

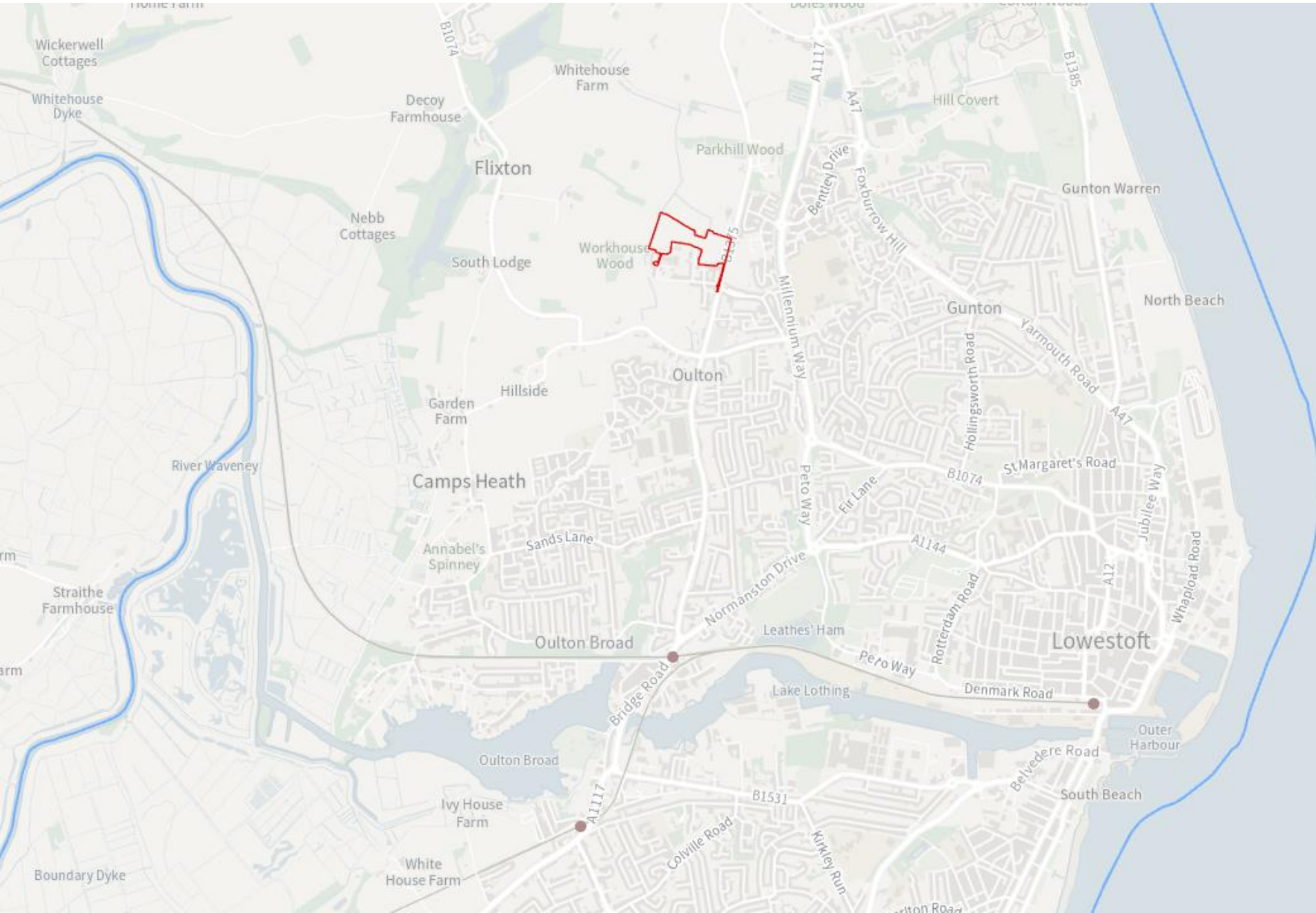
## Item: 6

A phased development comprising: Hybrid Planning Application for: (i) Full planning application for demolition of existing buildings and erection of 45 residential dwellings (Class C3), creation of new pedestrian and vehicle access, hard and soft landscaping and other associated works (ii) Outline Application for up to 87 residential dwellings (Class C3) with all matters reserved for future determination except access.

