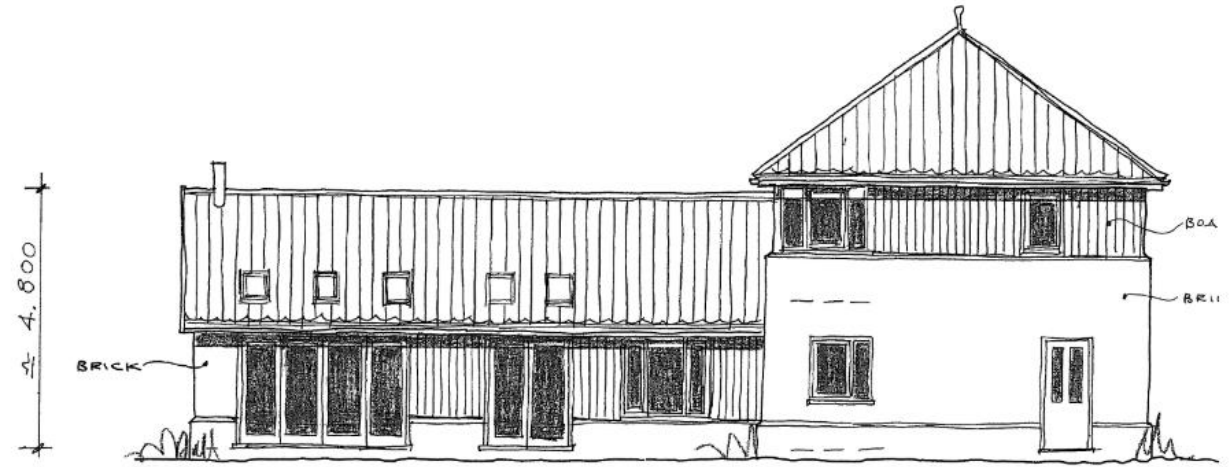
EAST ELEVATION (FRONT) ~ 1:100



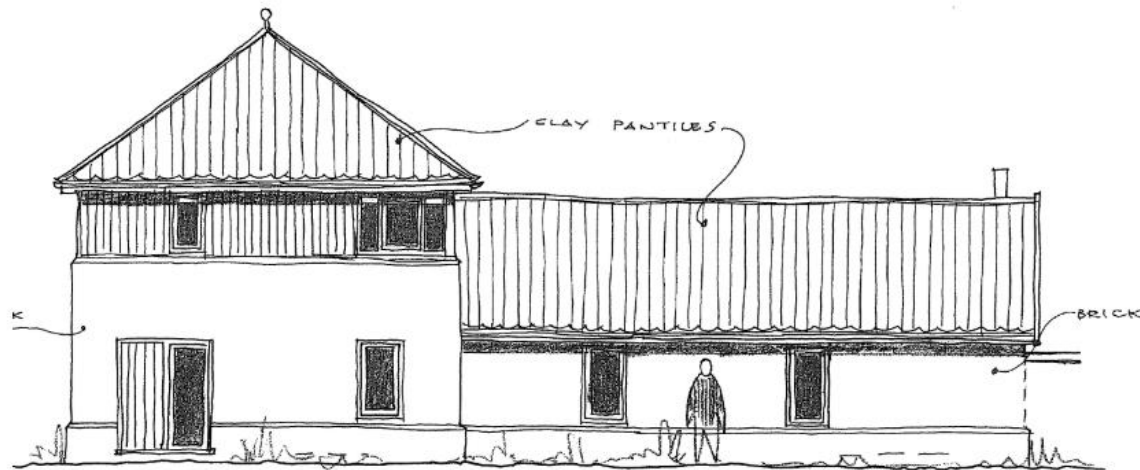
# Plots 4 and 10



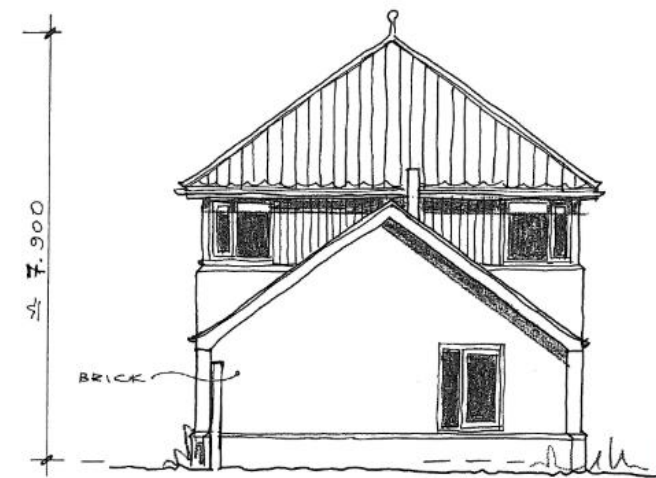
