

DC/18/4429/ARM

Approval of Reserved Matters of DC/14/4193/OUT - Outline Application with all matters reserved apart from access for up to 150 new dwellings (including affordable housing), associated infrastructure, open space and up to 3ha of employment land (comprising uses within use class B1 (including starter units) and use class B2) - Access, appearance, landscaping, layout and scale for the development of 150 dwellings (including affordable housing).

Part Land Surrounding Waveney Valley Pool, St Johns Road,
Bungay, Suffolk, NR35 1PH



NORTH

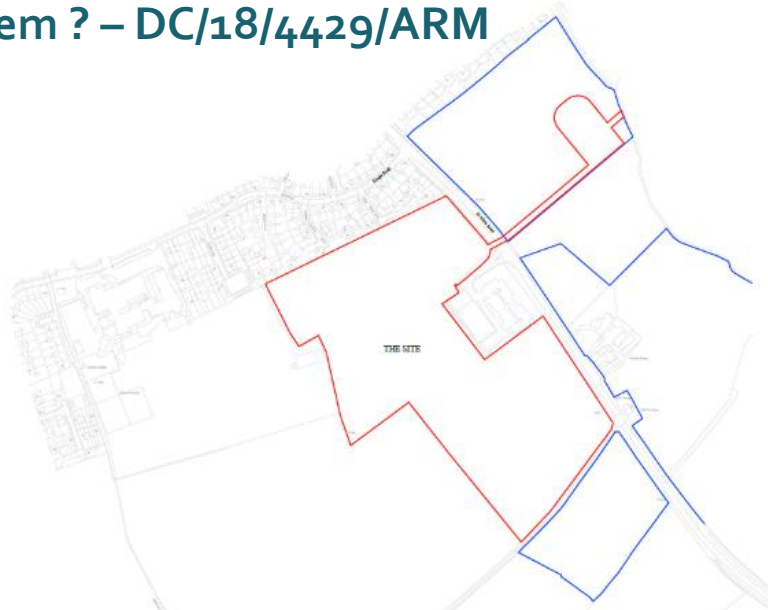
DC/18/5082/FUL - Surface water storage basin

