

Item: 7

DC/20/3284/FUL

Full Planning Application for the erection of 70 dwellings, including affordable dwellings, together with public open space, roads, accesses, parking, garages, drainage and associated infrastructure

Land West Side Of Chapel Road Grundisburgh



# Site Location Plan



<https://earth.google.com/web/@52.10563068,1.2501371,33.45404867a,1168.59861353d,60y,oh,ot,or>



Grundisburgh  
Surgery (Debenham...

Grundisburgh  
Tennis Courts

Grundisburgh  
Baptist Chapel

Grundisburgh  
Millennium Meadow

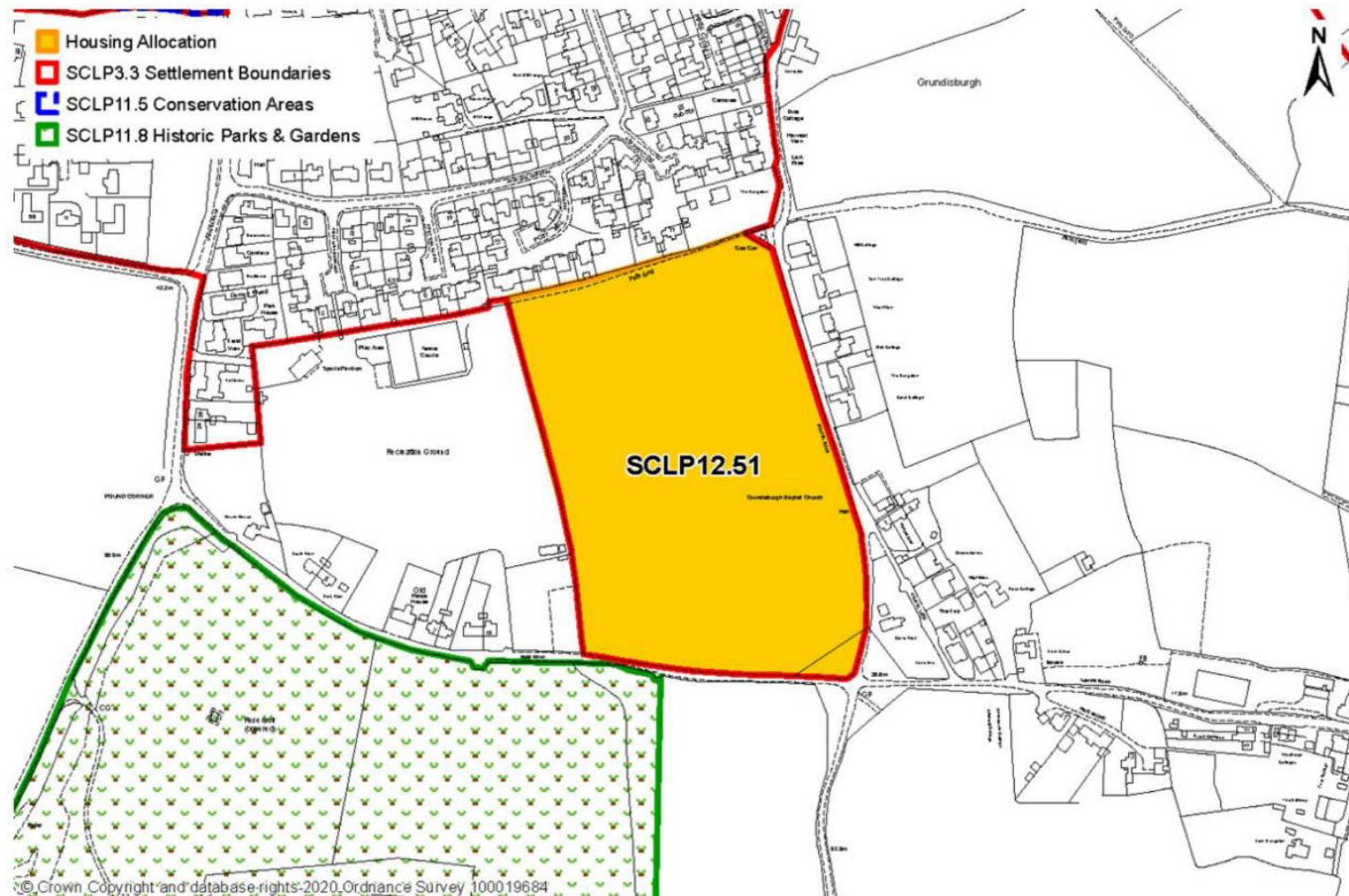


3D





## Land West of Chapel Road, Grundisburgh



# View from Park Road looking East

Photographs





View from N-W  
corner of site  
towards S-E



# West boundary facing South

Existing Block Plan















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IT'S NEVER  
TOO LATE  
TO START  
AGAIN  
WITH JESUS



View from S-W  
of site into  
Grundisburgh  
Hall Parkland





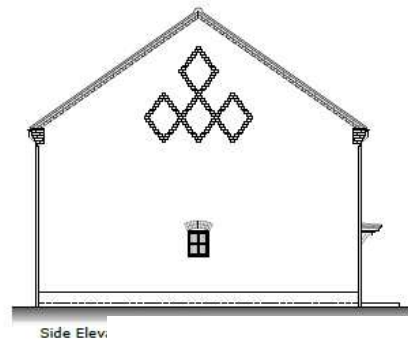
[illegible]

