

Item: 6

DC/22/3748/FUL

Residential Development for 25no. New  
Dwellings

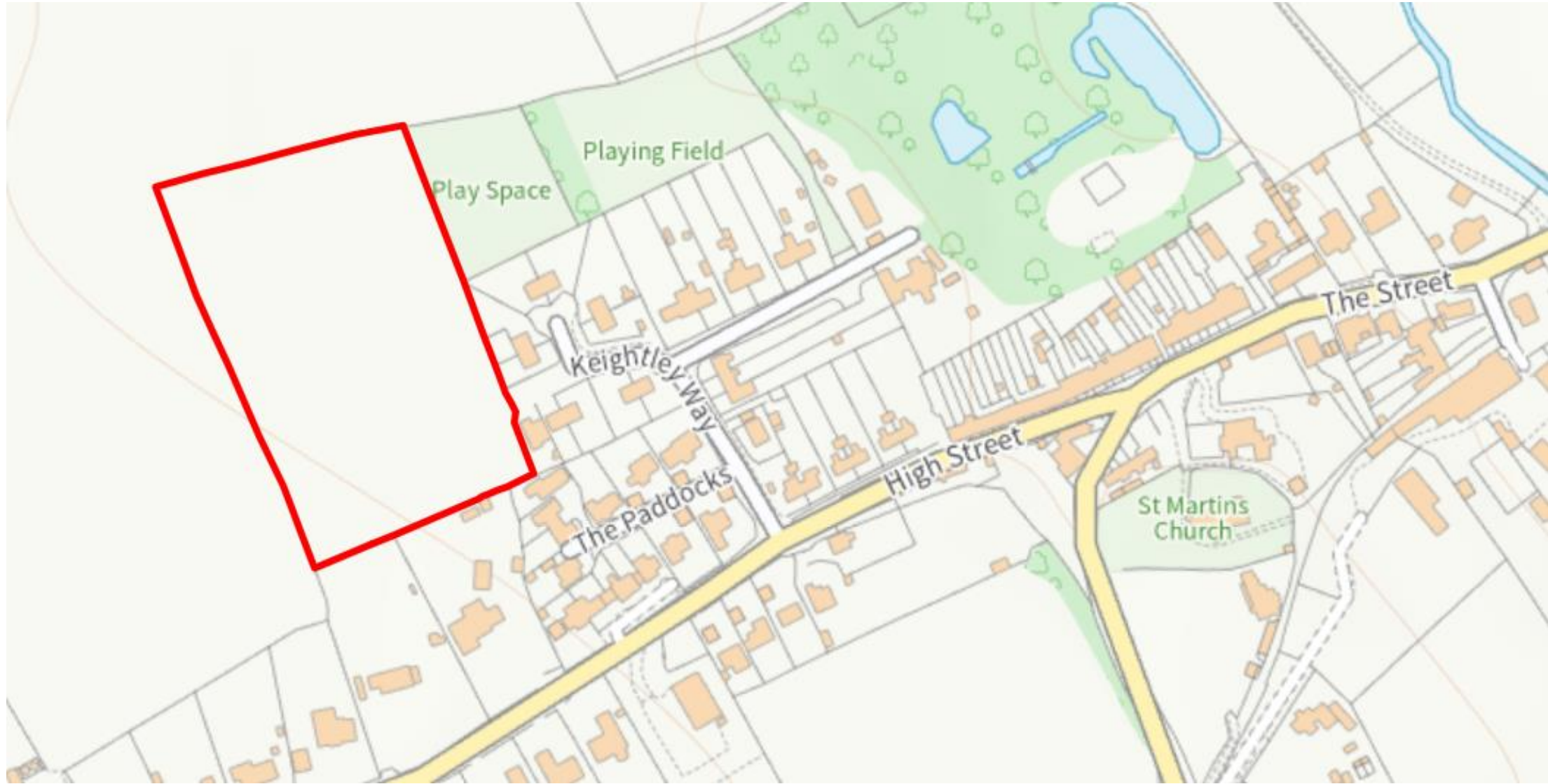
Address: Land Off Keightley Way, Tuddenham St.  
Martin, Suffolk



## Reason for Committee

The application is being presented to Planning Committee South for determination at the request of the Head of Planning and Coastal Management due to its significant public interest from members of the public, the Parish Council, a neighbouring Parish Council and Ward Member.