Land North Of Union Lane, Oulton



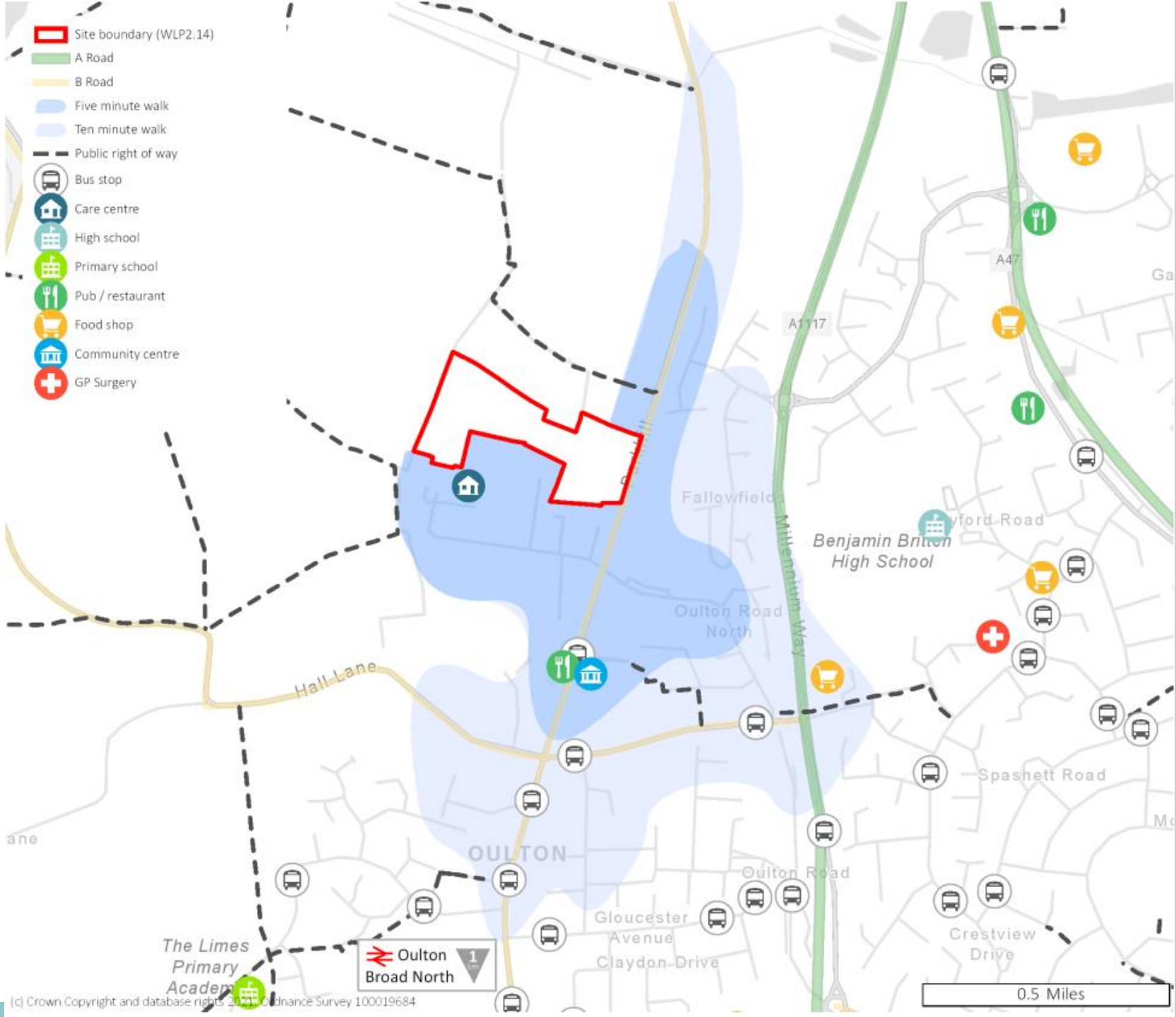
# Site Location Plan



# Site Location Plan



# Context Map





# Aerial Photograph





# Existing 3D Visualisation looking north





# Existing 3D Visualisation looking west





## Existing 3D Visualisation looking south



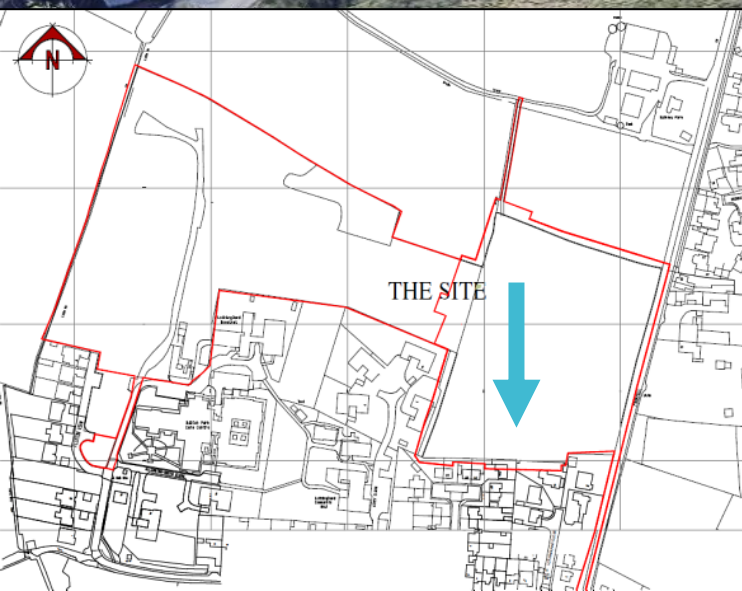


# Existing 3D Visualisation looking east





# Existing 3D Visualisation looking south



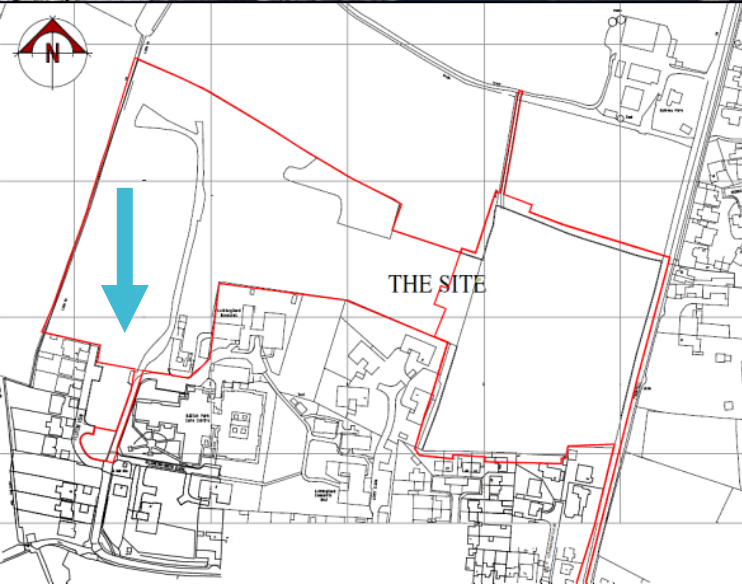


# Existing 3D Visualisation looking south



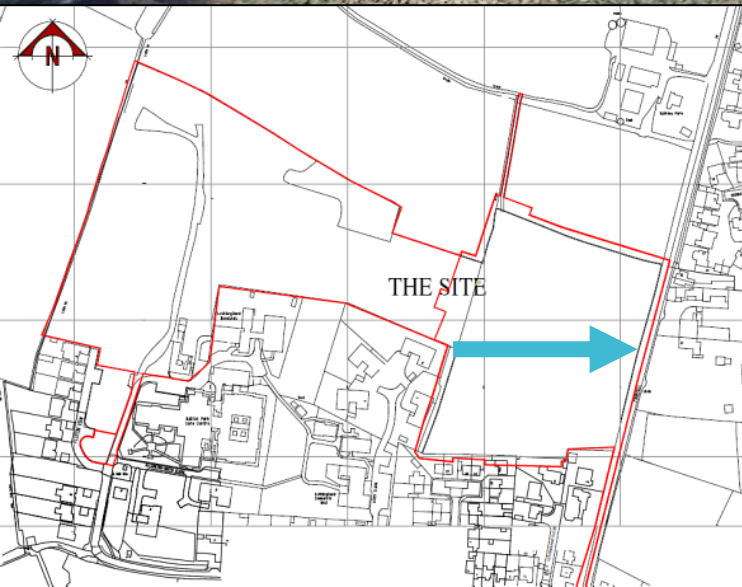


# Existing 3D Visualisation looking south





# Existing 3D Visualisation looking east



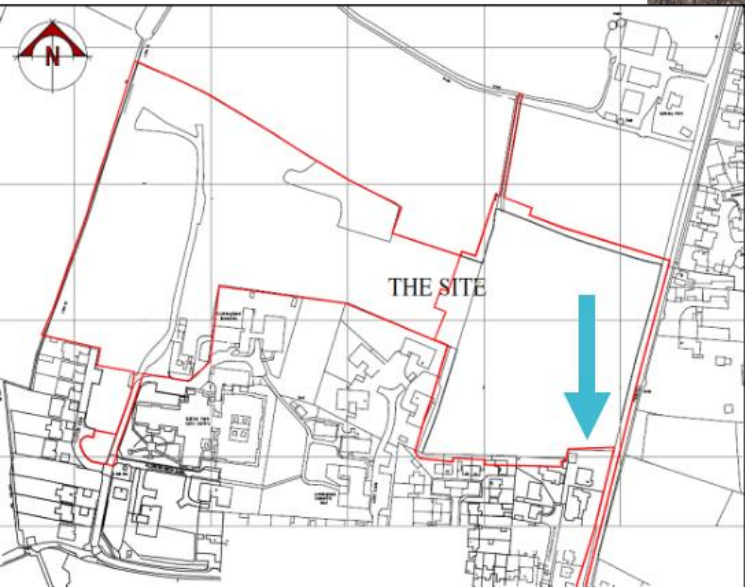


# Photographs



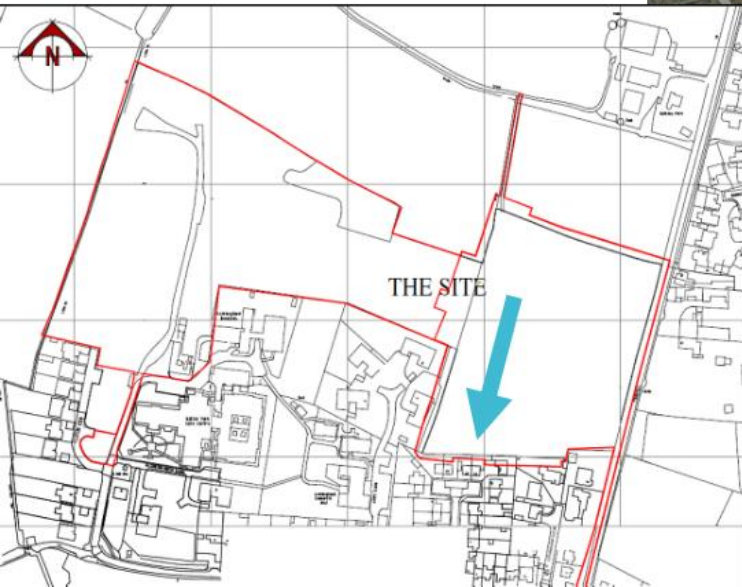


# Photographs



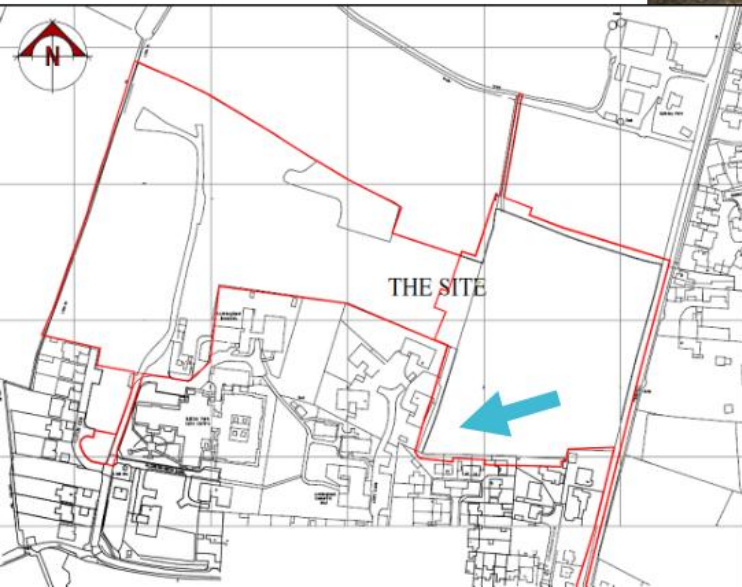


# Photographs





# Photographs



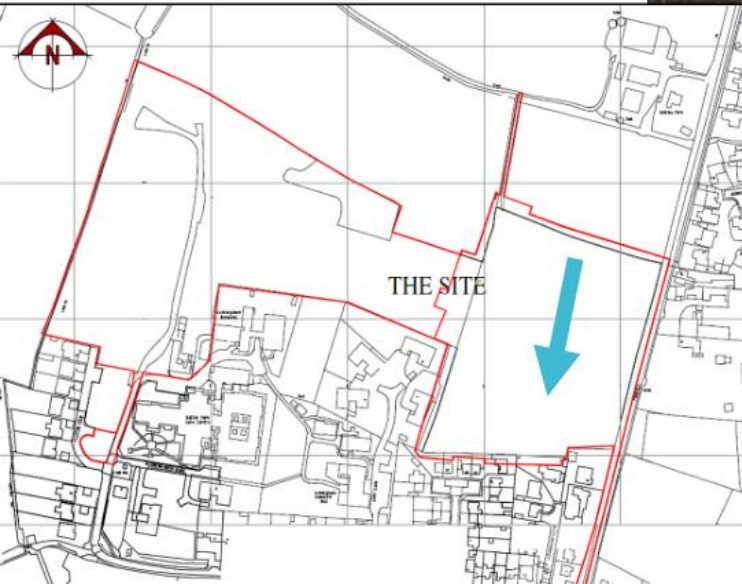


# Photographs



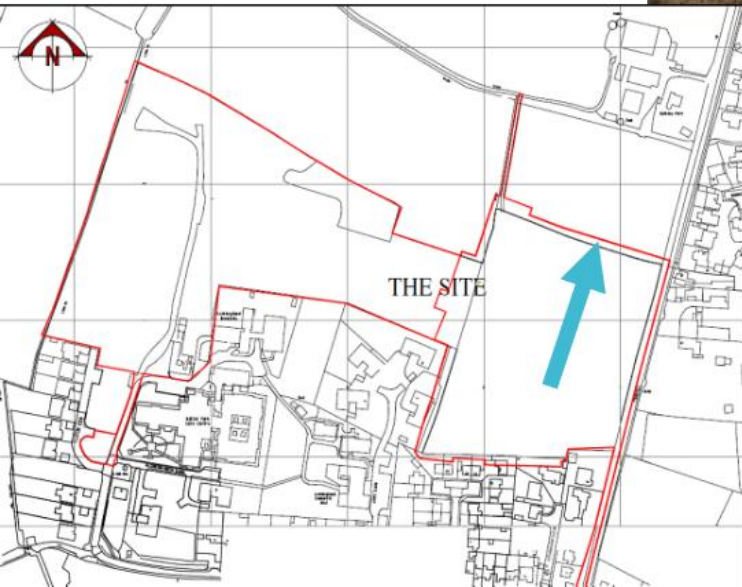


# Photographs



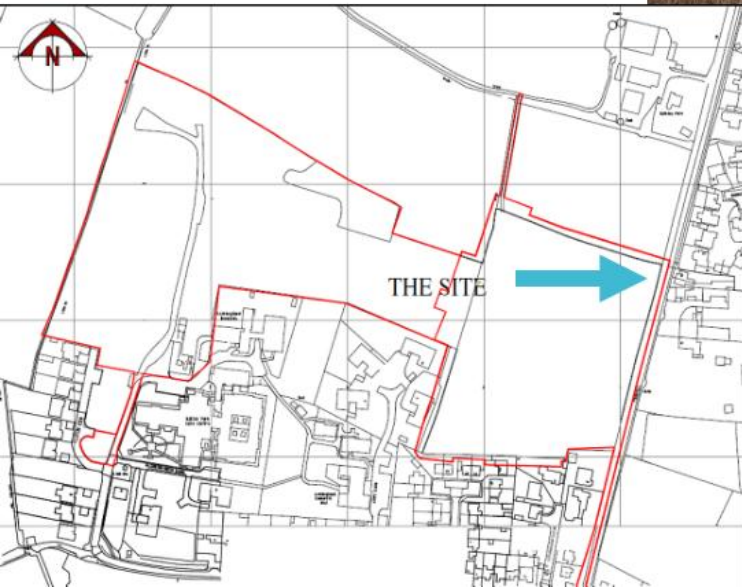


# Photographs





# Photographs



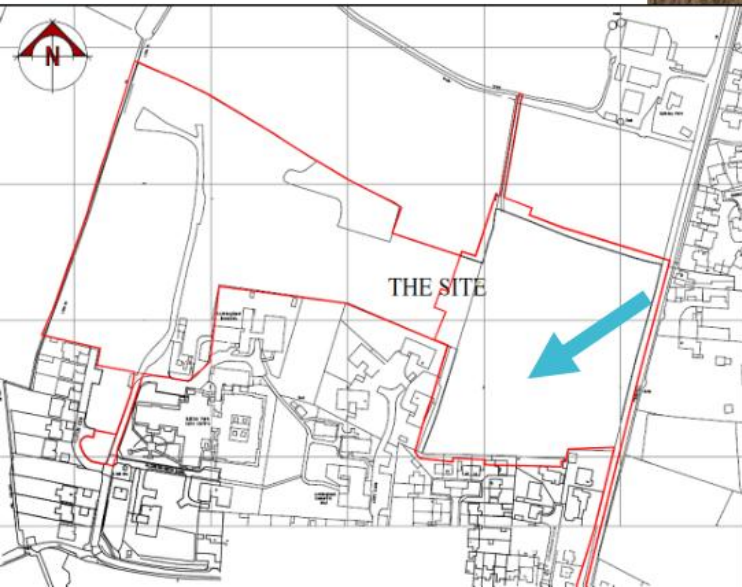


# Photographs





# Photographs



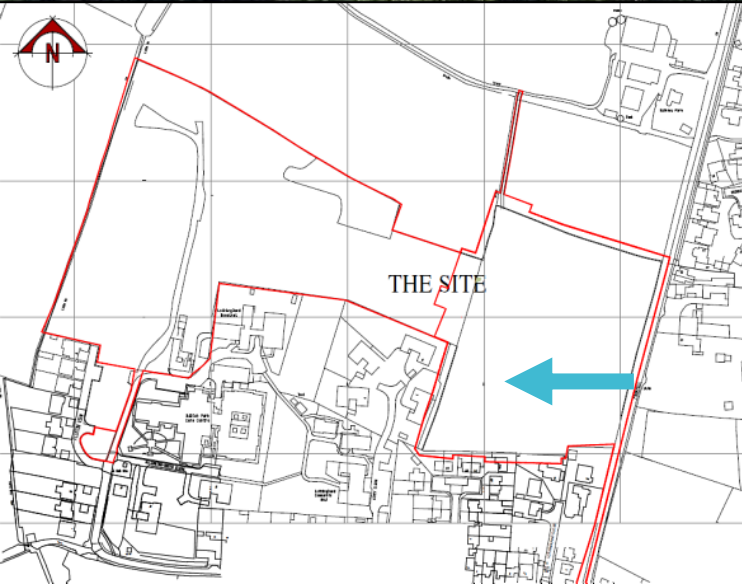


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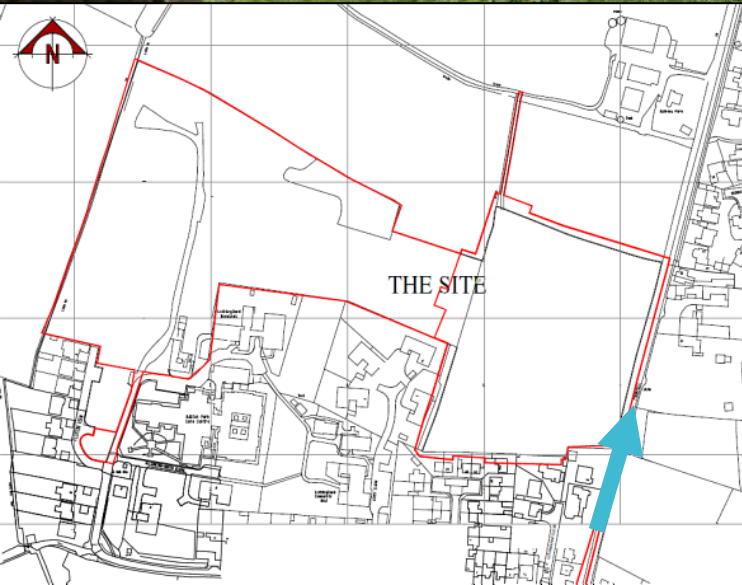


# Photographs





# Photographs



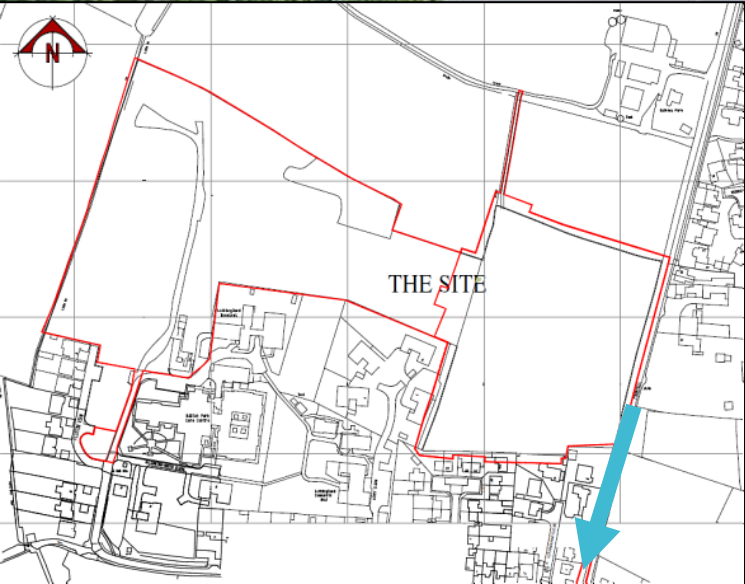


# Photographs





# Photographs





# Photographs





# Photographs





# Photographs



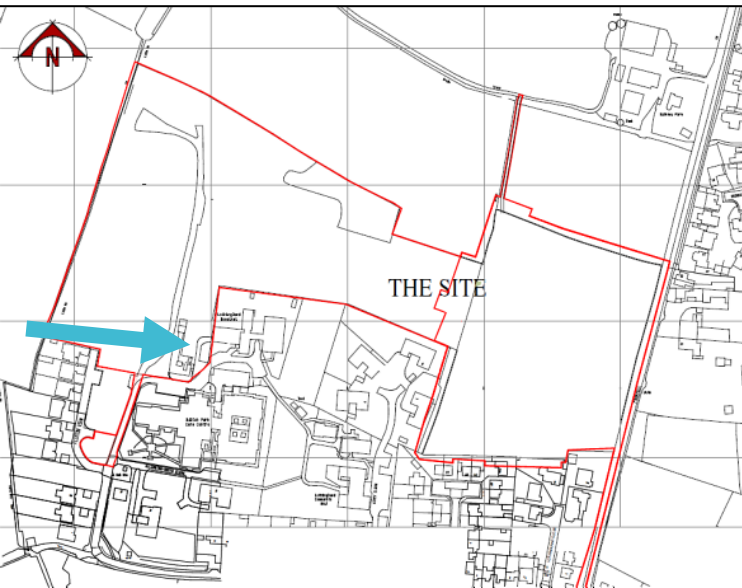


# Photographs





# Photographs



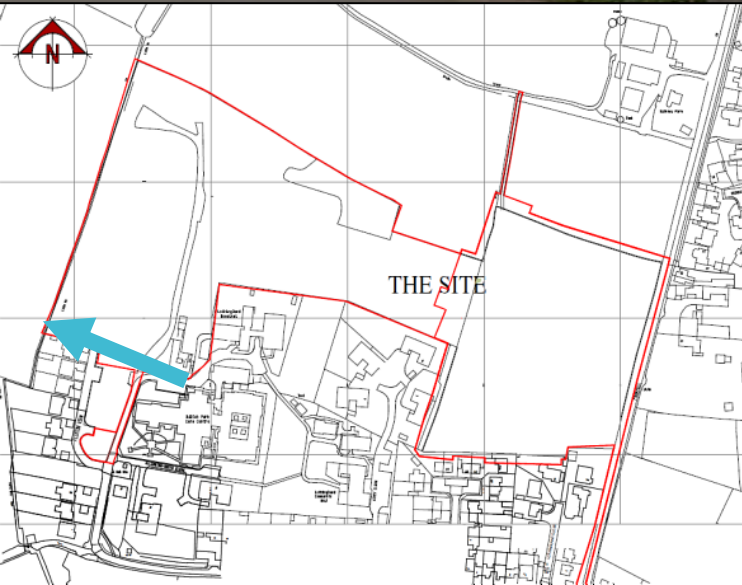


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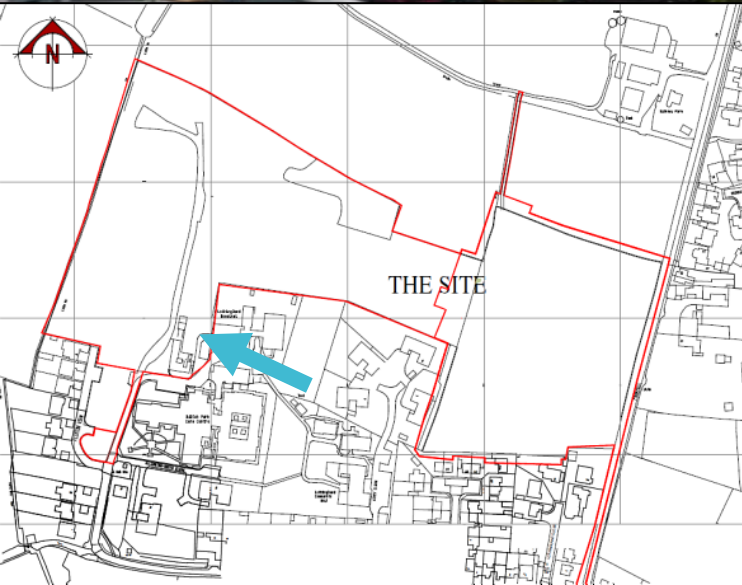


