

Item 6:

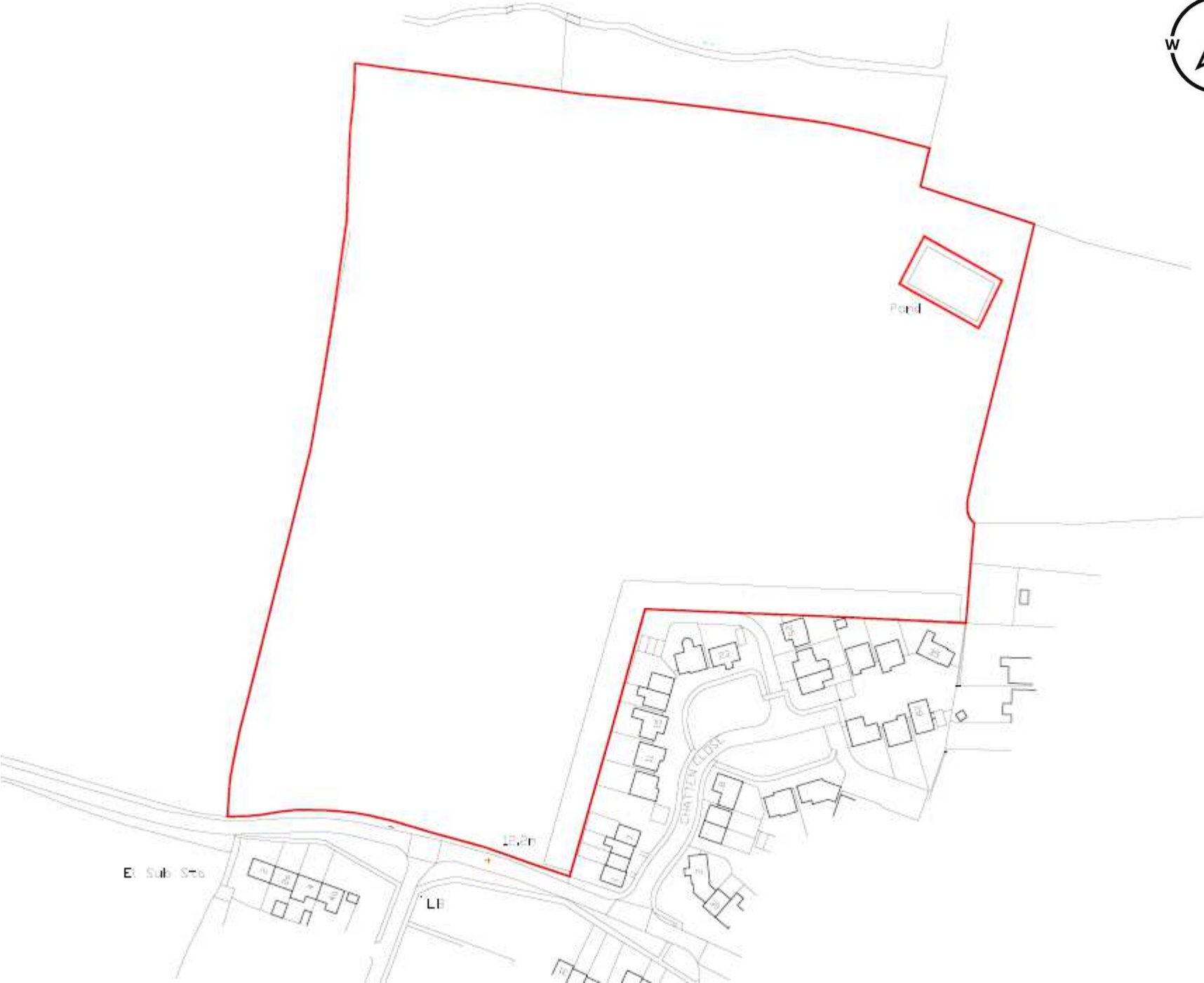
DC/21/2679/FUL

Development of 65 dwellings, both one and two storey, including landscaped open space, recreation space and equipped play area for public use, highways and other infrastructure .

Land to the North of Chapel Road, Wrentham, Beccles, Suffolk



Site Location Plan

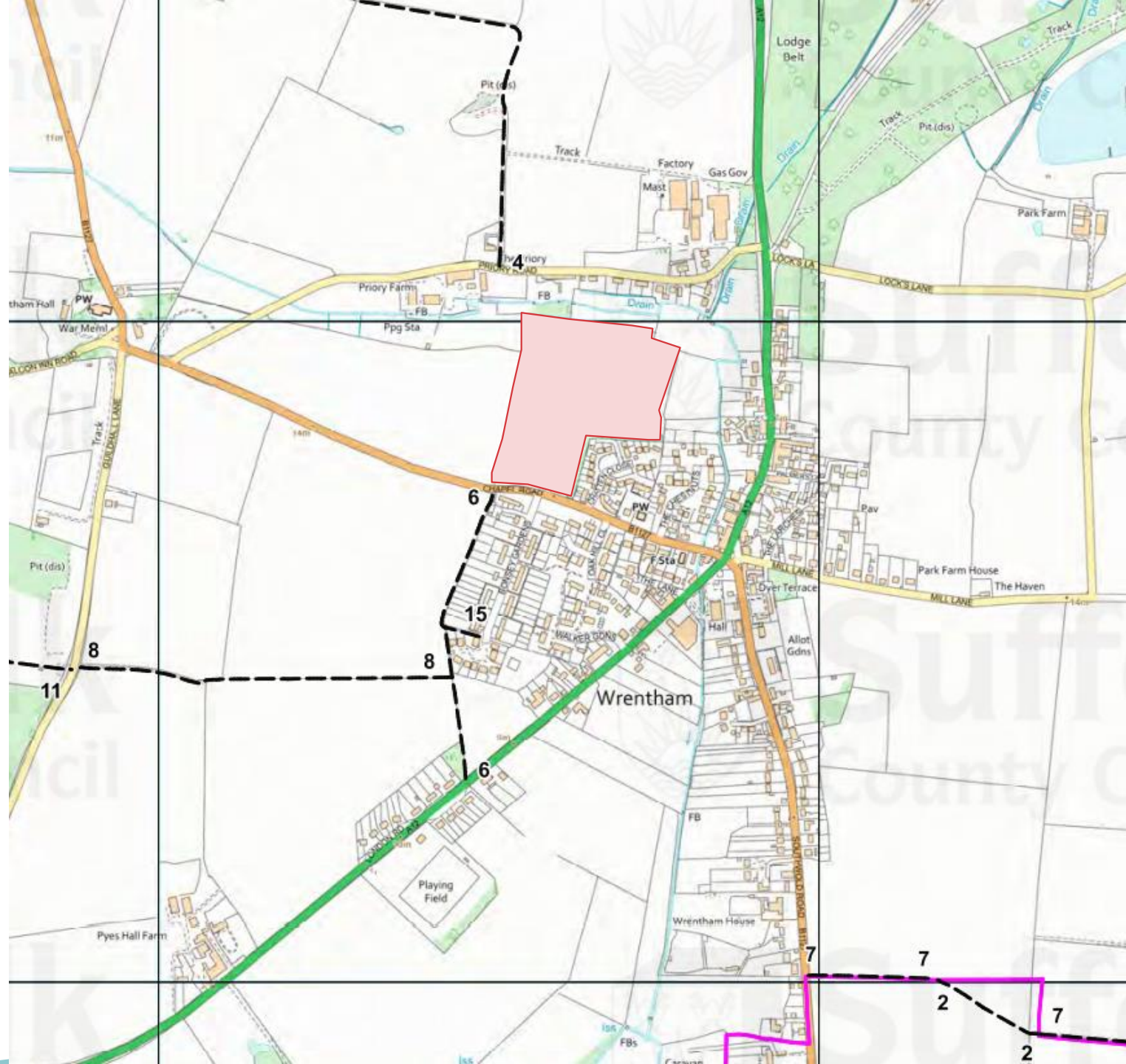
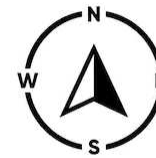


