

Item: 6

DC/20/1831/OUT

Outline Application with Some Matters Reserved
- Residential development of up to 55 dwellings,
with access off St Andrews Place

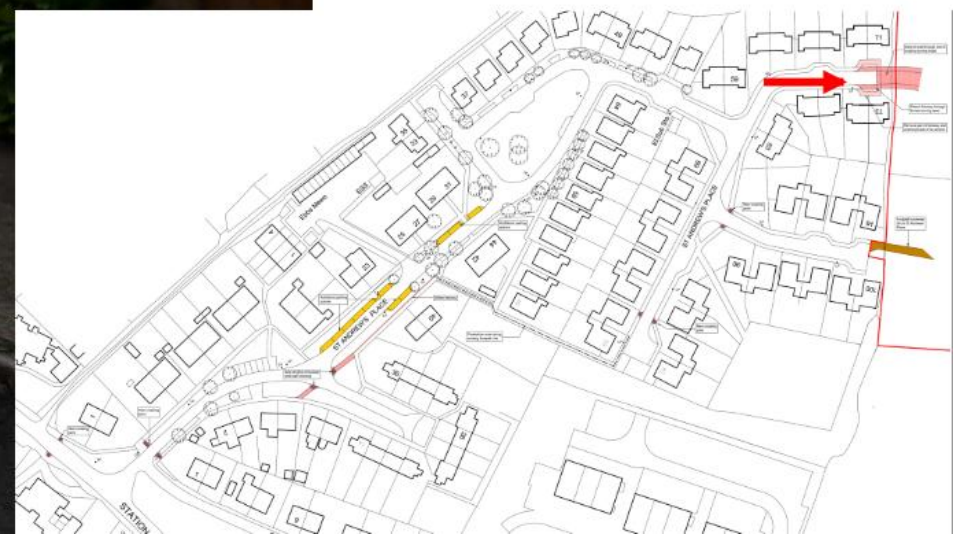
Land off St. Andrews Place and Waterhouse
Lane, Melton