# Photographs



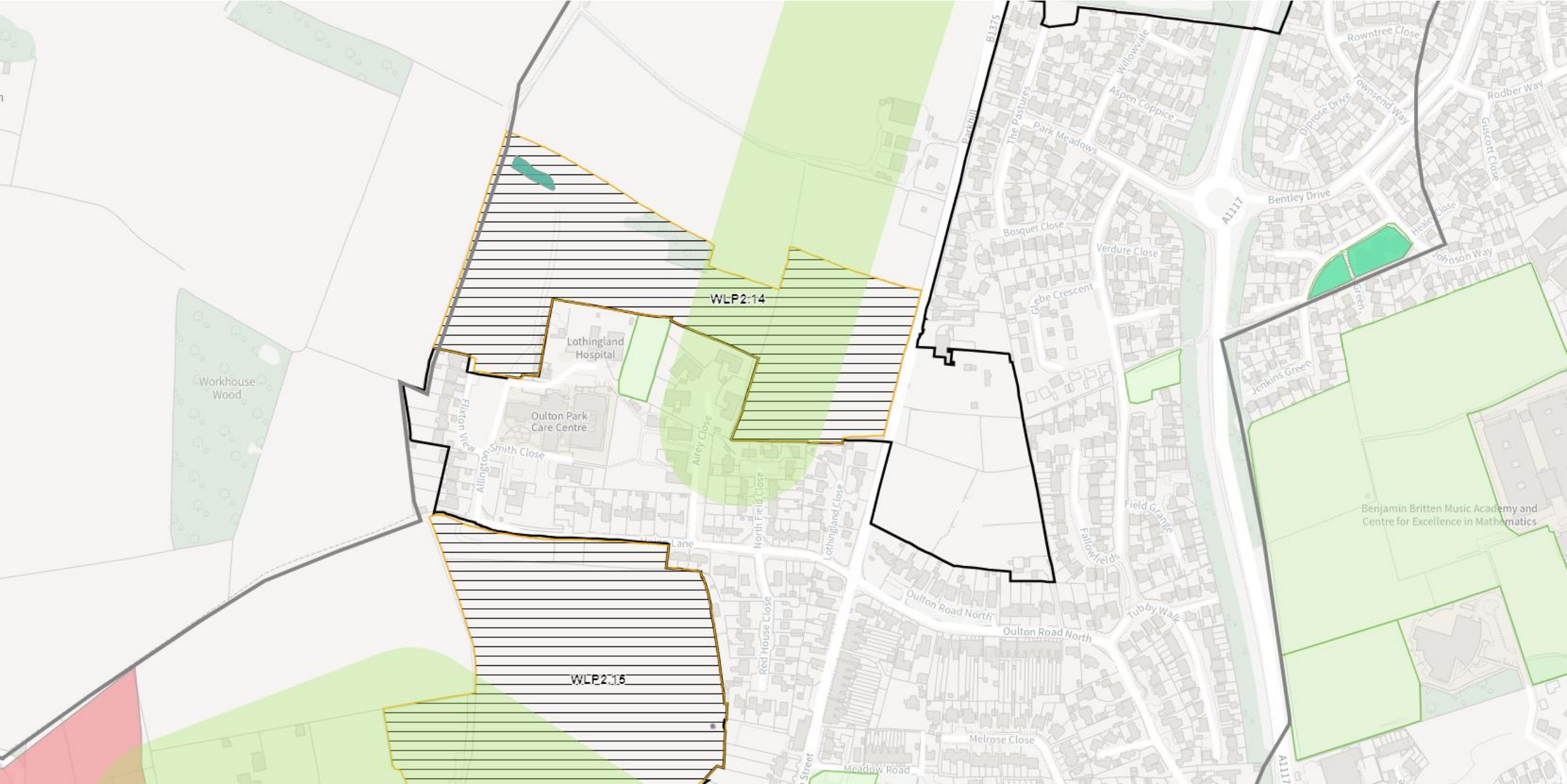


# Photographs





# Policy Map





# Residential Development Brief



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**EASTSUFFOLK**  
COUNCIL

Residential Development Brief

## **LAND NORTH OF UNION LANE, OULTON**

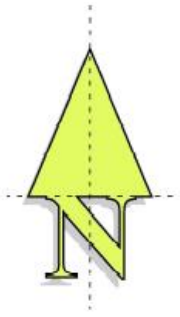
Policy WLP2.14 of the East Suffolk Council Waveney Local Plan  
Adopted September 2021







# Masterplan



## KEY

-  Primary access route (Major access - 300dw) filter drain to be provided one side of road.
-  Secondary access route (Minor access - 100dw loop or 50dw cul-de-sac)
-  Tertiary access route (Private drives/shared surface - 50dw loop or 25dw cul-de-sac)
-  Foot / Cycleway
-  Wildlife corridor
-  Feature building on corners and as vista stoppers
-  Potential location of foul water pumping station.

Walking routes to be provided to north and east boundaries to enable possible future connection to wider footpath network.

Poor quality trees to be removed.

Lower density development to the edges of the site to create rural setting.

Former burial ground to be used as public open space

Footpath No.3

Spinney Farm

Views to fields beyond.

Public Open Space and s.w. attenuation area. 0.4 ha L&AP

Glimpsed views to fields beyond.

Walking routes to be provided to north and east boundaries to enable possible future connection to wider foot path network

Glimpsed views to fields beyond.

Poor quality trees to be removed.

Lower density development to the edges of the site to create rural setting.

Glimpsed views to fields beyond.

Views to fields beyond.

Existing boundary trees

Public Open Space and s.w. attenuation area

2 storey dwellings

2 storey dwellings

2 storey dwellings

2 storey dwellings

All roads to have speed tables at max 60m/s to encourage speeds of no more than 20mph.

Trees to be retained as per tree Report. building kept clear of root protection areas.

Single storey dwellings to avoid overlooking existing bungalows to south of the site.

2 storey dwellings

Public Open Space and s.w. attenuation area

2 storey dwellings

2 storey dwellings

2 storey dwellings

2 storey dwellings

2 storey dwellings

Single storey dwellings

Two storey dwellings

Listed Building

Listed Building

Park Hill

Proposed site access into the development

Continue built frontage along Park Hill.

Link to existing footpath in Union Lane

Footpath No.6

Potential location of foul water

Close



# Proposed Block Plan





# Proposed Site Plan – Phase 1







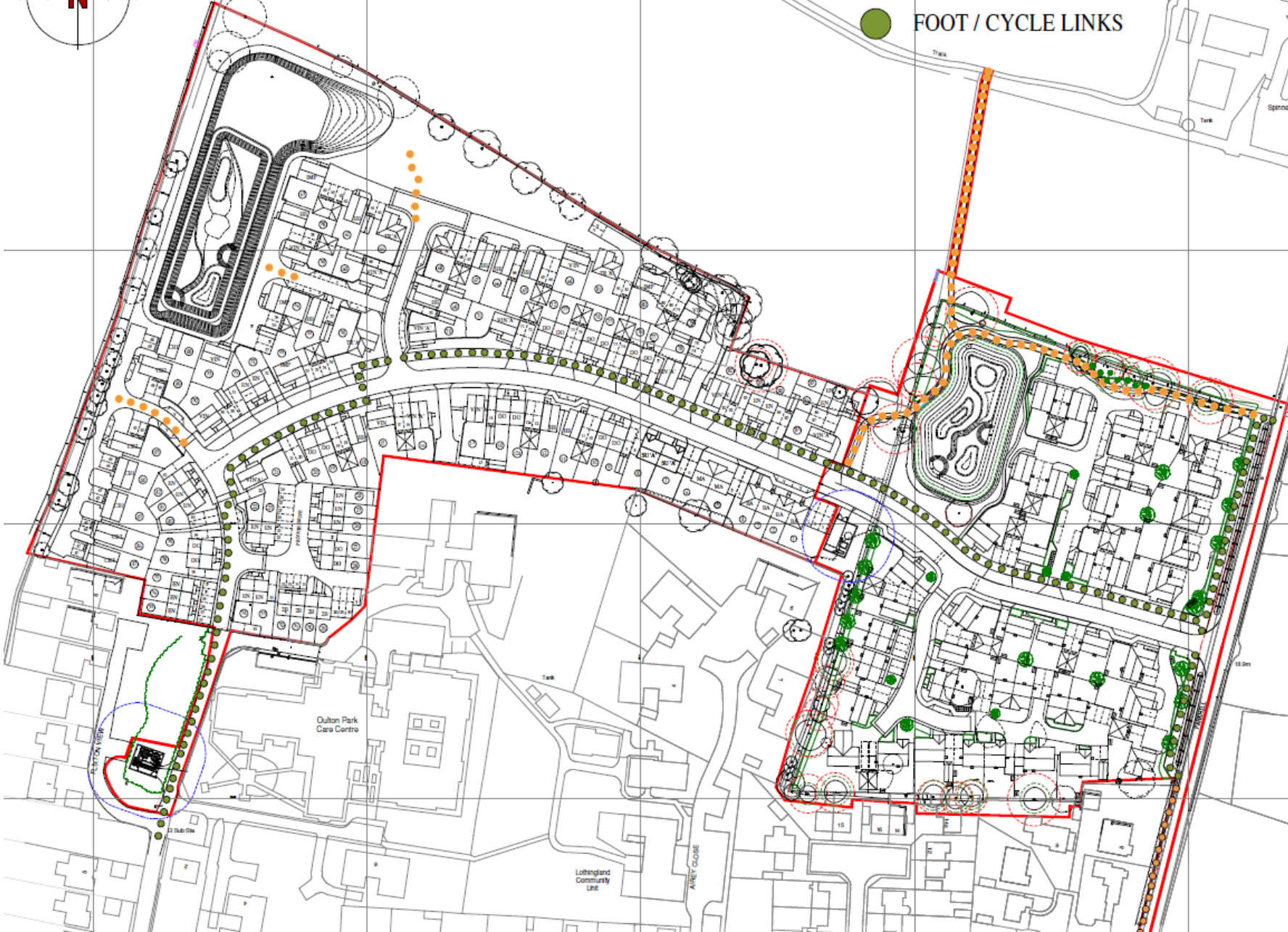


# Cycling and walking routes



FOOTPATH LINKS










FOOT / CYCLE LINKS





# Ecology Masterplan



- KEY**
-  Application site boundary
  -  Wildlife corridor
  -  Attenuation basin
  -  Proposed footpaths / cycleway
  -  Existing footpaths
  -  Proposed Open Space
  -  Proposed Front Gardens
  -  Proposed Rear Gardens
  -  Existing trees to remain
  -  Proposed tree planting
  -  Proposed swales / filter strip

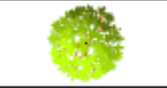

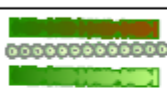

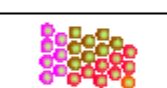
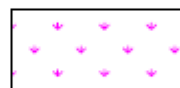
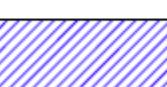
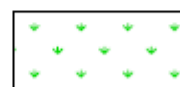

Area of well designed open space/  
green infrastructure = 11,220 m<sup>2</sup>



# Landscaping Plan

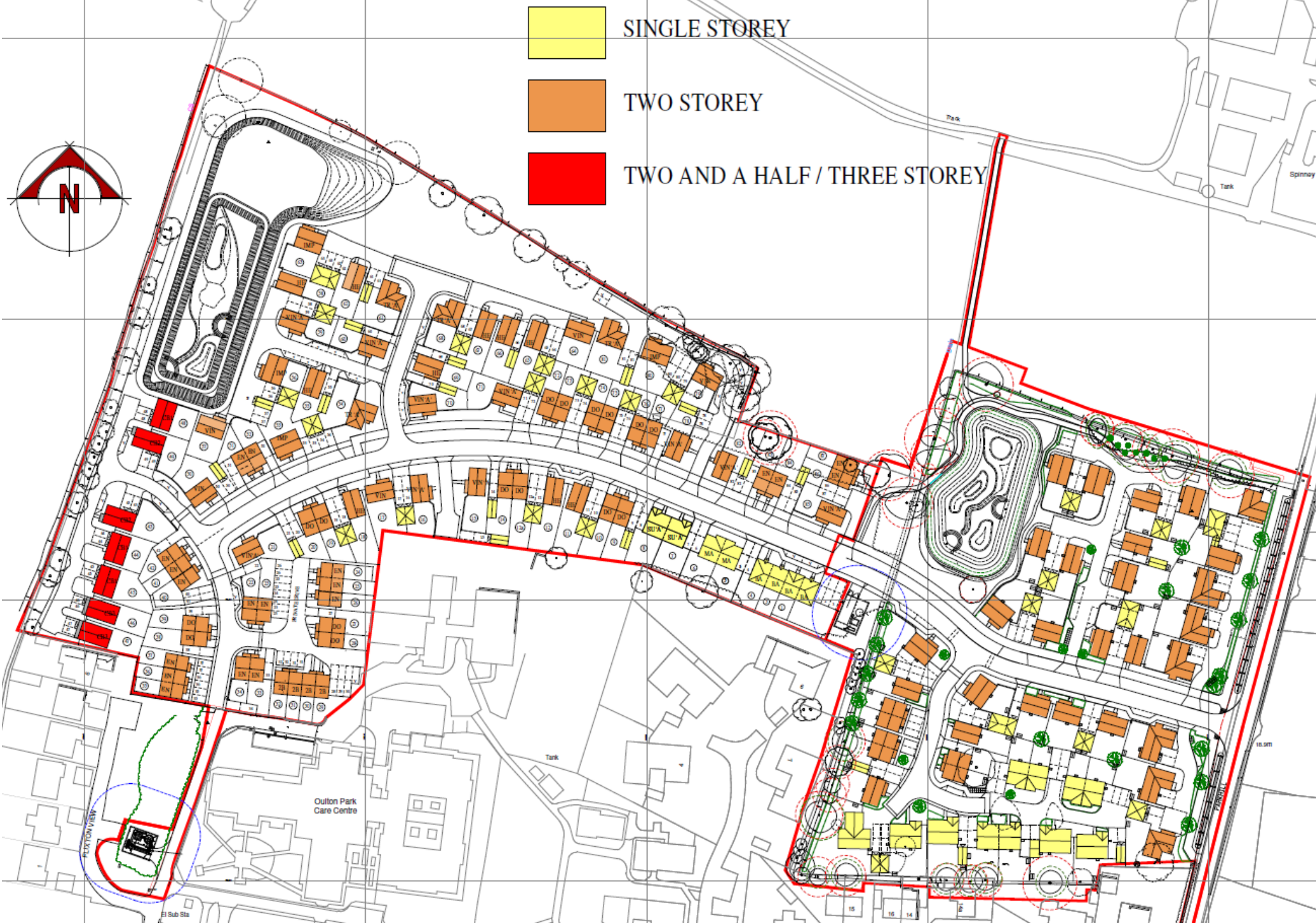


## KEY

- |  |                     |   |                            |
|--|---------------------|---|----------------------------|
|    | Trees               |    | Grass-Turf                 |
|   | Planting-Hedges     |   | EG9 Woodland Wildflower Mx |
|  | Planting-Shrubs     |  | EM8 Wetland Wildflower mix |
|  | Marginal Planting   |  | Amenity Grass Seed         |
|  | Submergent Planting |   |                            |



# Storey Plan





# Housing Mix

MARKET HOUSING			
	HOUSE TYPE	PHASE 1 QUANTUM	PHASE 2 QUANTUM
1 Bedroom Bungalow	Bantam	0	3
2 Bedroom Bungalow	Matchless	4	4
2 Bedroom Bungalow	Sunbeam 'A'	2	2
2 Bedroom Bungalow	De Dion	4	0
2 Bedroom House	Enfield	6	19
3 Bedroom Bungalow	Napier	1	0
3 Bedroom House	Douglas	0	16
3 Bedroom House	Henderson	3	9
3 Bedroom House	Vincent	6	4
3 Bedroom House	Vincent 'A'	3	11
4 Bedroom House	Imperial	5	4
4 Bedroom House	Imperial 'A'	3	0
4 Bedroom House	Triton	0	4
4 Bedroom House	Custom Builds	0	7
4 Bedroom House	Phantom 'A'	2	0
4 Bedroom House	Phantom 'B'	3	0
4 Bedroom House	Phantom 'C'	2	0
4 Bedroom House	Phantom 'D'	1	0
<b>TOTAL MARKET</b>		<b>45</b>	<b>81</b>

MARKET HOUSING			
	PHASE 1 QUANTUM	PHASE 2 QUANTUM	TOTAL
1 Bed	0	3	3
2 Bed	16	25	41
3 Bed	13	40	53
4 Bed	16	15	31
<b>TOTAL</b>	<b>45</b>	<b>83</b>	<b>128</b>

