

Agenda Item: 6

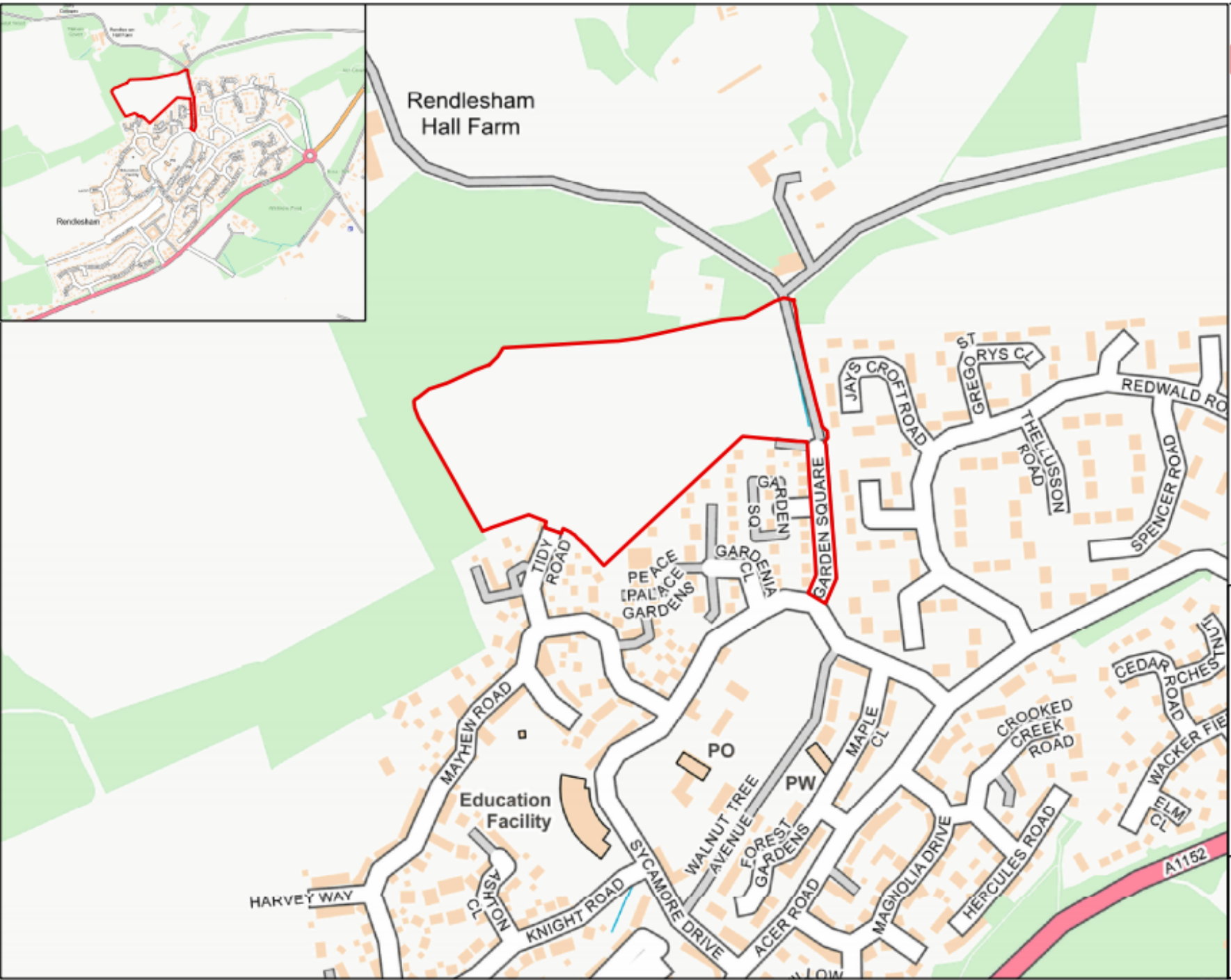
DC/20/5278/FUL

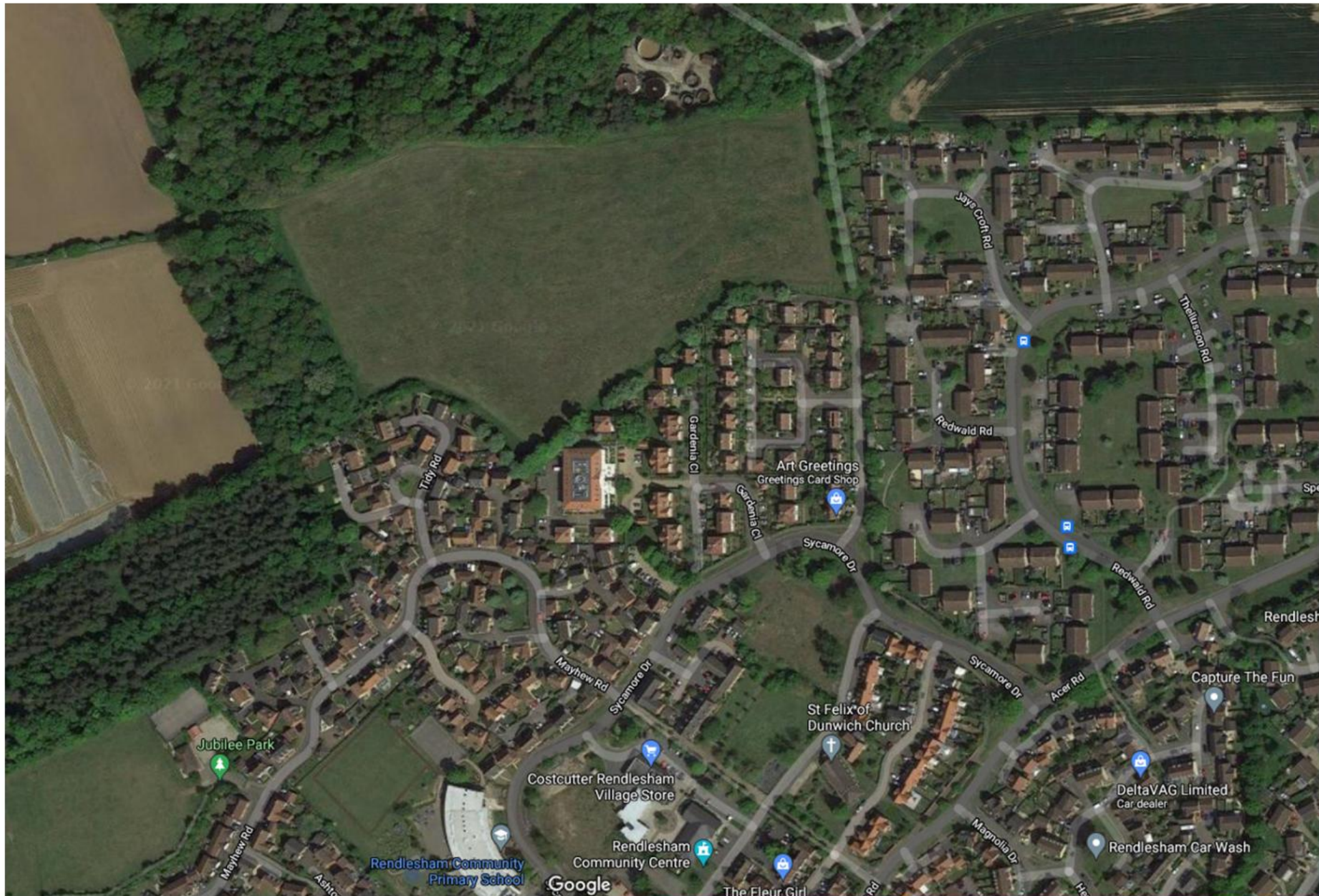
A phased development of 75 dwellings, car parking, public open space, hard and soft landscaping, and associated infrastructure and access.