Site Location Plan



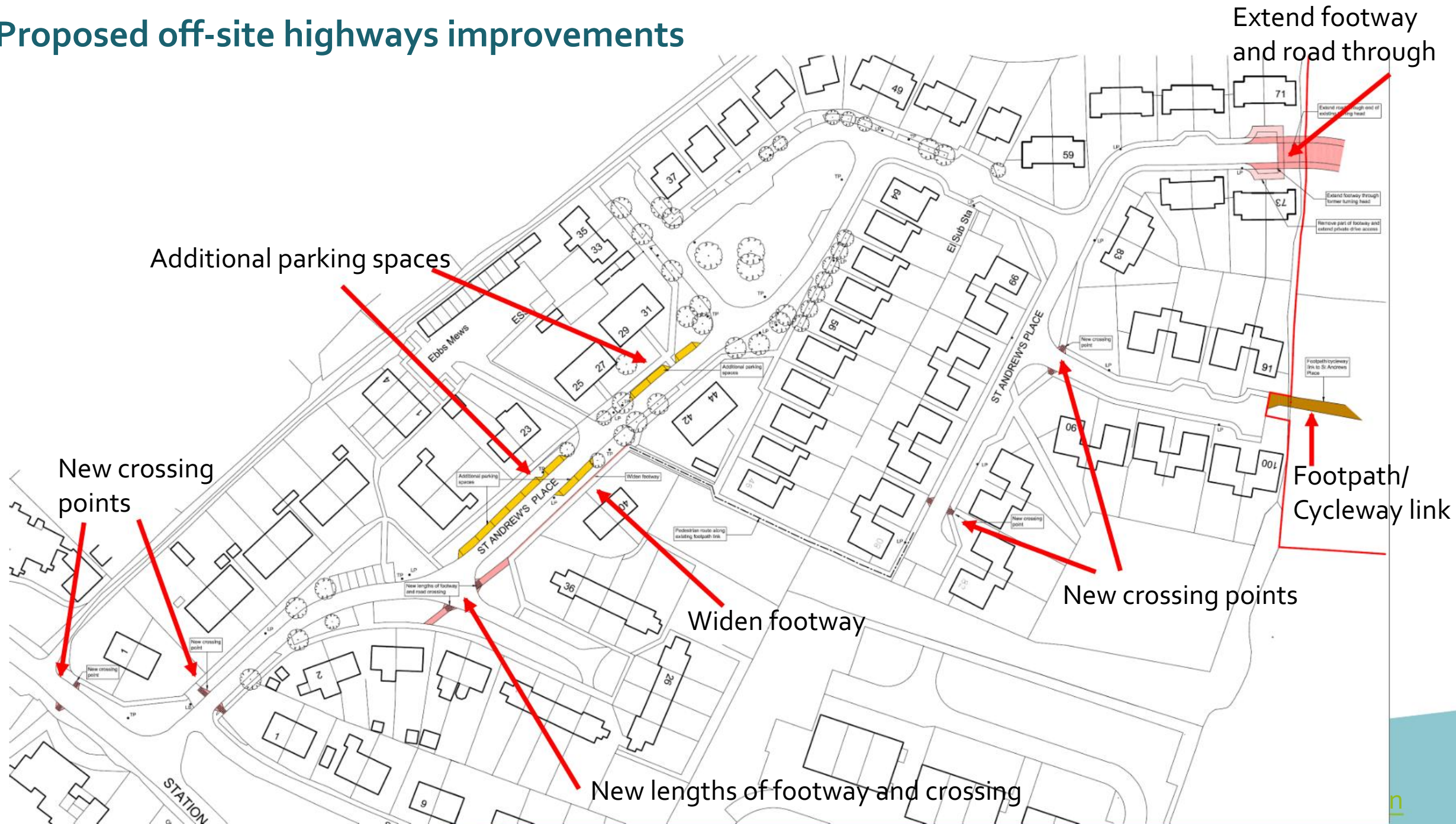









Proposed off-site highways improvements

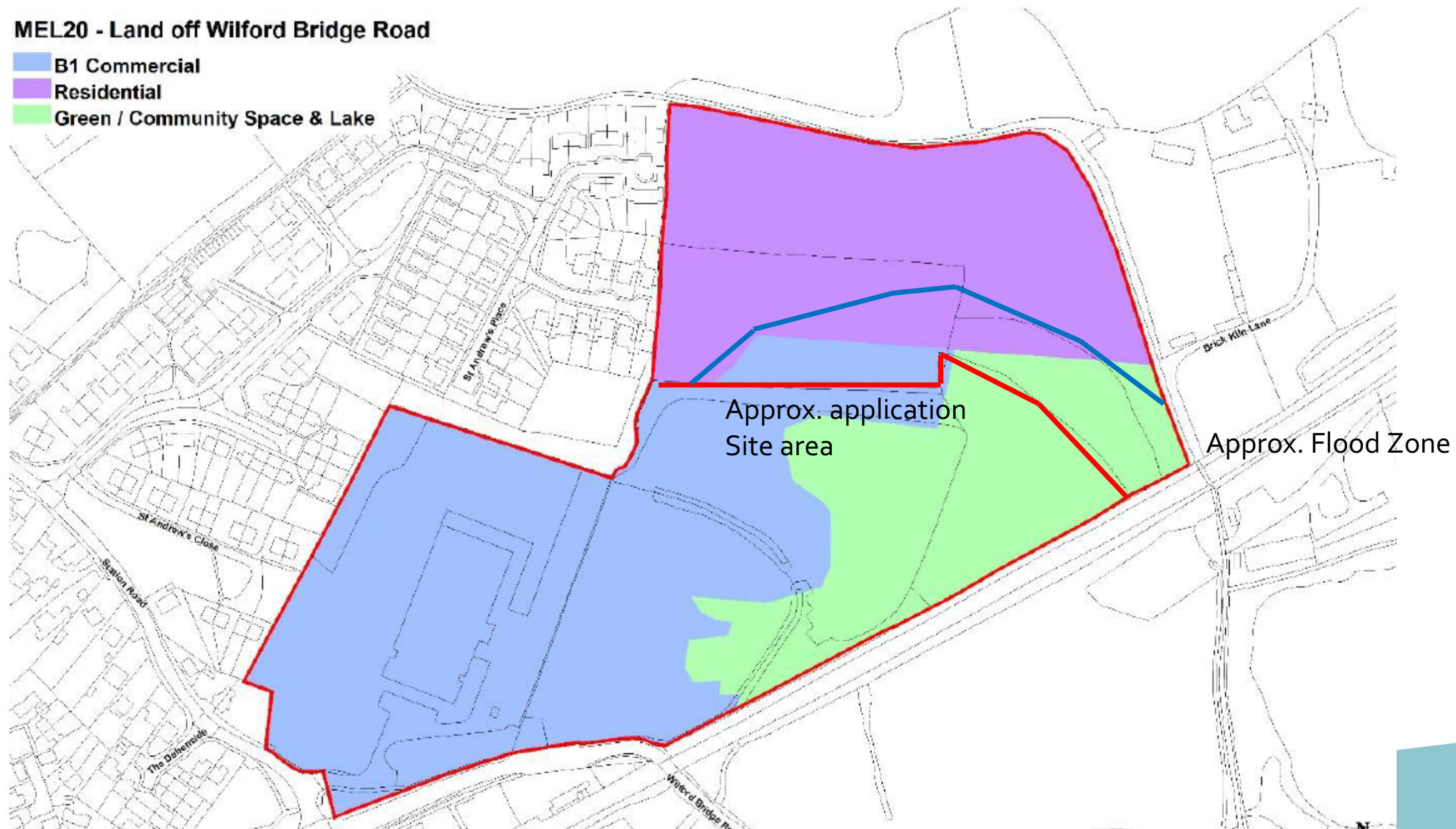


Material Planning Considerations and Key Issues

- Compliance with MEL20
 - Site included within site allocation. Only details of access currently being considered.
 - Highways, access and sustainable transport options
 - Comprehensive/piecemeal development
 - Flood risk and drainage
 - HRA
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- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.

MEL20 - Land off Wilford Bridge Road

- B1 Commercial
- Residential
- Green / Community Space & Lake



Recommendatio

n Authority to determine with **APPROVAL** being granted subject to no objections being received from Natural England, a S106 Agreement detailing Highways Improvement works, affordable housing provision and a contribution to the Suffolk Coast RAMS and controlling conditions as detailed below.

Otherwise, to **REFUSE** as contrary to National and/or Local Policy in respect of any of the above issues that cannot be overcome, as appropriate.

- Standard Outline time limit
- Submission of reserved matters
- Details of accesses
- Estate roads and footpaths to be provided
- Carriageway and footways to be laid
- Details of bin storage and presentation areas
- Residents Travel Pack
- Parking/turning areas to be indicated
- Off site highways works plan
- Construction Management Plan
- Ecological Impact Assessment
- No removal of hedgerow 1st March – 31st August
- Lighting design for biodiversity