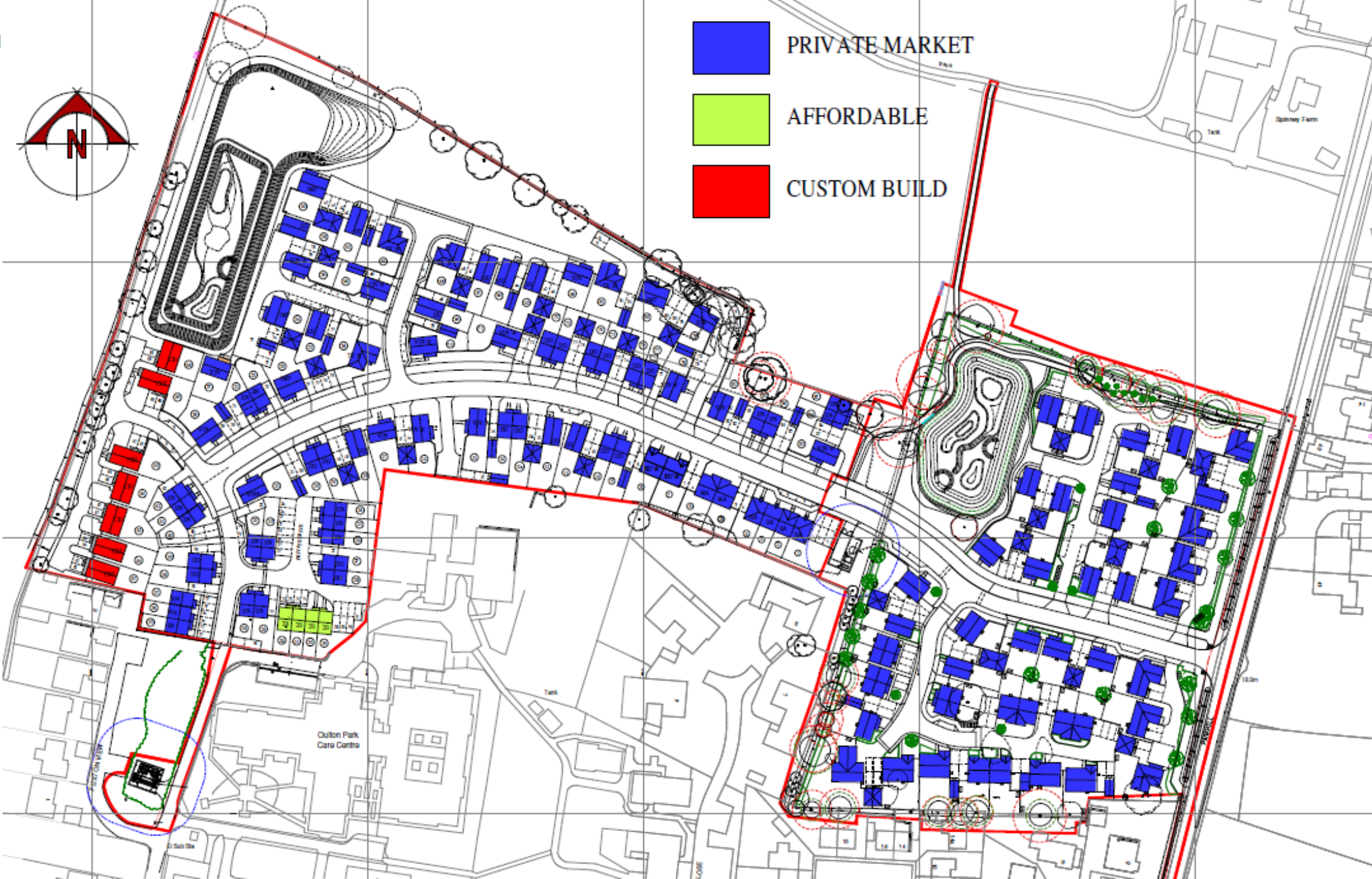
AFFORDABLE HOUSING			
	HOUSE TYPE	PHASE 1 QUANTUM	PHASE 2 QUANTUM
2 bedroom	2 Bed House	0	4
<b>TOTAL AFFORDABLE FIRST HOMES</b>			<b>4</b>



# Tenure Plan

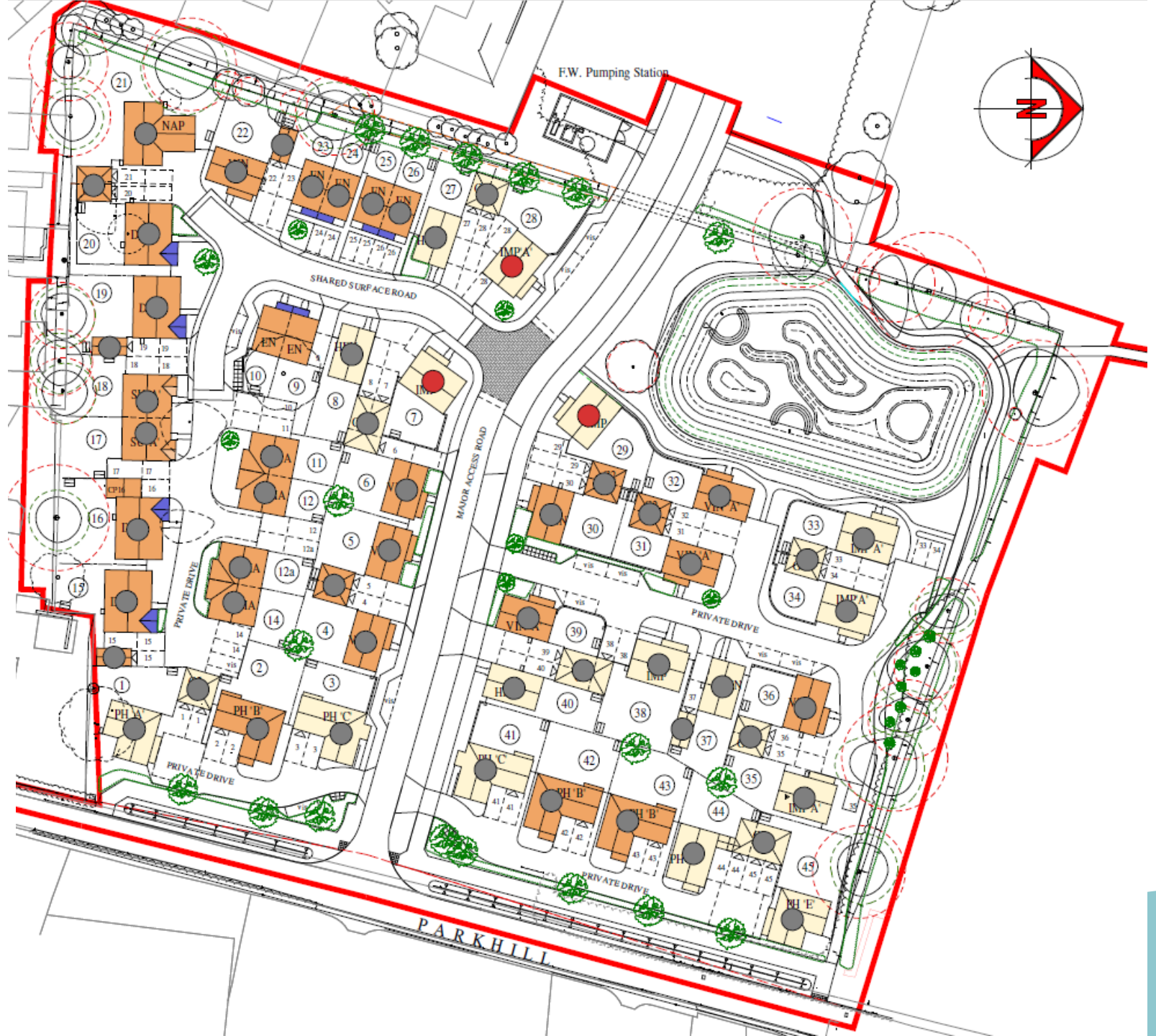


- PRIVATE MARKET
- AFFORDABLE
- CUSTOM BUILD





# Materials Plan



## KEY



Antique grey interlocking clay roof tiles to be selected.



Red interlocking clay roof tiles to be selected.



Facing bricks to be selected red mottled brick with light coloured mortar.  
Cladding panel to be selected interlocking composite cladding board colour mid-dark grey.



Facing bricks to be selected buff mottled brick with light coloured mortar.  
Cladding panel to be selected interlocking composite cladding board colour mid-dark grey.



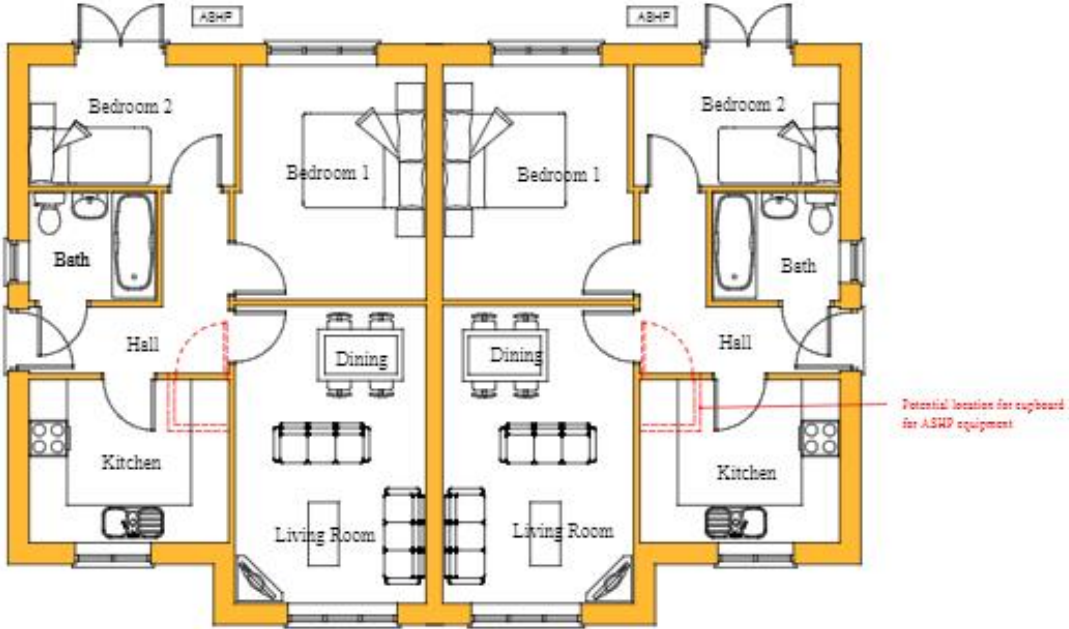
Selected Ivory render to projecting gable/porch.

## GENERAL

Windows, fascias and bargeboards uPVC colour mid-dark grey  
with black uPVC rainwater goods



# House Type Matchless Plots: 11, 12, 12a & 14



Total floor area = 54.17m<sup>2</sup> / 583 sq. ft.



# House Type Sunbeam 'A'

## Plots: 17 & 18

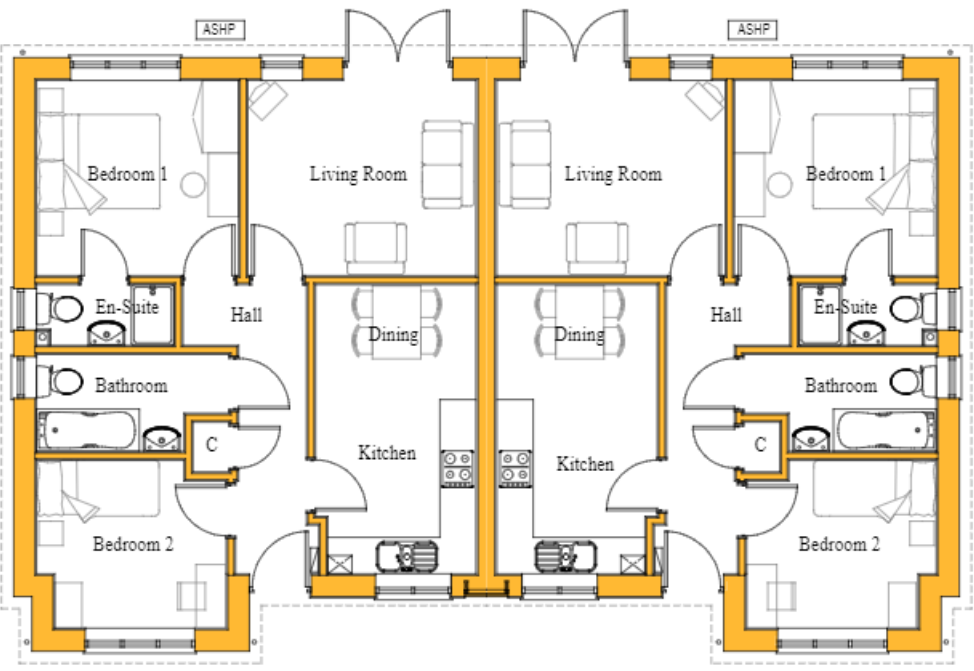


Facing bricks to be Red mottled brick with light coloured mortar  
**FRONT ELEVATION**

Cladding to be interlocking composite cladding board colour mid-dark grey  
 Black uPVC rainwater goods



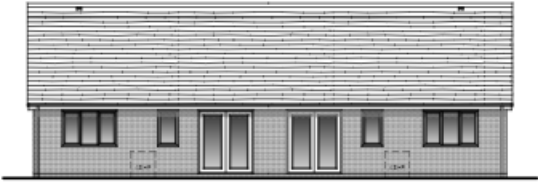
**SIDE ELEVATION**



**GROUND FLOOR PLAN**



**SIDE ELEVATION**

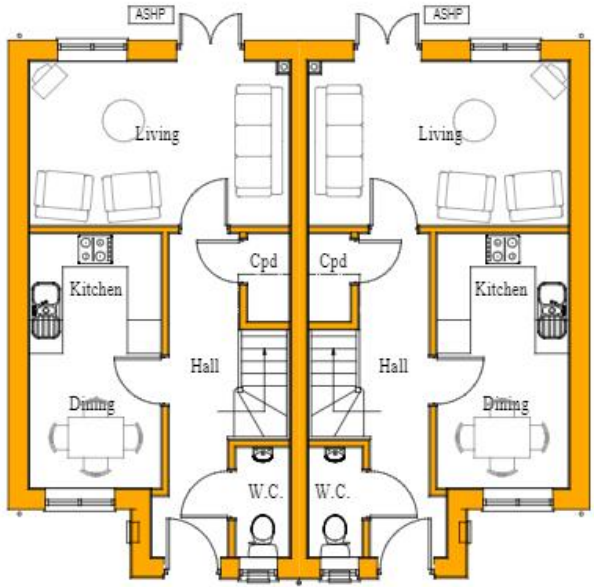
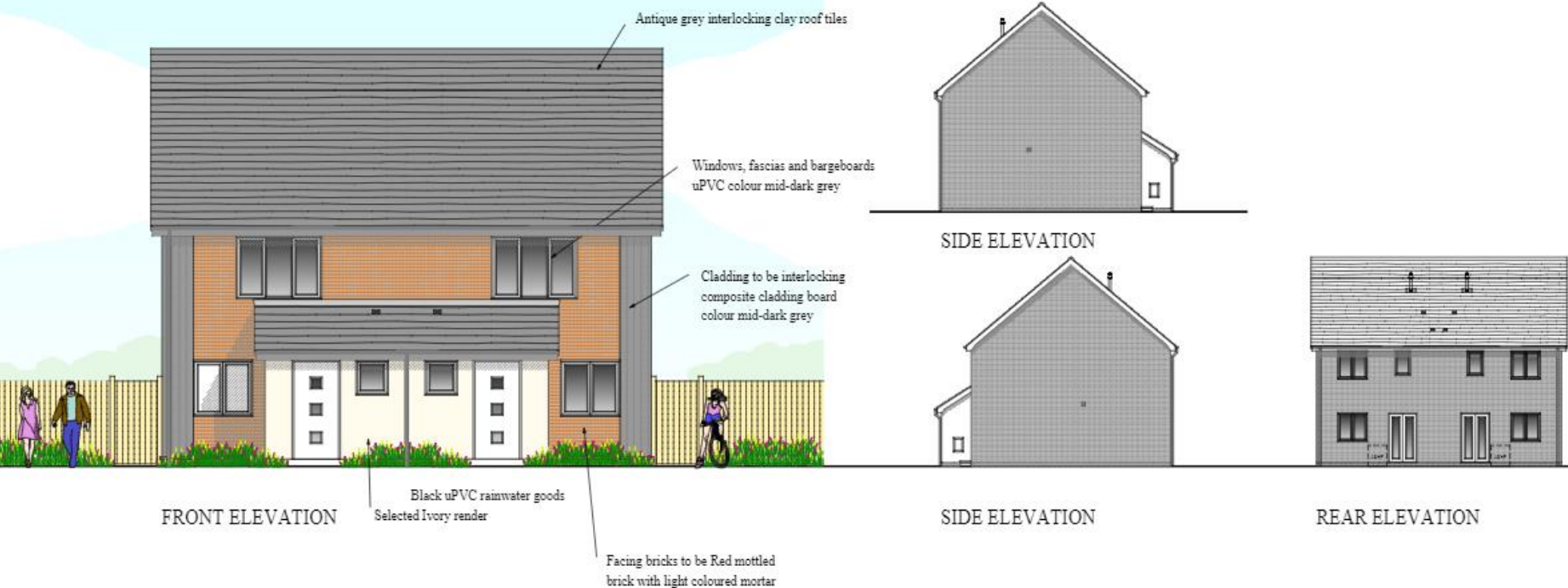


