

## Item: 7

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



Item: 8

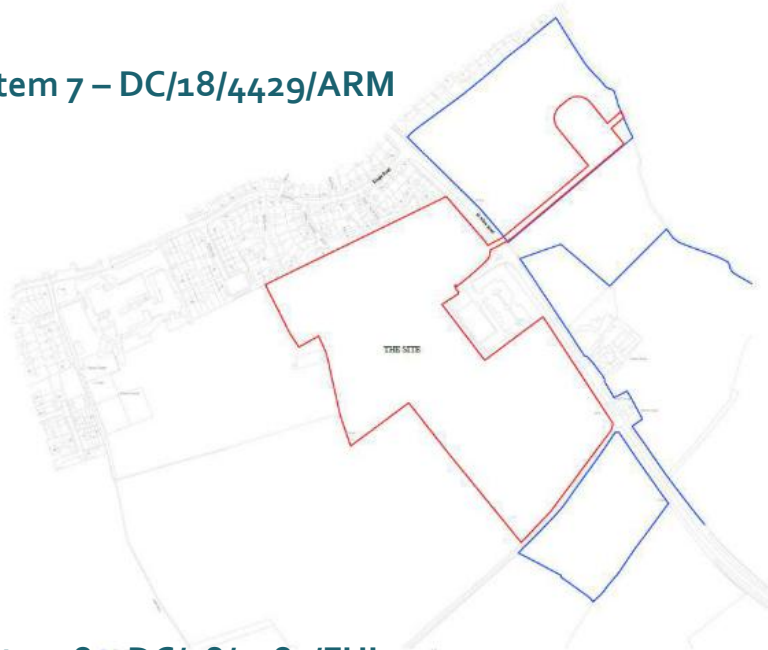
DC/18/5082/FUL - Surface water storage basin

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

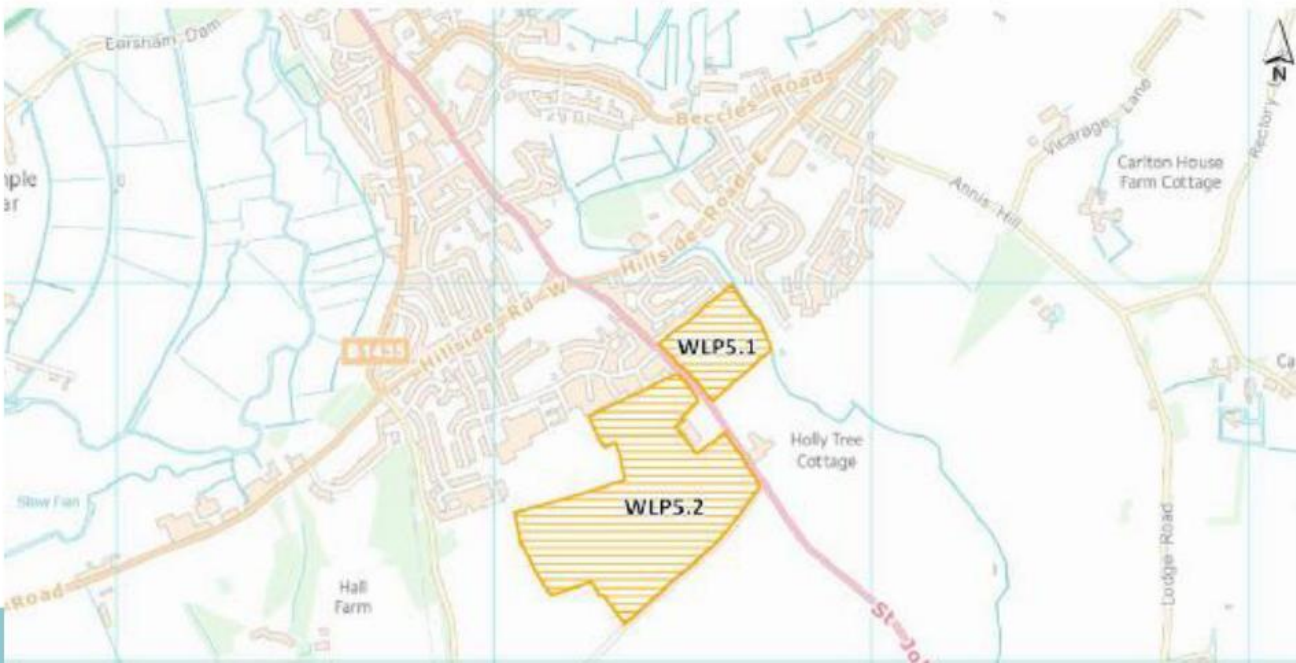
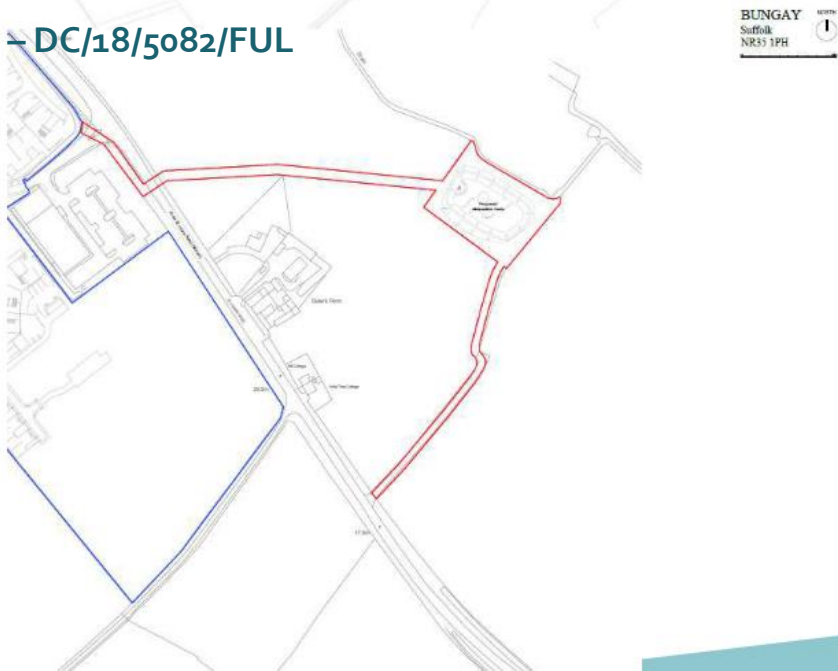