# Site Location Plan



# Aerial Photograph





Population  
353



Dwellings  
175



Total number of new homes  
2008/09 to 2018/19

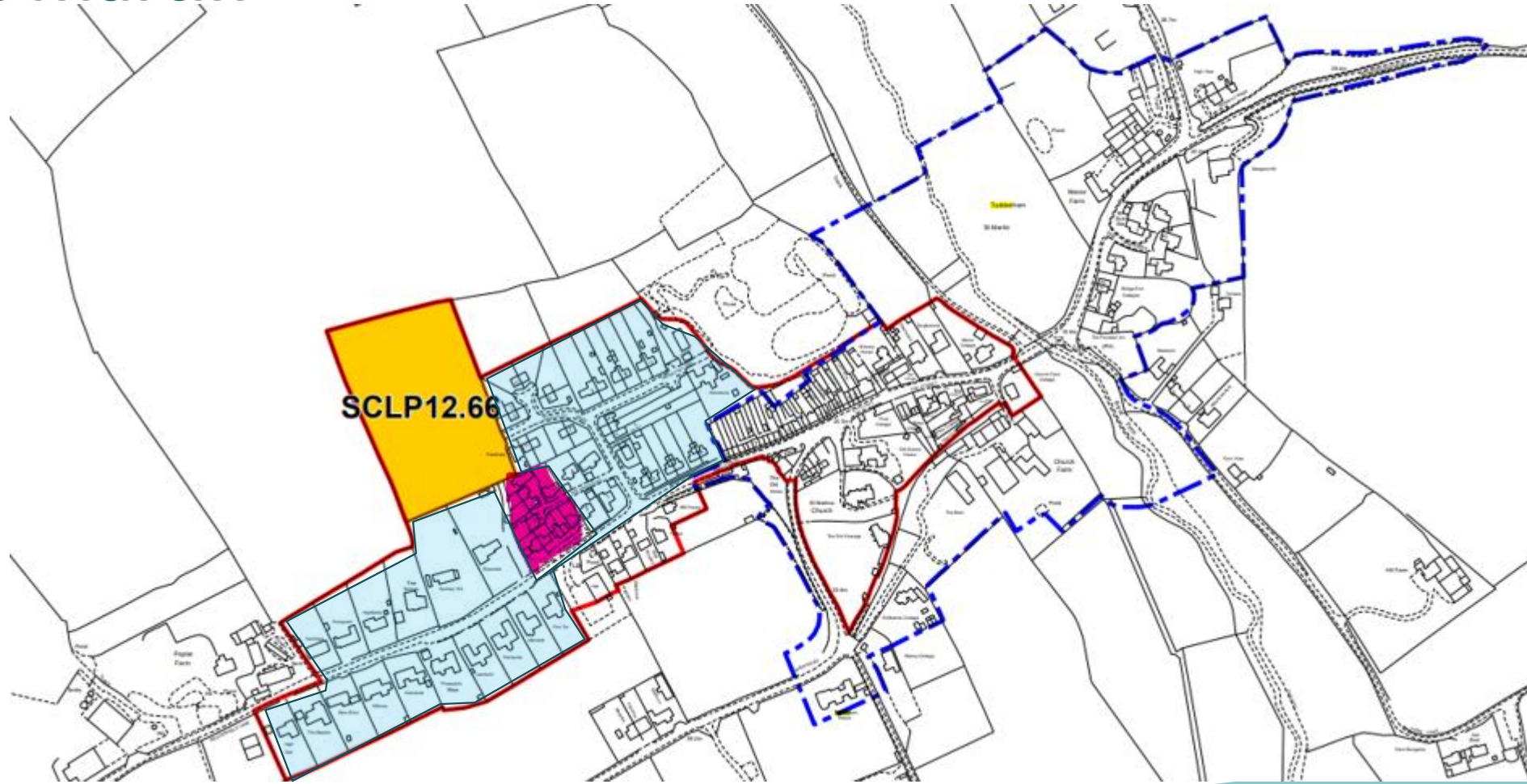
# Tuddenham St. Martin Village Profile

**2000s – C05/1732**  
Development of 10  
properties at The  
Oaks/The Paddocks

Area of 1950's and 1960's  
Development

**Facilities:**

- Public House
- Village Hall
- Bus Service
- Mobile Library
- Play ground
- Church





