Part Land East Of Dukes Farm, St Johns Hill,
Bungay, Suffolk



Site Location Plans

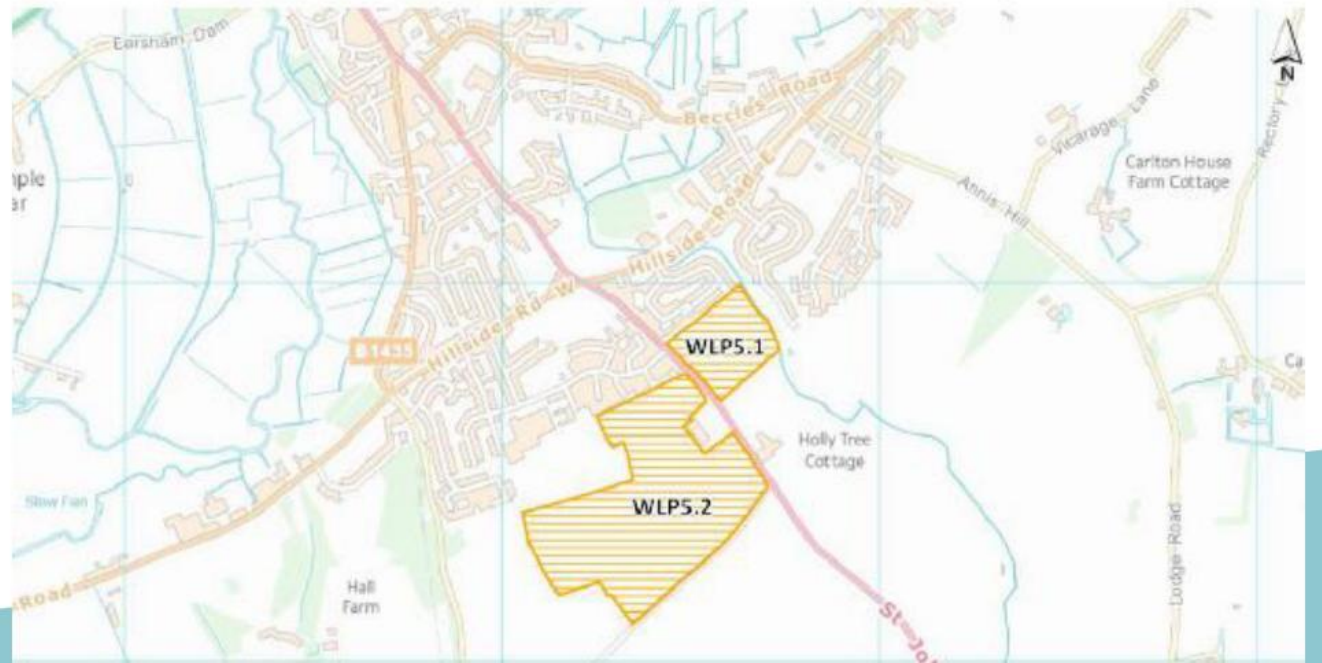
Item ? – DC/18/4429/ARM



Item ? – DC/18/5082/FUL



BUNGAY
Suffolk
NR35 1PH



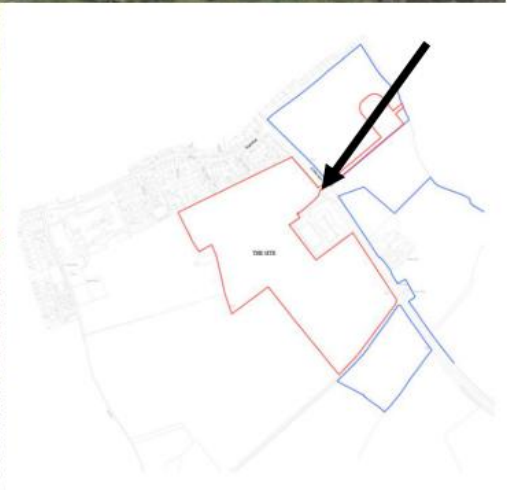
Housing area of outline permission



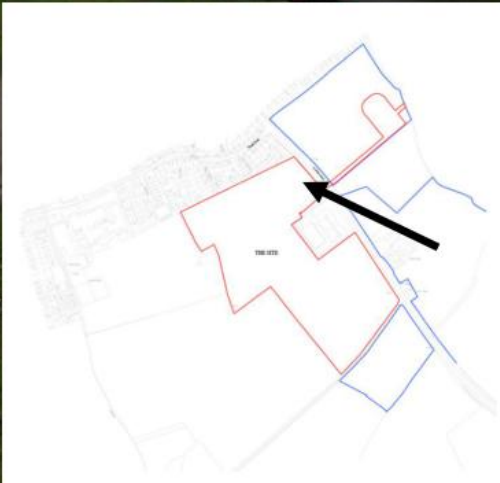
Outline planning permission

- 150 dwellings (including 5% affordable housing)
- Open space (LEAP and LAP facilities)
- Provision of cycleway/footway links
- Up to 3ha of employment land
- Access for residential land off existing access on St. Johns Road.
- New commercial access (to be constructed prior to occupation of 112th dwelling)
- B1 unit footings to be constructed prior to occupation of 75th dwelling