# Site Location Plans

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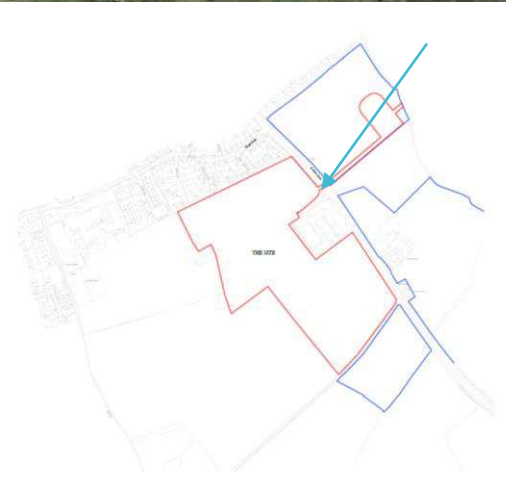
# Housing area of outline permission



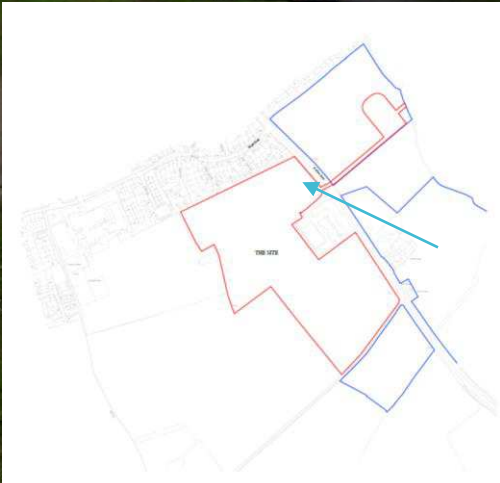
## Outline planning permission

- 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 112<sup>th</sup> dwelling)
- B1 unit footings to be constructed prior to occupation of 75<sup>th</sup> dwelling

