

Items 6 and 7

DC/20/3264/FUL and DC/20/3361/FUL (Duplicate)

Hybrid Planning Application: (i) Full planning application for 129 dwellings (including affordable housing), together with public open space, roads, accesses, parking, garages, drainage and associated infrastructure and (ii) outline planning application for 7 self build plots with associated access and infrastructure.

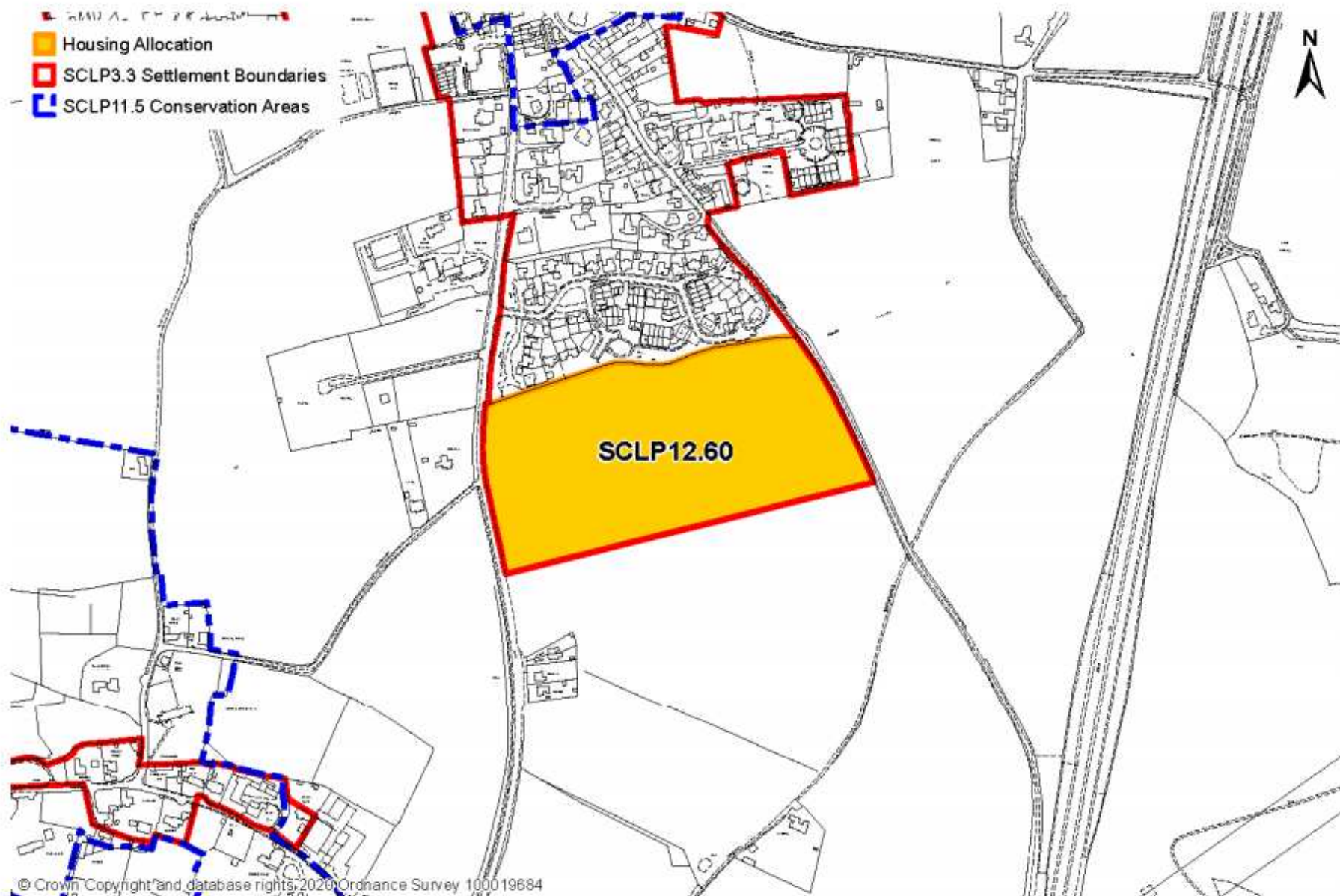
Land between High Street and Chapel Lane,
Pettistree, IP13 0HQ