Aerial Photograph

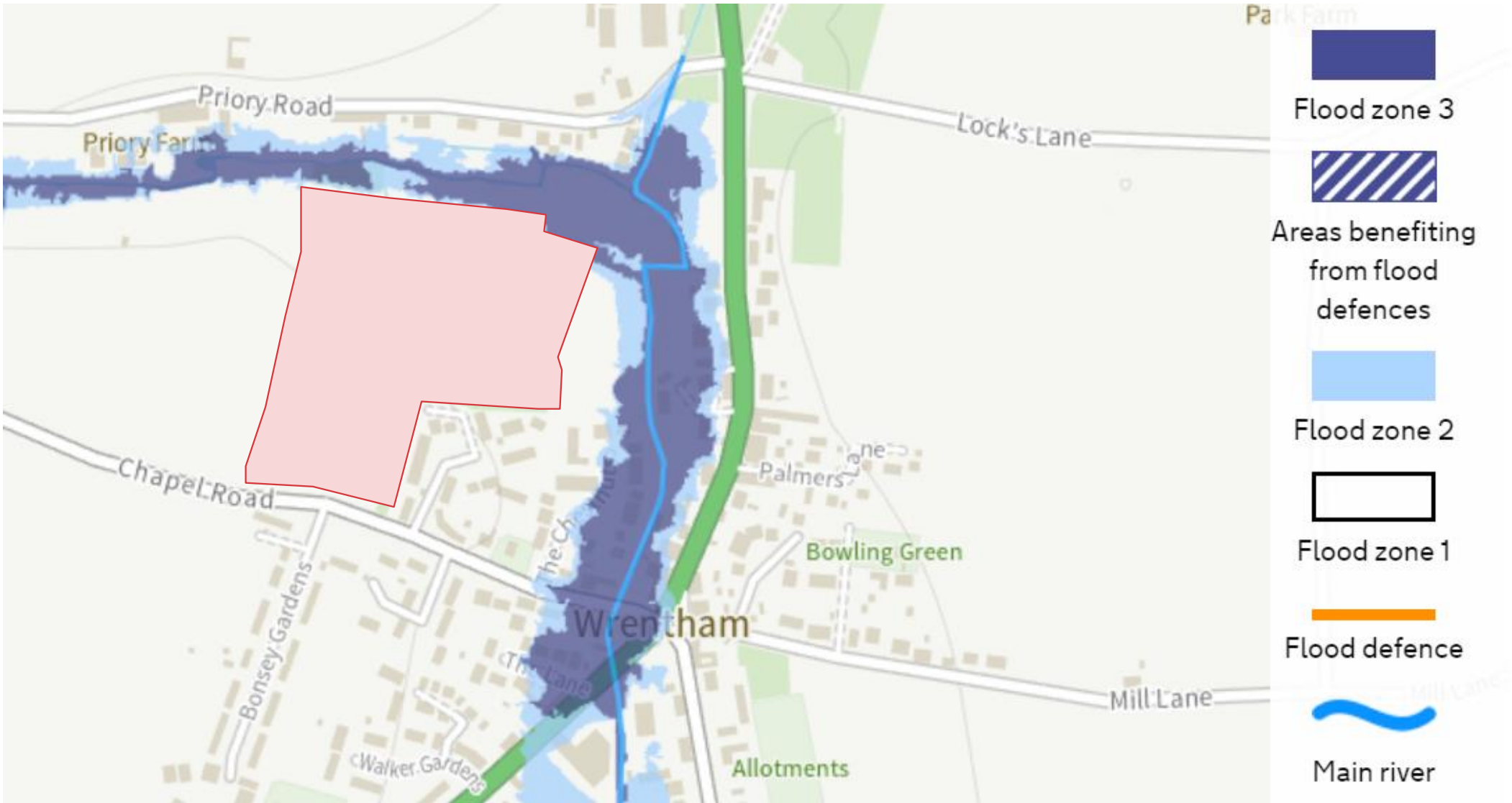


Insert Google Streetview Link

Public Rights of Way



Flood Zone



Policy Considerations



Legend

WLP Housing Allocation



WLP1.2 Settlement Boundary



WLP8.12 Existing Employment Area



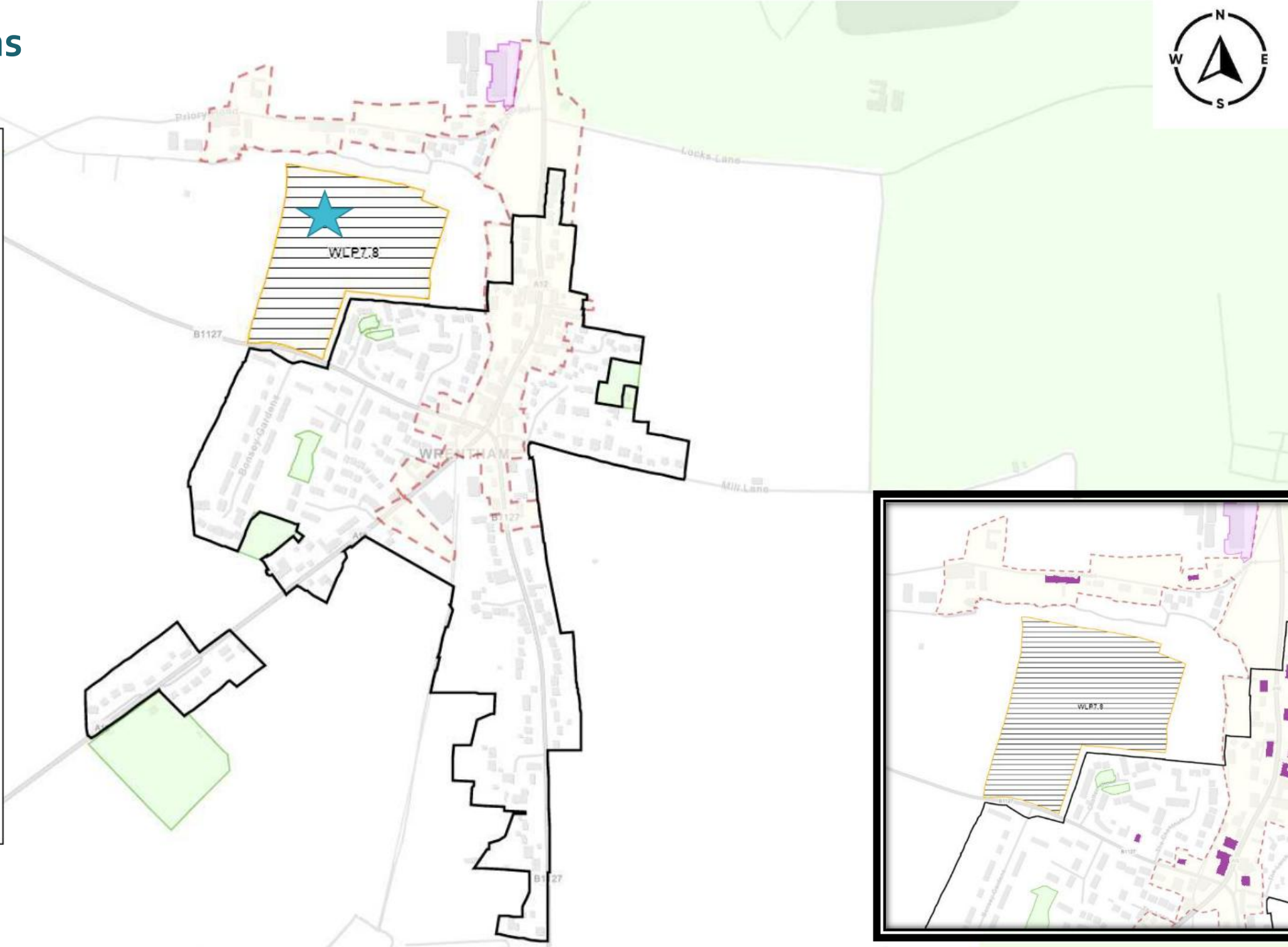
WLP8.23 Open Space



WLP8.39 Conservation Area



Areas of Outstanding Natural Beauty



Allocation

WLP7.8 -Land North of Chapel Road, Wrentham

- 4.82 Hectares
- Residential Developed
- Approximately 60 dwellings
- Mix of housing
- Low Density
- Equipped Play Area
- Pedestrian Footpaths

Figure 24 - Strategic site allocations in Wrentham



Google Street View



Google Street View



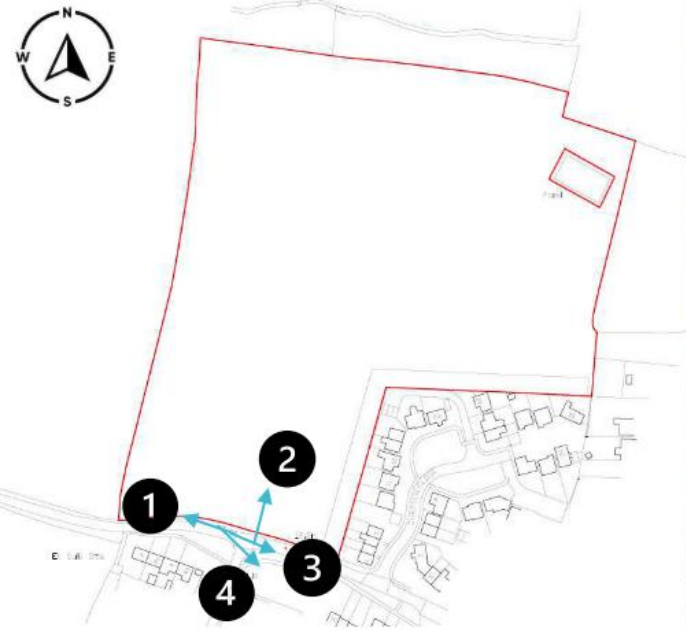
Google Street View



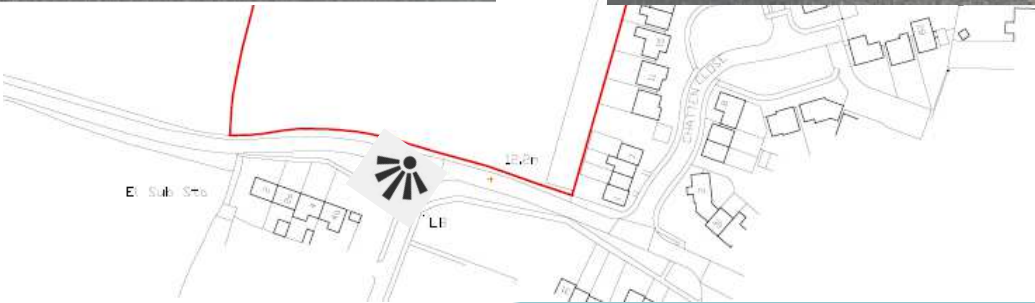
Google Street View



Photographs - Chapel Road Frontage



Photographs – Southern side of Chapel Road



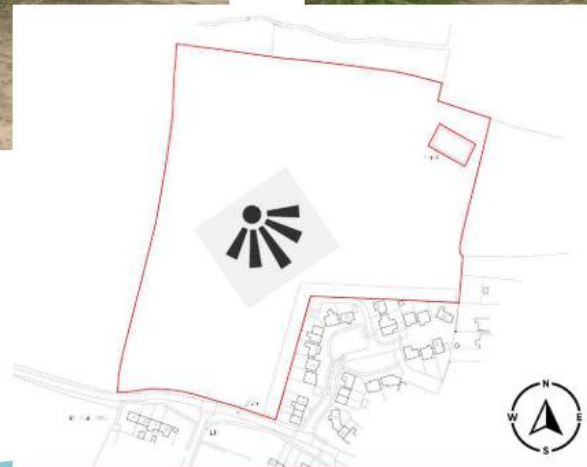
Photographs - Looking west and north



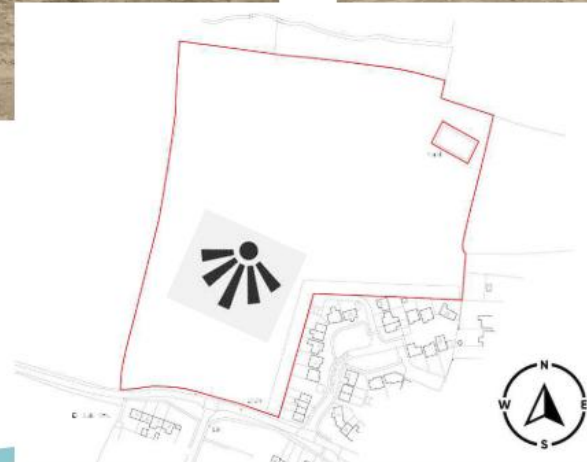
Photographs - Looking north and eastwards



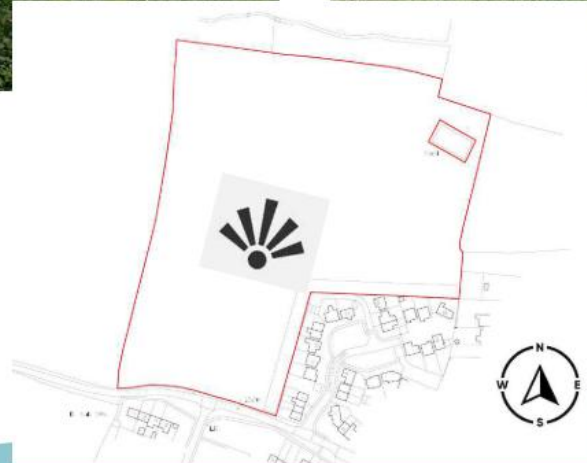
Photographs – Looking at the south east corner of the site



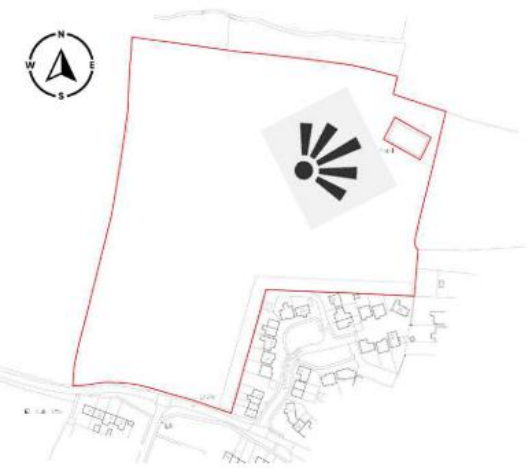
Photographs – looking south to Chapel Road



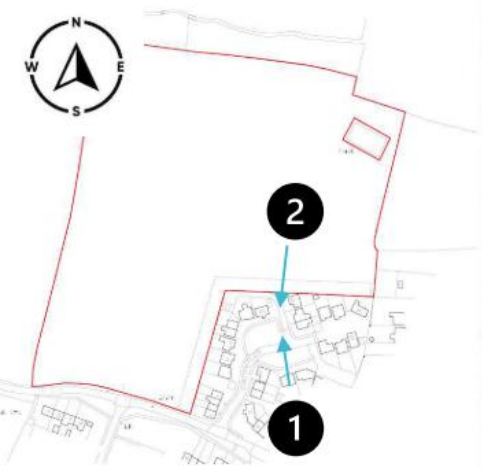
Photographs- Looking north to Priory Road