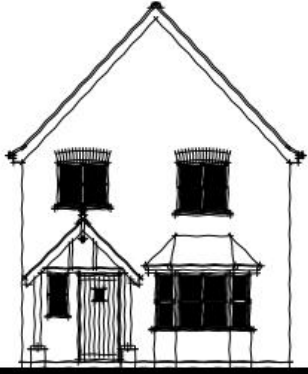




# Proposed Site Layout Plan

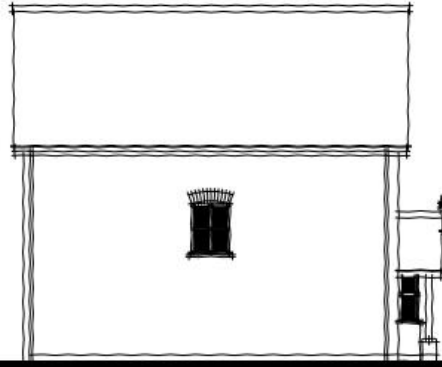


# Example 3 bedroom, detached



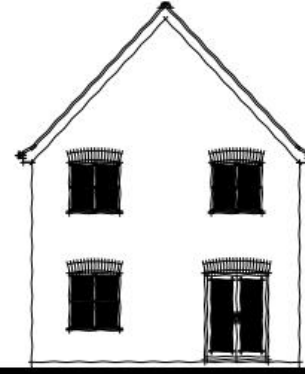
Proposed Front Elevation

1:100



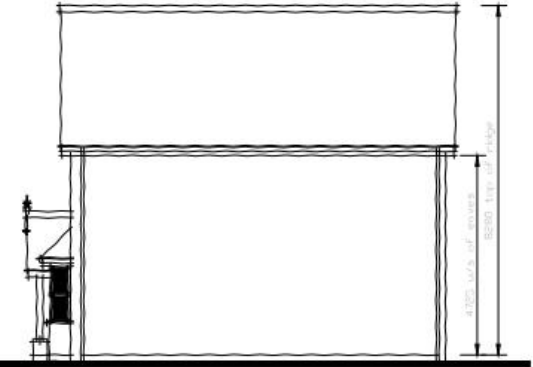
Proposed Side Elevation

1:100



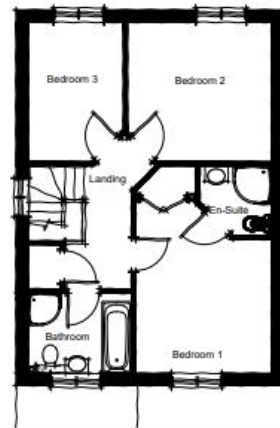
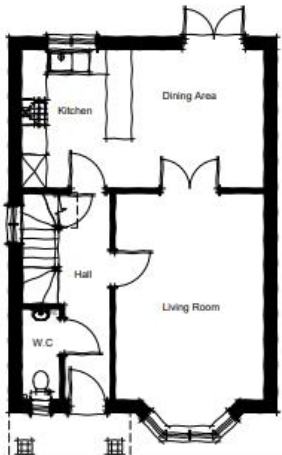
Proposed Rear Elevation

1:100



Proposed Side Elevation

1:100



## Dwelling Summary

Type	Detached Houses
Bedrooms	3
Size (GIA)	1,044ft <sup>2</sup>

Note - areas shown are gross internal areas

## Plot Numbers

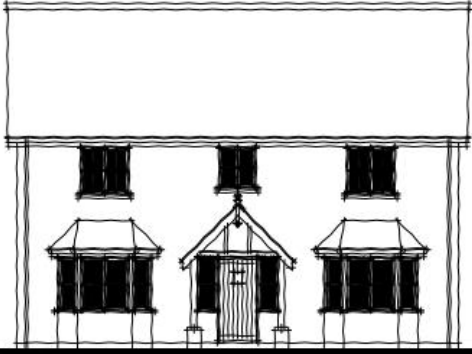
9, 15, 24 & 25

## Notes

Refer to the proposed site layout and materials plan for plot specific handing, finishes and details.

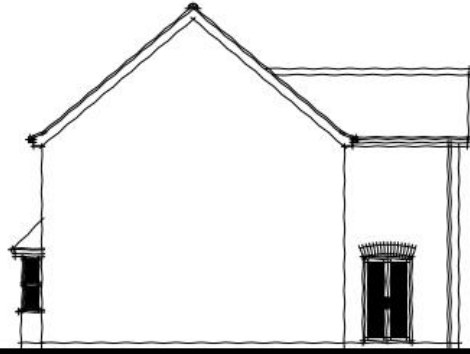
Dimension shown in relation to building heights are taken from plot FFL, not ground levels. This is due to the variation in ground levels throughout the site.

# Four bedroom detached



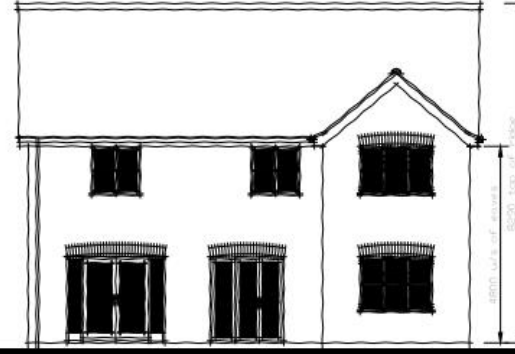
Proposed Front Elevation

1:100



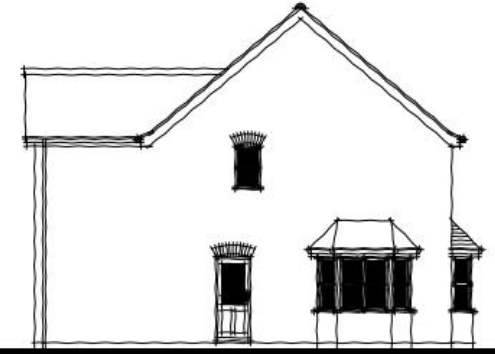
Proposed Side Elevation

1:100



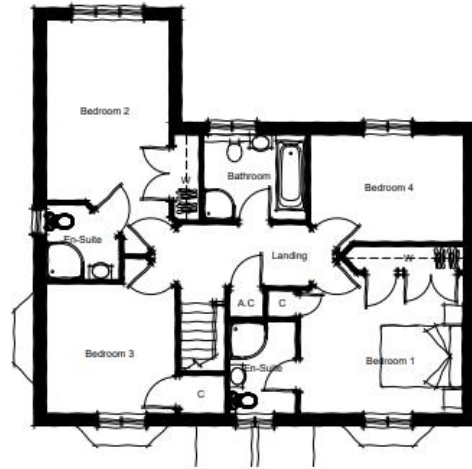
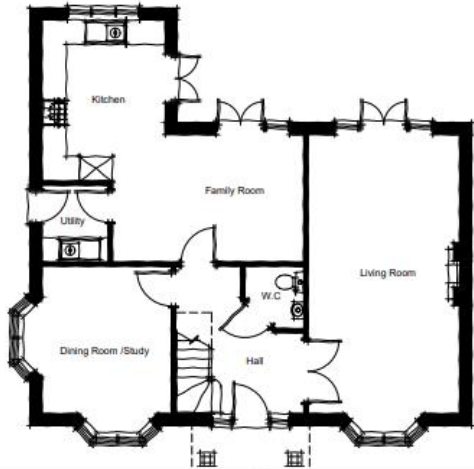
Proposed Rear Elevation