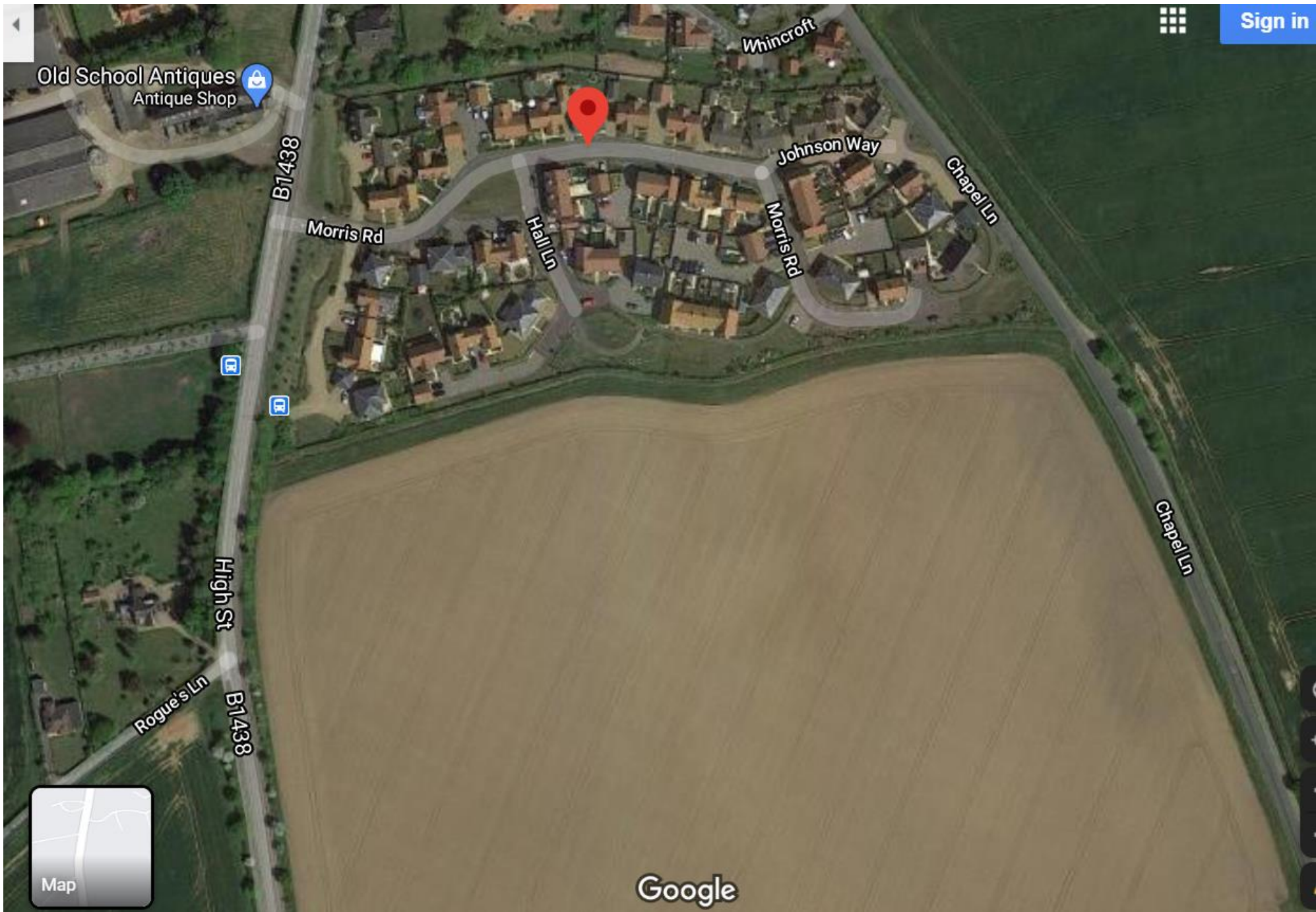


Site Location Plan

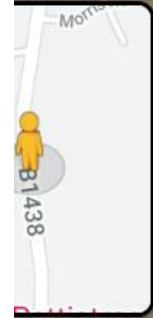


Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)





