

Item 5

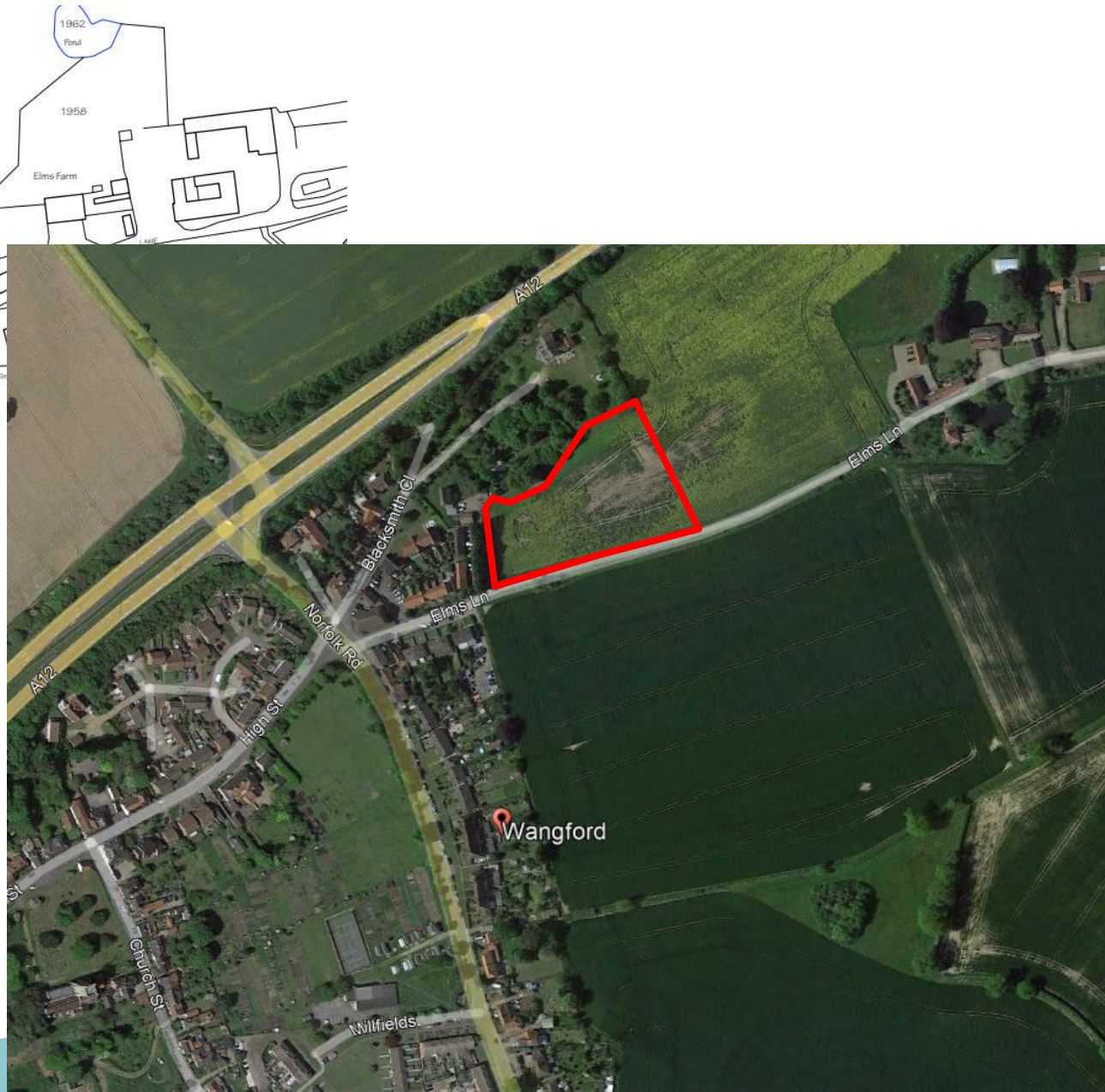
DC/21/5536/OUT

Outline Application (Some Matters Reserved) -
Erection of 20 residential Units

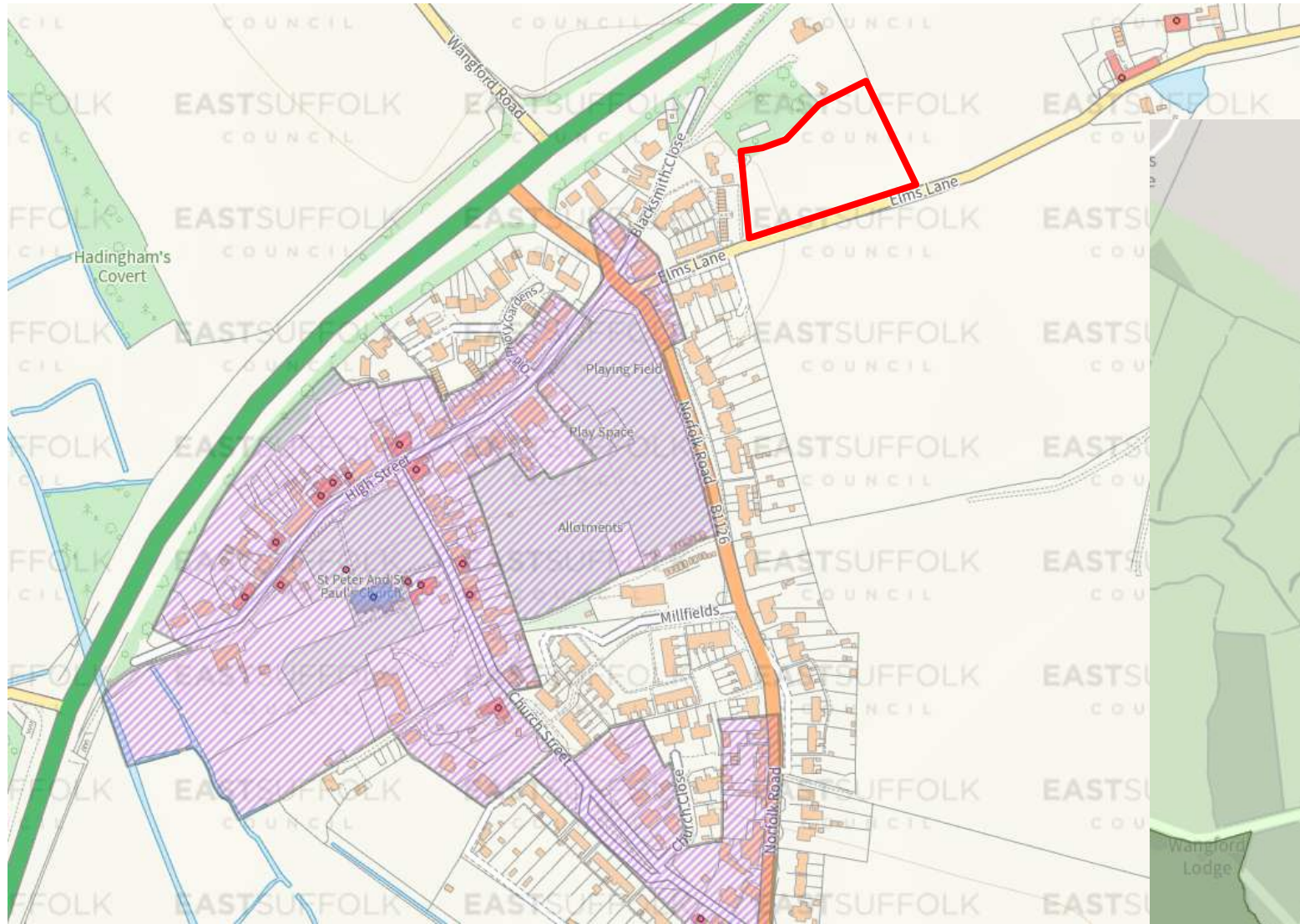
Field Off Elms Lane, Wangford, Suffolk



Site Location Plan/Aerial view



Local Plan layers – AONB/Conservation Area/Listed Buildings/Settlement Boundary



WANGFORD

Policy WLP7.1 "Rural settlement Hierarchy" Larger Village

1980's

DC/83/0727/FUL – 22 dwellings.
DC/84/0856/FUL – Construction of 16 dwellings (phase 2)