1:100



Proposed Side Elevation

1:100



## Dwelling Summary

Type	Detached House
Bedrooms	4
Size (GIA)	1,695ft <sup>2</sup>

Note - areas shown are gross internal areas

## Plot Numbers

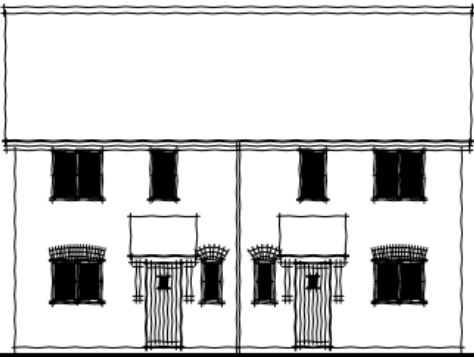
1, 12 & 14

## Notes

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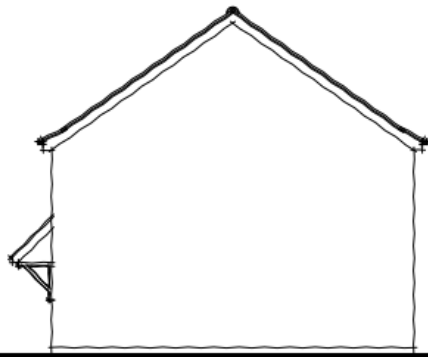
Dimension shown in relation to building heights are taken from plot FFL, not ground levels. This is due to the variation in ground levels throughout the site.

# Two-bedroom, semi-detached, affordable properties



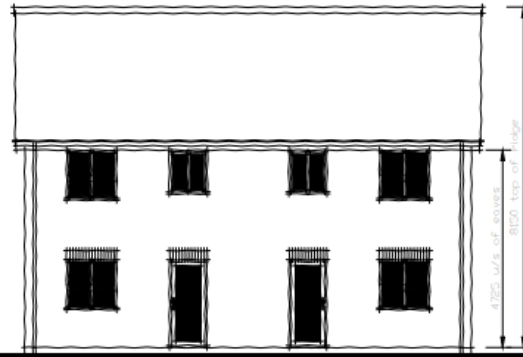
Proposed Front Elevation

1:100



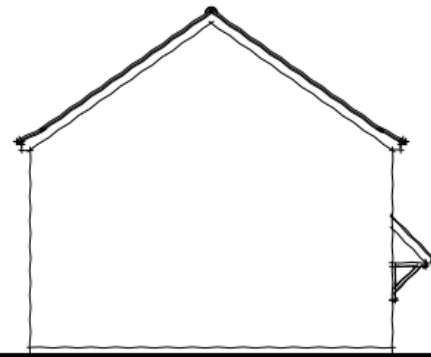
Proposed Side Elevation

1:100



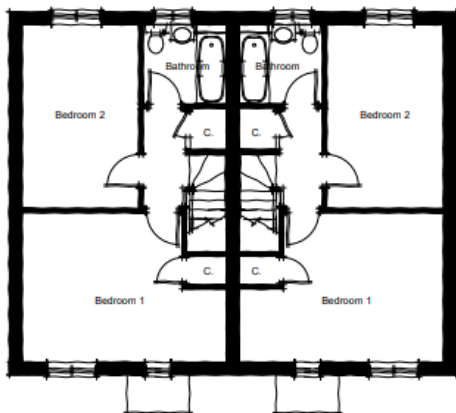
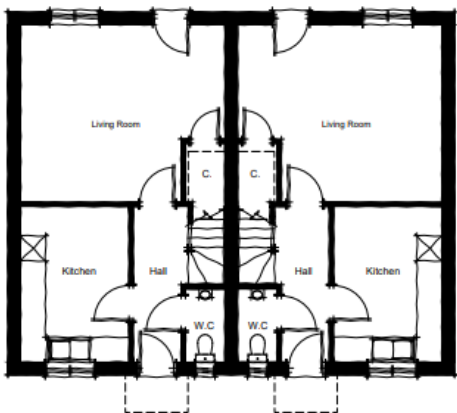
Proposed Rear Elevation