Photographs - Existing Infiltration Basin



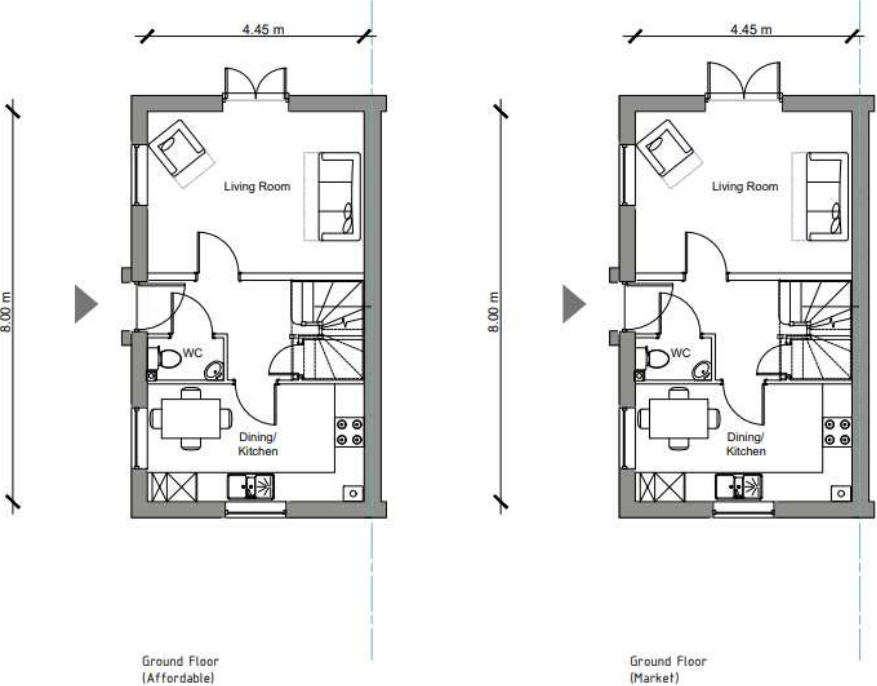
Photographs



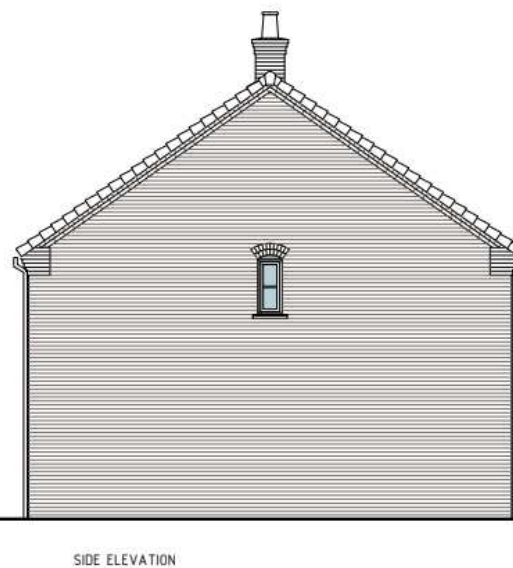
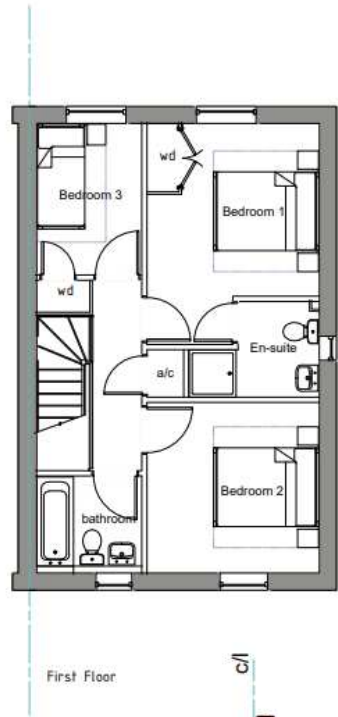
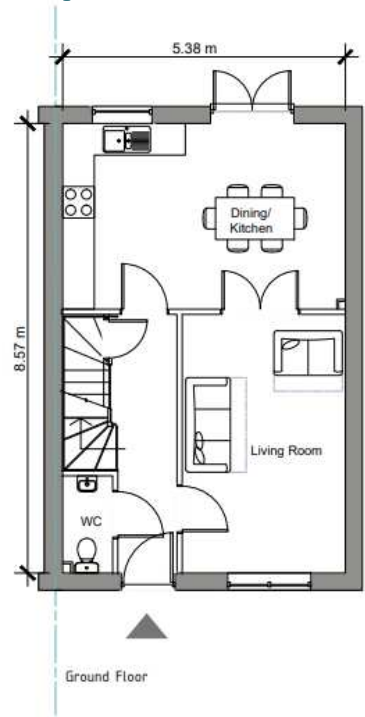
Surrounding Area



Proposed Floor Plans and Elevations – House Type 777H (Semi - 2 Bed / 4 Person)



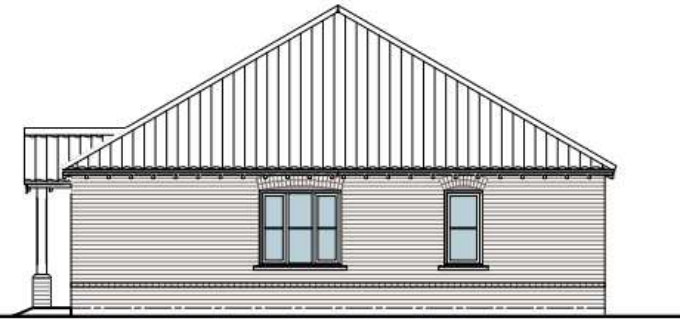
Proposed Floor Plans and Elevations – House Type 999H (Semi - 3 Bed / 5 Person)



Proposed Floor Plans and Elevations – House Type 966 B (Detached - 3 bed / 5 Person)



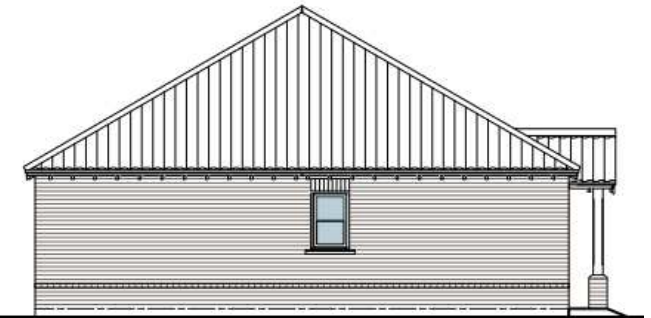
FRONT ELEVATION



SIDE ELEVATION

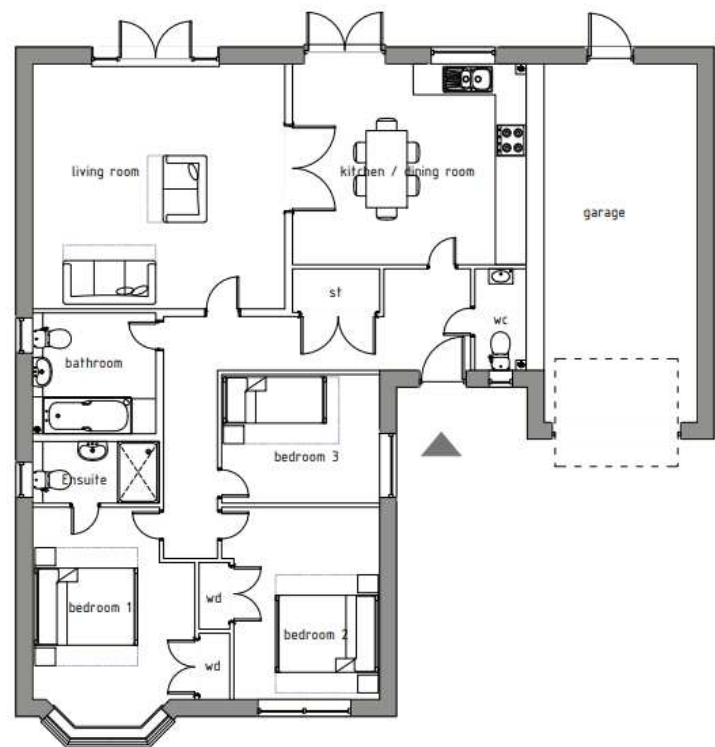


REAR ELEVATION



SIDE ELEVATION

Proposed Floor Plans and Elevations – House Type 1096B (Detached - 3 Bed / 5 Person)



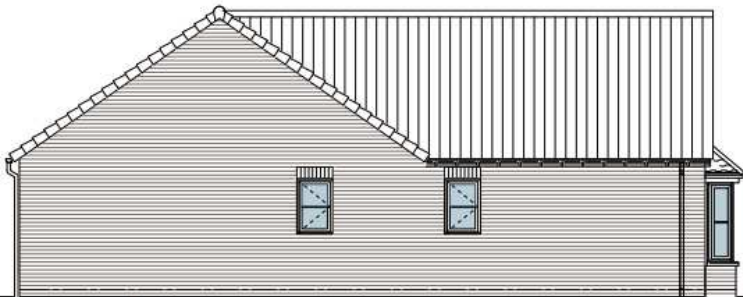
FRONT ELEVATION



SIDE ELEVATION

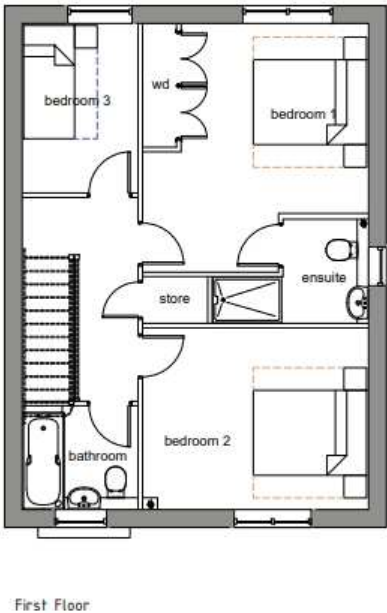
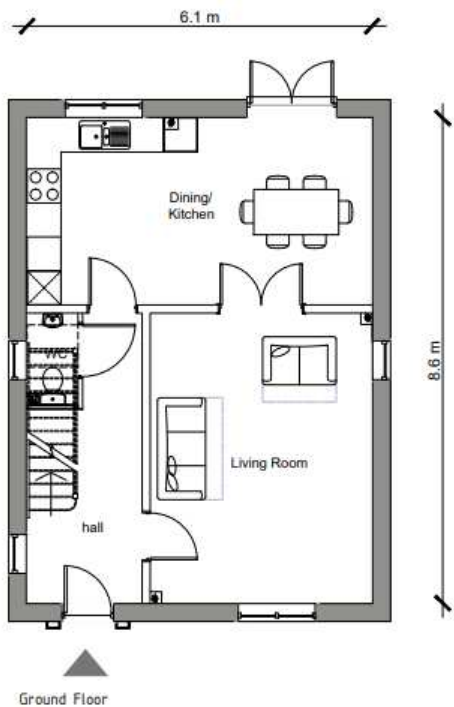


REAR ELEVATION

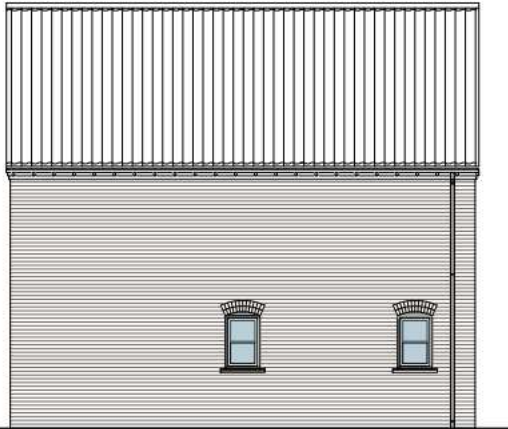


SIDE ELEVATION

Proposed Floor Plans and Elevations – House Type 1130H (Detached - 3 Bed / 5 Person)



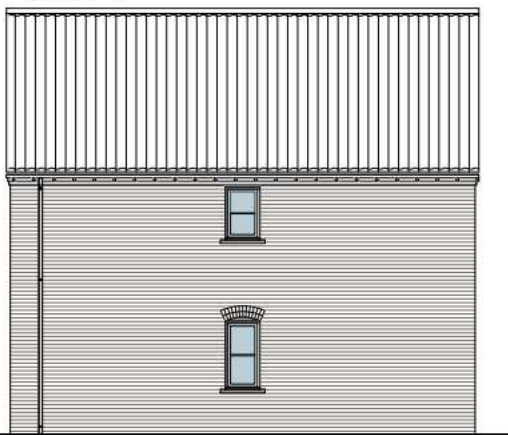
FRONT ELEVATION



SIDE ELEVATION

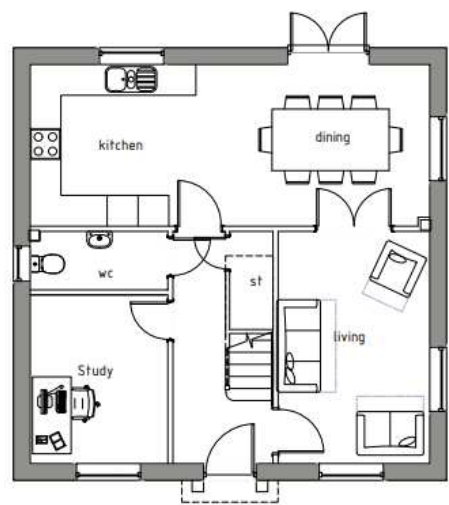


REAR ELEVATION



SIDE ELEVATION

Proposed Floor Plans and Elevations – House Type 1302H (Detached - 4 Bed / 8 Person)