1990's

DC/90/0368/FUL – Construction of 16 houses

Facilities:

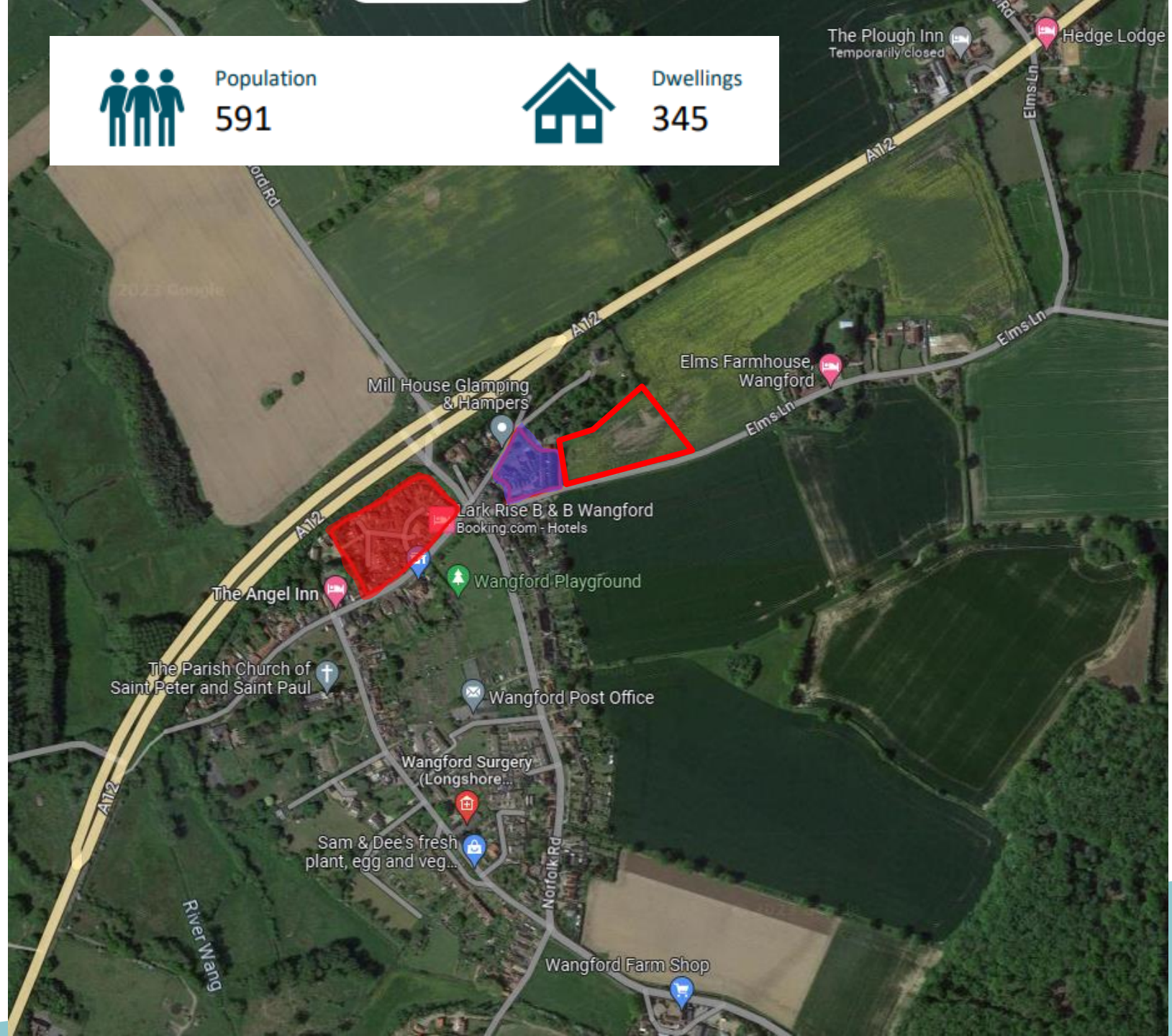
- Village shop
- GP surgery
- Community Centre (with Post Office)
- Two pubs (one currently closed)
- Petrol station with shop
- Veterinary surgery
- Farm Shop
- Church
- Playground
- Allotments
- Regular bus service