**REAR ELEVATION**

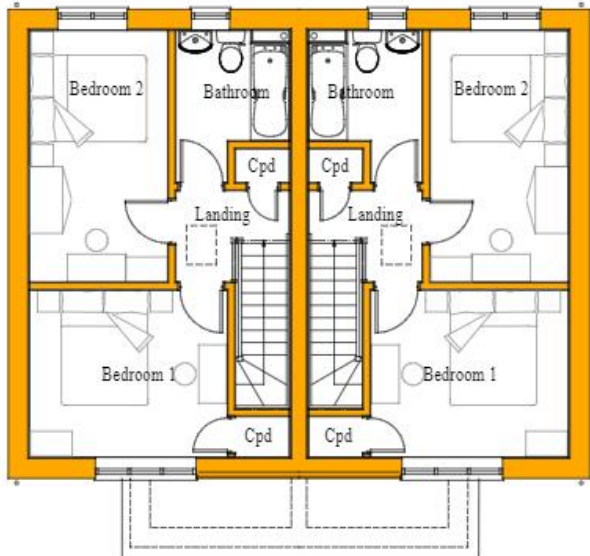
Total floor area = 61.65 m<sup>2</sup> / 663.6 sq ft



# House Type Enfield Plots: 9/10, 23/24, 25/26.



GROUND FLOOR PLAN



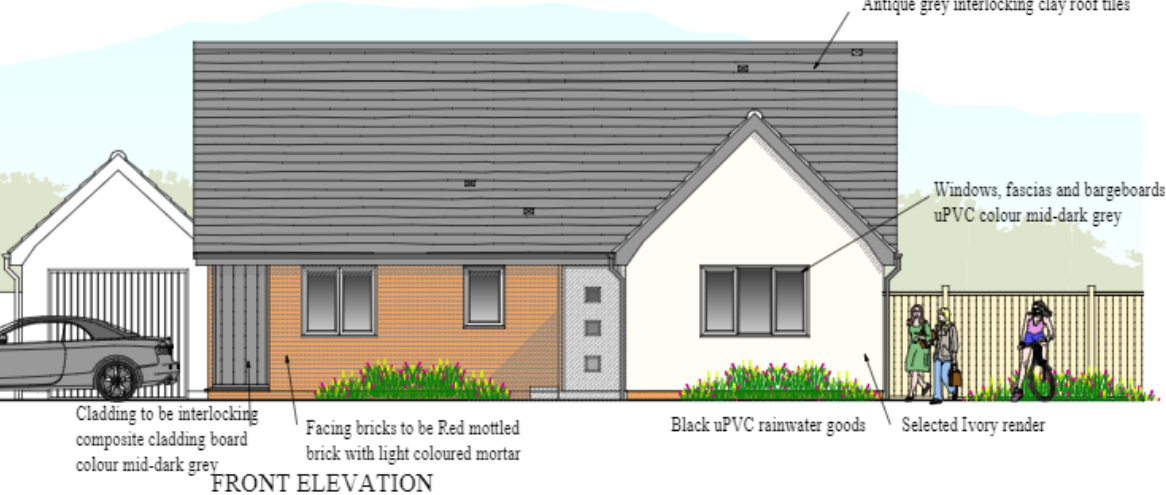
FIRST FLOOR PLAN

Total floor area = 75.01 m<sup>2</sup> / 807 sq ft

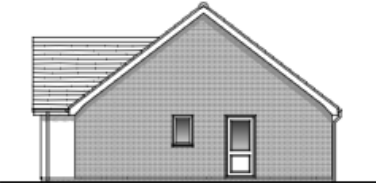


# House Type De Dion M4(2)

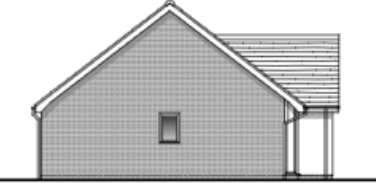
Plots: 19, 15 (handed), 20 (handed)



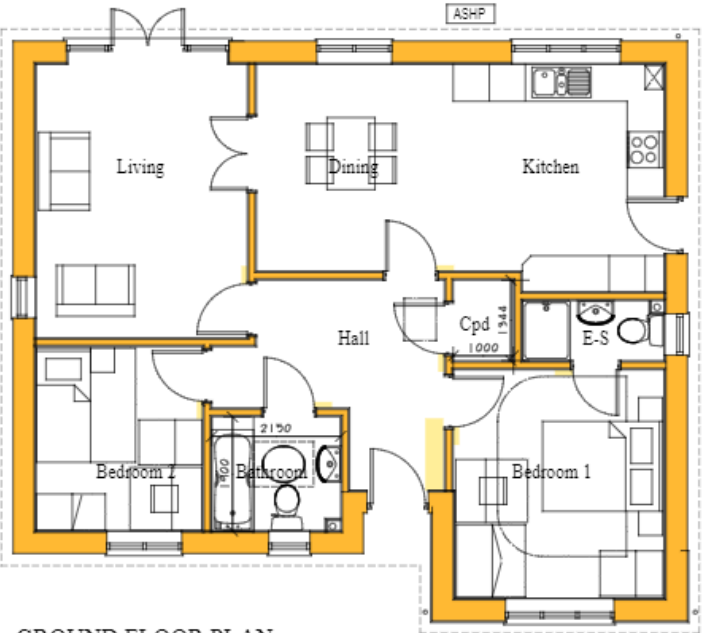
**REAR ELEVATION**



**SIDE ELEVATION**



**SIDE ELEVATION**

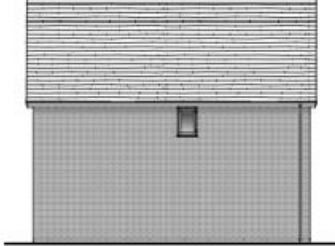
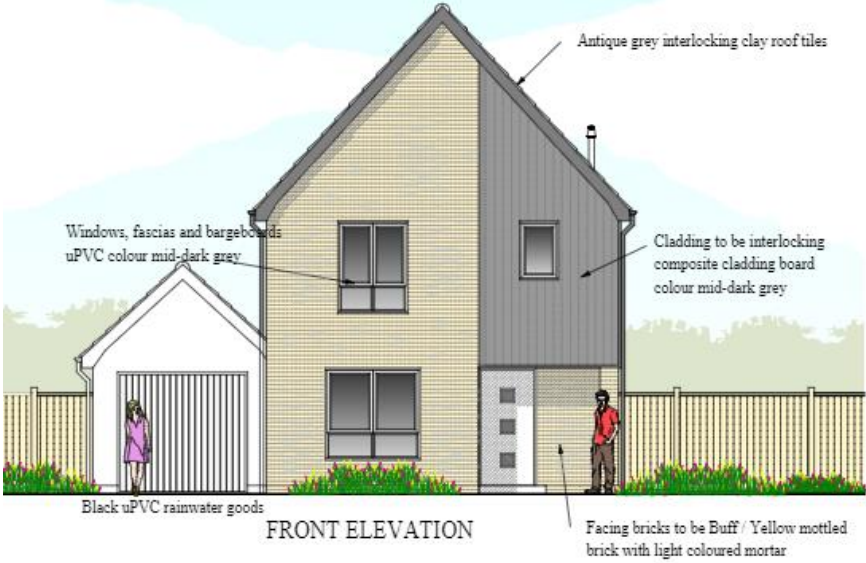


Total floor area = 84.25 m<sup>2</sup> /907 sq ft

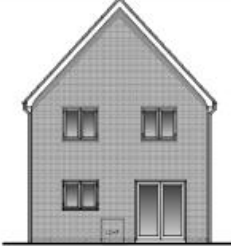


# House Type Henderson

Plots: 27, 37, 8 (handed), & 40 (handed)



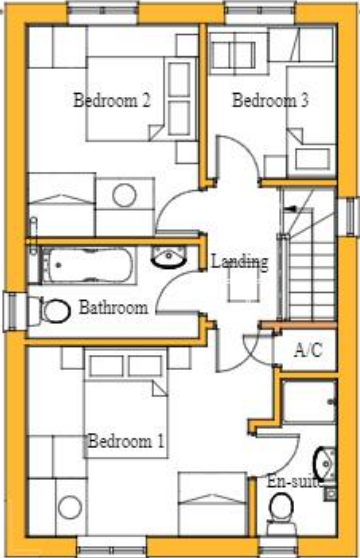
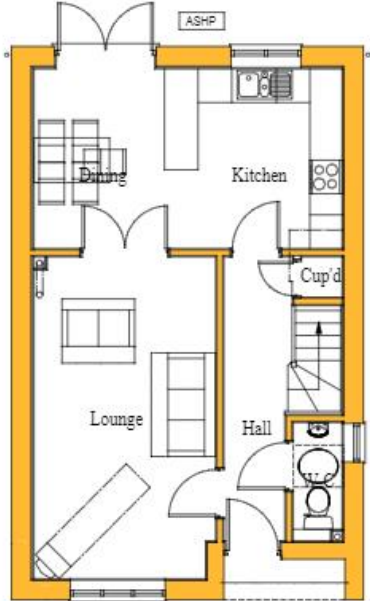
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

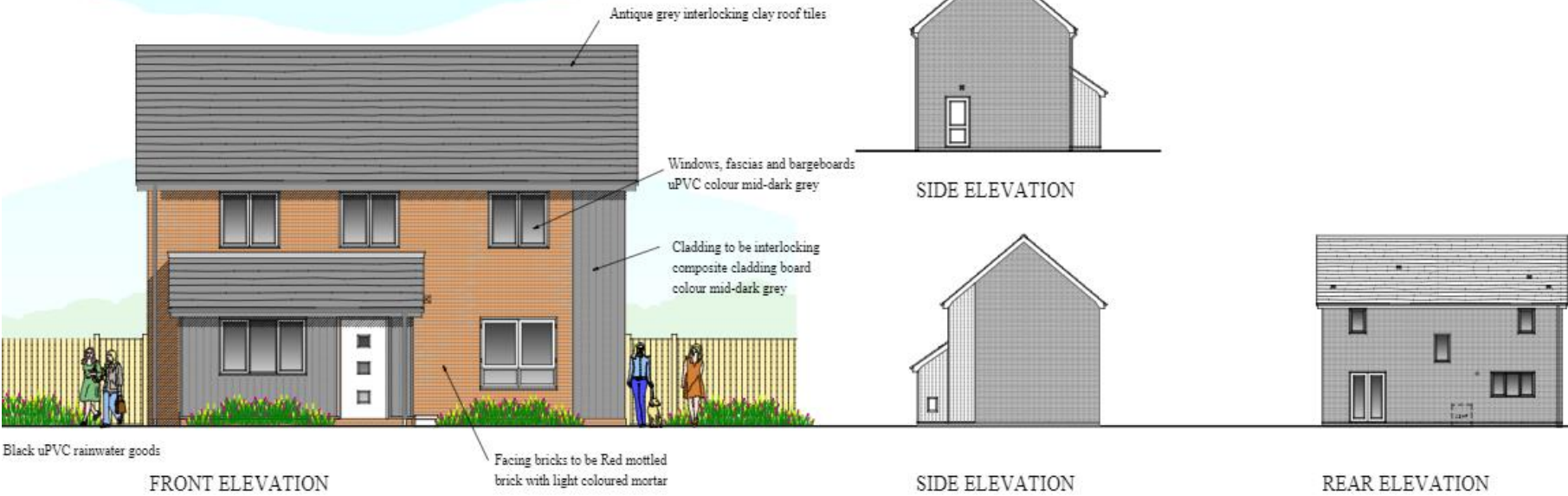


Total floor area = 98.72 m<sup>2</sup> /1062.5 sq ft



# House Type Vincent

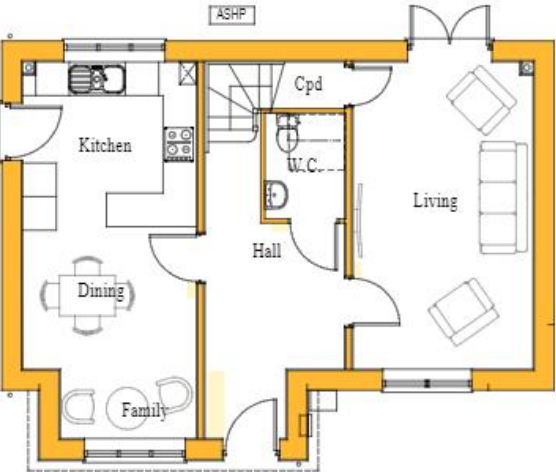
Plots: 6, 30, 36 & 4, 5, 22  
(handed)



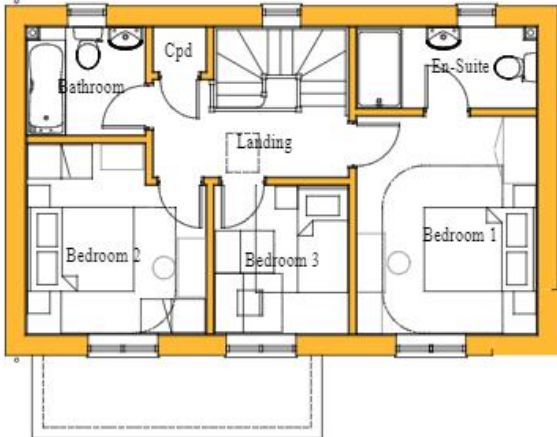
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



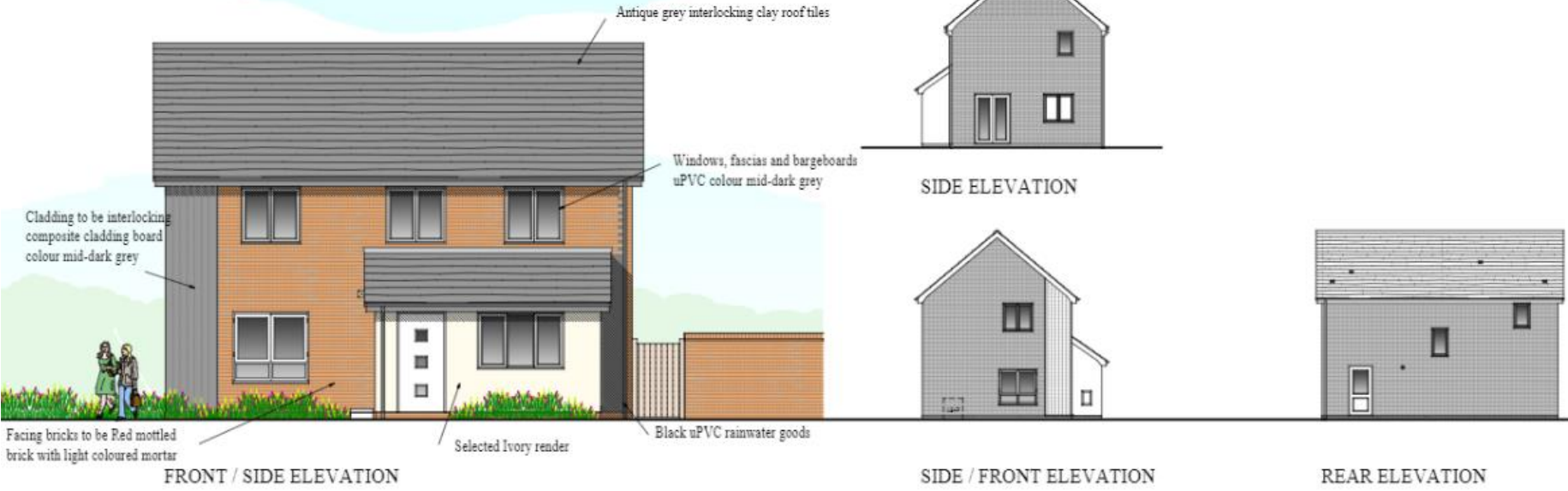
FIRST FLOOR PLAN

Total floor area = 105.38 m<sup>2</sup> / 1134.3 sq ft

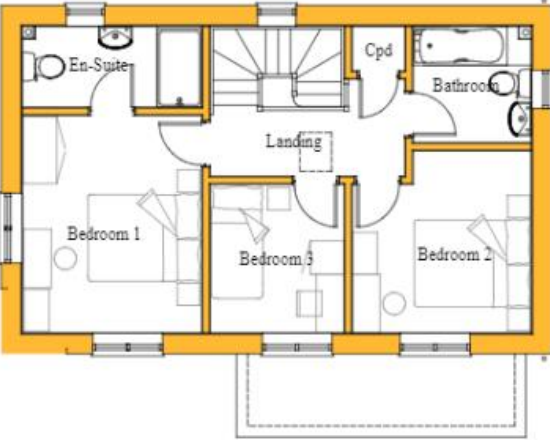


# House Type Vincent 'A'

Plot: 32, 31 (handed) & 39 (handed)