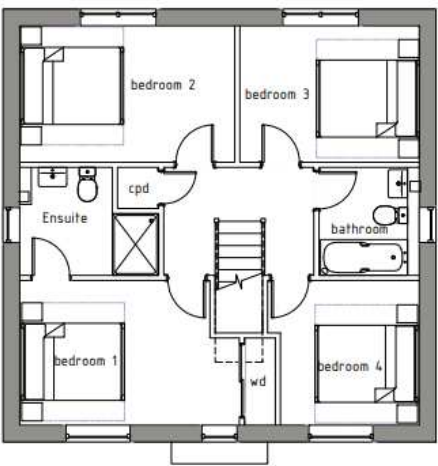
Ground Floor



FRONT ELEVATION



SIDE ELEVATION



First Floor

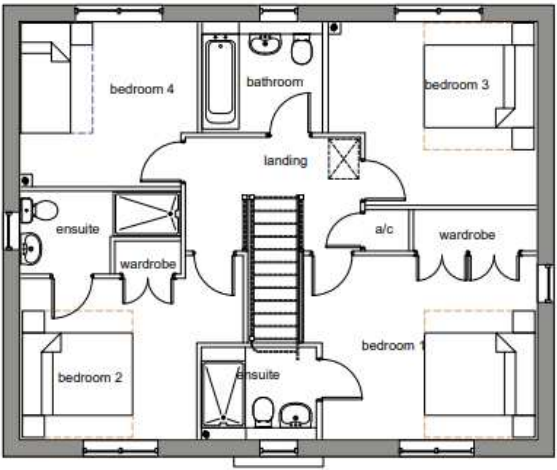
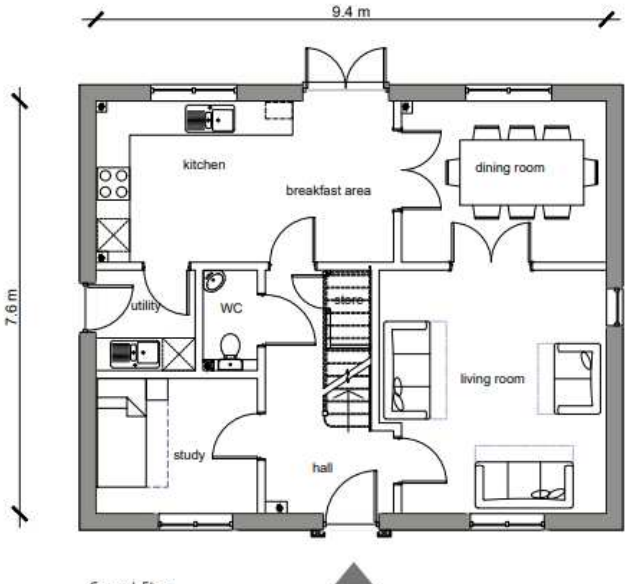


REAR ELEVATION



SIDE ELEVATION

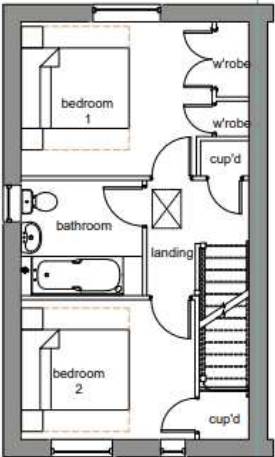
Proposed Floor Plans and Elevations – House Type 1539H (Detached - 4 Bed / 8 Person)



Proposed Floor Plans and Elevations – House Type 710H (Semi - 2 bed / 4 person)



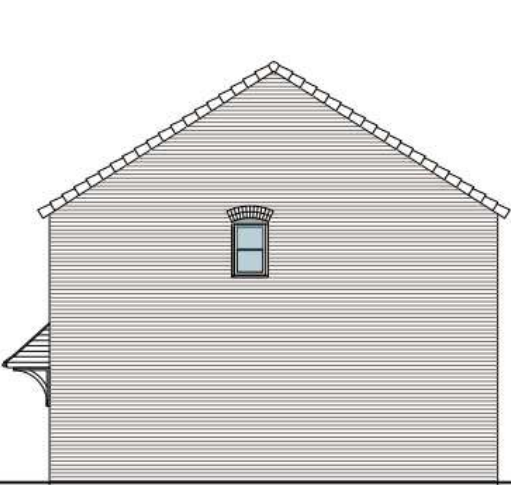
Ground Floor
(Affordable)



First Floor



FRONT ELEVATION
(Affordable)



SIDE ELEVATION
(Affordable)



REAR ELEVATION
(Affordable)



FRONT ELEVATION
(Market)

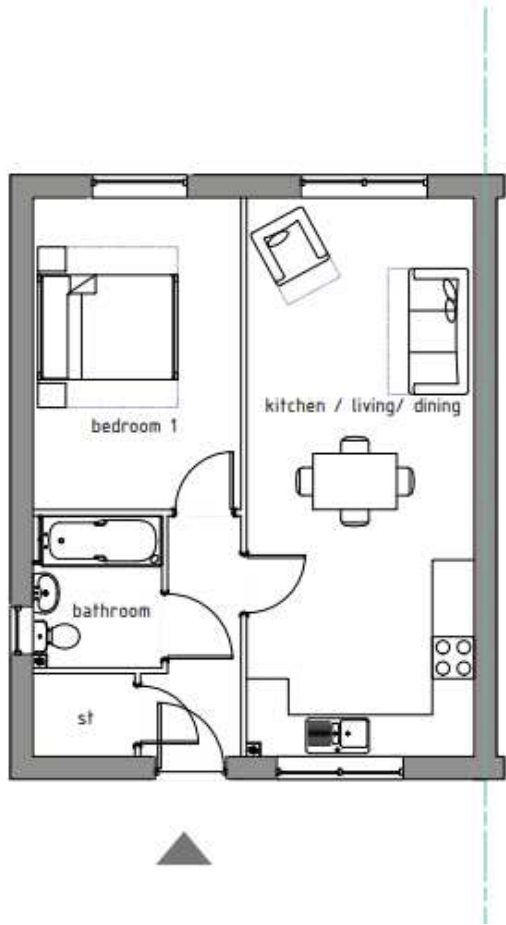


SIDE ELEVATION
(Market)



REAR ELEVATION
(Market)

Proposed Floor Plans and Elevations – House type 554BA (Semi - 1 bed/2 Person)



Proposed external site elevations



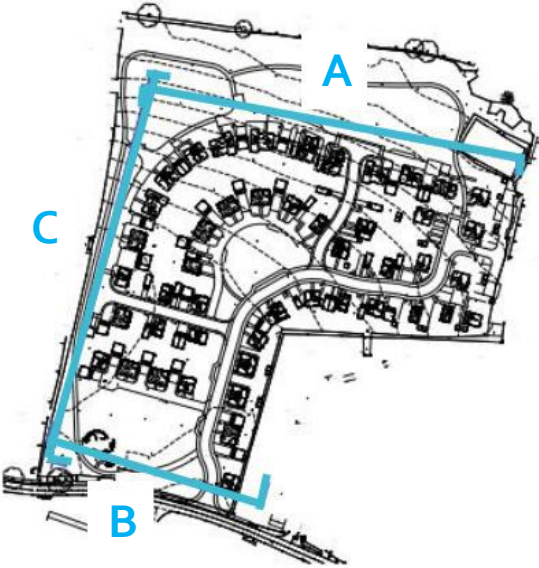
STREET ELEVATION AA



STREET ELEVATION BB



STREET ELEVATION CC



KEY PLAN
1:2500

Proposed internal site elevations



STREET ELEVATION DD



STREET ELEVATION EE

Visualisations













Proposed Surface Water Drainage



Proposed Landscaping – northern end of site



LEGEND

- | | |
|---|--------------------------------------|
|  | Dwellings. (See Architects Drawings) |
|  | Fencing. (See Architects Drawings) |
|  | Existing tree and hedge boundaries |
|  | New tree planting |
|  | New shrub and perennial planting |
|  | 'Meadow' grassland |
|  | Wetland planting |
|  | Lawn |
|  | Bench |
|  | Play structure |

Landscape Statement:

The proposed scheme will create a new residential estate that takes advantage of the existing landform and boundary vegetation to create a distinctive development that will be a relatively discreet addition to the existing village.

Existing hedges and hedge trees will be generally retained except for a section of hedge at the Chapel Road frontage. New hedge planting within the site will compensate for this loss. New planting and hedge management will assist sustainable retention of the boundary vegetation.

Communal landscape areas are proposed around the site including play equipment, linking pathways, seating and habitat creation. The grassland areas will be managed as 'meadow', with mown pathways. Additional wildflower plugs are proposed for diversity in the wetland features.

Around 100 new trees are proposed around the site. All dwellings will be provided with front garden planting and lawns whilst rear gardens will have patio areas and lawn for future residents to develop.

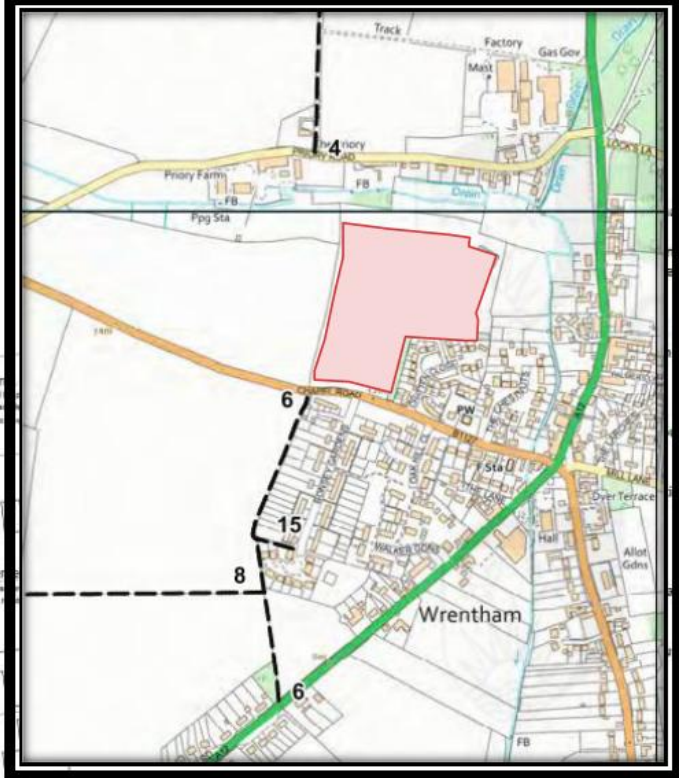
Likely tree species will include: Acer, Alder, Amelanchier, Betula, Cereis, Corylus, Koeleruteria, Liriodendron, Magnolia, Malus, Pinus, Prunus, Pyrus, Quercus, Sorbus, and Tilia.

Likely shrub species will include: *Berberis*, *Buddleia*, *Cistus*, *Choisya*, *Cornus*, *Cytisus*, *Erica*, *escallonia*, *Forsythia*, *Hebe*, *Helichrysum*, *Lavendula*, *Phlomis*, *Potentilla*, *Prunus*, *Rosa*, *Rosmarinus*, *Skimmia*, *Spiraea*, *Viiburnum* and *Weigela*.

Perennials will include: *Bergenia*, *dianthus*, *Dryopeteris*, *Euphorbia*, *Geranium*, *Heuchera*, *Hemnerocallis*, *Iris*, *Kniphofia*, *Lamium*, *Nepeta*, *Perovskia*, *Pulmonaria*, *Salvia*, *Sedum*, *Stachys*, *Tiarella*, *Verbena*.