1:100



Proposed Side Elevation

1:100



## Dwelling Summary

Type	Semi Detached Houses
Bedrooms	2
Size (GIA)	850ft <sup>2</sup>

Note - areas shown are gross internal areas

## Plot Numbers

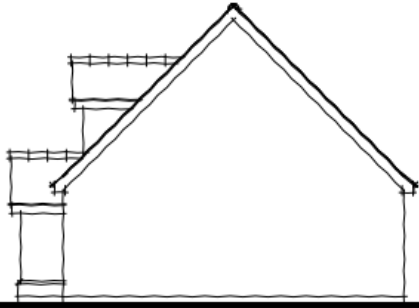
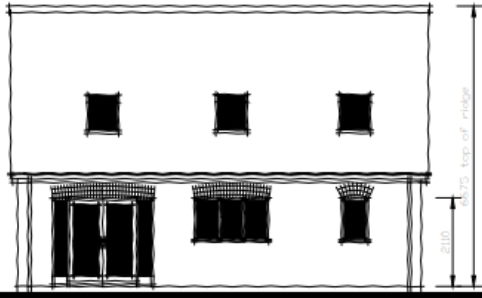
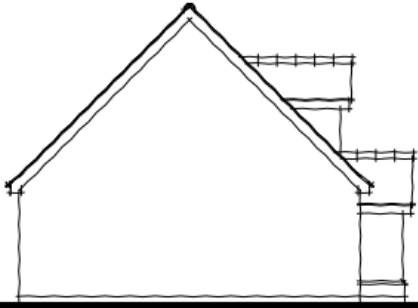
18 & 19

## Notes

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# Three-bedroom detached, chalet-style properties



Proposed Front Elevation

1:100

Proposed Side Elevation

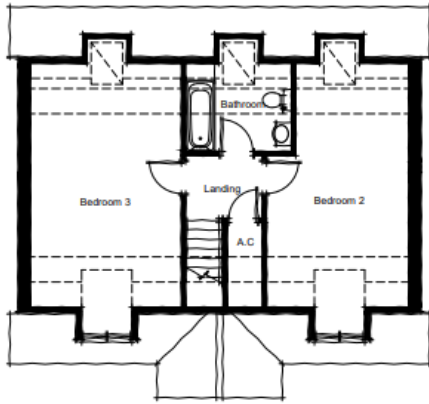
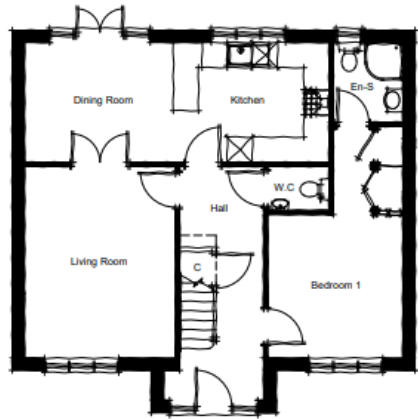
1:100

Proposed Rear Elevation

1:100

Proposed Side Elevation

1:100



## Dwelling Summary

Type	Detached Chalet Bungalows
Bedrooms	3
Size (GIA)	1,245ft <sup>2</sup>

Note - areas shown are gross internal areas

## Plot Numbers

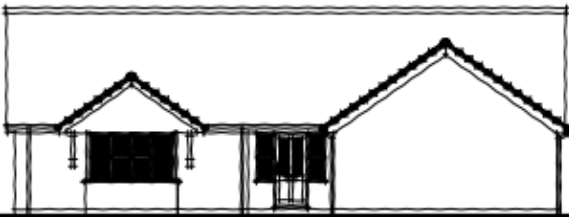
2 & 3

## Notes

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# Three-bedroom detached bungalow



Proposed Front Elevation

1:100



Proposed Side Elevation

1:100



Proposed Rear Elevation

1:100



Proposed Side Elevation

1:100



Proposed Ground Floor Plan

### Dwelling Summary

Type	Detached Bungalows
Bedrooms	3
Size (GIA)	1,345ft <sup>2</sup>

Note - areas shown are gross internal areas

### Plot Numbers

4, 16 & 17

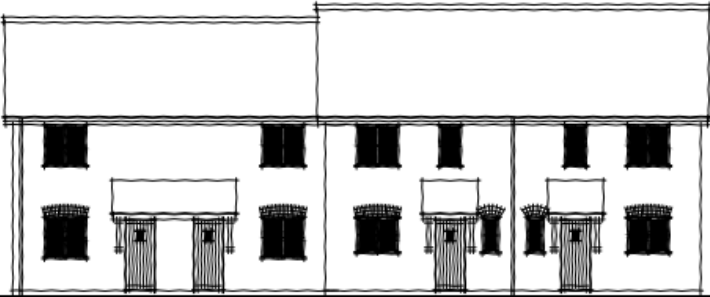
### Notes

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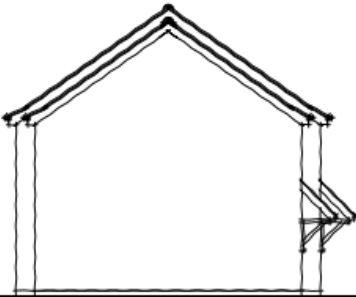