Link to Recommendation









Side Elevation - Plots 46



Affordable housing





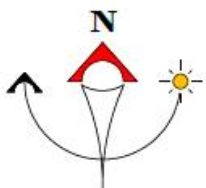
Affordable Rent



Shared Ownership

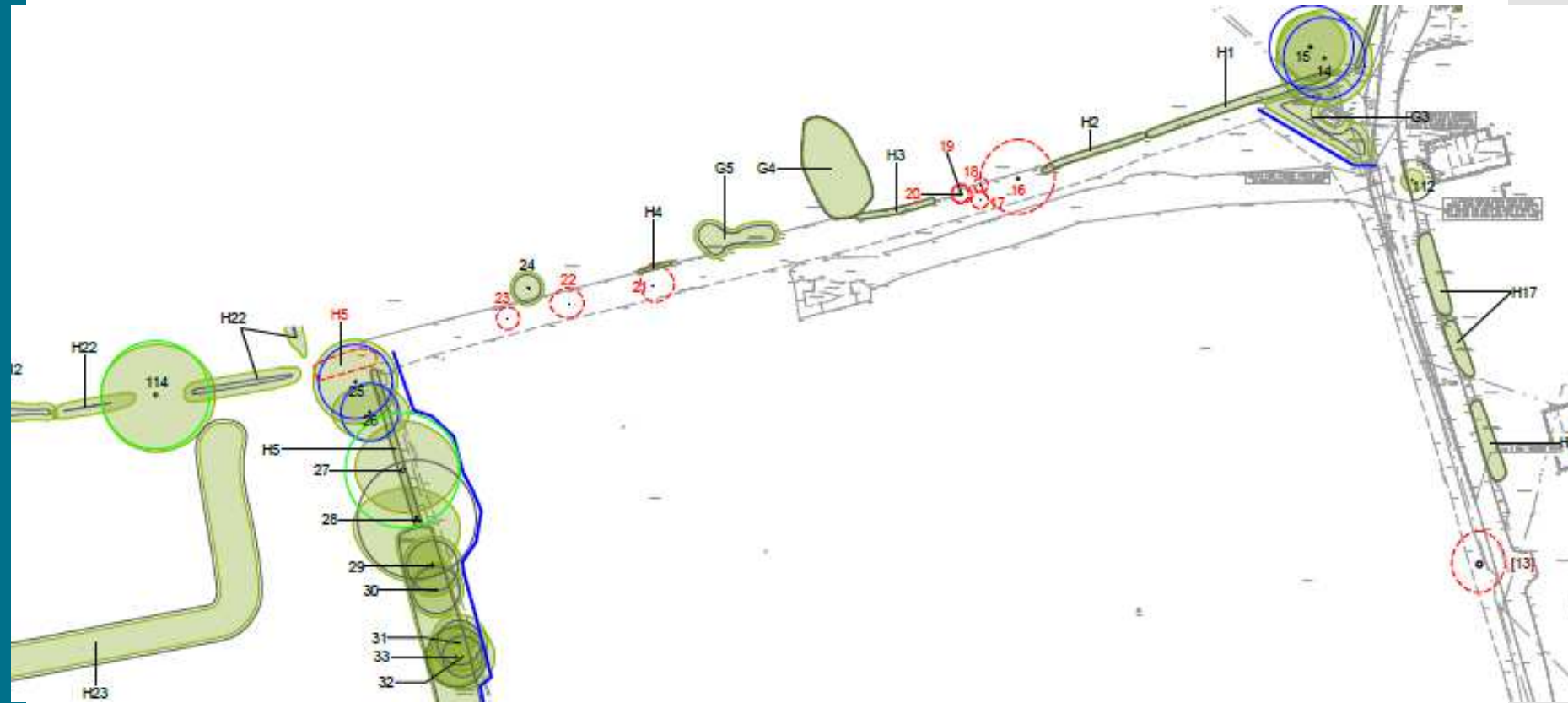






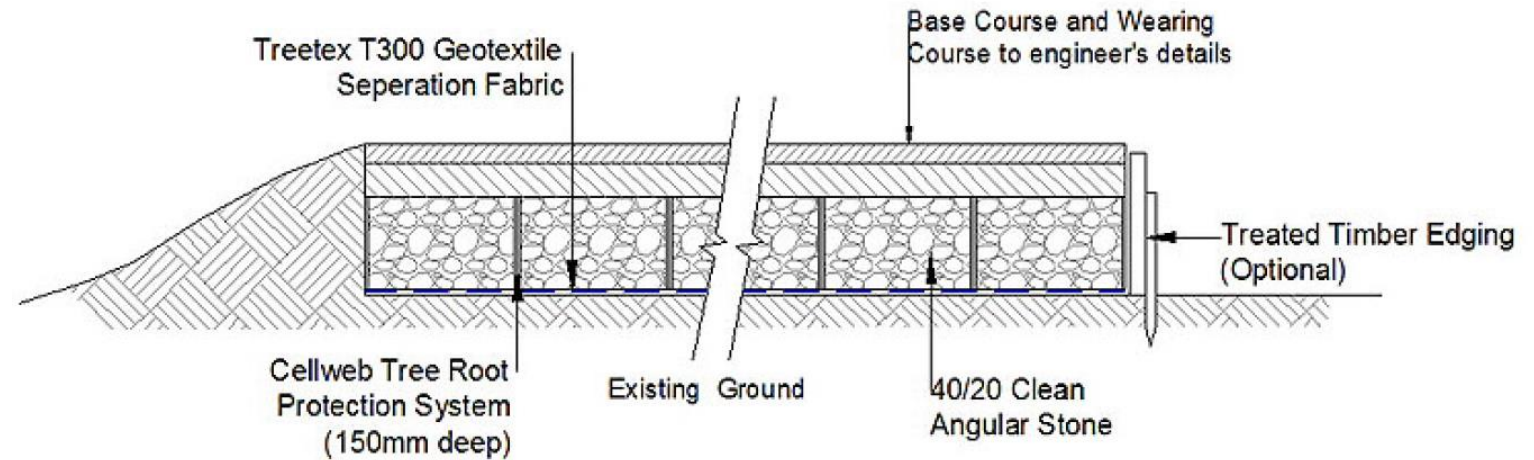


# Tree removal for S278 footpath works



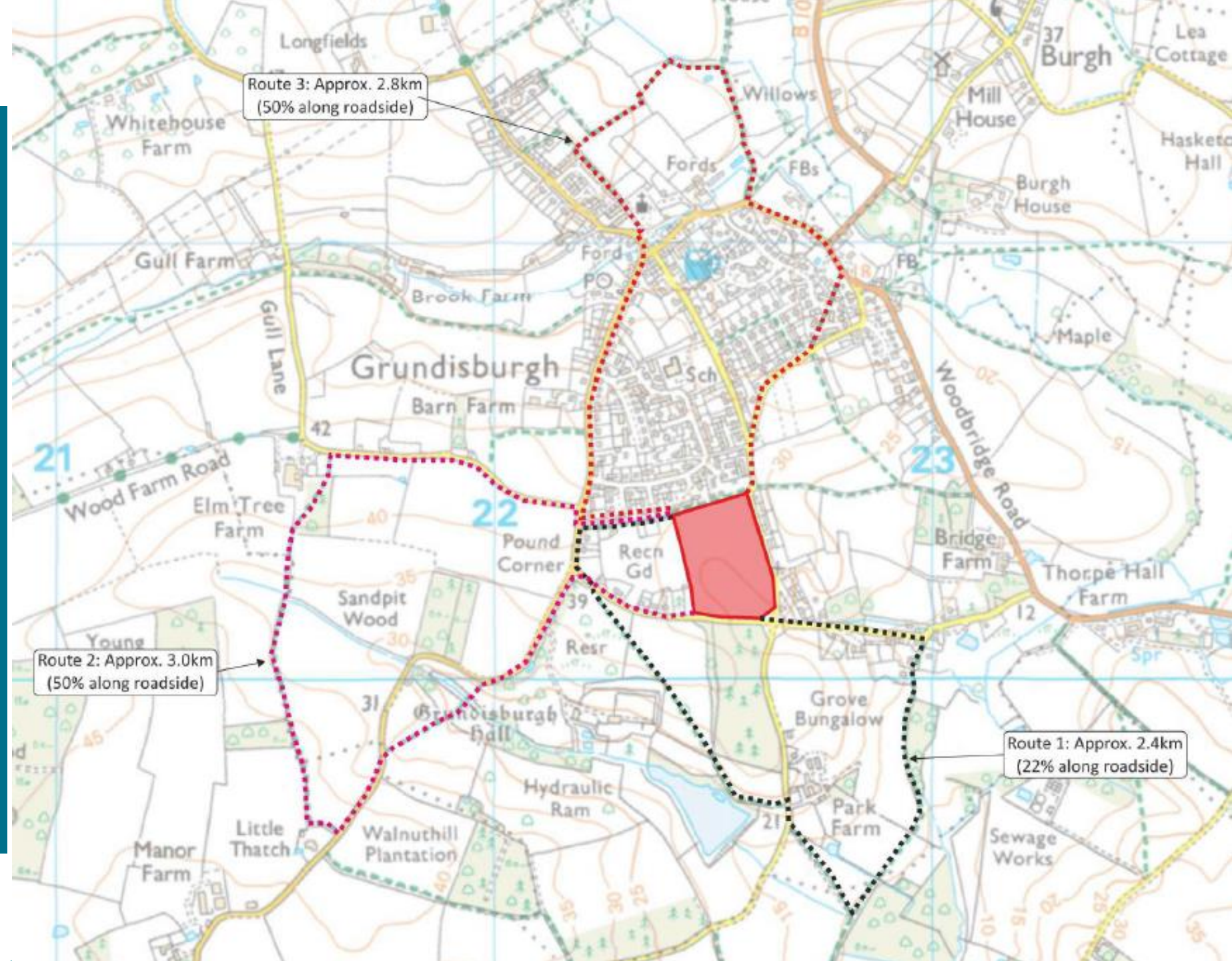


# Cellweb system for works to footpath within tree root protection areas



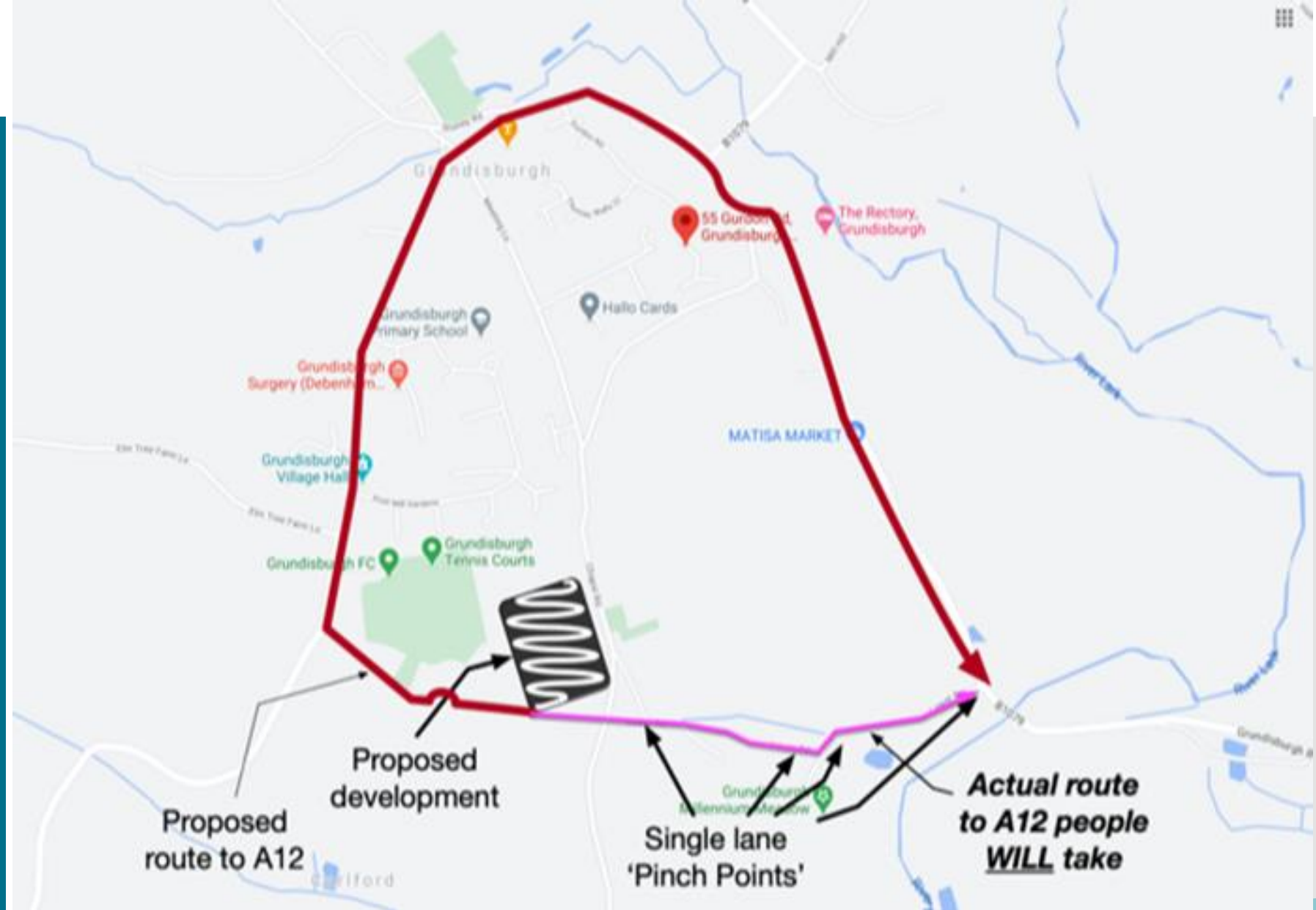


# HRA off site walking routes





# Routes between site and junction of Lower Road and B1079

















# Material Planning Considerations and Key Issues

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Compliance with policy SCLP12.51

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Highways

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Suitability and delivery of footpath  