Mixed native shrubs - Acer, Crataegus, Cornus, Corylus, Ilex, Prunus etc will be used

Proposed Landscaping – southern end of site



1. Revised layout to reflect LPA comments	RM	35
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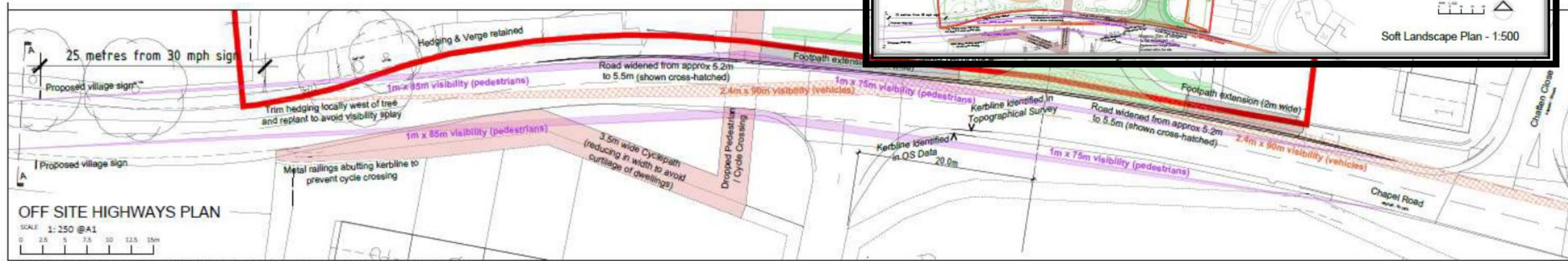


richard and sarah associates
landscape design • environmental planning • arboriculture

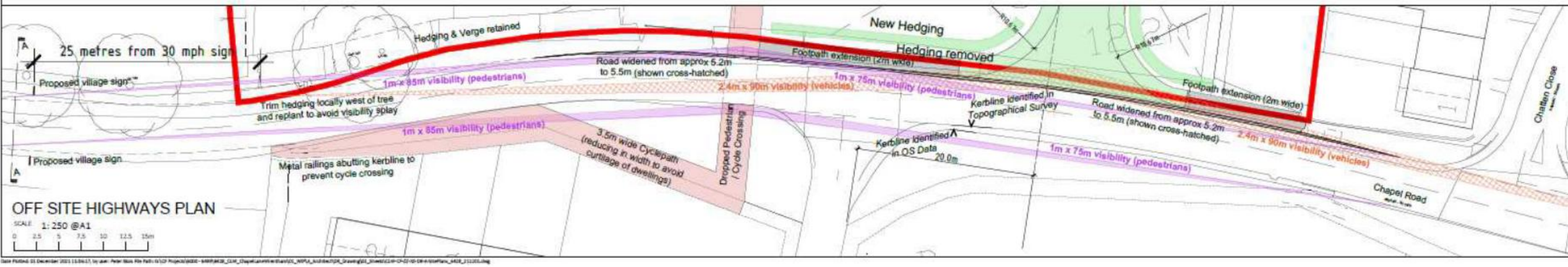
30 Cannon Lane, North Wrentham, Dorset, DT96 6JL
Tel: 01305 340094
www.richardandsarah.co.uk • email: info@richardandsarah.co.uk

client:	Cripps Developments Ltd
job:	Proposed Residential Development Chatten Road, Wrentham
drawing:	Landscape Masterplan
date:	18-05-2021
scale:	1:500 @ A1
rev:	LS 00

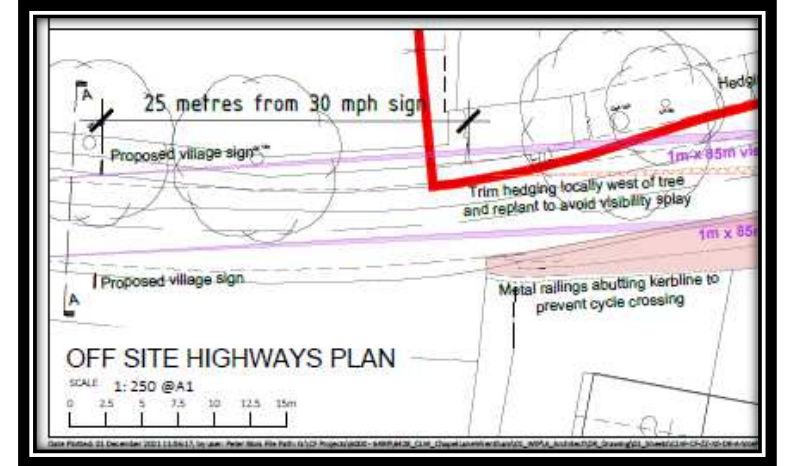
Soft Landscape Plan - 1:500



Proposed Highway Improvement



Proposed Highway Improvement



ALL WORK TO HIGHWAYS AUTHORITY
STANDARDS & PRIOR APPROVAL

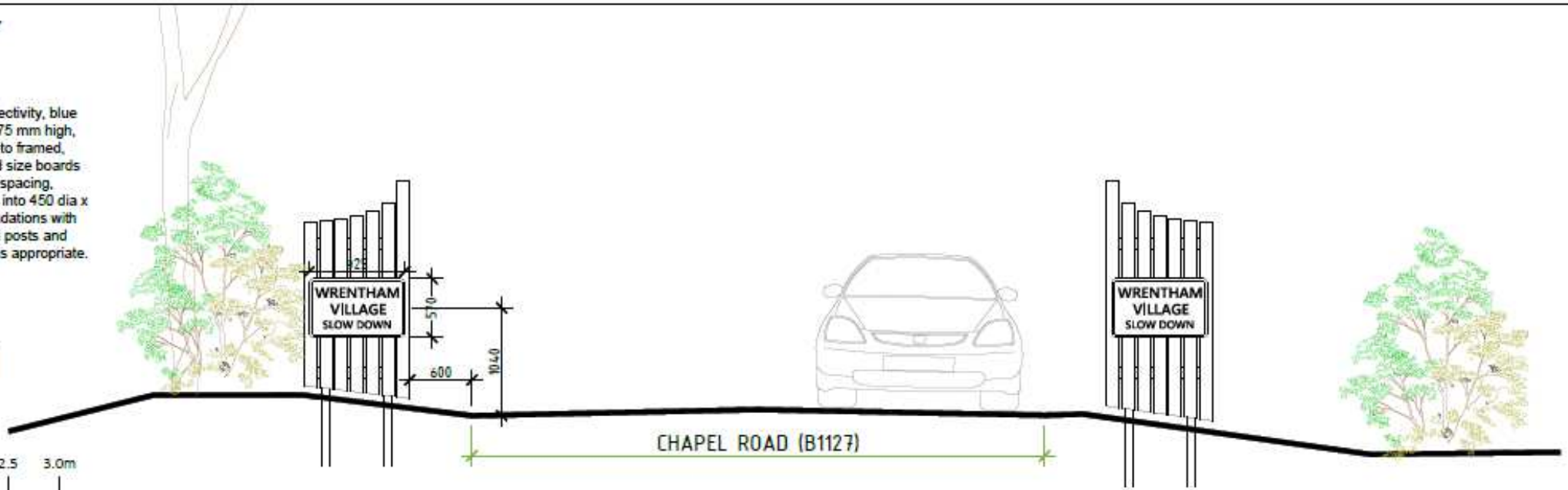
Two road signs, comprising;

Standard 11 swg road sign class RA1 reflectivity, blue for background, white lettering 100mm x 75 mm high, font "Transport", and white border. Fixed to framed, braced and battened 100 x 25mm finished size boards (free of knots, splits or warps) with 25mm spacing. Cedar or similar temperate hardwood, set into 450 dia x min 900mm deep hand-dug concrete foundations with two 50mm square hollow galvanised steel posts and caps. Finished with Cedar or linseed oil as appropriate.


VILLAGE SIGN

SECTION A-A

SCALE 1:50



Material Planning Considerations and Key Issues

- Principle of Development (allocated by Policy WLP7.8)
 - Affordable housing and mix
 - Design of Development
 - Heritage
 - Residential Amenity
 - Landscape and Visual Impact
 - Open Space
 - Highways and Sustainable Transport
 - Sustainable Construction
 - Flood Risk and Surface Water Drainage
 - Ecology (on site and off site European Protected Sites)
 - Archaeology
 - Financial Contributions (S106 and CIL)
- 
- A teal-colored decorative shape, resembling a stylized wave or a triangle, is positioned in the bottom right corner of the slide.

Recommendation

AUTHORITY TO APPROVE with conditions (including but not limited to those summarised in section 10 of this report); and subject to the completion of a S106 Legal Agreement within six months to secure obligations (including but not limited to):


- Affordable housing provision.
- Provision of open space.
- A financial contribution towards primary and secondary school transport.
- Contribution towards RAMS (either S106 or S111)

Or, in the event of failure to complete the S106 within six months of the date of the Committee Meeting, **AUTHORITY TO REFUSE** the application.

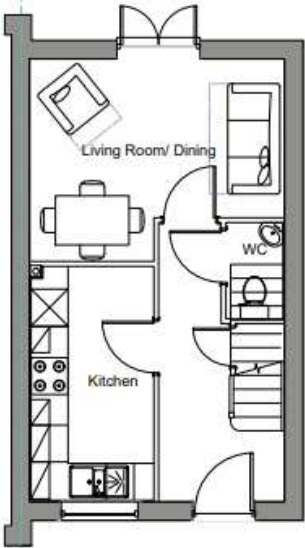
Recommended conditions to include:

- 1.Three-year time limit.
- 2.Standard plans/drawings compliance.
- 3.Details of all external materials to be agreed prior to commencement.
- 4.New access laid out in accordance with approved plan and retained.
- 5.Details of means to prevent the discharge of surface water onto Highway prior to commencement.
- 6.Max gradient of Access compliance.
- 7.All parking and manoeuvring to be provided prior to use.
- 8.Clear visibility provided prior to use of access.
- 9.Details of electric vehicle charging points to be approved prior to commencement.
- 10.Details of cycle storage to be agreed prior to completion.
- 11.Submission of a construction management plan prior to commencement.
- 12.Highway improvements to be carried out prior to occupation.
- 13.Village sign to erected prior to occupation.
- 14.Cycle and pedestrian crossing carried out prior to occupation.
- 15.Details of estate roads and footpath to be submitted prior to commencement.
- 16.Footpaths to be secured prior to occupation.
- 17.New estate junction formed prior to other works being carried out compliance.
- 18.Residents Travel Pack (RTP) shall be provided to residents within one month of occupation.
- 19.Details for the disposal of surface water submitted prior to commencement.
- 20.Details of the implementation, maintenance and management of the strategy for the disposal of surface water prior to commencement.
- 21.Submission of surface water drainage verification report with 28 days of completion.
- 22.Details of a Construction Surface Water Management Plan (CSWMP) prior to commencement.
- 23.Unexpected contamination.
- 24.Submission of programme of archaeological works prior to commencement.
- 25.Post investigation archaeological works prior to occupation.
- 26.Landscaping scheme to be completed in the first planting season from the completion of the last building shell.
- 27.Details of a management and maintenance plan for the Open space prior to occupation.
- 28.Details meeting Part M Requirements submitted prior to commencement.
- 29.Development undertaking in accordance with ecological avoidance, mitigation, compensation and enhancement measures compliance.
- 30.No removal of hedgerows trees etc between 1st March and 31 August.
- 31.Submission of a lighting strategy for biodiversity prior to work above slab level.
- 32.Submission of landscape and ecological management plan prior to occupation.
- 33.Submission of Ecological Enhancement Strategy prior to work above slab level.
- 34.Details of fire hydrants prior to occupation.
- 35.Details of play equipment prior to occupation.

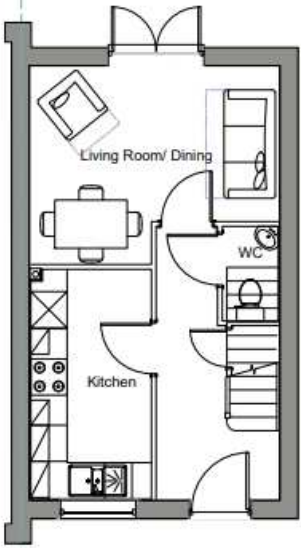
Complete set of house types – floor plans and elevations

A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned in the bottom right corner of the slide.

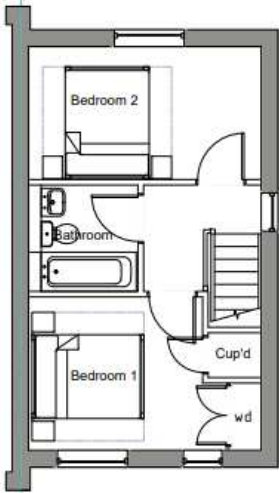
Proposed Floor Plans and Elevations – House Type 646H (2 Bed/4 Person)



Ground Floor
(Affordable)



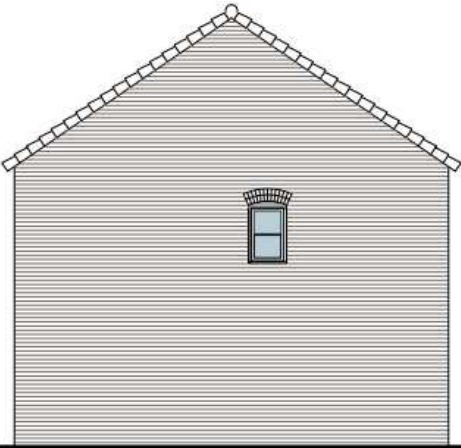
Ground Floor
(Market)



First Floor



FRONT ELEVATION
(Affordable)



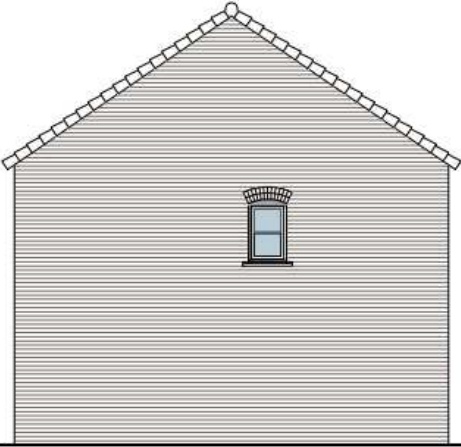
SIDE ELEVATION
(Affordable)