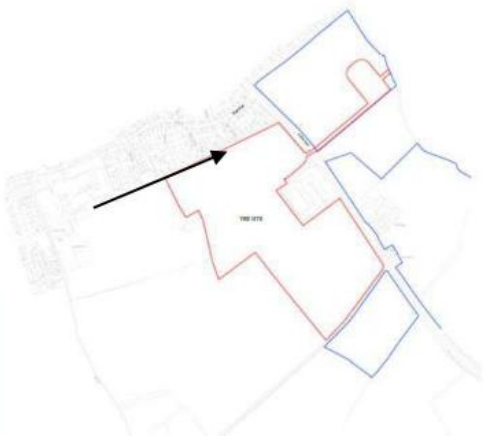
Access into the site



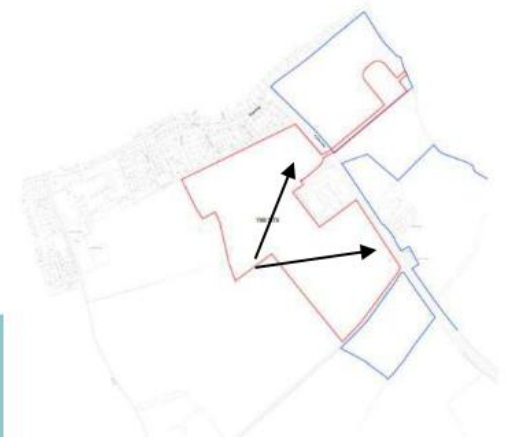
Frontage of site



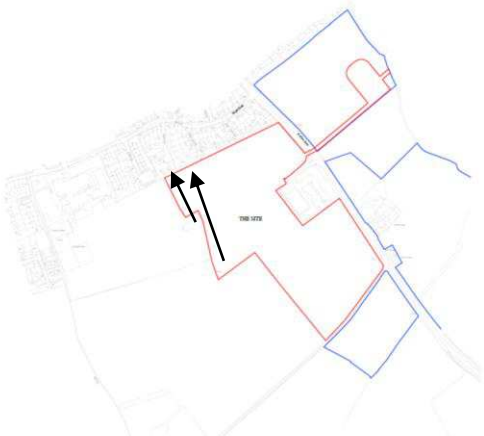
Views along Northern side of site



## Views from Western side of site



Views to the Northern side of site





## Footway/cycleway connections through Northern boundary



Thomas Bardwell Drive



Ethel Mann Road



## Perspective image 1



1. Main Access, facing North-West



Key Plan for Perspectives

## Perspective image 2



2. Main Avenue, facing West



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

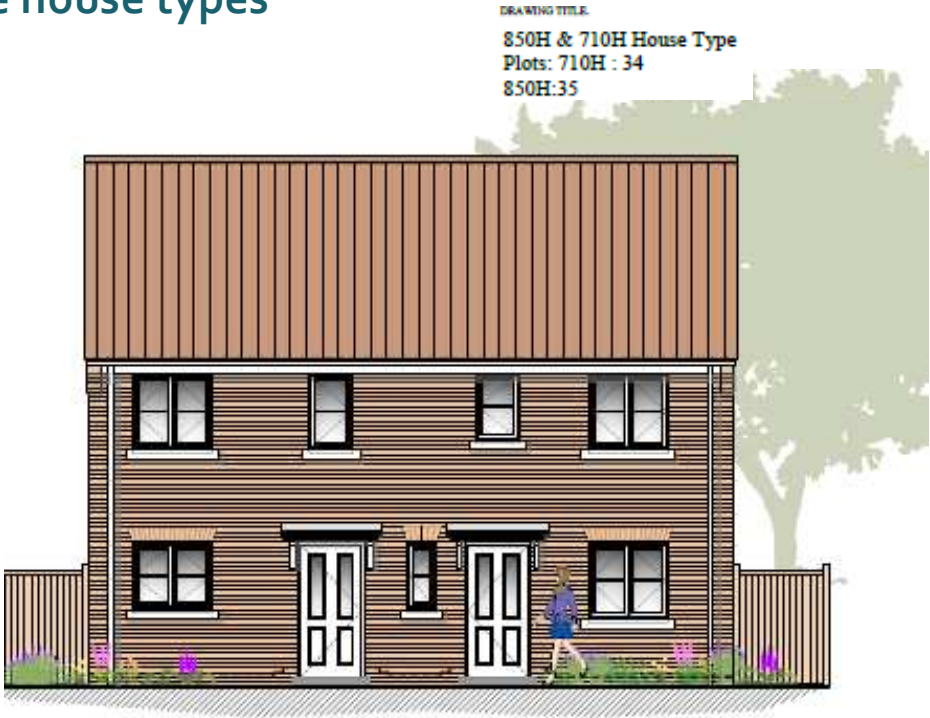
533F Flat Type

Plots: 5-8



Front Elevation

Example house types



Front Elevation



Front Elevation

**Plant Schedule:**

[illegible]