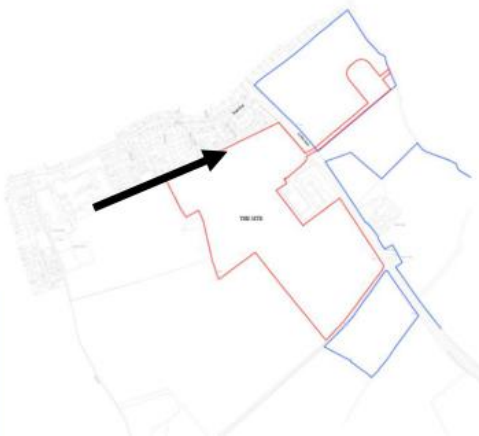
Access into the site



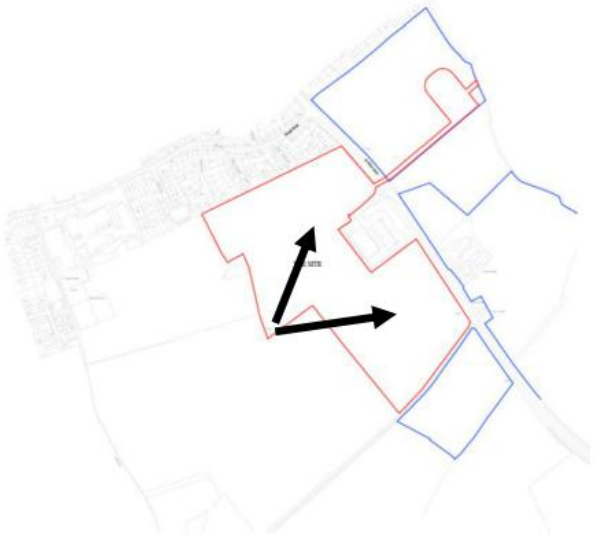
Frontage of site



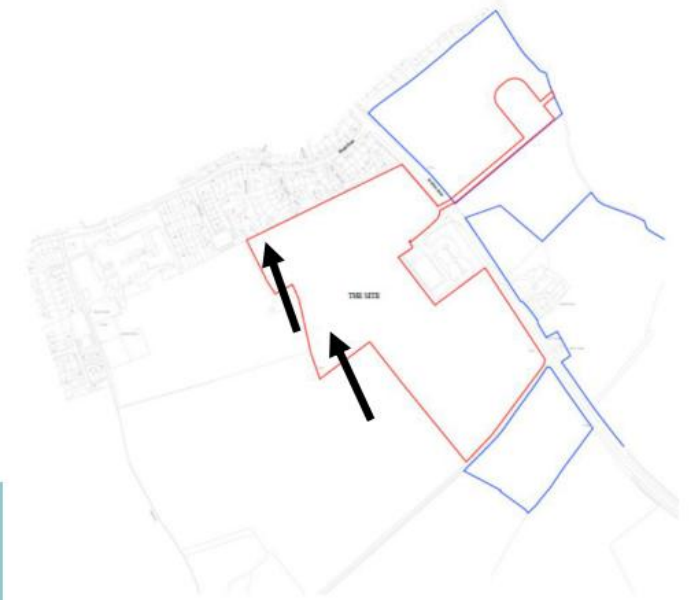
Views along Northern side of site



Views from Western side of site



Views to the Northern side of site



Proposed layout plan



Footway/cycleway connections through Northern boundary



Ethel Mann Road

Thomas Bardwell Drive



Perspective image 1



1. Main Access, facing North-West



Key Plan for Perspectives

Perspective image 2



Key Plan for Perspectives

Perspective image 3



3. The Horse-Shoe Green, facing North



Key Plan for Perspectives

Example house types



Front Elevation

Plots: As Drawn: 123, 124 & 125

Handed: 12, 13 & 14



Standard Elevation (Side)

Plots: 143

Example house types



Standard Elevation (Bay)

Plots: As Drawn: 138

Handed: 106



(End of Horse-shoe variant)

Plots: 98

Example house types

DRAWING TITLE:

999 Semi Detached
Plots: 38, 39, 50, 51, 58, 59, 83, 84,
110, 111, 133 & 134



Front Elevation

DRAWING TITLE:

953H House Type
Plot: 120-122



Front Elevation

Example house types

DRAWING TITLE:

533F Flat Type
Plots: 5-8



Front Elevation

Example house types

DRAWING TITLE:
850H & 710H House Type
Plots: 710H : 34
850H:35



Front Elevation

DRAWING TITLE:
850H House Type
Plots: 129 - 131



Front Elevation

Sketch masterplan showing Local Distributor Road serving wider allocation



Phasing Plan showing intended programme for the delivery of the site.



- Phase 1a**
Housing
First 33 dwellings including show house.
- Phase 1b**
Affordable housing to be delivered by 50% or 75th dwelling. Likely to be earlier due to phasing plan.
- Phase 1c**
Housing
47 dwellings.
- Phase 1 Employment land**
Site access road constructed in prior to 22nd dwelling occupation. Business unit footings constructed prior to 75 dwellings
- Phase 2**
Housing
62 dwellings.
- Employment land.**
Access and 20m of access road to be constructed prior to 112th dwelling.
- Employment land.**

ALLOCATION FOR RESIDENTIAL DEVELOPMENT (CIRCA 250 DWELLINGS) AND OTHER USES. AS SPECIFIED IN WLP5.2

PHASING PLAN

Drainage Strategy:

Planning Practice Guidance states that sustainable drainage system should aim to discharge surface water run-off as high up the following hierarchy of drainage options as reasonably practical:

- Into the ground (infiltration);
- To a surface water body;
- To a surface water sewer, highway drain or another drainage system;
- To a combined sewer.