EAST ELEVATION ~



SOUTH ELEVATION ~ 1:100



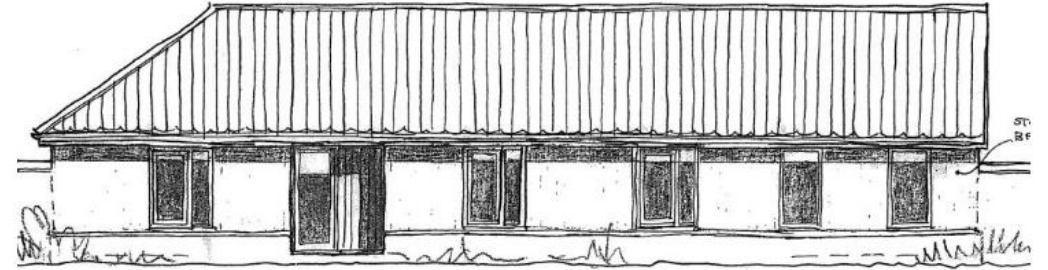
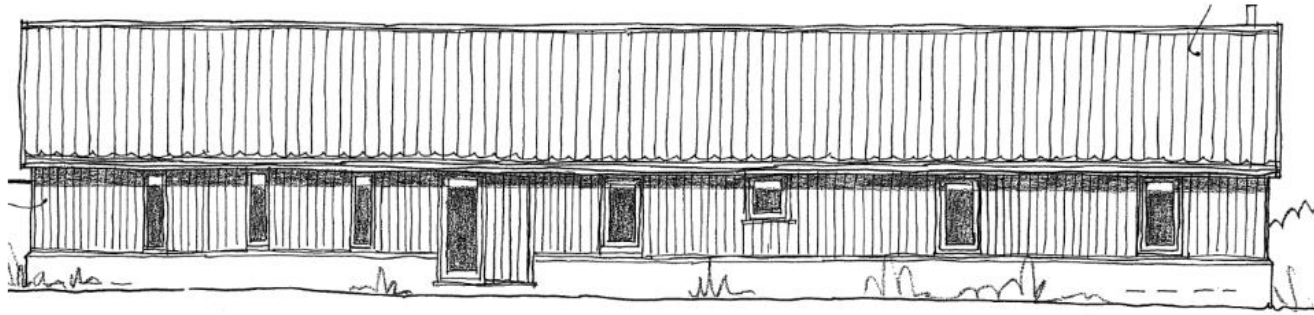
NORTH ELEVATION (FRONT) ~ PLOT 4