GROUND FLOOR PLAN

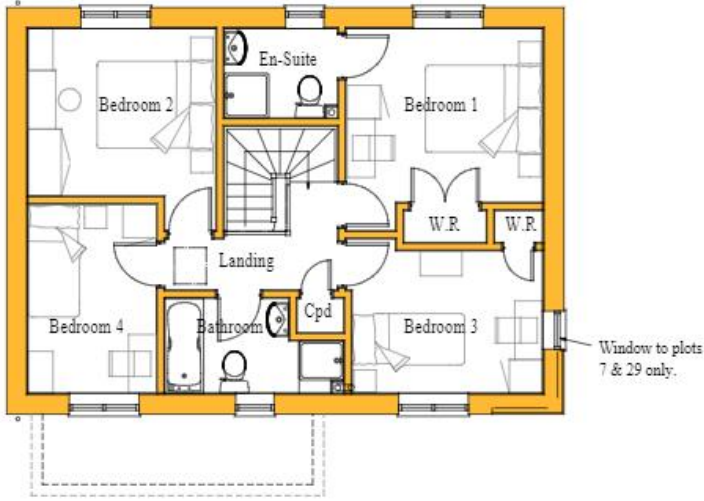
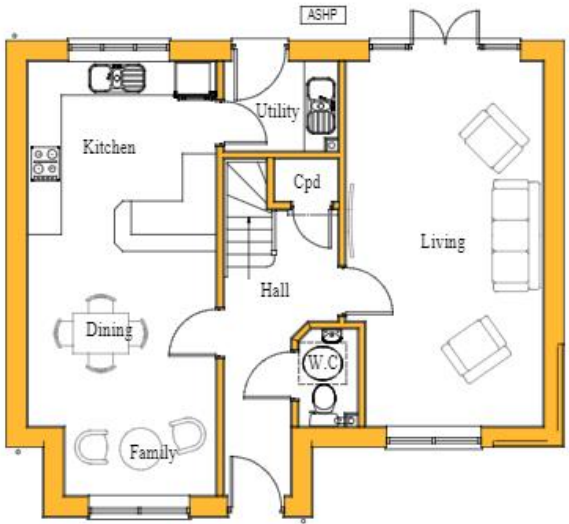
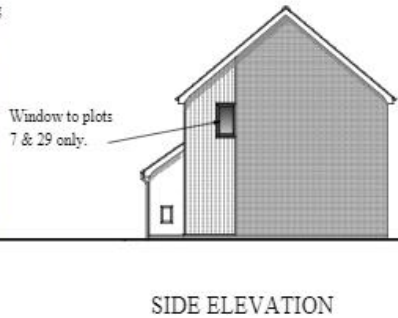
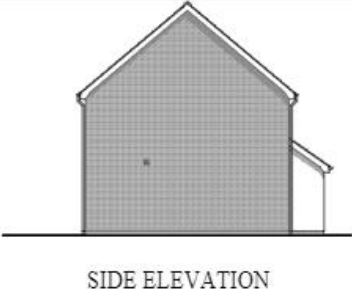
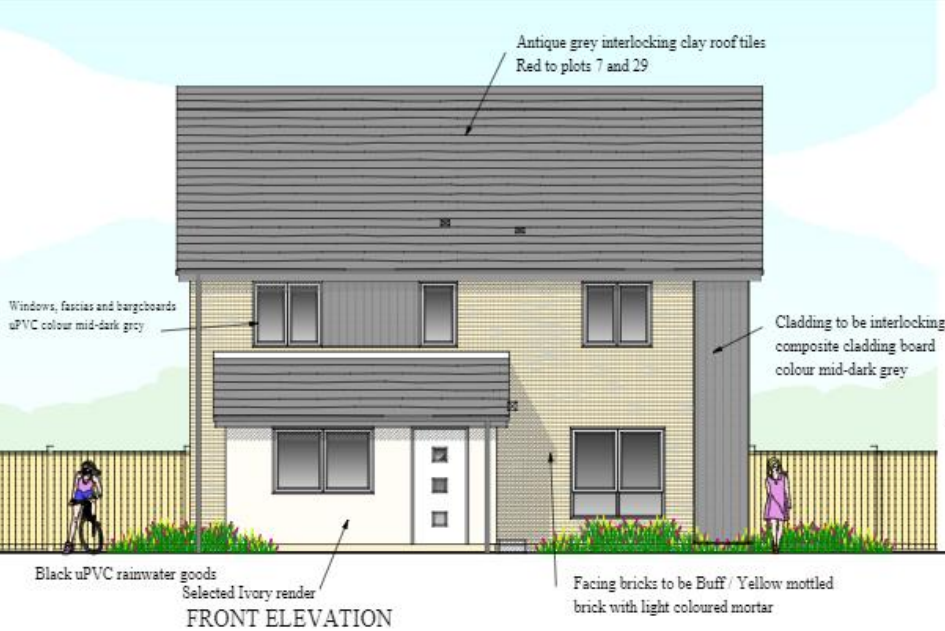


FIRST FLOOR PLAN

Total floor area = 105.38 m<sup>2</sup> /1134.3



# House Type Imperial Plots: 38, 7 (handed), & 29 (handed)

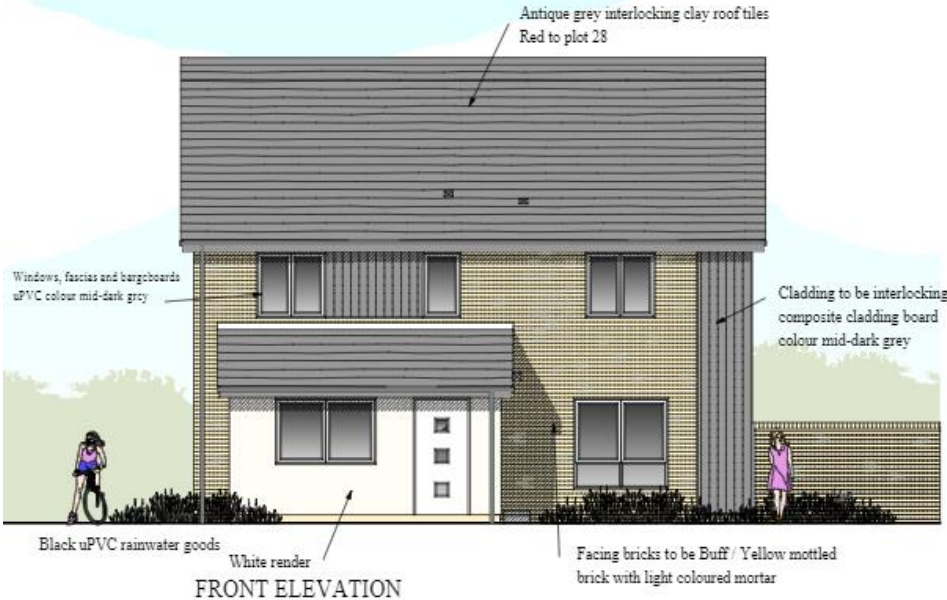


Total floor area = 125.68 m<sup>2</sup> / 1352.8 sq ft

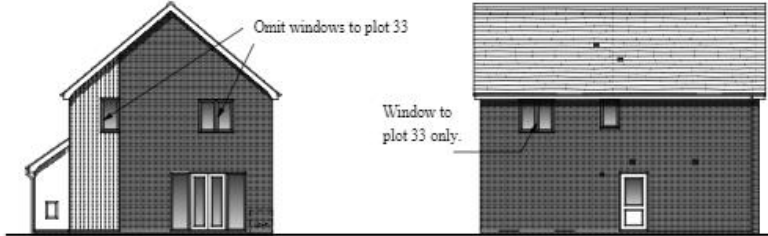


# House Type Imperial 'A'

## Plots: 28, 33, 35 & 34 (handed)

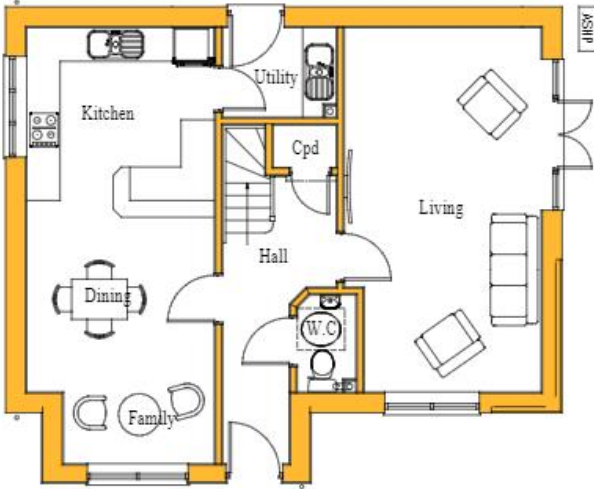


SIDE ELEVATION

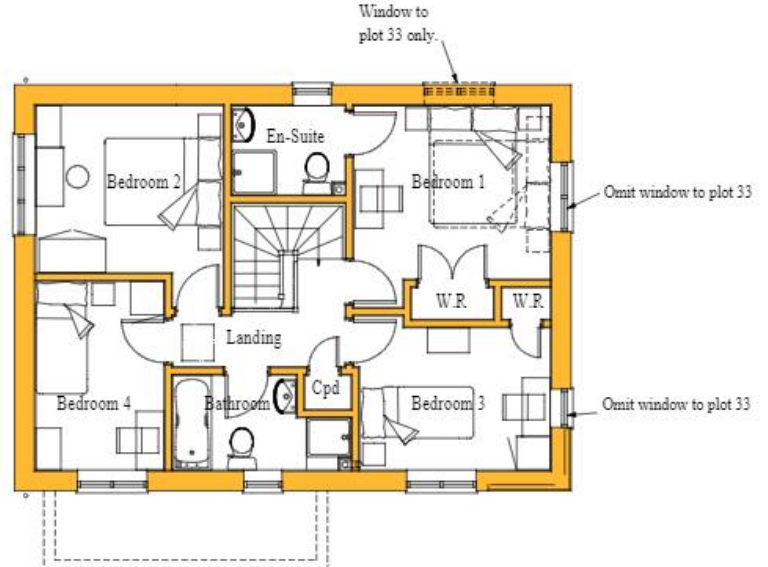


SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



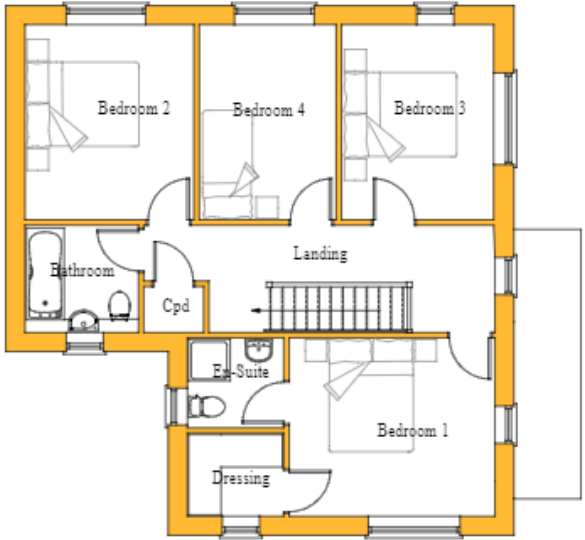
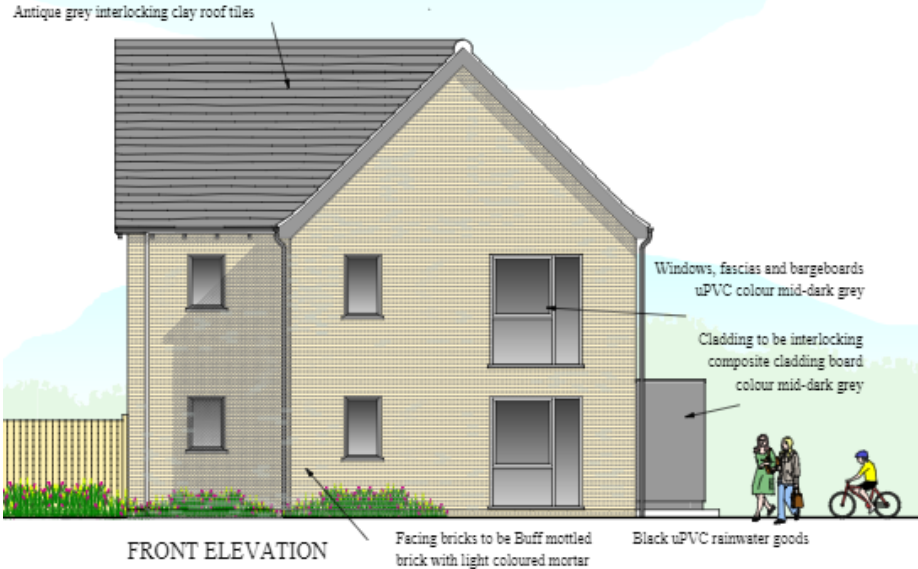
FIRST FLOOR PLAN

Total floor area = 125.88 m<sup>2</sup> / 1354.9 sq ft



# House Type Phantom 'A'

## Plot: 1

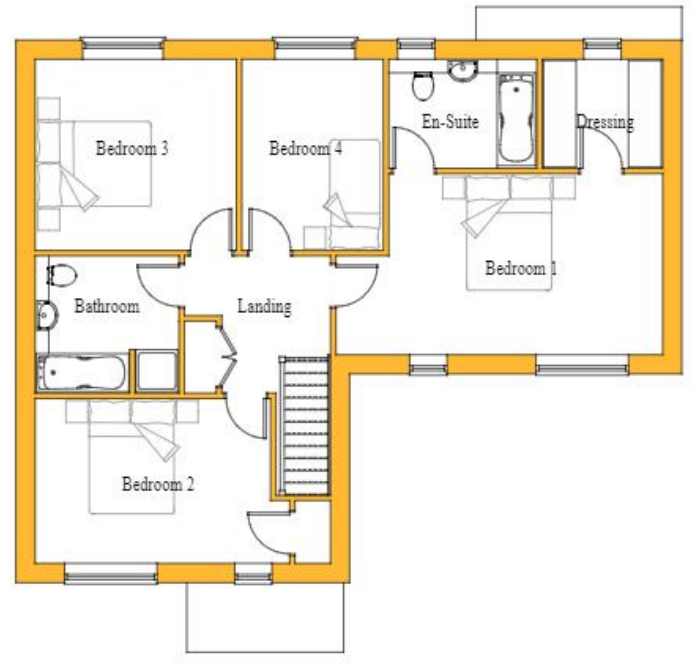


Total floor area = 140.11 m<sup>2</sup> / 1508 sq.ft



# House Type Phantom 'B'

Plots: 42, 43, & 2  
(handed)