## NOTES

1. **What is the main purpose of the passage?**  
 2. **Which of the following is NOT a reason for the decline in the number of people who read the newspaper?**  
 3. **What is the author's attitude towards the decline in newspaper readership?**  
 4. **Which of the following is the best title for the passage?**  
 5. **What is the main reason for the decline in newspaper readership?**  
 6. **Which of the following is the best way to increase newspaper readership?**  
 7. **What is the author's opinion on the future of the newspaper?**  
 8. **Which of the following is the best way to attract more readers to the newspaper?**  
 9. **What is the main reason for the decline in newspaper readership?**  
 10. **Which of the following is the best way to increase newspaper readership?**  
 11. **What is the author's opinion on the future of the newspaper?**  
 12. **Which of the following is the best way to attract more readers to the newspaper?**  
 13. **What is the main reason for the decline in newspaper readership?**  
 14. **Which of the following is the best way to increase newspaper readership?**  
 15. **What is the author's opinion on the future of the newspaper?**  
 16. **Which of the following is the best way to attract more readers to the newspaper?**  
 17. **What is the main reason for the decline in newspaper readership?**  
 18. **Which of the following is the best way to increase newspaper readership?**  
 19. **What is the author's opinion on the future of the newspaper?**  
 20. **Which of the following is the best way to attract more readers to the newspaper?**

**Key**



**Plant Schedule:**

204	205	206	207
208	209	210	211
212	213	214	215
216	217	218	219
220	221	222	223
224	225	226	227
228	229	230	231
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612	613	614	615
616	617	618	619
620	621	622	623
624	625	626	627
628	629	630	631
632	6		

## NOTES

1. *What is the purpose of the study?*  
The purpose of the study is to investigate the effect of a new teaching method on student performance in mathematics.

2. *What are the research questions?*  
The research questions are:  
a) Does the new teaching method improve student performance?  
b) What are the factors that influence student performance?

3. *What is the significance of the study?*  
The study is significant because it provides valuable information about the effectiveness of the new teaching method and the factors that influence student performance.

4. *What are the limitations of the study?*  
The limitations of the study are:  
a) The study is limited to a specific group of students.  
b) The study is limited to a specific time period.

5. *What are the conclusions of the study?*  
The conclusions of the study are:  
a) The new teaching method significantly improves student performance.  
b) The factors that influence student performance are the teacher's teaching method and the student's motivation.

6. *What are the recommendations of the study?*  
The recommendations of the study are:  
a) The new teaching method should be implemented in all schools.  
b) Teachers should be trained in the new teaching method.

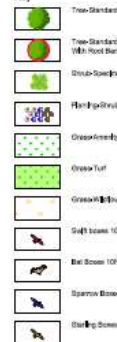
7. *What are the references of the study?*  
The references of the study are:  
a) Smith, J. (2010). The effect of a new teaching method on student performance. *Journal of Education*, 12(3), 45-55.  
b) Jones, K. (2011). The factors that influence student performance. *Journal of Education*, 13(4), 67-78.

8. *What are the appendices of the study?*  
The appendices of the study are:  
a) Appendix A: The new teaching method.  
b) Appendix B: The factors that influence student performance.

9. *What are the acknowledgments of the study?*  
The acknowledgments of the study are:  
a) The author would like to thank the principal of the school for providing the facilities for the study.  
b) The author would like to thank the students for their participation in the study.