REAR ELEVATION
(Affordable)



FRONT ELEVATION
(Market)

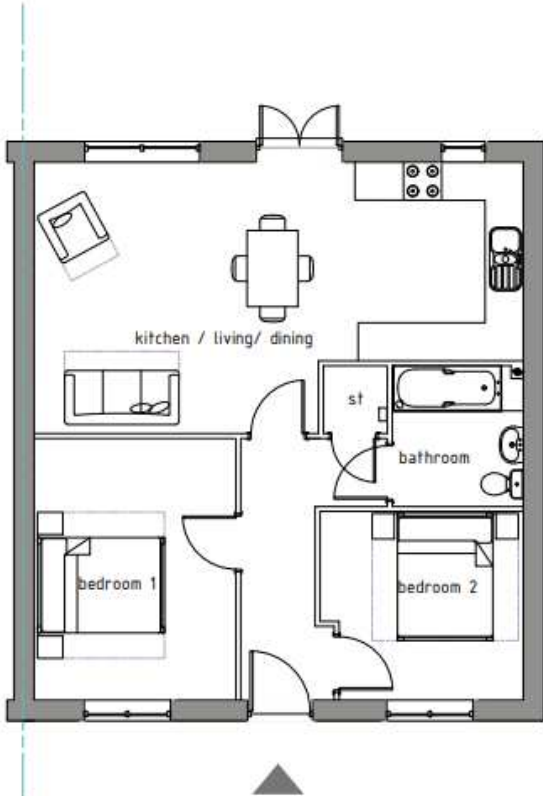


SIDE ELEVATION
(Market)

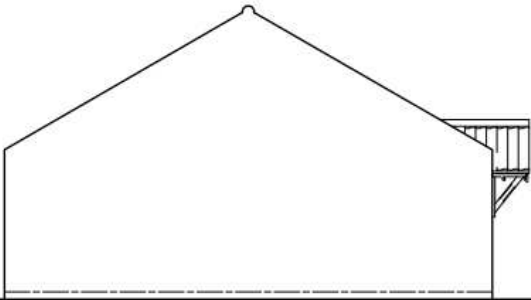


REAR ELEVATION
(Market)

Proposed Floor Plans and Elevations – House Type 710BA (2 bed / 4 person)



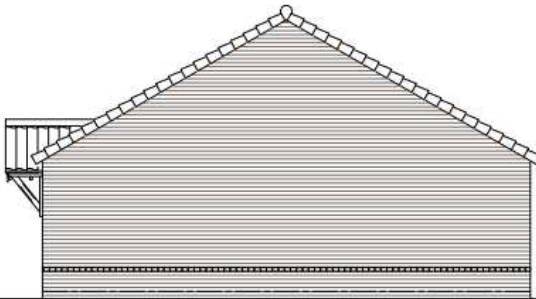
FRONT ELEVATION



SIDE ELEVATION

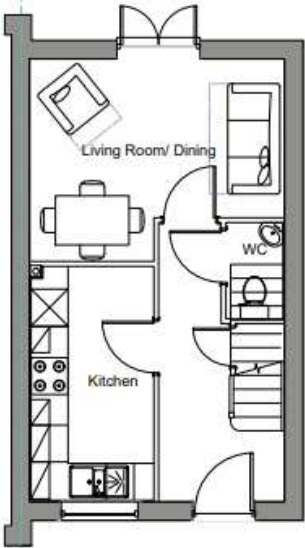


REAR ELEVATION

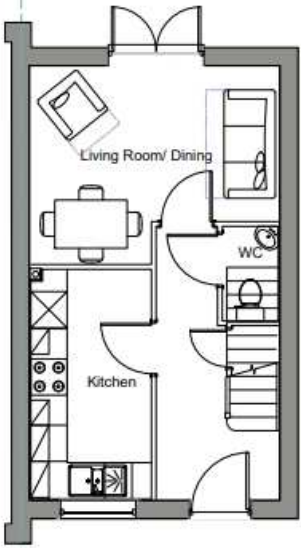


SIDE ELEVATION

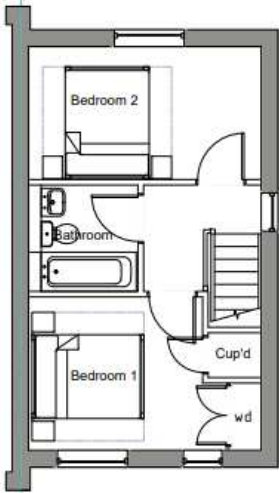
Proposed Floor Plans and Elevations – House Type 646H (2 Bed/4 Person)



Ground Floor
(Affordable)



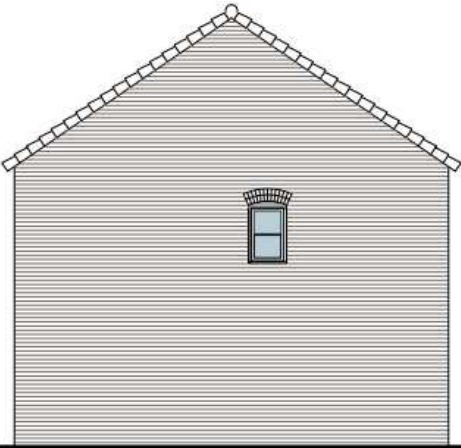
Ground Floor
(Market)



First Floor



FRONT ELEVATION
(Affordable)



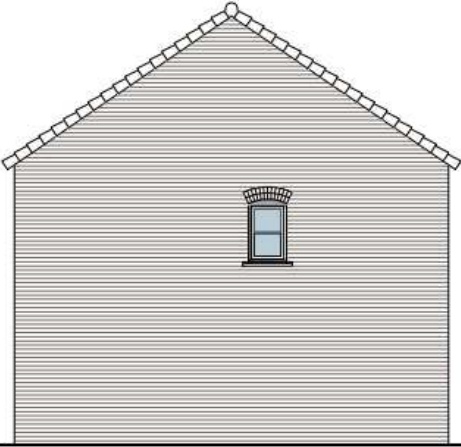
SIDE ELEVATION
(Affordable)



REAR ELEVATION
(Affordable)



FRONT ELEVATION
(Market)

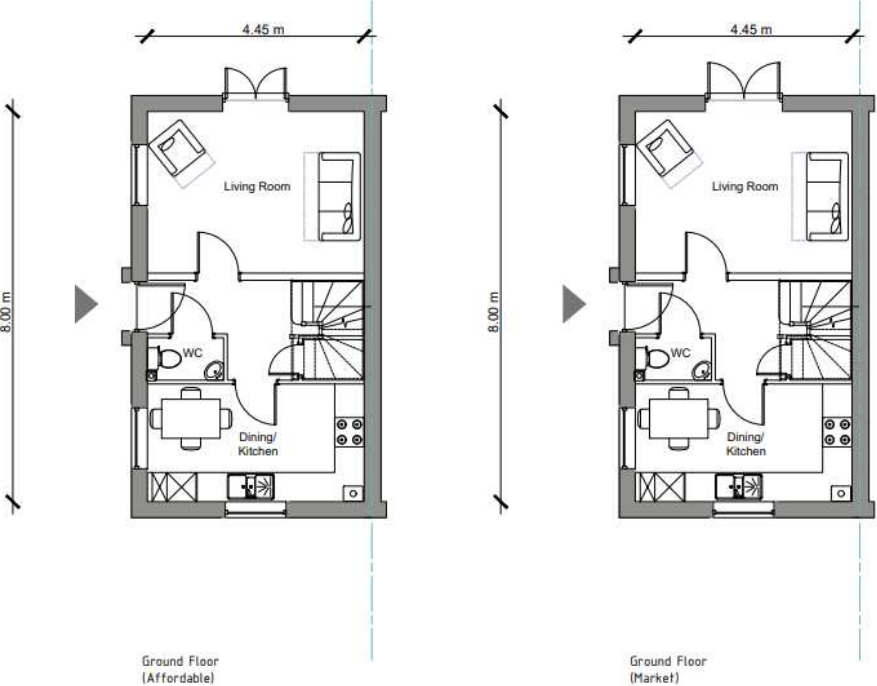


SIDE ELEVATION
(Market)

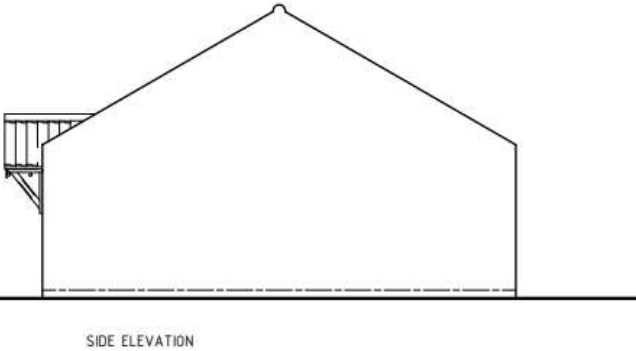
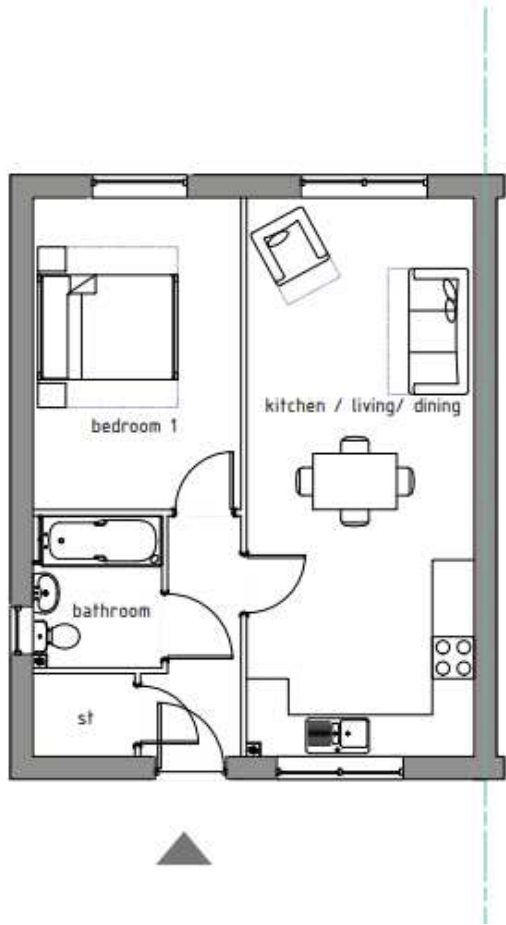


REAR ELEVATION
(Market)

Proposed Floor Plans and Elevations – House Type 777H (2 Bed / 4 Person)



Proposed Floor Plans and Elevations – House type 554BA (1 bed/2 Person)



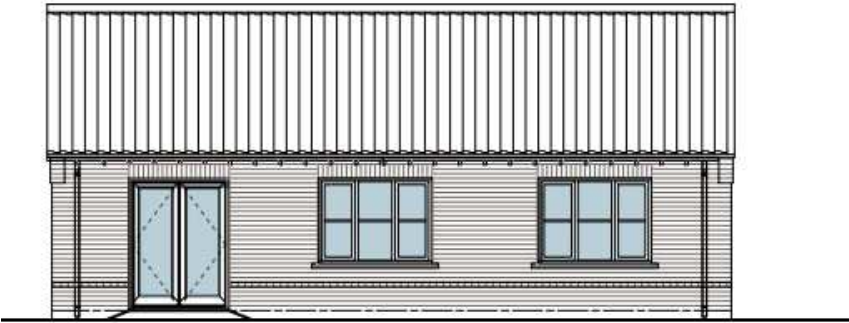
Proposed Floor Plans and Elevations – House Type 826B (3 Bed/ 5 Person)



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

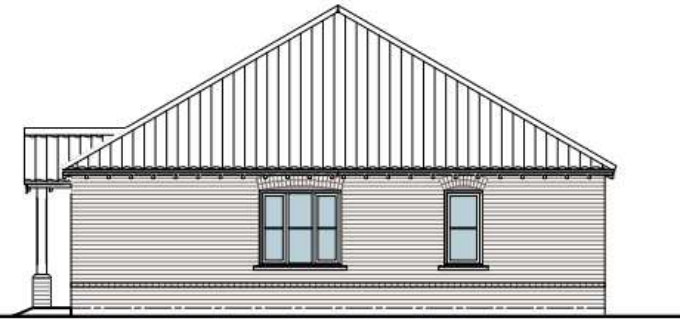


SIDE ELEVATION

Proposed Floor Plans and Elevations – House Type 966 B (3 bed / 5 Person)