# Terrace of one and two-bedroom affordable dwellings



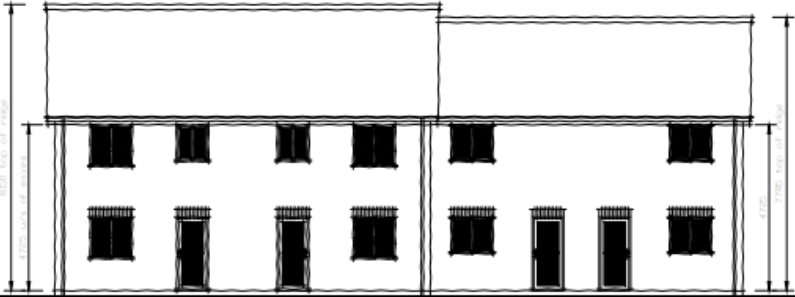
Proposed Front Elevation

1:100



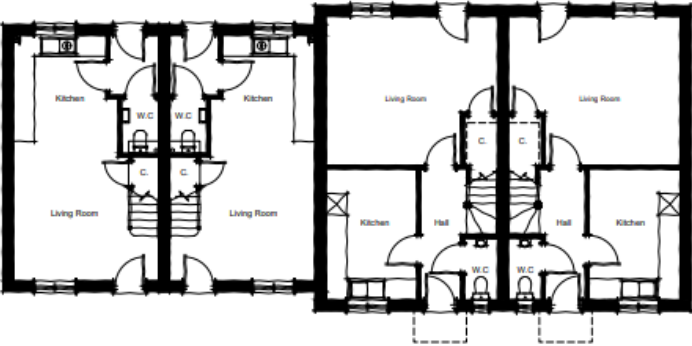
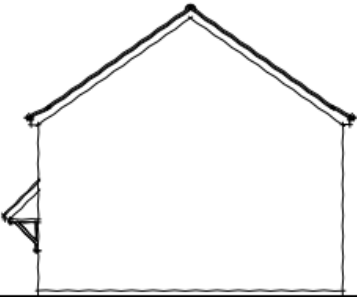
Proposed Side Elevation

1:100



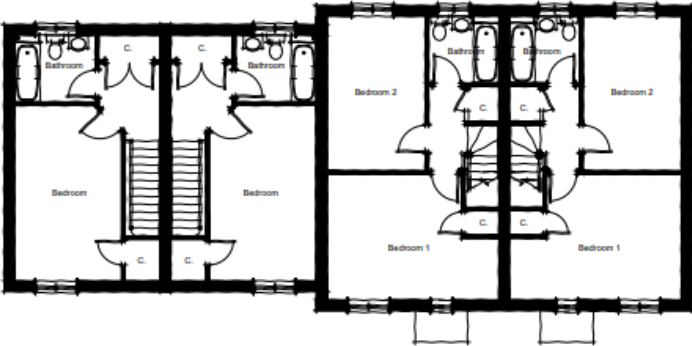
Proposed Rear Elevation

1:100



Proposed Ground Floor Plan

1:100



Proposed 1st Floor Plan

1:100

Dwelling Summary

Type	Mid & End Terraced Houses
Bedrooms	1 & 2
Size (GIA)	624ft <sup>2</sup> / 850ft <sup>2</sup>

Note - areas shown are gross internal areas

Plot Numbers

20, 21, 22 & 23

Notes

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# Housing mix plan

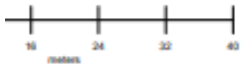


## Legend

### Housing Mix

- 1 bedroom house
- 2 bedroom house
- 3 bedroom house
- 4 bedroom house

# Materials Plan



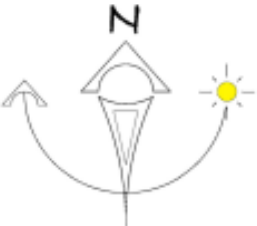
## Legend

### Wall Finishes

- Projecting Brickwork Plinth (TBS - Grantchester and Henley Blend)
- Brickwork (TBS - Grantchester and Henley Blend)
- Boarding (Hardie Plank Cladding - Midnight Black)
- Render (to front elevations and 750mm side returns only) - (Smooth - cream)

### Roof Finishes

- Pantiles (Redland Slate Grey)
- Pantiles (Redland Fenland Terracotta)
- Pantiles (Redland Farmhouse Red)



# Illustrative landscaping plan



## Material Planning Considerations and Key Issues

- Principle of development – Allocated site, has been through the Local Plan preparation process, considered by an Inspector and found sound.
- Proposal complies with the requirements of the allocation policy
- Design, layout and landscaping proposals are considered acceptable subject to final details on landscaping being controlled by condition
- Highways – concerns regarding local access are noted. Discussions will continue with SCC in relation to securing some connectivity improvement but this is not a requirement of the allocation
- Surface Water Drainage Strategy

## Recommendation

Authority to Approve subject to controlling conditions as drafted below and completion of a S106 Agreement to secure a contribution to RAMS, provision of Affordable Housing, a contribution to primary school places and primary and secondary school transport and potentially a contribution to improving pedestrian facilities, subject to further clarification from Suffolk County Council.