10. *What are the contact details of the author?*  
The contact details of the author are:  
a) Email: jsmith@school.edu  
b) Phone: 01234 567890

**Key**



TREE SUPPORT DETAIL

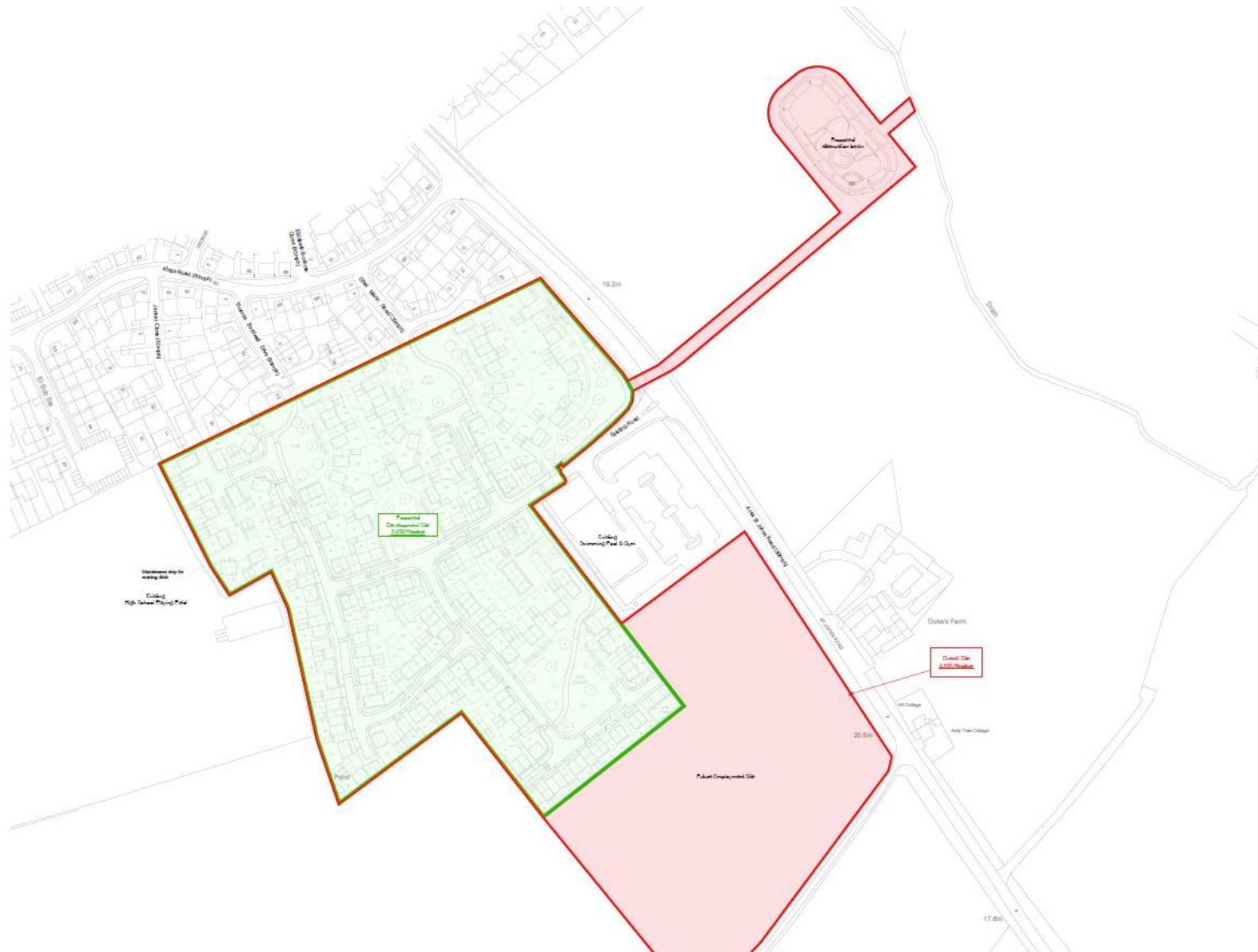


TREE SUPPORT DETAIL FOR ROOT BARRIERS



2	2/10/19	Added Inventory adjustments	
3	10/10/19	Added 122 - 5000	
4	10/10/19	Added to and over budget	
5	11/10/19	Added to and over budget	