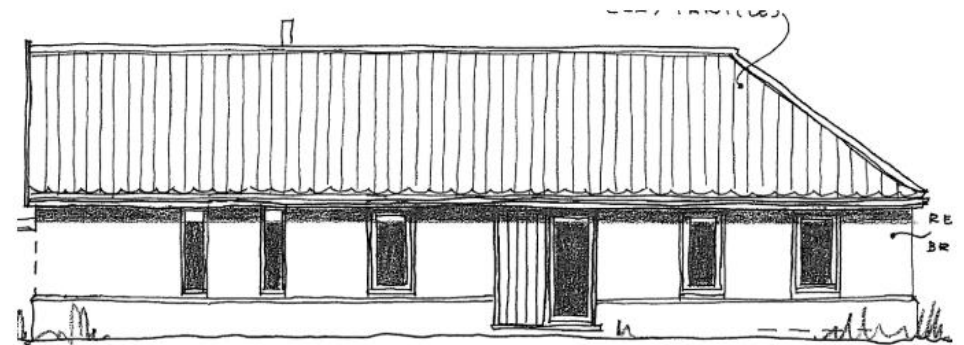
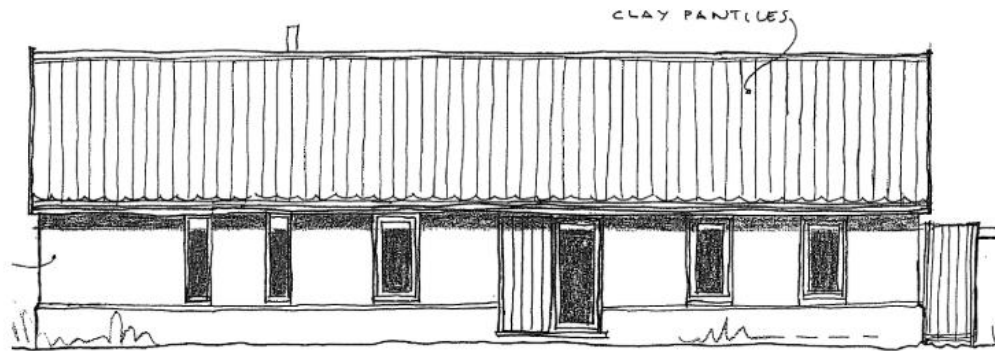
WEST ELEVATION ~



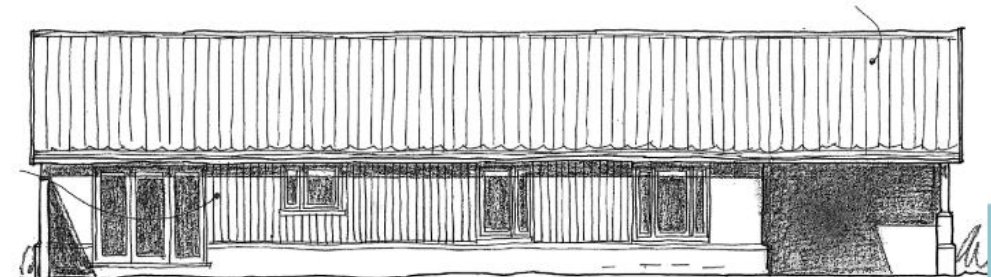
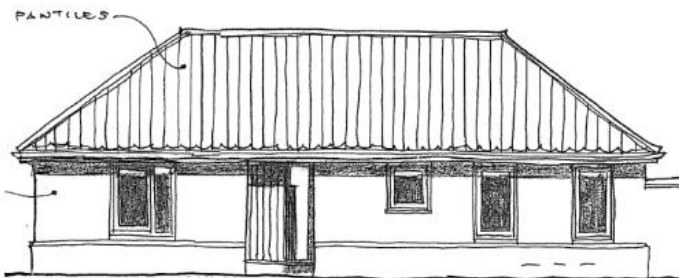
Plots 5 and 6 front elevations