- Time limit
- Plans
- Materials
- Programme of archaeological work
- Site investigation and post investigation assessment to be completed
- A scheme for the provision of fire hydrants
- Unexpected contamination
- Construction Management Plan
- Hours of working during construction
- Surface water disposal strategy
- Construction Surface Water Management Plan
- Surface water drainage verification report
- Details of the estate roads and footpaths
- Storage and presentation for collection/emptying of refuse and recycling bins
- Manoeuvring and parking areas
- Cycle storage
- Development to be undertaken in accordance with the ecological avoidance, mitigation and enhancement measures identified within the Preliminary Ecological Appraisal
- Lighting design strategy for biodiversity
- Construction environmental management plan for biodiversity
- Ecological Enhancement Strategy,
- Landscape and ecological management plan
- Confirmation of meeting water efficiency standard
- 50% dwellings to meet M4(2)
- Precise details of a scheme of landscape
- Implementation of landscaping scheme
- Tree protection measures
- Retention of existing hedgerows and trees
- Ground works in the RPA of T10
- Management plan for maintenance of all communal areas

(As per Pages 60-67 of the report)

PRoW  
network

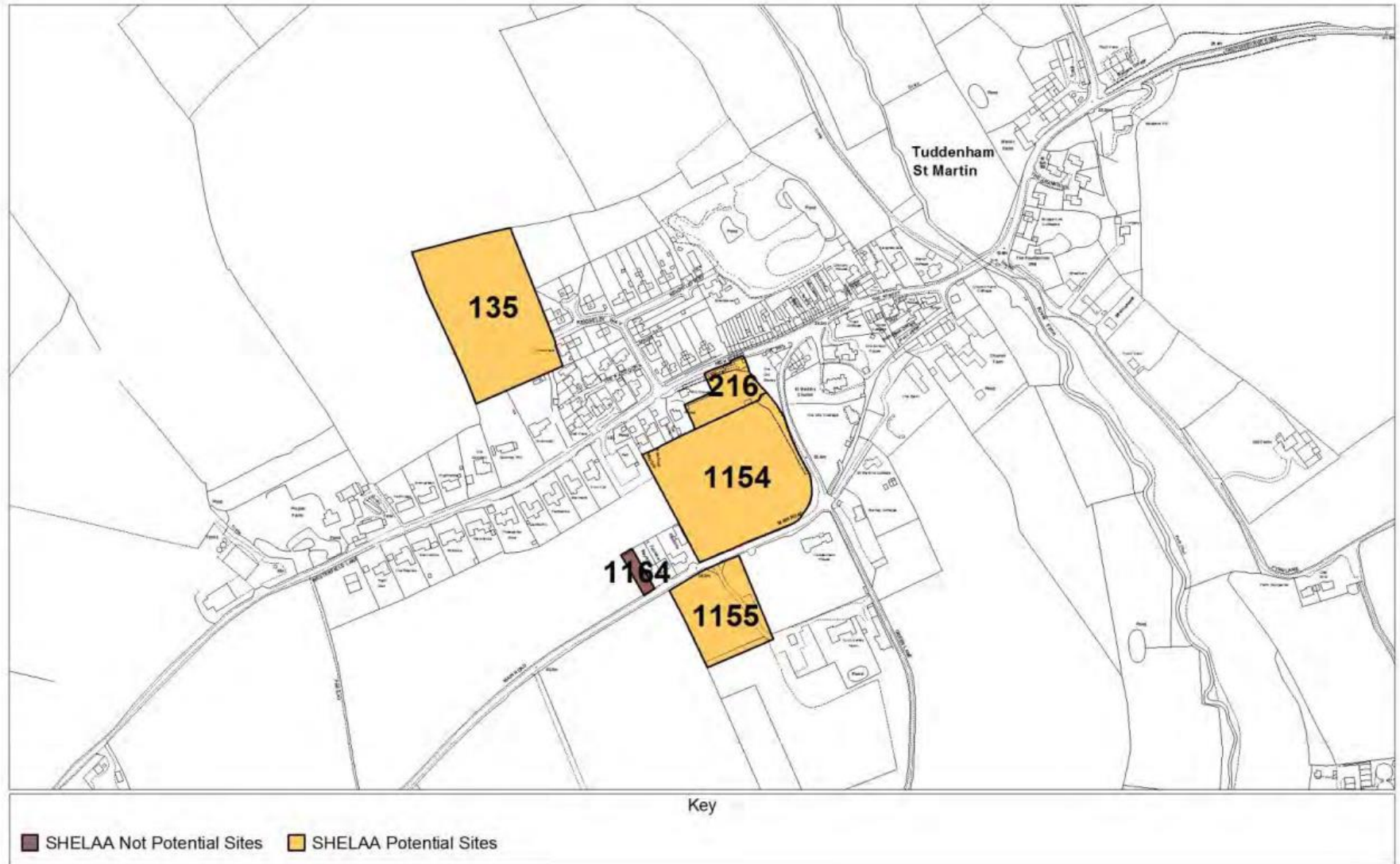


## Slides from Mr Ward, objector



There are no footways or footpaths connecting to site 135 and the roads have not been upgraded since 1945.