Population
591



Dwellings
345



Policy WLP7.1 – Rural Settlement Hierarchy and Housing Growth

Approximately 10% of the District's housing growth will take place in the rural areas.

Approximately 70% of new housing development in the rural areas will be in the larger villages, 20% in the smaller villages and 10% elsewhere in other rural settlements in the Countryside. The development requirements in the larger and smaller villages in the rural area will be delivered through site allocations in this Local Plan.

Settlements classified as larger villages in the rural area are:

- Barnby and North Cove 50 homes allocated
 - Blundeston 61 homes allocated plus Blundeston Prison development site
 - Kessingland 105 homes allocated
 - Somerleyton 45 homes allocated – 44 consented
 - Wangford 16 homes allocated – 20 proposed in this application
 - Wrentham 60 homes allocated – 65 homes consented
- 5.7% increase in homes in Wangford

Policy WLP7.7 - Land North of Elms Lane, Wangford

Land north of Elms Lane, Wangford (0.89 hectares) as identified on the Policies Map is allocated for a residential development of approximately 16 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes. The priority is for smaller two and three bedroom dwellings.
- Hedgerows and trees located along the site boundaries should be protected and reinforced where possible.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Any planning application should be supported by a Landscape and Visual Impact Assessment that identifies the impact on the wider landscape and the Area of Outstanding Natural Beauty and conservation area, and any necessary mitigation works.
- A landscaping scheme, informed by the Waveney District Landscape Character Assessment (2008), Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) and the completed Landscape and Visual Impact Assessment, will be required. Hedgerow and tree planting along the east boundary of the site should be provided to connect existing hedgerows either side of the site and provide screening from the open countryside to the north east.

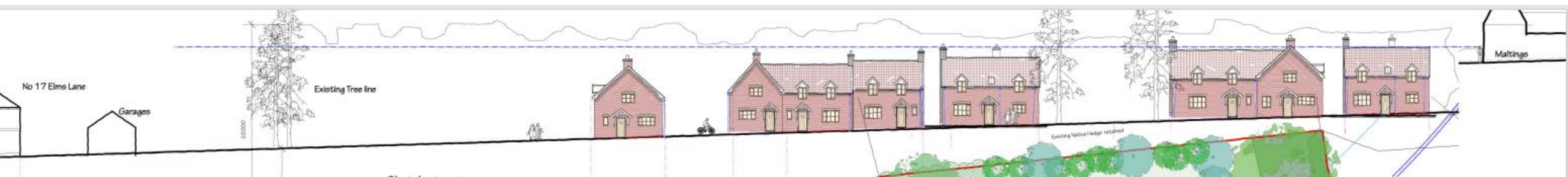
Original layout -24 Dwellings proposed - **Superseded**