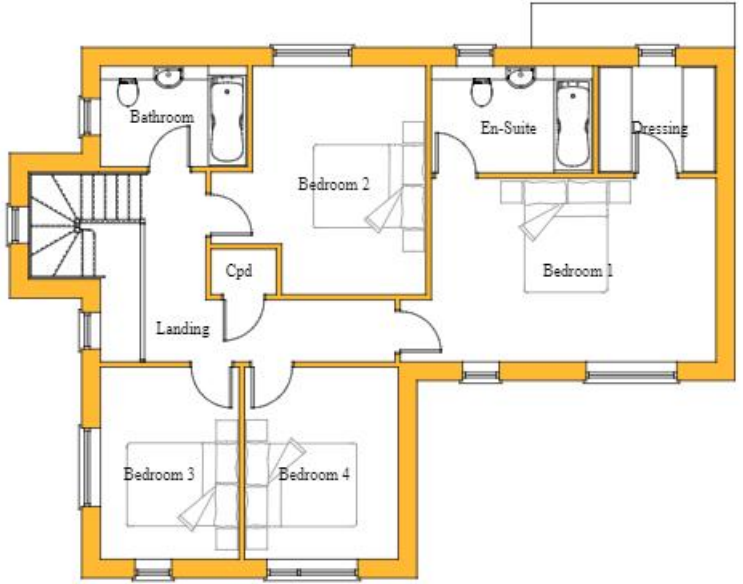
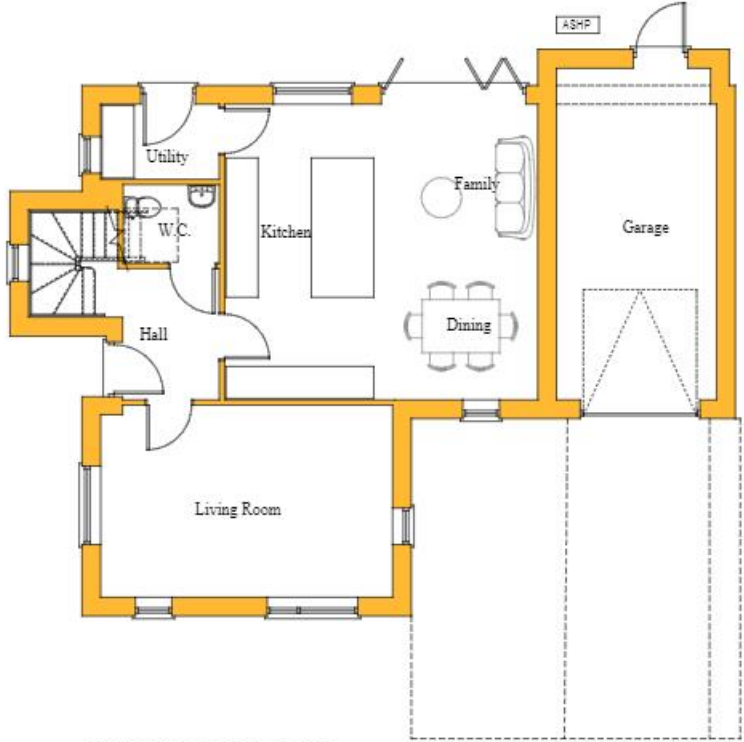


Total floor area = 146.50 m<sup>2</sup> / 1576.96 sq.ft  
excl. garage



# House Type Phantom 'C'

## Plots: 41 & 3 (handed)

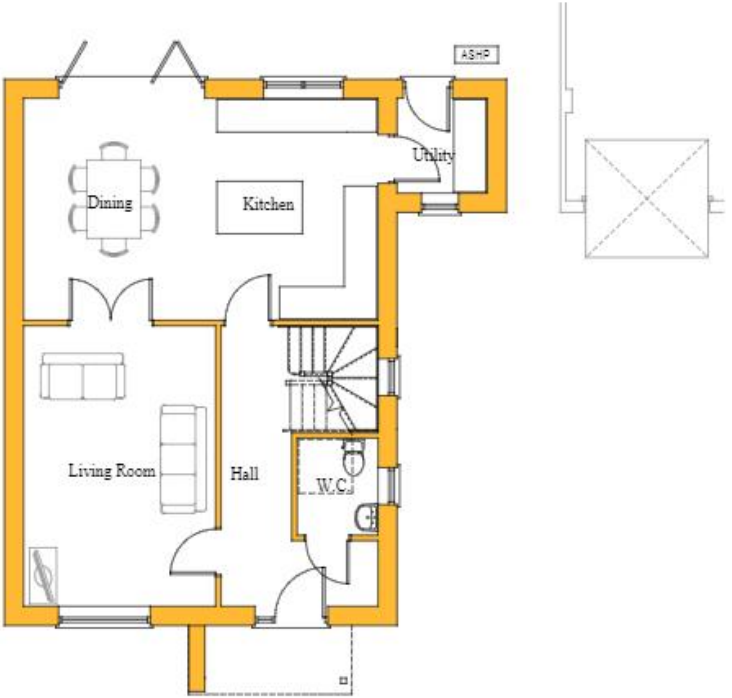
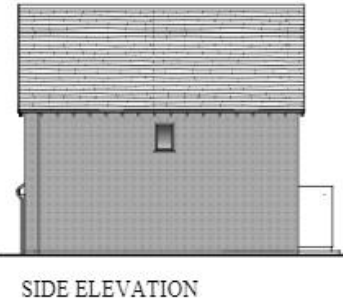
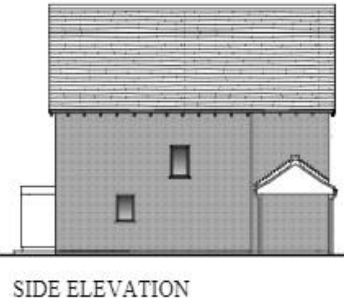


Total floor area = 151.73m<sup>2</sup> / 1633.2 sq ft  
excl garage

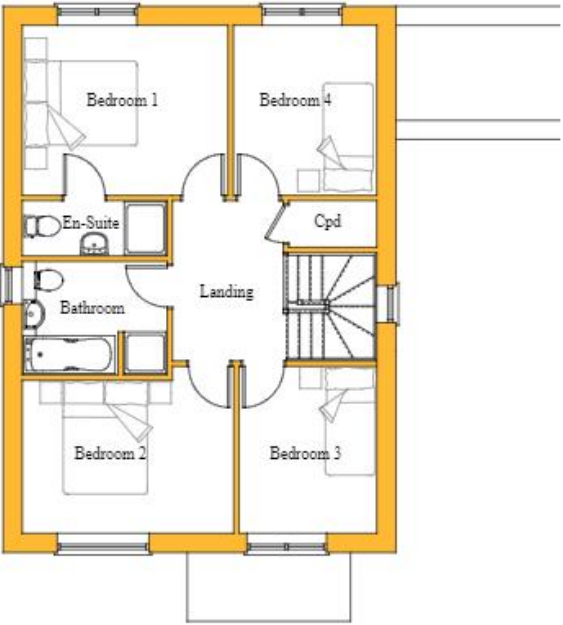


# House Type Phantom 'D'

Plot: 44



GROUND FLOOR PLAN



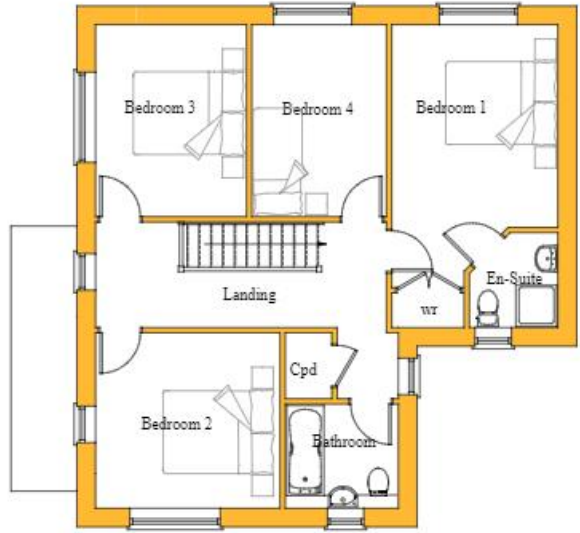
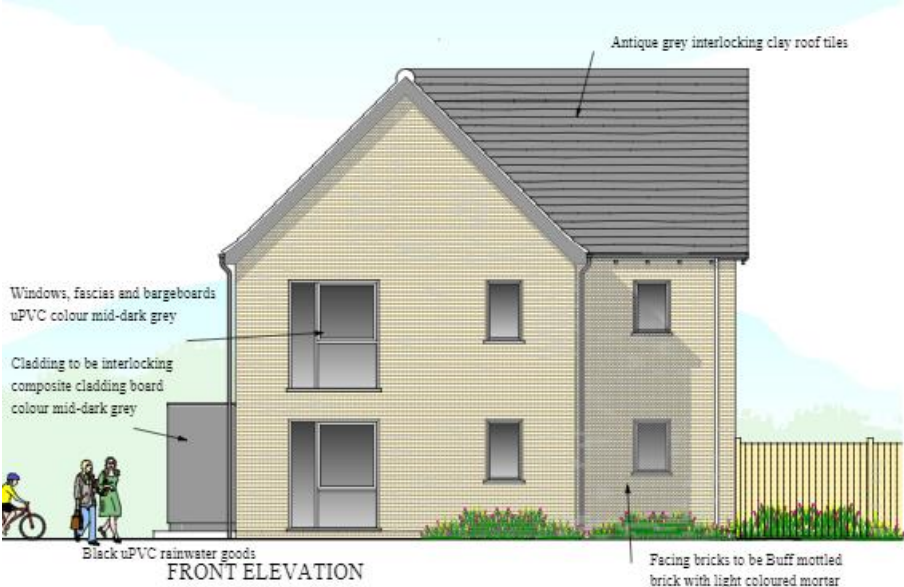
FIRST FLOOR PLAN

Total floor area = 125.48 m<sup>2</sup> / 1350.6 sq.ft



# House Type Phantom 'E'

## Plot: 45

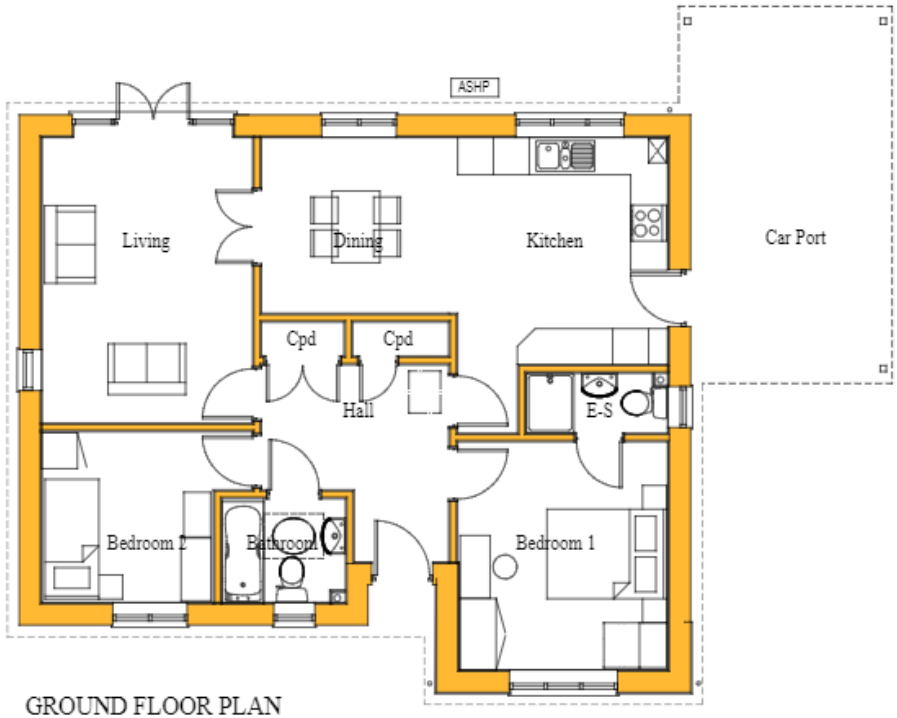
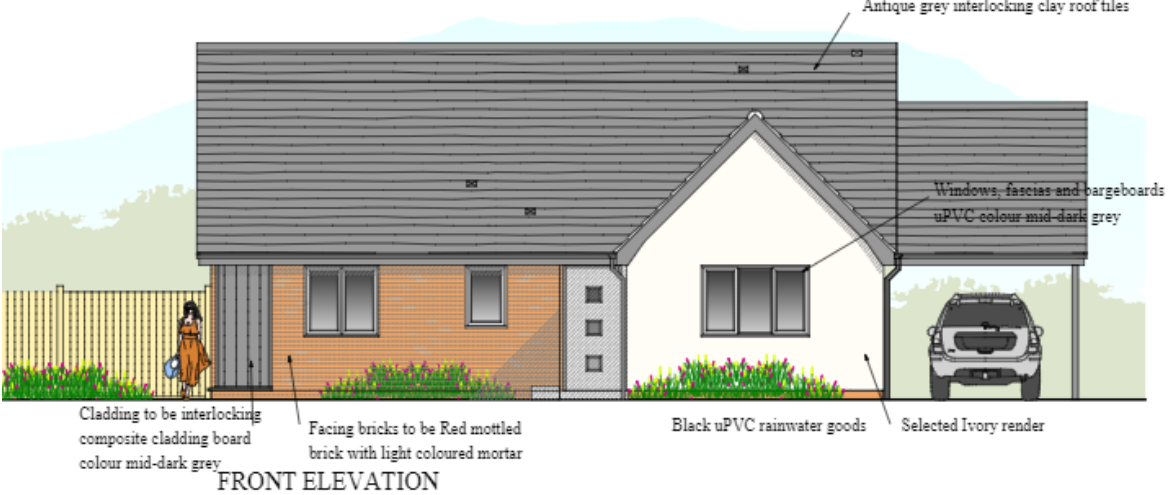


Total floor area = 140.11 m<sup>2</sup> / 1508 sq.ft



# House Type De Dion

## Plot: 16

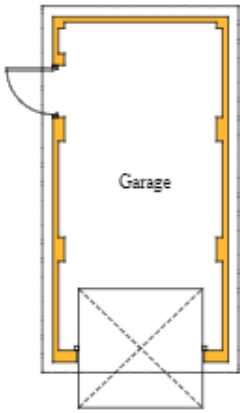


Total floor area = 84.25 m<sup>2</sup> / 907 sq



# Garage Type G1 & G2

## GARAGE TYPE G1



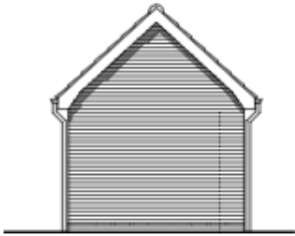
GARAGE PLAN

Hand garage type to suit layout.



FRONT ELEVATION

SIDE ELEVATION

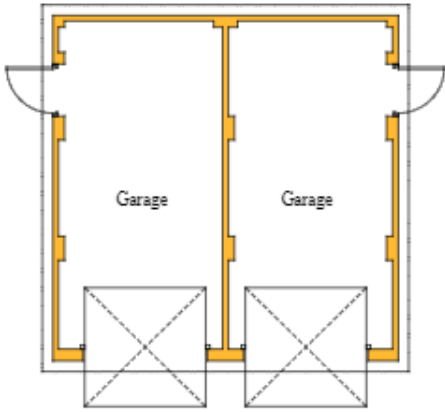


REAR ELEVATION

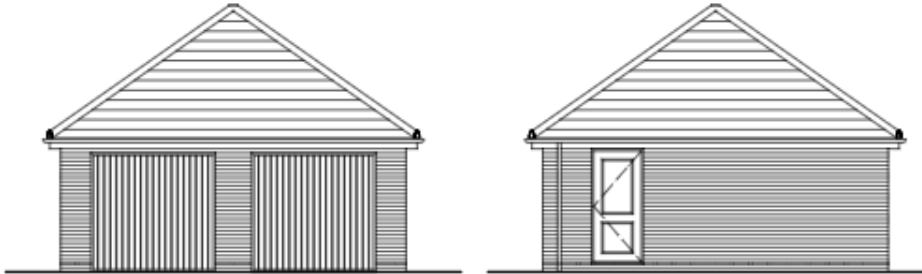


SIDE ELEVATION

## GARAGE TYPE G2

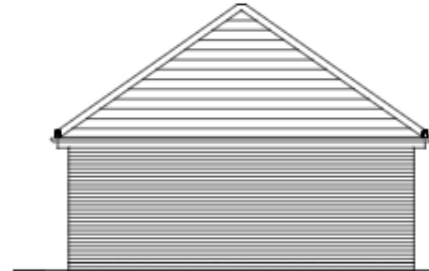


GARAGE PLAN



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

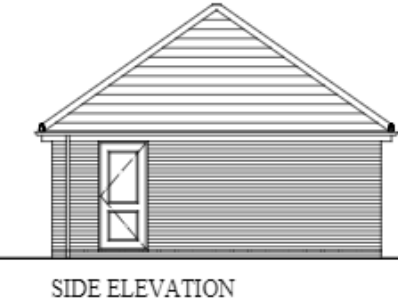
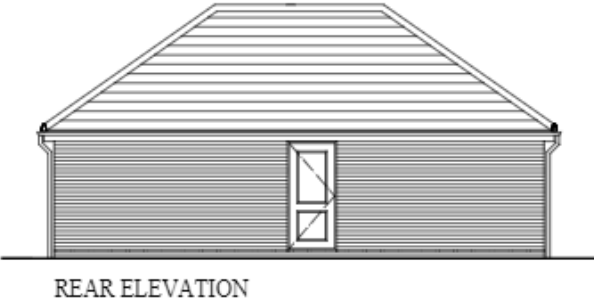
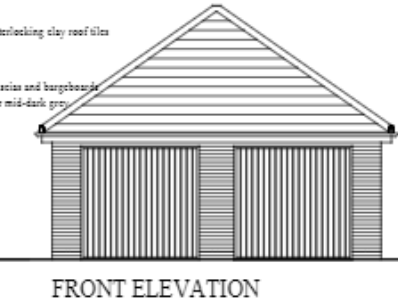
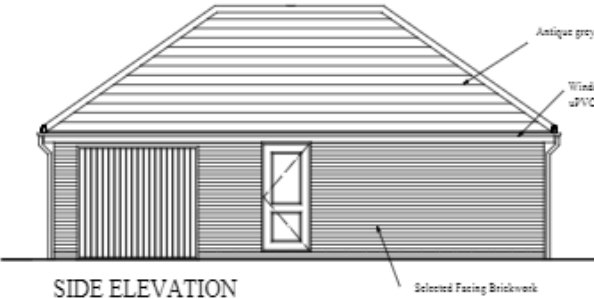
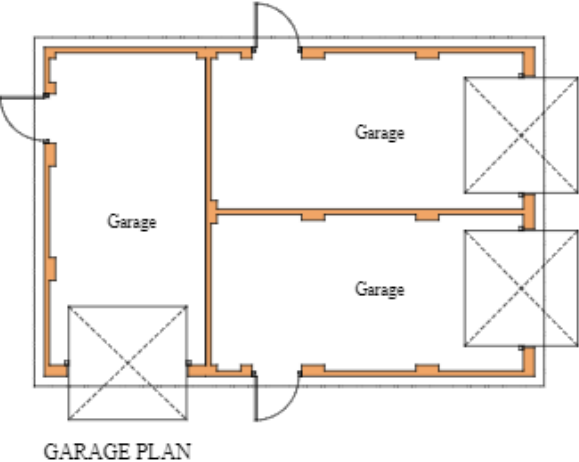