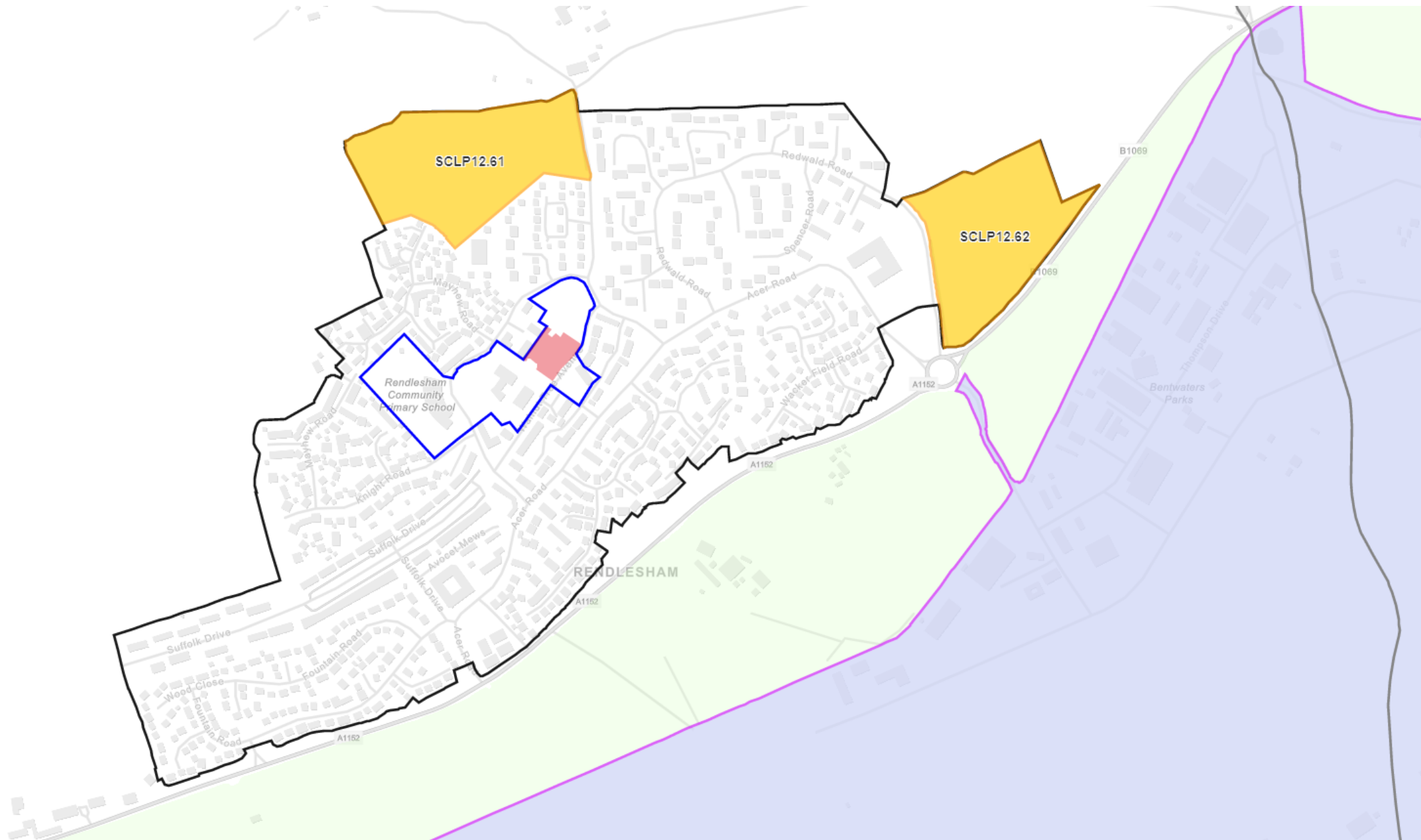
Land To The North And West Of Garden Square And Gardenia Close
Rendlesham