### Attenuation pond (option1)



## 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:

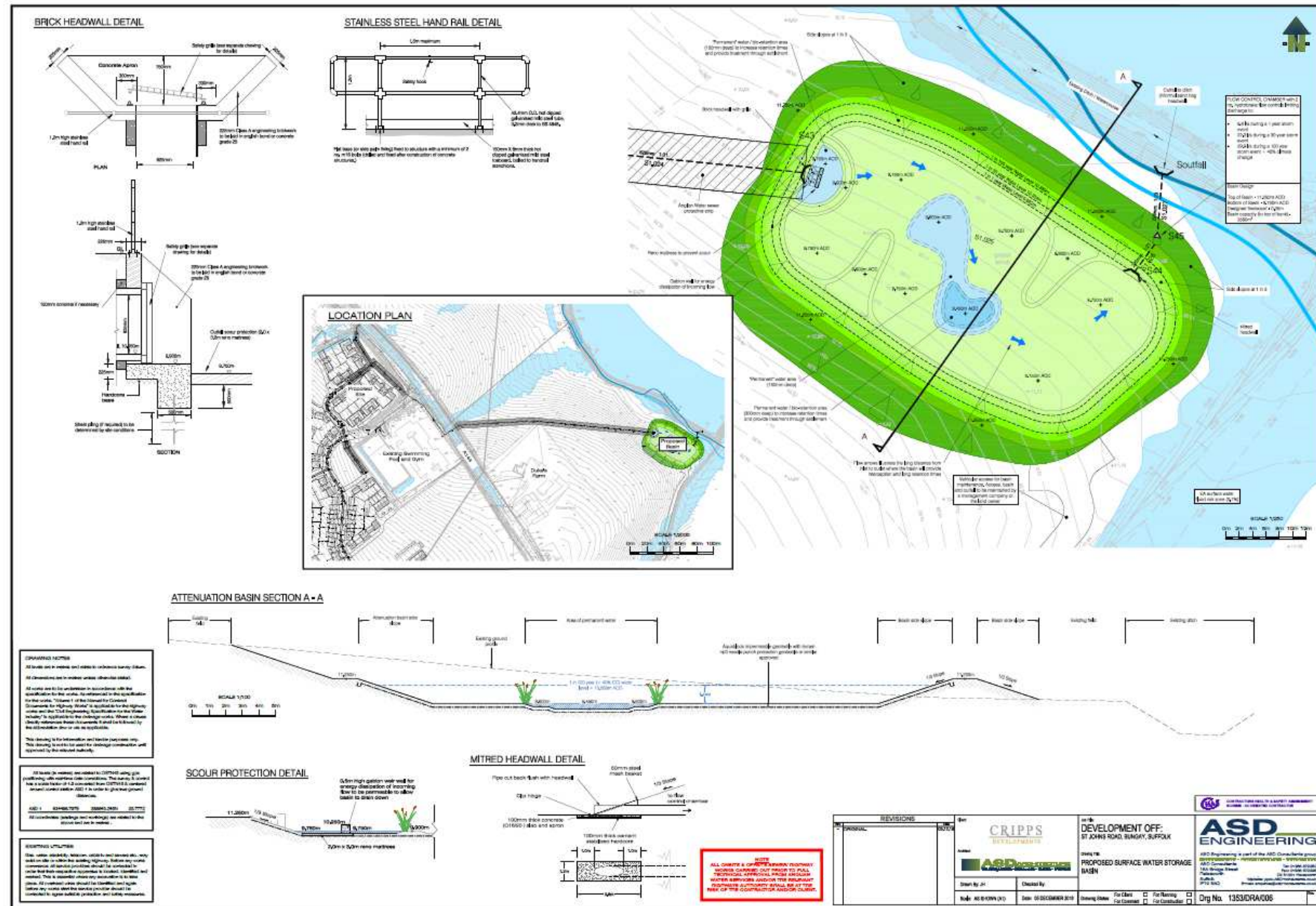
- Into the ground (infiltration);
- To a surface water body;
- To a surface water sewer, highway drain or another drainage system;
- To a combined sewer.

### 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	65% of rates stated in Condition 9
1 yr.	100%	11.3 l/s	9.9 l/s	6.4 l/s
30 yr.	3.3%	31.1 l/s	24.4 l/s	15.9 l/s
100 yr.	1%	46.1 l/s	30.6 l/s	19.9 l/s
100 yr + CC	1%	59.9 l/s	46.0 l/s	29.9 l/s

## Attenuation pond (option 2)




## Material Planning Considerations and Key Issues:

- Background/History
  - Policy – Allocation of site
  - 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 – Item 7: 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
- 
- A teal-colored decorative shape, resembling a stylized hill or a large arrow pointing right, is located in the bottom right corner of the slide.

# Recommendation – Item 8: 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