Plots 7 and 8 – Front elevations

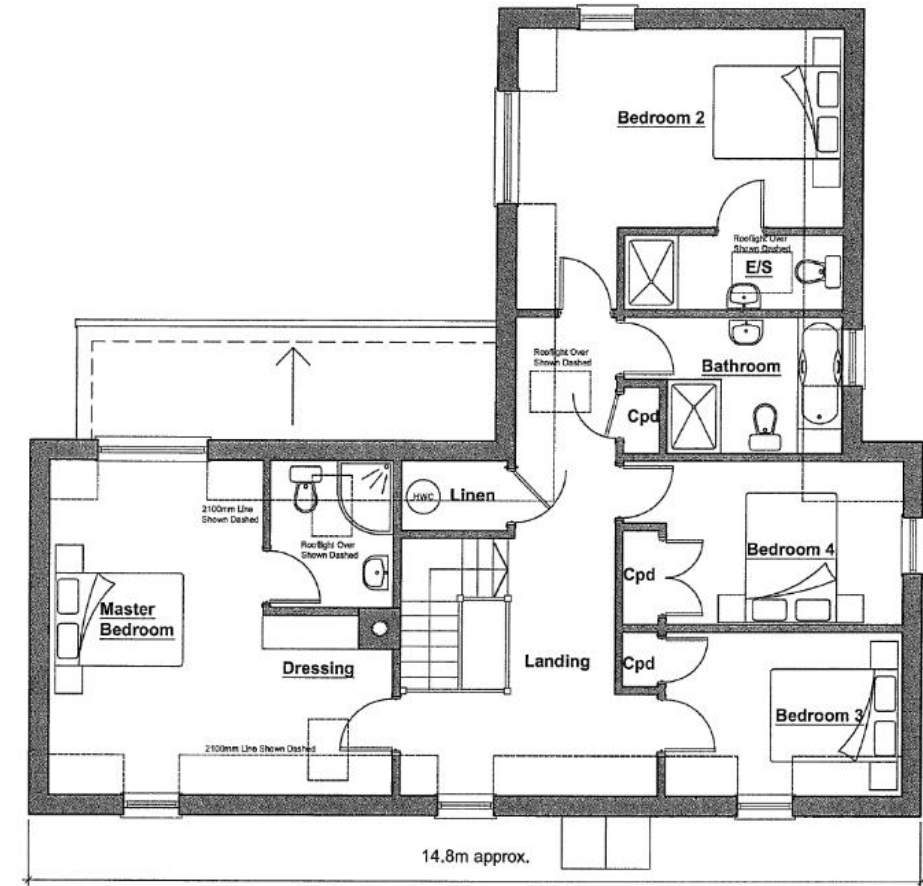
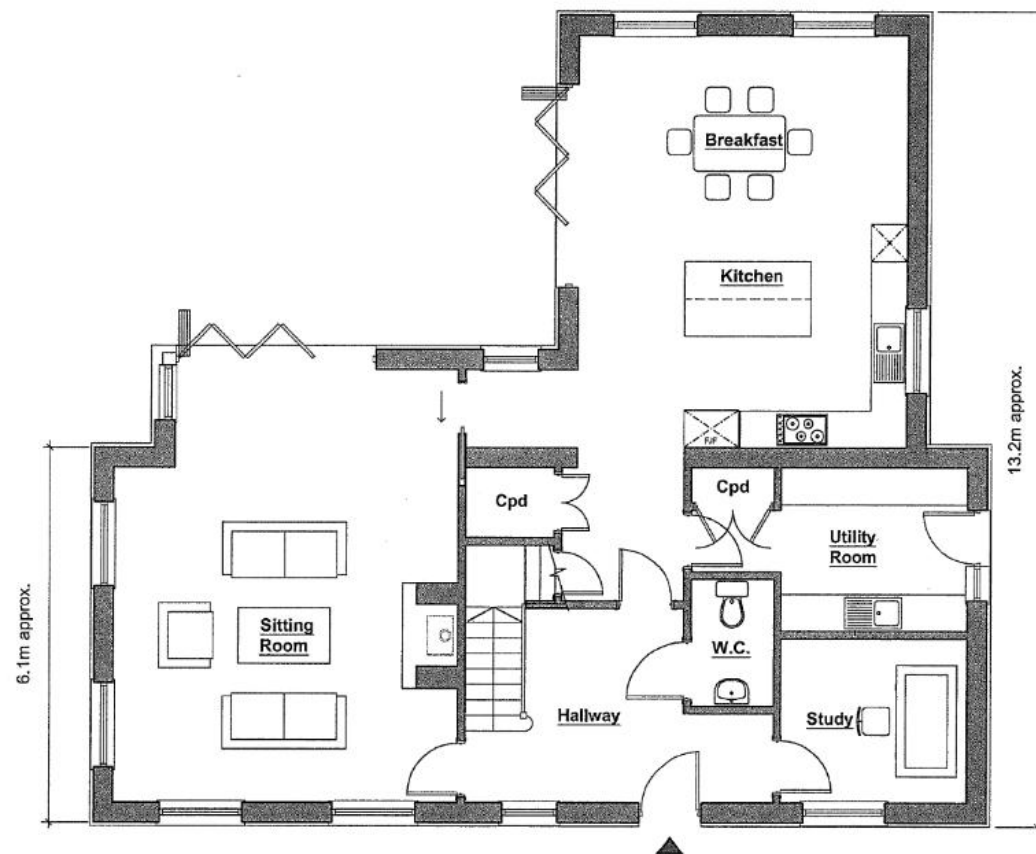