SIDE ELEVATION

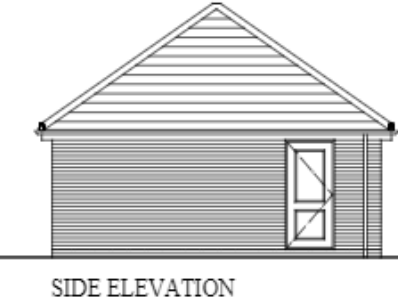
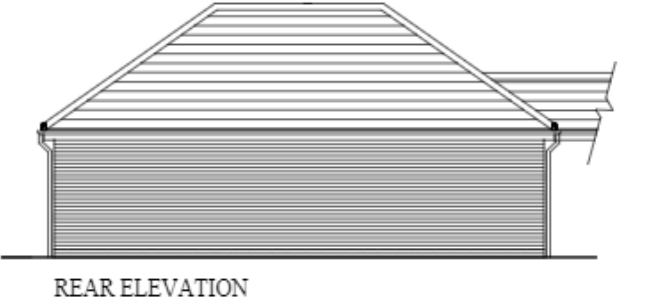
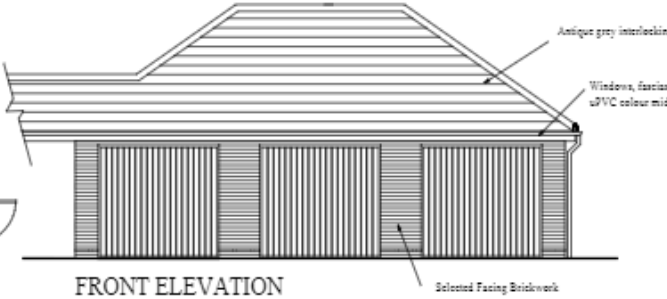
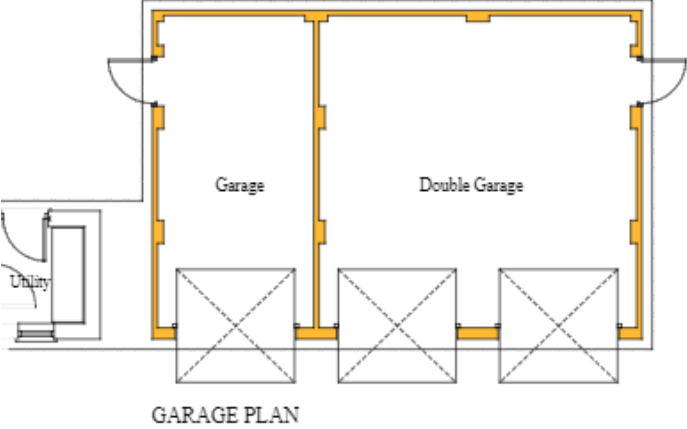


# Garage Type G3 and G4

## GARAGE TYPE G3



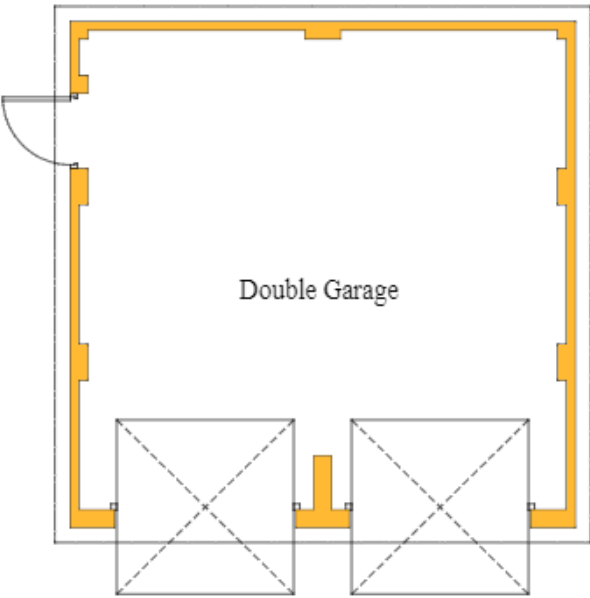
## GARAGE TYPE G4



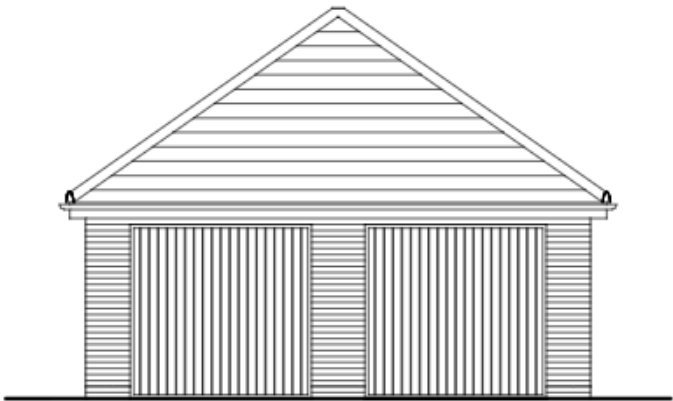


# Garage Type G5

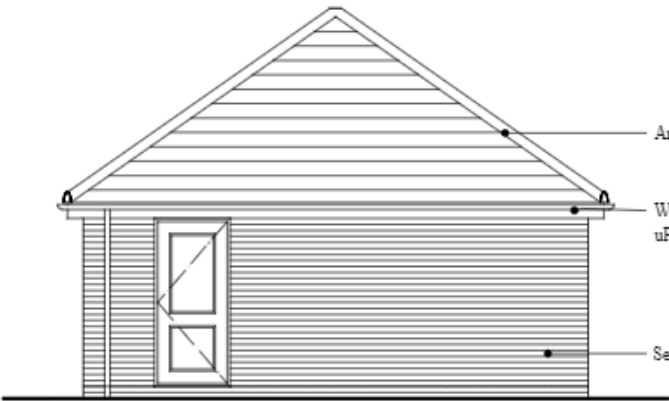
## GARAGE TYPE G5



GARAGE PLAN

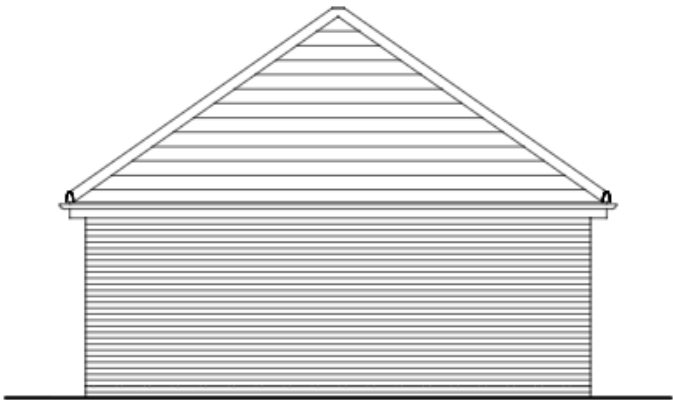


FRONT ELEVATION

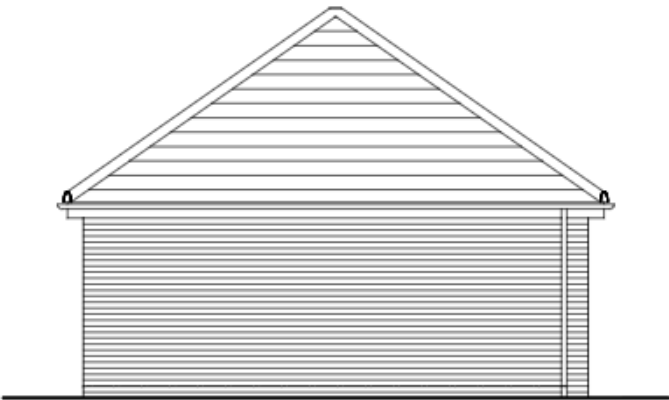


SIDE ELEVATION

- Antique grey/red interlocking clay roof tiles
- Windows, fascias and bargeboards uPVC colour mid-dark grey.
- Selected Facing Brickwork



REAR ELEVATION



SIDE ELEVATION







# Material Planning Considerations and Key Issues

- Principle of development
  - Design and layout
  - Amenity / Local Living Conditions
  - Highways, Access and Sustainable Transport
  - Trees and Landscape
  - Heritage and Archaeology
  - Ecology and Biodiversity
  - Ecological Enhancements / Biodiversity Net Gain
  - Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)
  - Affordable, Custom and Self-build housing
  - Flooding and Drainage
  - Contamination
  - Play and Open space
  - Sustainability
  - Early Years Provision
  - Other matters
- 



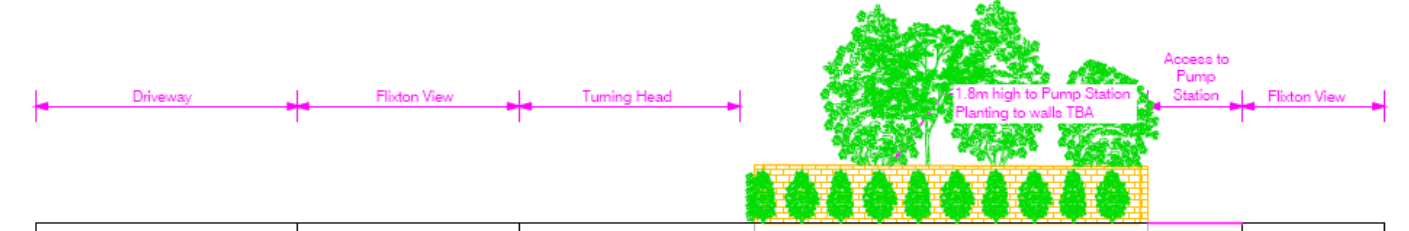
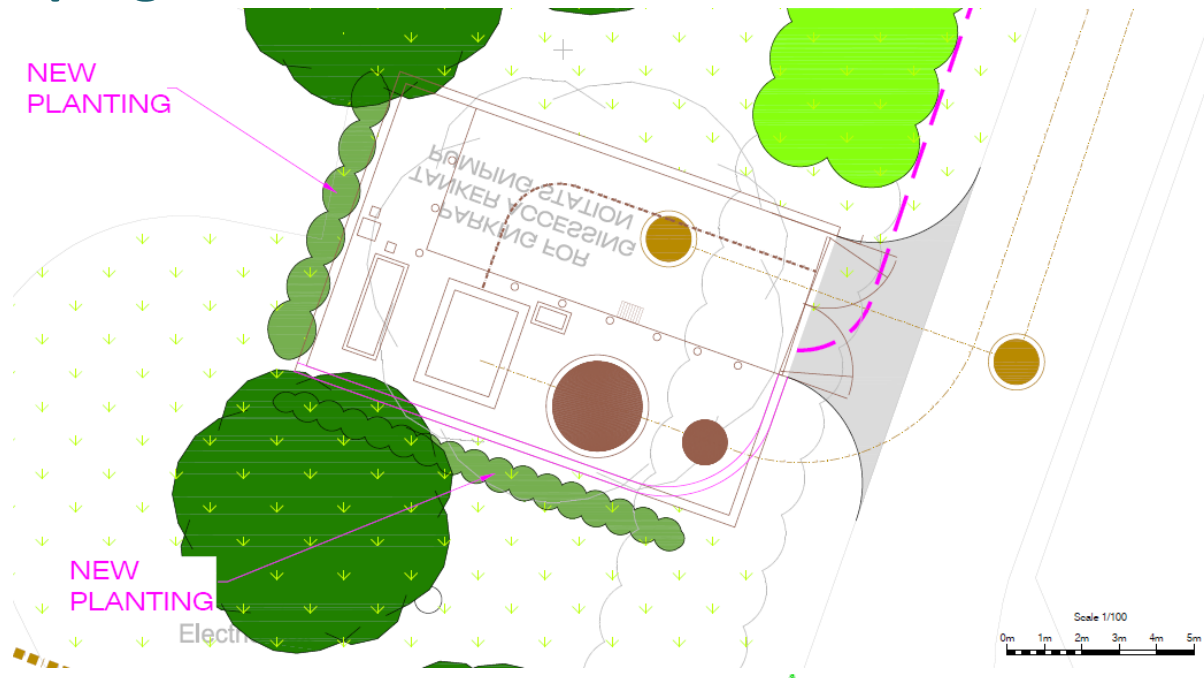
# Recommendation

Recommended for approval subject to conditions as outlined within the report – summarised below:

- Reserved matters approval submission time frame (87 Outline dwellings)
- Full permission time limit (45 full planning permission dwellings)
- Approved drawings compliance
- Submission of a scheme for the provision of fire hydrants
- Submission of archaeological details
- Submission of Construction Management Plan
- Implementation of noise mitigation measures/construction methods
- Control of noisy construction activities hours
- Submission of contaminated land details
- New access construction
- Provision of storage and presentation for collection/emptying of refuse and recycling bins
- Submission of details showing the means to prevent the discharge of surface water
- Improvement to local bus stops
- Submission of details of the estate roads and footpaths (including street furniture)
- Construction of carriageways and footways
- Submission of further information on off-site highways improvements
- Submission of details on EV charging points
- Submission of travel plan details
- Implementation of the Flood Risk Assessment
- Requirement for development to be served by most viable high-speed broadband connection.
- Submission of details in respect of Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and/or requirement M4(3) 'wheelchair user dwellings'
- Water consumption requirement
- Requirement for dwellings to be built in accordance with approved the report 'Sustainability and Energy Statement for Residential Development'
- Submission of details for Custom/Self Build Plots
- Phasing Plan
- Submission of construction plan for attenuation basin on Phase 2 Burial Site
- Completion of Landscaping Plan for phase 1
- Submission of Phase 2 Landscaping Plan
- Submission of precise details for Childrens Play Area
- Submission of Surface Water Drainage Scheme for Phase 2
- Submission of surface water drainage verification report for Phase 2
- Series of Ecology conditions as required by councils Principal Ecologist.



# Flixton View Pumping Station



Cross Section A-A

CHAINAGE	0.000	8.301	15.379	22.881	35.381	38.382	42.902
EXISTING GROUND LEVEL							
PROPOSED LEVEL							





# Slides from Objector





# Slides from Town/Parish Council





# Slides from Agent/Applicant





# Slides from Ward Member