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et View



Google



View north along the High Street from the proposed access point



View north along the High Street of the tower and spire of All Saints Church



View south from proposed
access point





View from the High Street
across the site to the
southern boundary of the
Morris Road development.



View of ditch along the northern boundary of the site.



East – west view across the site



View to the south of the site



View of play area adjacent to the southern boundary of the Morris Road development



View along the southern
boundary of the Morris
Road development



View along part of the southern boundary of the Morris Road development.



View of site from adjacent
site to the north



View south along Chapel Lane



Chapel Lane



View north along Chapel Lane



View along northern
boundary



View from Chapel Lane to
the south



<u>Open Market</u>				<u>Referral Price</u>			
House type Description	Sq Ft	No.	Plot Numbers	House type Description	Sq Ft	No.	Plot Numbers





Section A-A

Section A-A




Section B-B Part 2/2



Section C-C



Section D-D



Open space along the northern boundary providing a landscape buffer between the existing and proposed development, to include tree and shrub planting creating an enhanced setting between developments.

Street orientated to maintain key views towards church spire

CHapel Lane

Proposed open space / Linear park with native tree and structural planting to create a reinforced southern landscaped edge allowing successful integration of the proposed built form

B1438



Front Elevation

Note. Plots 105,122 handed



Front Elevation



Front Elevation

Note. Plots 1 and 58 handed



Front Elevation

Note. Plot 67 handed



1





Material Planning Considerations and Key Issues

- Principal of development

National Planning Policy Framework:

11c) approving development proposals that accord with an up-to-date development plan without delay

Suffolk Coastal Local Plan – September 2020

Site allocated under Policy SCLP12.60

Forms part of the Strategy for Growth – Policy SCLP3.1 – to significantly boost the supply of housing, mix of housing and affordable housing

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Material Planning Considerations and Key Issues

- Housing mix and affordable housing

Policy SCLP5.8 – Housing Mix

Focus on smaller dwellings

48% (65) 1 and 2 bed properties

31% (43) 3 bed properties

21% (28) 4 bed properties

5 bungalows

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Material Planning Considerations and Key Issues

Policy SCLP5.10 – Affordable Housing

45 affordable dwellings


51% (23) – Affordable rent

49% (22) – Shared ownership

40% - 1 bed

40% - 2 bed

20% - 3 bed

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Material Planning Considerations and Key Issues

Provision of Open Space

Policy SCLP8.2 – Encourage active lifestyles and increase participation in formal and informal recreation for all sectors of the community

1.9ha Open Space

Local Equipped Area of Play

Local Area of Play

Details of equipment to be secured by condition

Landscaped areas incorporating drainage basins. Amenity and biodiversity benefits

Circular walking route



Material Planning Considerations and Key Issues

Pedestrian connectivity



Material Planning Considerations and Key Issues

- Access and Highways
- Design and Layout/Residential amenity



Material Planning Considerations and Key Issues

- Landscape and Visual Impact
- Ecology
- Surface Water Drainage



Recommendation

Authority to Approve with conditions listed below (as amended on the Update Sheet) and subject to the completion of a S106 legal agreement within 6 months to secure obligations.

- Standard time limit
- In accordance with approved plans
- Minerals Management Plan
- Details of play equipment
- Ecology
- Landscaping
- Construction Management Plan
- Contamination
- Fire hydrants

Recommendation

Authority to Approve with conditions listed below (as amended on the Update Sheet) and subject to the completion of a S106 legal agreement within 6 months to secure obligations.

- Surface water drainage details
- Sustainable construction
- Vehicular access and highway details



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