Plots 9 and 11 – front elevations

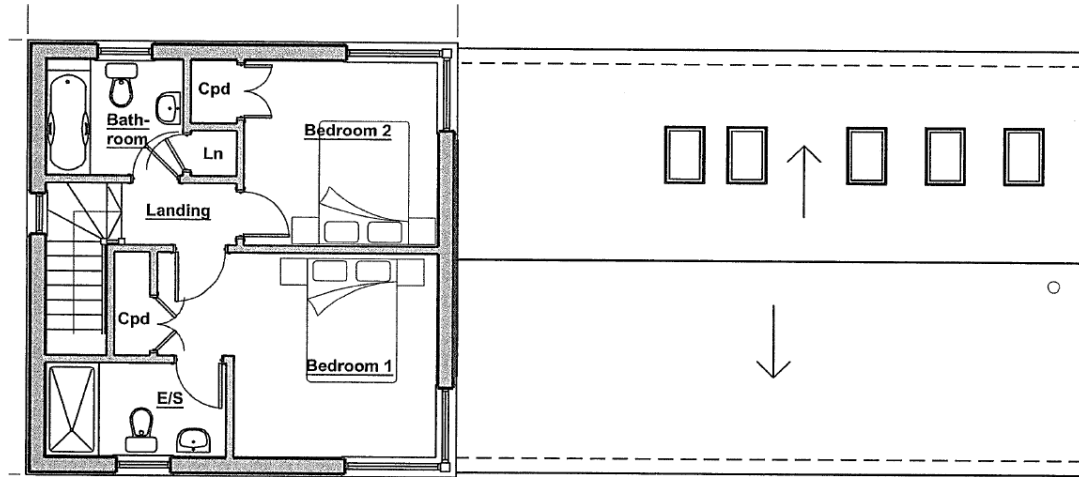




## Example Floor plans