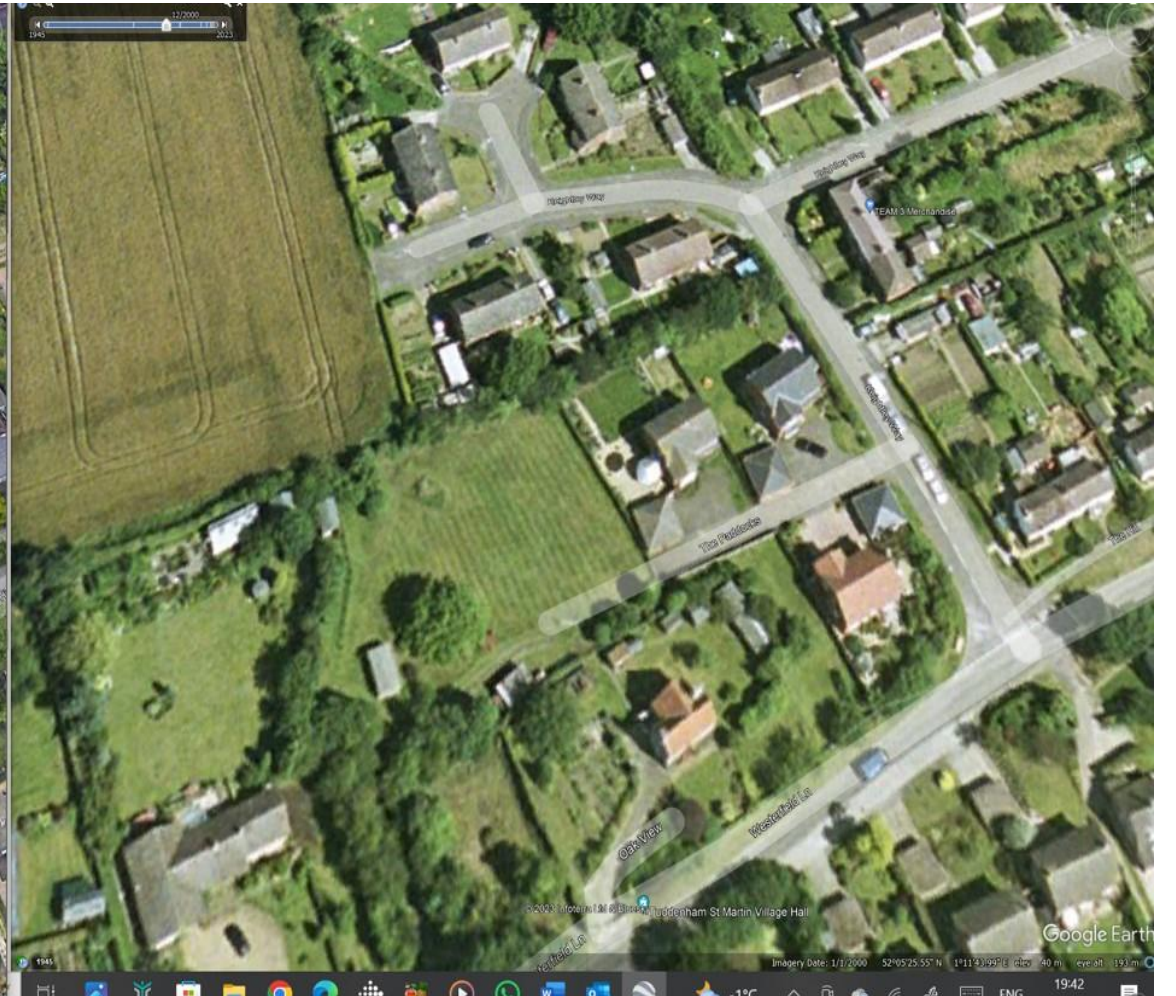
How is this site sustainable or safe ?



2022



2002



Parking at the site access in Keightley Way. Where will they park after the development?



62 properties  
(34%) have only  
this route to gain  
access to their  
homes. Along  
with deliveries,  
waste collection  
and emergency  
services.



Another  
failed  
delivery of  
oil to The  
Paddocks!



99 properties  
(50%) have this  
route to gain  
access to their  
homes from the  
village. Along with  
pedestrians,  
deliveries, waste  
collection and  
emergency  
services &  
through traffic.



Oops!

Another  
road  
closure on  
the main  
route  
through  
Tuddenham



## DC/22/3748/FUL (SCLP 12.67) Plans for Keightley Way

Contrary to the statement **1.3** in the committee report; **The plans do not meet national or local guidance and there has been significant development in Tuddenham since the 60s.**

The local community have **material concerns** for the safety and sustainability of the plans. These are the **minimum** steps needed to make it comply and become safe to build.

- 1. Pedestrian Safety:** Commit to building a footway connecting the site to bus and village facilities. Contrary to **6.19**, **the plan is not compliant with Policy SCLP7.1** it does not *incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities.* The plan will also bring pedestrians directly into conflict with traffic.
- 2. Safe vehicular access on Keightley Way and The Hill:** We need new parking areas for existing residents to eliminate street parking in the entrance to Keightley Way and on High Street/The Hill. DC/22/3748/FUL is 100% reliant on Keightley Way and High Street for its access; it is **Not Compliant with SCLP7.2** which requires *parking to support sustainable communities and should reduce anti-social parking or potential problems that may arise which impacts the quality of life or vitality of an area*
- 3. Safety at the Junction of High Street with Main Road/The Street:** **6.15** The impact of cumulative-volume of traffic on High Street needs to be reduced. For example, restrict 'The Hill' to one way traffic down into the village. Restrict the whole of Westerfield Lane to 'Local Traffic Only'. This might help decrease traffic on The Hill and improve access and safety at the junction with Main Road.
- 4. Key Issues identified in The Final Draft Local Plan 1.32.** Good local access is essential to provide housing for an ageing population or specialist housing : The Key Priorities in the Local Plan.



## Slides from Town/Parish Council