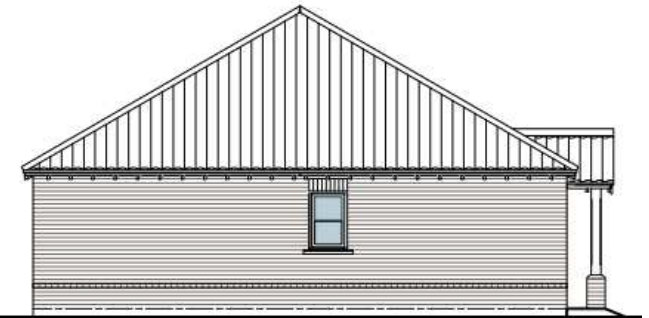
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

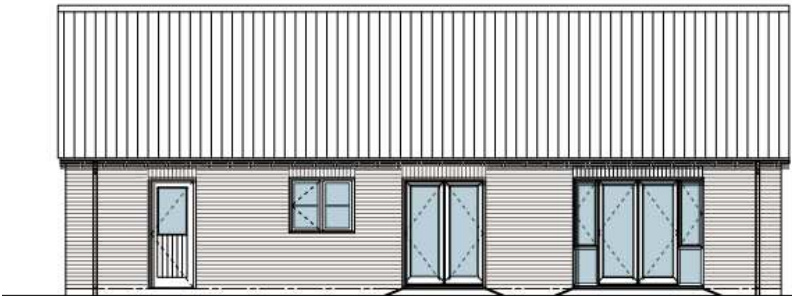
Proposed Floor Plans and Elevations – House Type 1096B (3 Bed / 5 Person)



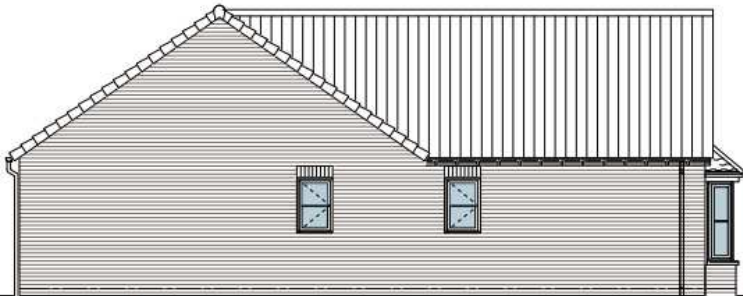
FRONT ELEVATION



SIDE ELEVATION

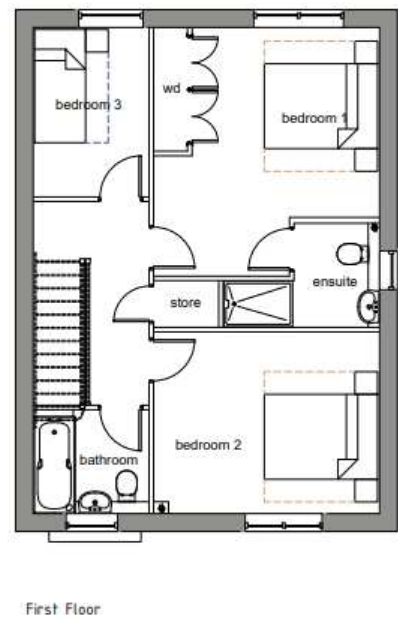
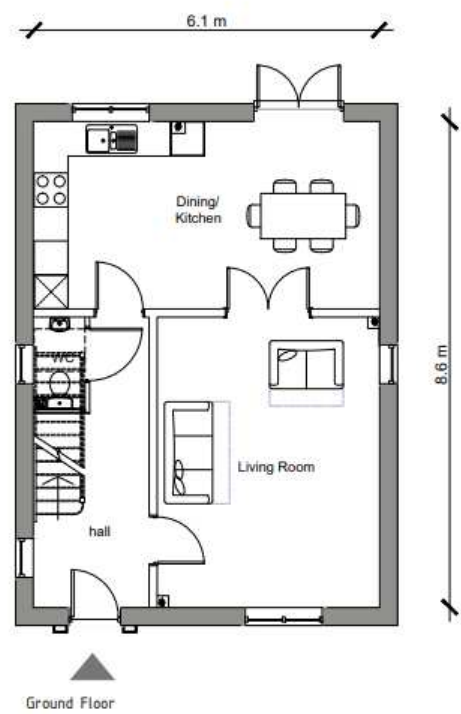


REAR ELEVATION

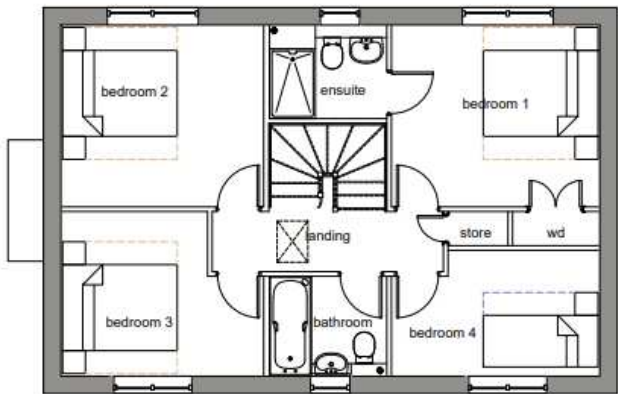
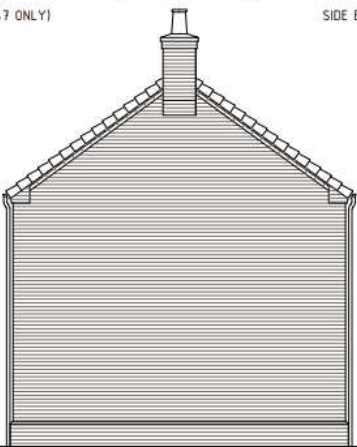
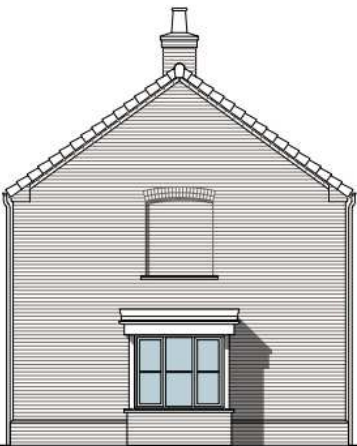
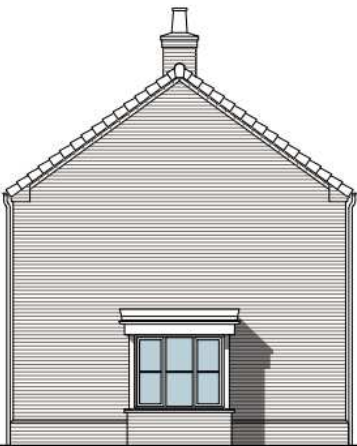
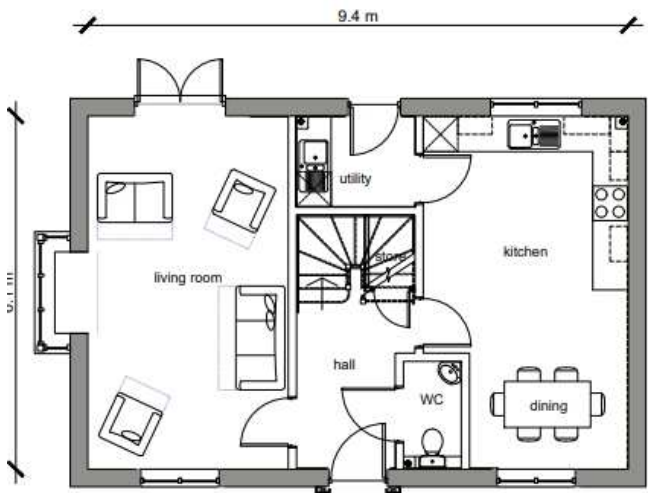


SIDE ELEVATION

Proposed Floor Plans and Elevations – House Type 1130H (3 Bed / 5 Person)

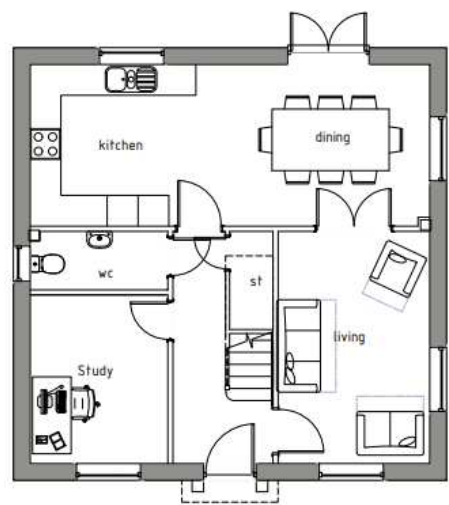


Proposed Floor Plans and Elevations – House Type 1241H (4 Bed / 7 Person)



First Floor

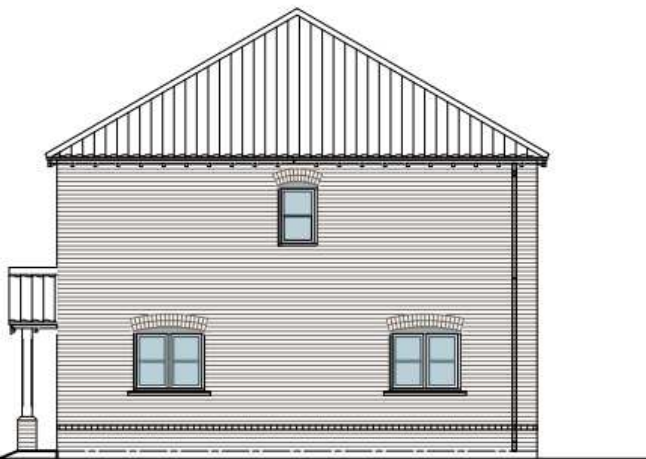
Proposed Floor Plans and Elevations – House Type 1302H (4 Bed / 8 Person)



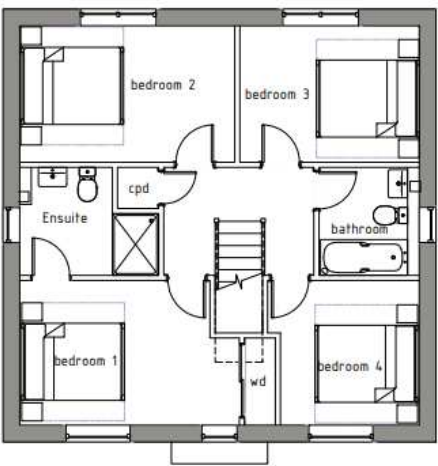
Ground Floor



FRONT ELEVATION



SIDE ELEVATION



First Floor

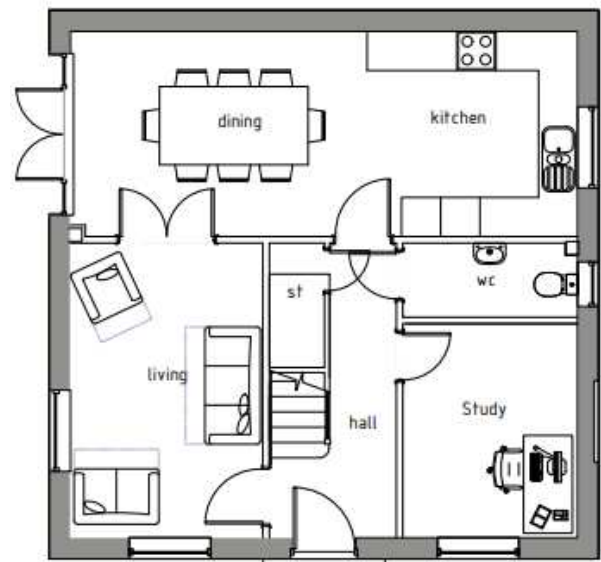


REAR ELEVATION



SIDE ELEVATION

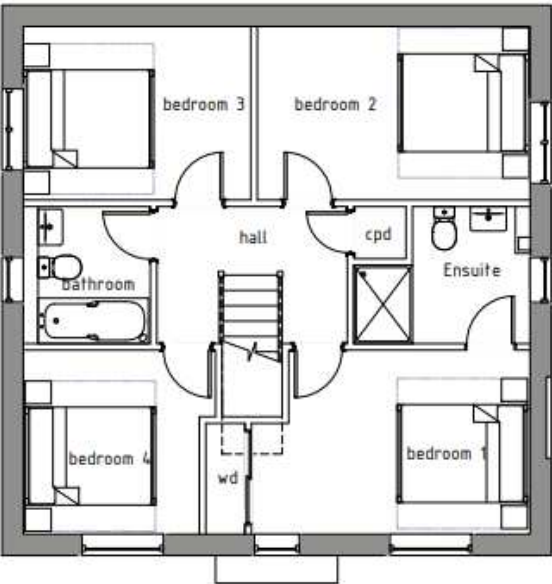
Proposed Floor Plans and Elevations – House Type 1302H (Variation) (4 Bed / 8 Person)