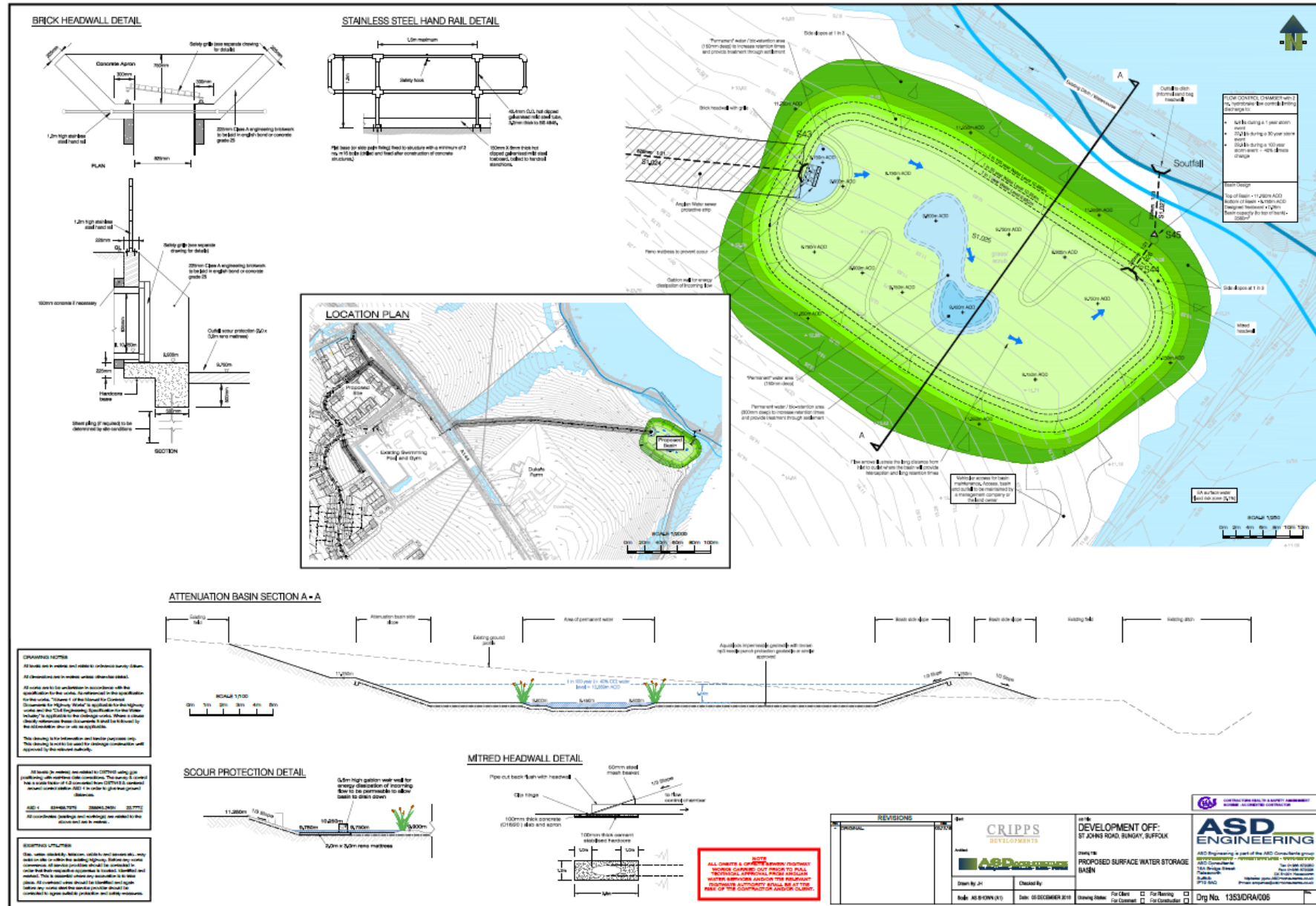
SuDS

- Soakaways, using cellular crates, are unlikely to work on the site because of poor infiltration rates close to the surface. Therefore, in accordance with the surface water disposal hierarchy, water will be directed to the Tin River.
- Surface water will be managed using a combination of large diameter pipes, permeable pavements and an attenuation basin.

Return Period	Annual probability	Greenfield Rates taken from Original FRA by Bidwells	Post development rates stated in Condition 9
1 yr.	100%	11.3 l/s	9.9 l/s
30 yr.	3.3%	31.1 l/s	24.4 l/s
100 yr.	1%	46.1 l/s	30.6 l/s
100 yr + CC	1%	59.9 l/s	46.0 l/s

Pre and Post-Development run-off Rates

Attenuation pond (option 2)




Material Planning Considerations and Key Issues:

- Background/History
- Policy – Allocation of site and how this proposal fits in with the wider allocation.
- Design
- Reserved matters:
 - i) Access
 - ii) Layout
 - iii) Scale
 - iv) Appearance
 - v) Landscaping
- Open spaces
- Ecology
- Car parking
- Drainage Strategy
- Sustainable construction
- Lifetime design

Recommendation – DC/18/4429/ARM

APPROVE subject to the following conditions:

- Standard compliance condition – Approve plans
 - Implementation of drainage strategy
 - Details of maintenance and management of drainage strategy
 - Details of SuDS components
 - Construction Surface Water Management Plan (CSWMP)
 - Offsite highway works
 - Details of Electric vehicle charging points
 - Details of the proposed shared use cycle track
 - Additional details required: Acoustic barrier, boundary details, slate and hard surfacing
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Recommendation – DC/18/5082/FUL

APPROVE subject to the following conditions:

- Standard three year commencement period
- Standard compliance condition – Approved plans
- Implementation of drainage strategy
- Details of SuDS components
- Construction Surface Water Management Plan (CSWMP)
- Implementation of a programme of archaeological - Written Scheme of Investigation.
- Archaeological site investigation and post investigation assessment.
- Details of landscaping scheme
- Implementation of landscaping scheme