improvements

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Setting of Heritage Assets

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Impact on landscape/setting of village

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# Recommendation

**AUTHORITY TO APPROVE** with conditions (including but not limited to those below), subject to the completion of a S106 Legal Agreement within six months to secure obligations (including but not limited to) following the end of the consultation period with agreement of the Chair and Vice Chair plus final wording of conditions following the Brookbanks report as may be agreed with the Highway Authority and Applicant:

- Provision of 23 affordable dwellings;
- Per-dwelling contribution to the Suffolk RAMS;
- Provision and long term management of public open space;
- Financial contribution to fund secondary school transport;
- Financial contribution to fund improvement works to local bus stop;
- Financial contribution to fund Brightwell school;
- Financial contribution to bus service improvements;
- Financial contribution to fund legal work for widening/surfacing of footpath 20.

**If the S106 is not completed within six months AUTHORITY TO REFUSE the application**

[Link to proposed layout](#)

(As per Page XXX of the report)



# Conditions

- Standard time limit
- Approved Plans
- Details of play equipment and dog bins
- Ecological avoidance, mitigation and enhancements
- Tree and hedge removal
- Bat and badger surveys
- Lighting strategy
- Ecological enhancement strategy
- Landscape works
- Implementation of landscaping
- Construction deliveries
- Construction Management Plan
- Contamination
- Fire hydrants
- Electric vehicle charging
- Energy efficiency
- SW drainage strategy
- Implementation of SW drainage strategy
- SUDs components
- Construction SW management
- Access details
- Details of improvement to footpath 20 and implementation prior to occupation.
- Highway works to Park Rd and Chapel Road



# Conditions continued

- Refuse/recycling
- Details of estate roads
- Construction of roads and footpaths
- Implementation of Park Road access prior to any other works
- Deliveries management plan
- Manoeuvring and parking
- Visibility Park Road
- Visibility Chapel Road
- Archaeological programme of work
- Submission of site investigation and post investigation analysis
- Arboricultural method statement
- Built heritage statement



Objector/ Supporter/ Interested Party