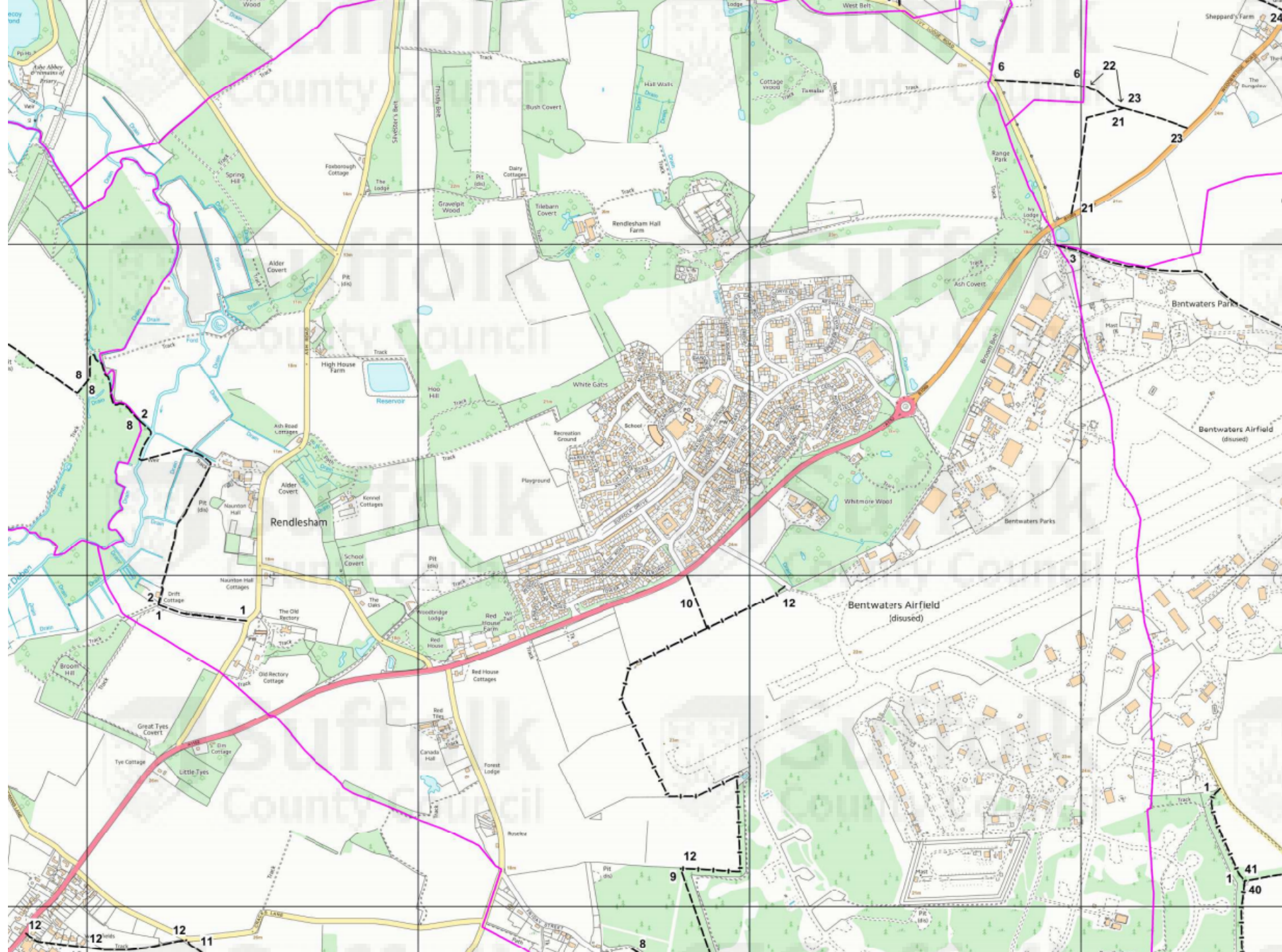
Site Location Plan



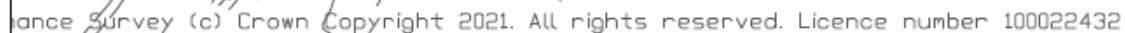








NOTES:
create 2m wide route
Make up any localized depressions using free draining
natural material (Top Soil)
Level and grade to create an evenly graded section
Roll to create a solid and stable surface
Clear any obstructing vegetation
Manage to establish a grass surface with a short sward
Seed