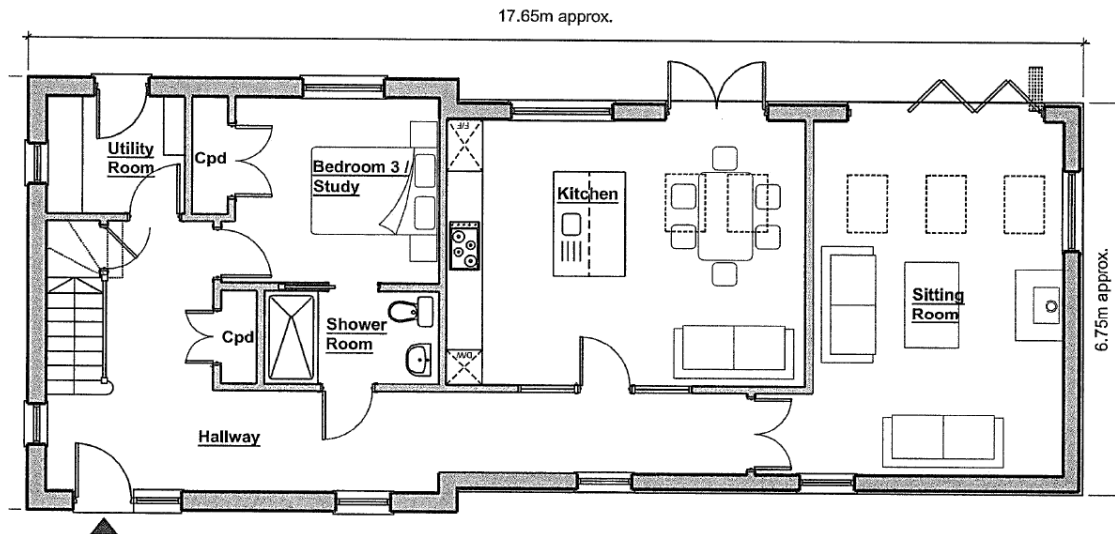


Plots 4 and 10

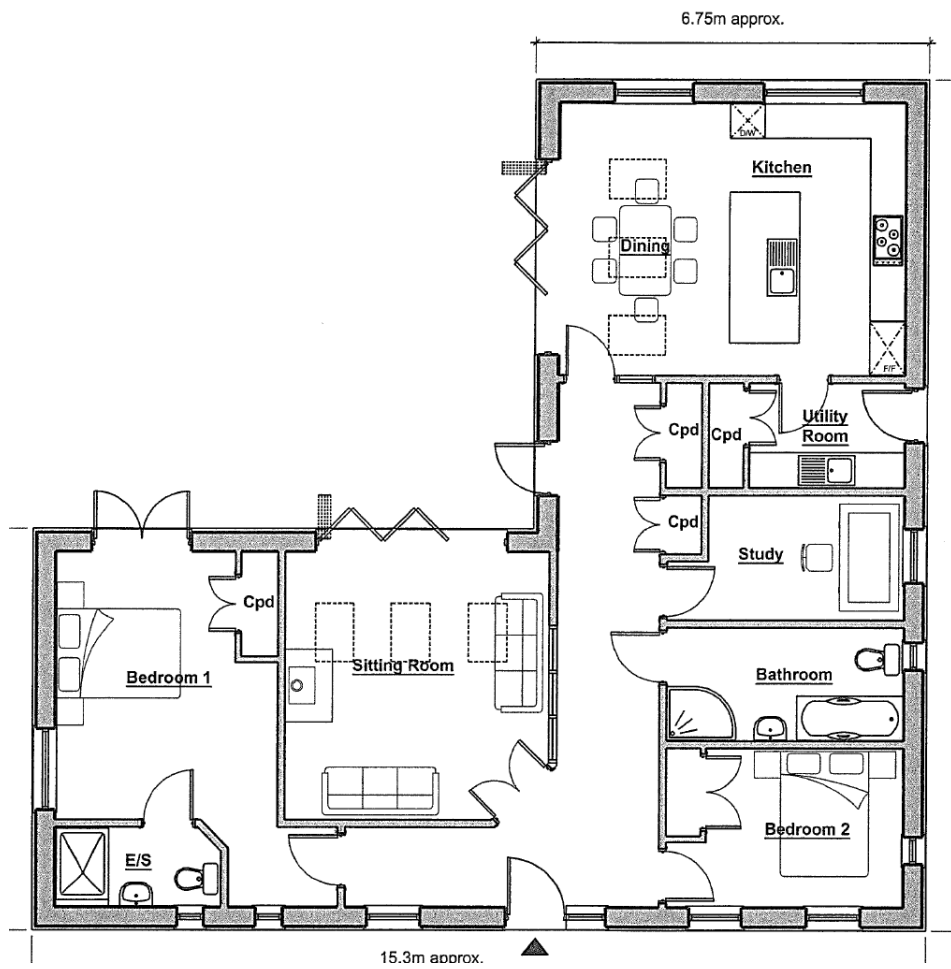
Proposed First Floor Plan (Plot 4)