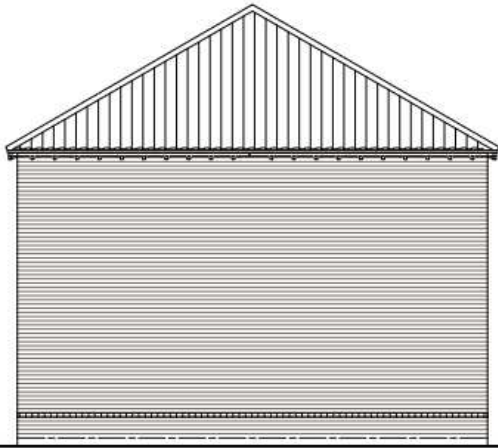
FRONT ELEVATION



SIDE ELEVATION



First Floor

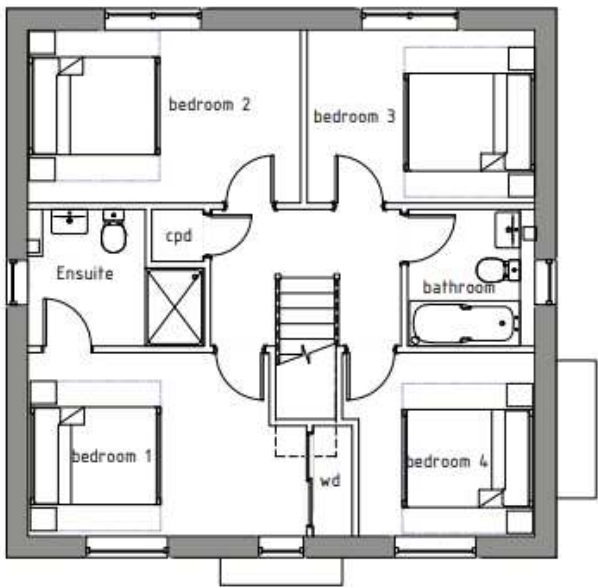
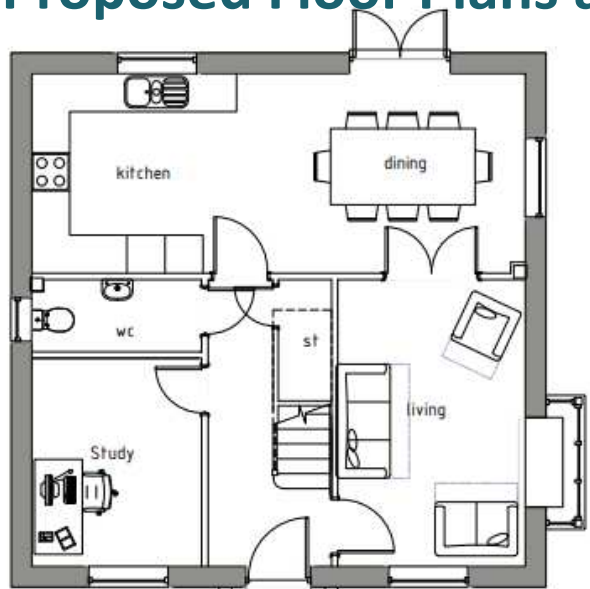


REAR ELEVATION



SIDE ELEVATION

Proposed Floor Plans and Elevations – House Type 1302H (with bay) (4 Bed / 8 Person)



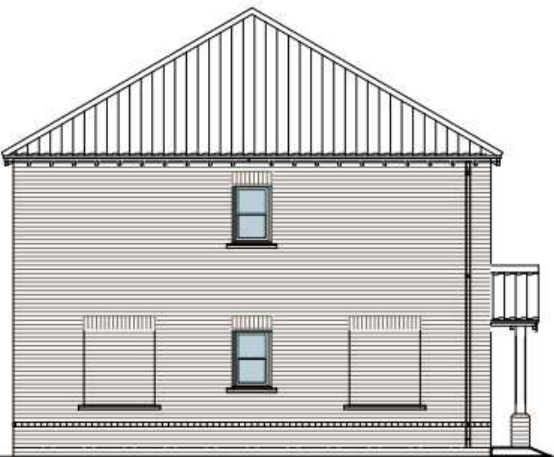
FRONT ELEVATION



SIDE ELEVATION

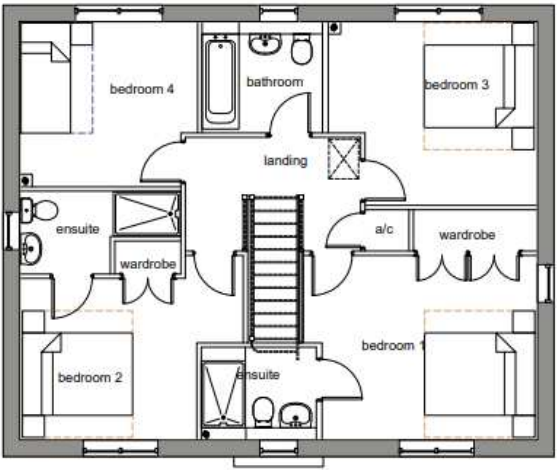
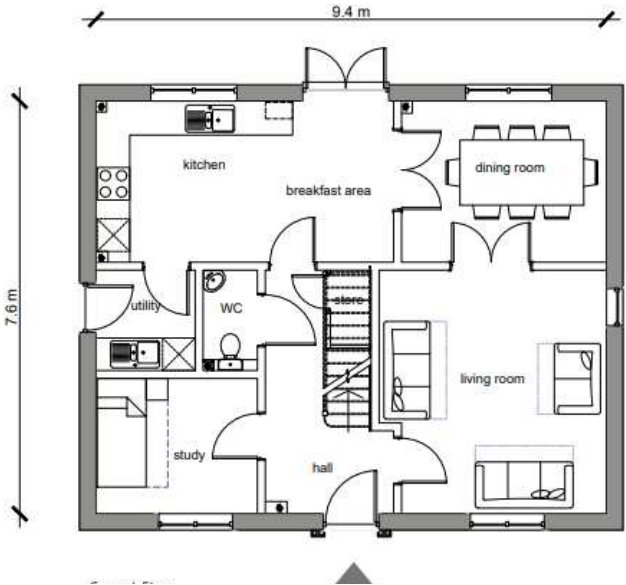


REAR ELEVATION

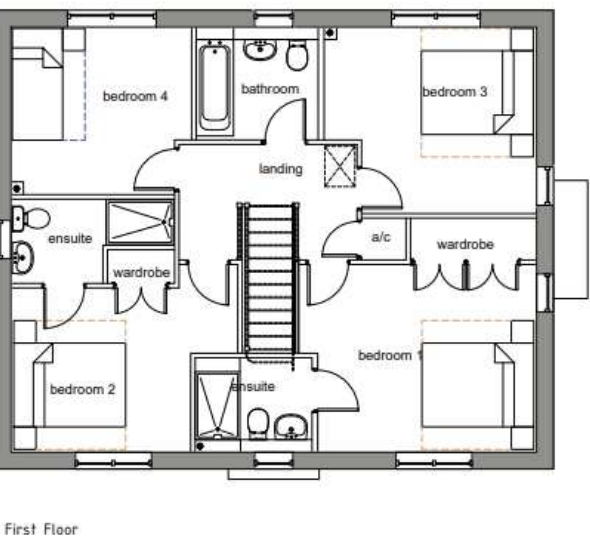
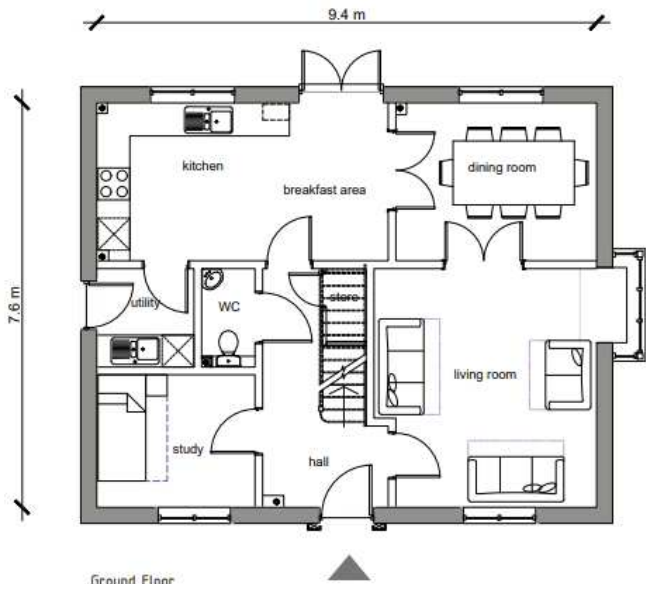


SIDE ELEVATION

Proposed Floor Plans and Elevations – House Type 1539H (5 Bed / 8 Person)



Proposed Floor Plans and Elevations – House Type 1539H (with side bay) (5 Bed / 8 Person)



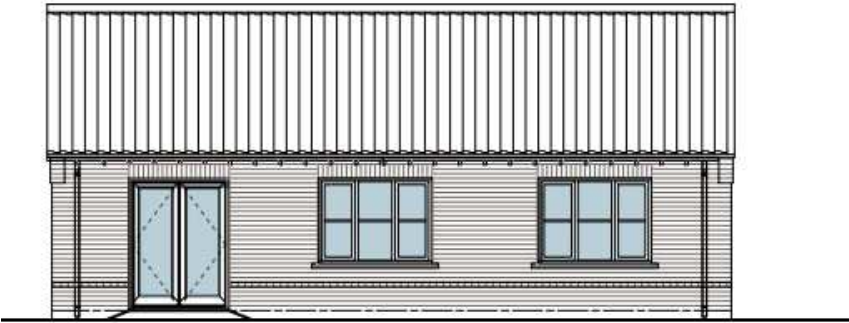
Proposed Floor Plans and Elevations – House Type 826B (Detached - 3 Bed/ 5 Person)



FRONT ELEVATION



SIDE ELEVATION

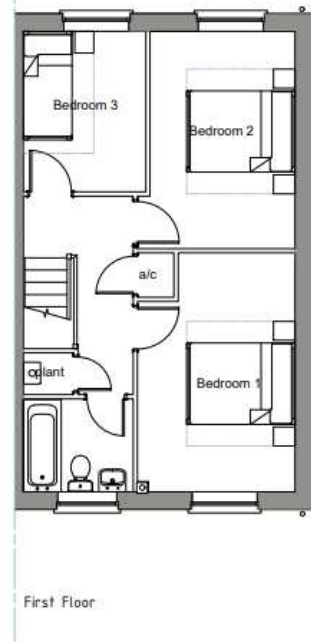
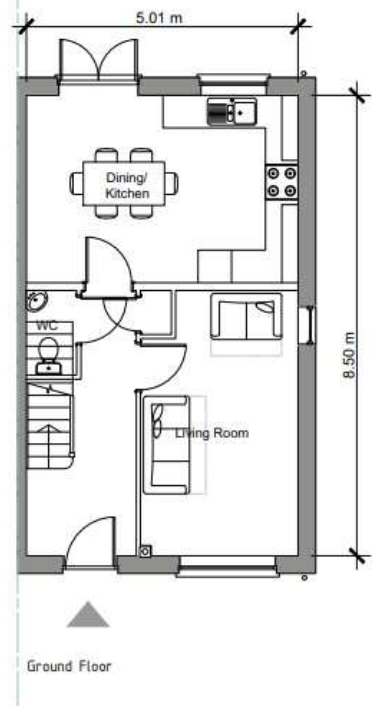


REAR ELEVATION



SIDE ELEVATION

Proposed Floor Plans and Elevations – House Type 930HA (Semi - 3 Bed / 5 Person)

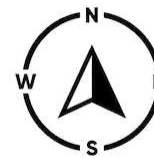


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

Planning Policy Constraints



Legend

WLP Housing Allocation



WLP1.2 Settlement Boundary



WLP8.12 Existing Employment Area



WLP8.23 Open Space



WLP8.39 Conservation Area



Areas of Outstanding Natural Beauty



Listed Buildings