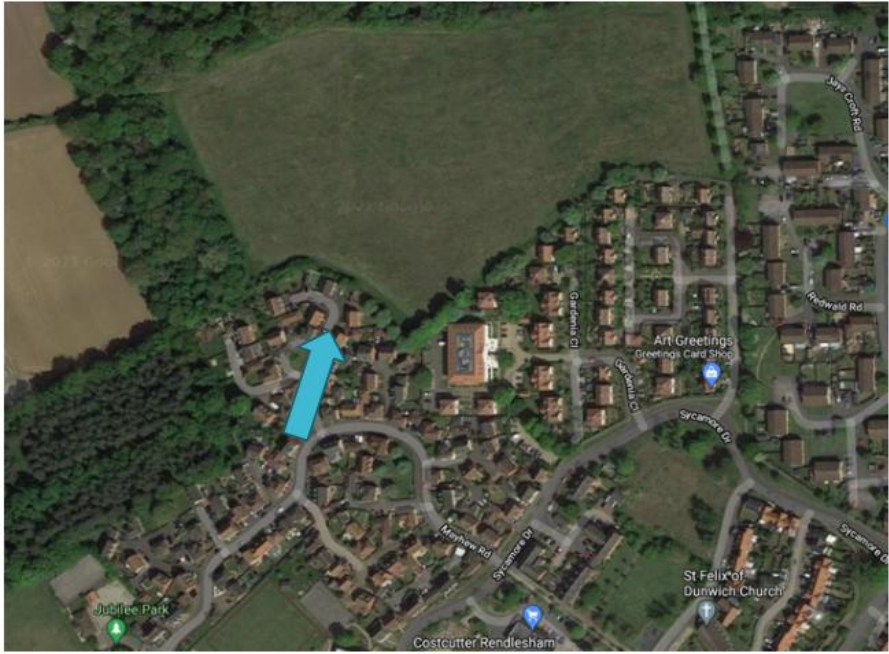








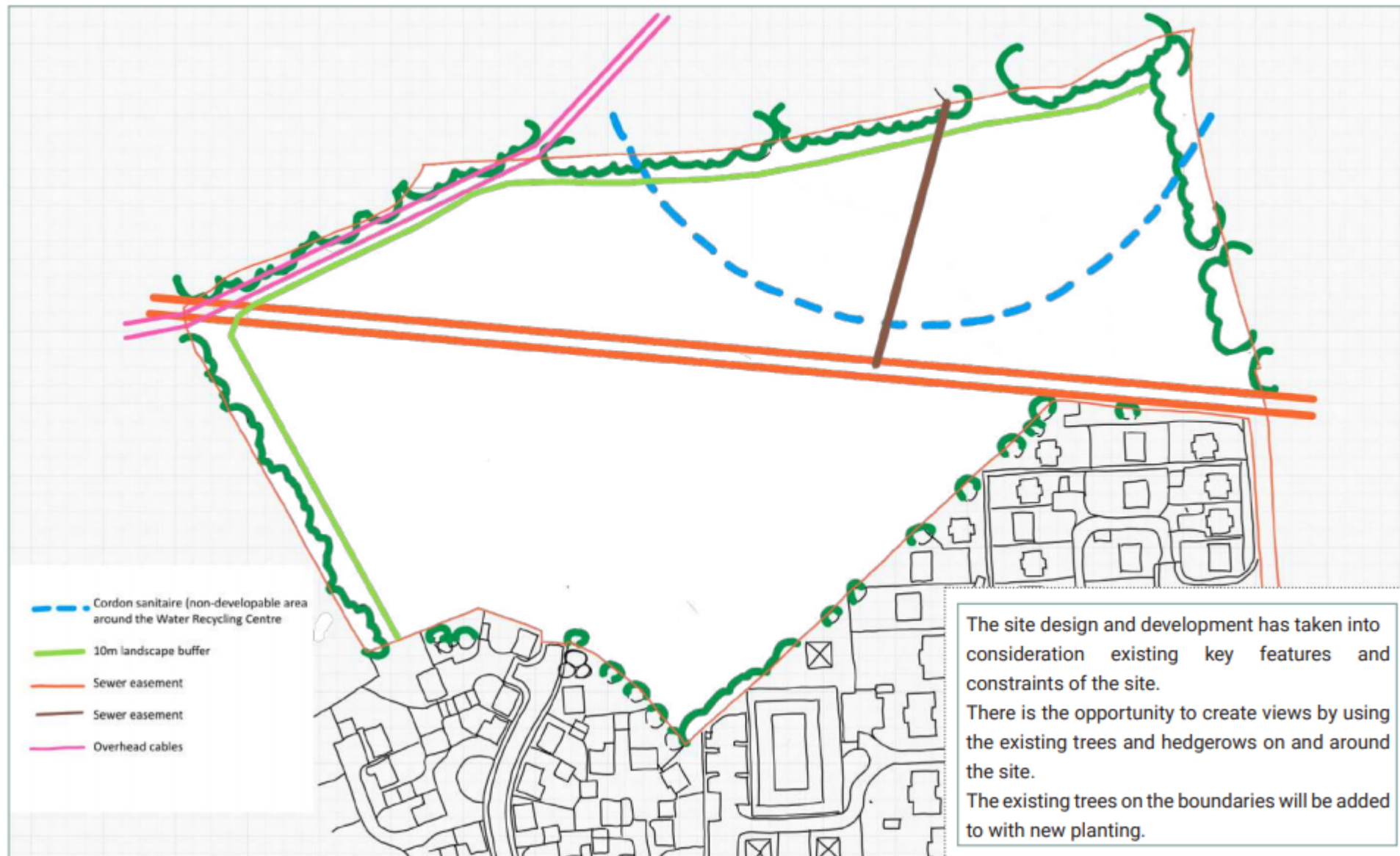


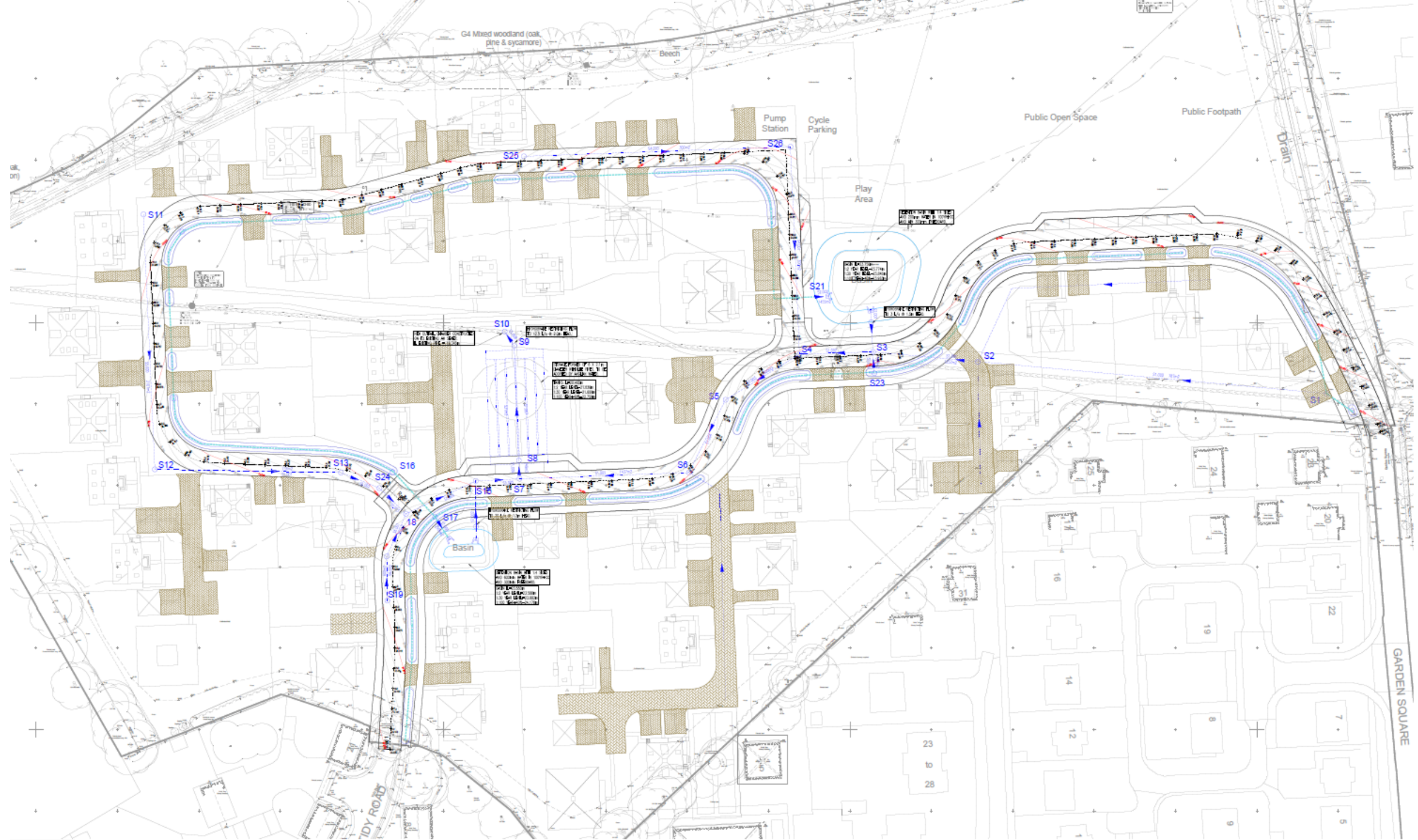




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CONSTRAINTS PLAN





ACCOMMODATION PLAN

LAST REVISION



Schedule

Open Market

- x 3 Easton
- x 3 Aldeburgh
- x 1 Linstead
- x 5 Woodbridge
- x 6 Framlingham
- x 1 Bramfield
- x 1 Deben
- x 3 Blythburgh
- x 4 Glemham
- x 16 Bealings
- x 7 Blakenham