Amended layout – 20 Dwellings proposed



Six Affordable homes



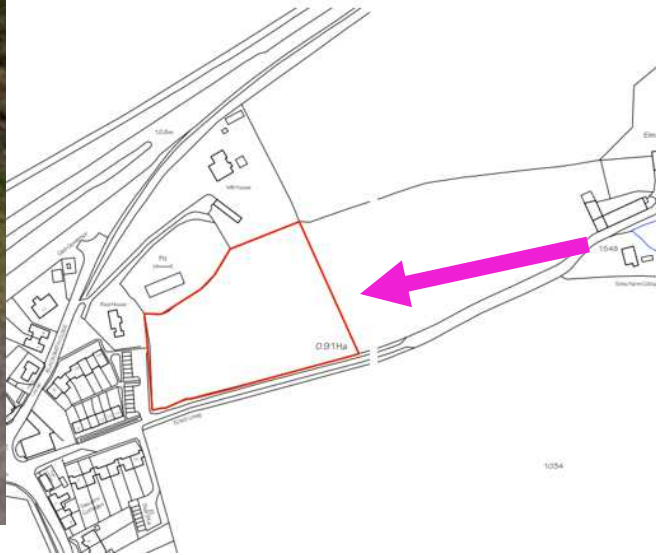
Vehicular Access Point



Tree Protection Plan

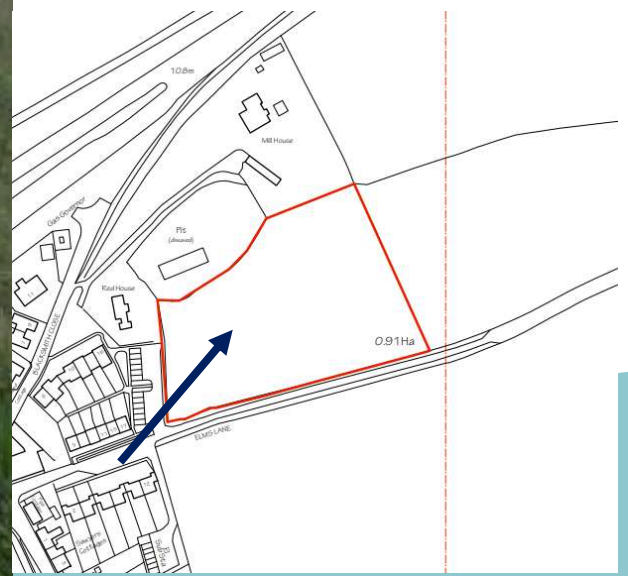


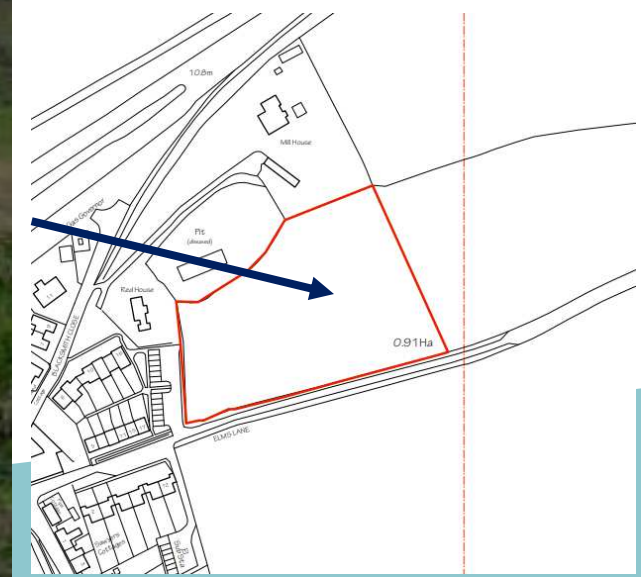




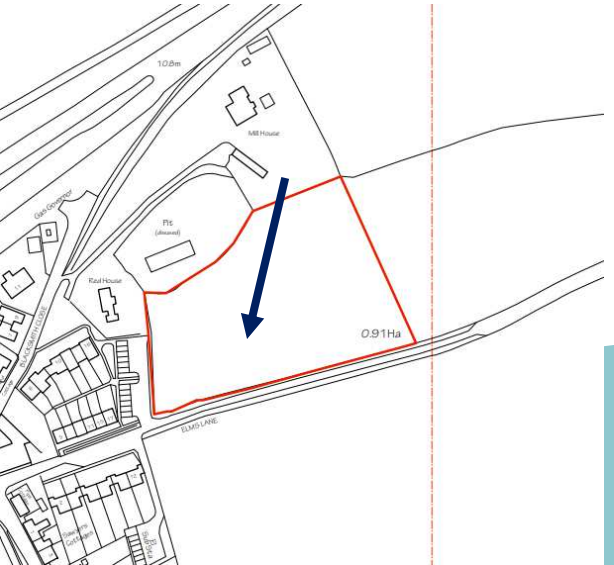














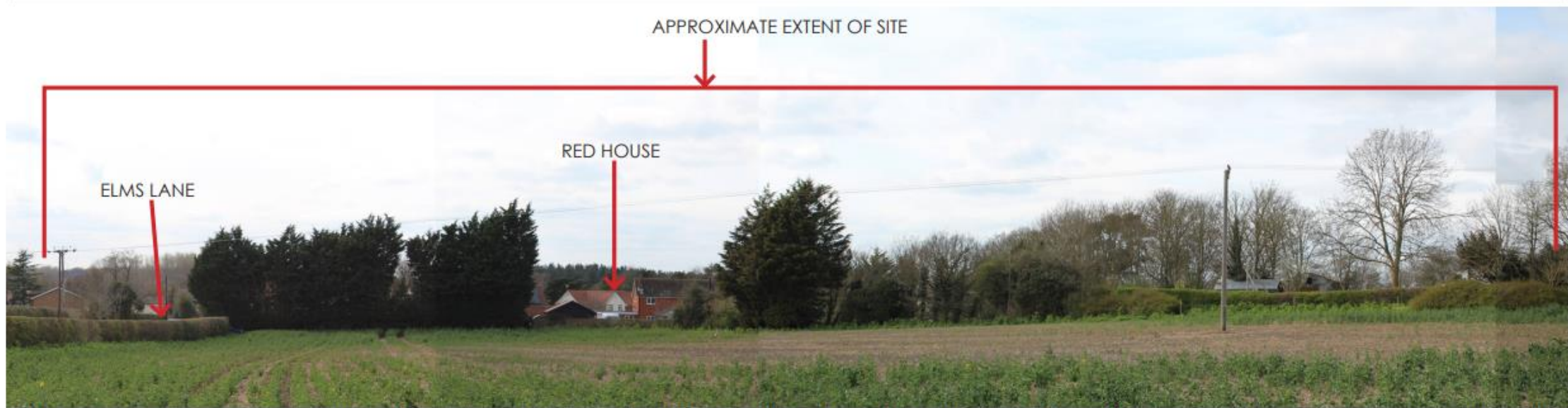



Photo C: Taken from the eastern end of the field looking south towards the edge of the village. The strong line of the conifer hedge creates a visual barrier and prevents views of the village itself. Red House is the only building with direct views towards the Site.



Photo D: Looking north-east across the Site towards the higher ground and towards the A12. The topography means that the A12 is not visible and The Maltings at the top of the field, with the treed grounds of Elms Farm beyond.

Material Planning Considerations/Key Issues

- Compliance with Policy WLP7.7
 - Affordable housing
 - Highways/Access and Pedestrian links
 - Layout and Design
 - Impact on AONB
 - Heritage
 - Potential impact on neighbour amenity
 - SuDS
 - Infrastructure
 - Benefits and Harm
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Recommendation

Authority to Approve subject to the completion of a S106 agreement to secure, affordable housing provision, Rams Contribution, school transport contributions and bus stop improvements and subject to the conditions on p42 – 50 of the agenda, summarised as:

1. Timing of Reserved Matters
2. Reserved Matters required
3. Reserved matters compliance
4. Approved plans
5. Sustainability statement
6. M 4 (2)
7. Water Efficiency
8. Surface water drainage
9. Asset register Suds
10. Ecology mitigation
11. Skylark habitat mitigation
12. Nesting birds
13. Lighting strategy
14. Badger method statement
15. Ecological enhancement strategy
16. Update of Ecology report
17. Unexpected contamination
18. Archaeology – WSI
19. Archaeology – Post Investigation
20. Access
21. Visibility splays
22. Details of estate roads
23. Off-site highway improvement details
24. Construction Management Plan
25. Manoeuvring and parking Areas
26. Bin storage/presentation
27. Height restriction Plots 1 and 15
28. Hedge relocation/replanting
29. Tree/hedge protection