1:100 scale

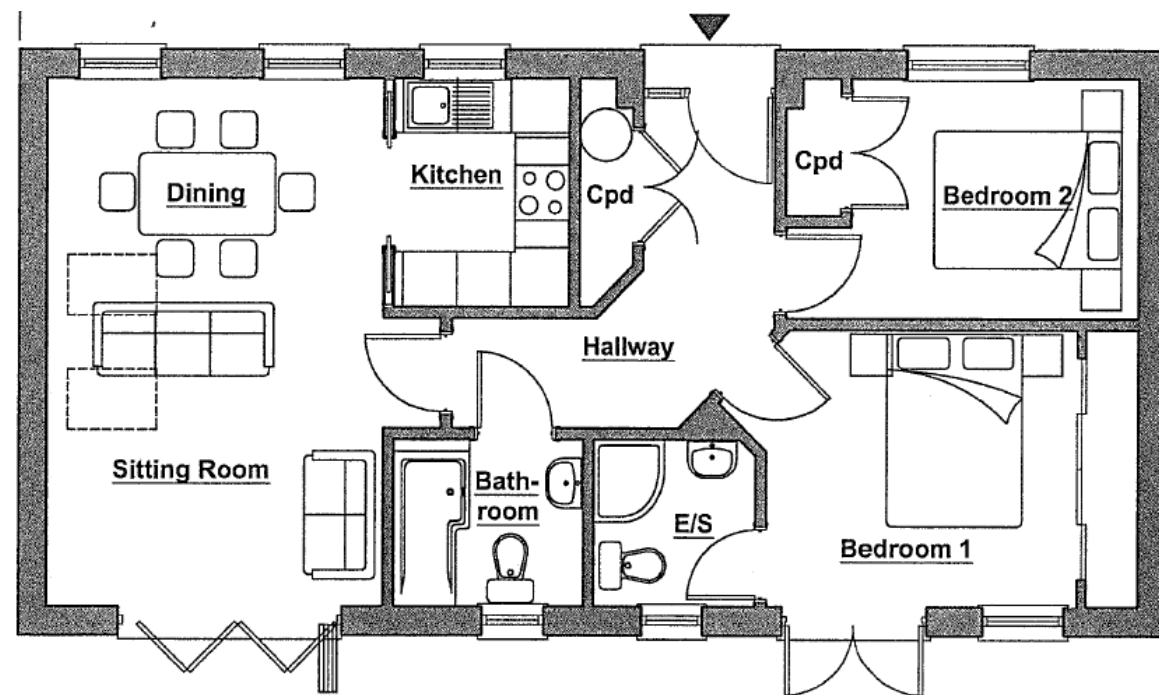
0m 2m  
1:100 Scale Bar



Plot 8




Plot 9





# Key Issues:

- Principle of Development
  - Impact on Landscape
  - Design and Layout
  - Housing mix
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is located in the bottom right corner of the slide.

# Recommendation

**Authority to Approve subject to completion of a S106 Agreement to secure a contribution to RAMS, contribution to offsite affordable housing and a contribution to secondary school transport and controlling conditions as summarised below (in full in report):**

- Standard Time Limit
- Approved Plans
- Materials to be agreed
- Provision of fire hydrants
- Disposal of surface water
- Management and Maintenance of surface water
- Sustainable Drainage System components
- Construction Surface Water Management Plan
- Ecological mitigation
- Landscape scheme
- Management plan
- Archaeology
- Vehicle access plan
- Layout of estate roads
- Provision of carriageways and footways
- Parking, turning and electric vehicle charging points
- Cycle storage
- Refuse and recycling bin storage
- Provision of footway link