Discounted Market Sales

- x 6 Sudbourne 2BGF/2BFF Flats
- x 3 Sudbourne 2BSF Flats
- x 4 Blakenham

Affordable Rent

- x 6 Sudbourne 1BGF/1BFF Flats
- x 3 Sudbourne 1BSF Flats
- x 3 Blakenham

Total 75 Units
43 Plots

Key

- Views out
- Pipes and Easement
- Cordon Sanitare

HOUSE TYPES

PROPOSED HOUSE TYPES



BEALINGS



SUDBOURNE



GLEHAM



BLAKENHAM



FRAMLINGHAM



ALDEBURGH



LINSTEAD



WOODBIDGE



EASTON



BRAMFIELD



DEBEN



BLYTHBURGH



**CAPITAL
COMMUNITY
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Issued for:
PLANNING

Project:
GARDEN VILLAGE

Drawing title:
HOUSE TYPE OVERVIEW

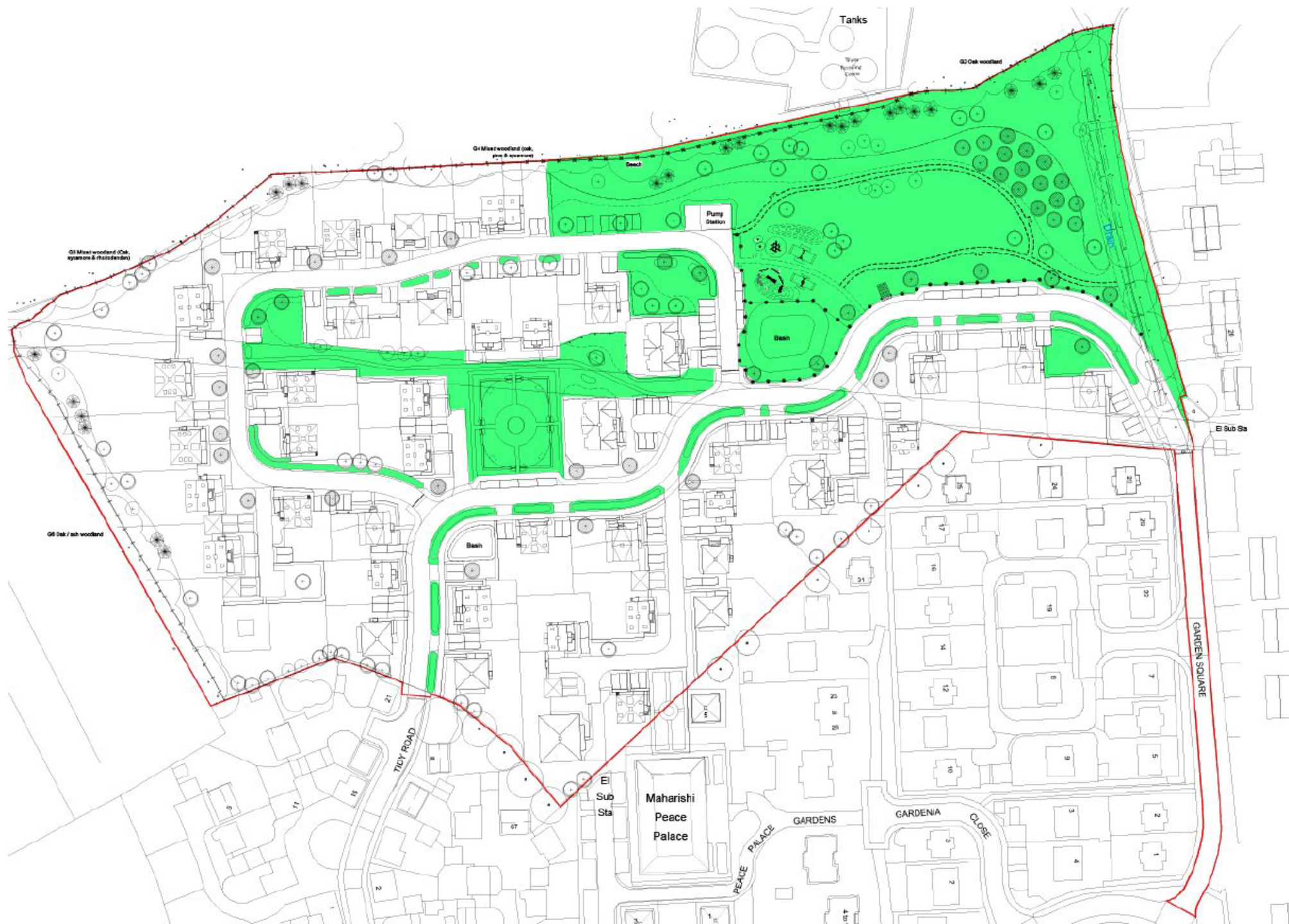
DRAWING
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DRAWING No.:
TYPE/E/1

REVISION:
01

SCALE:
1:100 @ A3

DATE:
2.12.2020



VISUAL REPRESENTATION OF PROPOSAL

VIEW FROM TIDY ROAD LOOKING NORTH



VISUAL REPRESENTATION OF PROPOSAL

VIEW ACROSS CENTRAL VILLAGE GREEN



Material Planning Considerations and Key Issues

- Policy compliance, including the Neighbourhood Plan
 - Increase in number of homes from 'approximately 50' to 75 homes.
 - Cumulative considerations
 - Access and connectivity
 - Design, landscaping and drainage
 - Public Rights of Way and Habitats Regulations
 - Housing mix and affordable housing
 - Environmental considerations
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned at the bottom right of the slide.

Recommendatio

n **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):

- Provision of 25 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 the creation of a new public right of way.

If the S106 is not completed within six months AUTHORITY TO REFUSE the application (at the time of writing the report the S106 was close to being signed).

Conditions as broadly set out in the report and Update Sheet but subject to final revisions following exchanges with the applicant.