

Item:

DC/21/0757/FUL

Construction of 16no. new dwellings including 5no. affordable homes, with new shared vehicular access, driveways, cartlodes and garages.

Land North of The Street, Kettleburgh, IP13 7JP



# Committee Site Visit & Updates

- Revised plans were received on 17 May 2022 which include specific site dimensions including the gradient of the land, amended roof pitch to plots 3, 4, 5, 10 and 11 and amended roof design for plots 6, 7, 8 and 9. These changes are shown in the following plans:

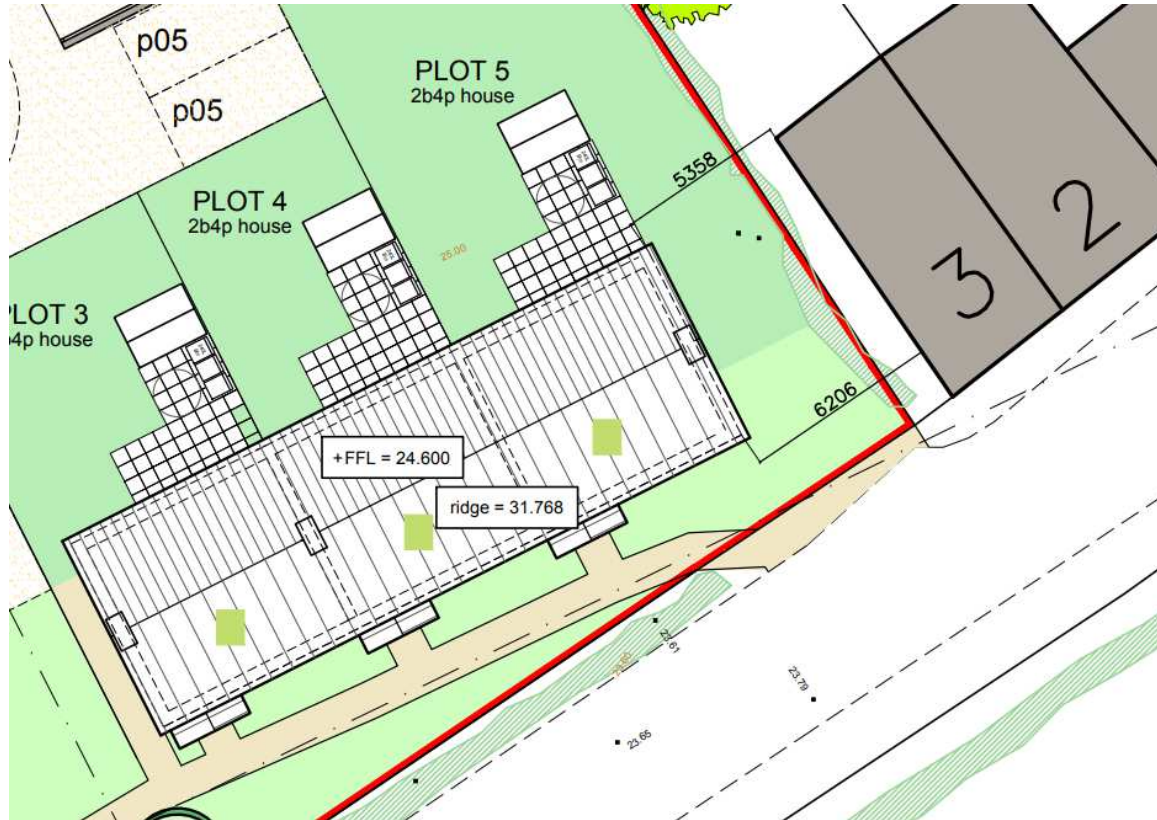
Amended Plan:	Amendments:
PW1111_PLo1 Rev M – Proposed site plan	Updated to show gradient and distances as requested at committee site visit.
PW1111_PLo3 Rev D – Proposed plots 3, 4 and 5	Reduced roof pitch.
PW1111_PLo4 Rev E – Proposed plots 6 and 7	Amended roof design.
PW1111_PLo5 Rev E – Proposed plots 8 and 9	Amended roof design.
PW1111_PLo6 Rev E – Proposed plots 10 and 11	Reduced roof pitch.
PW1111_PL12 Rev D – Streetscenes & Cart lodges	Streetscenes updated following above changes.

- The gradient of the land from north to south is 1 in 15.
- The applicant is the owner of the ditch on the western boundary.

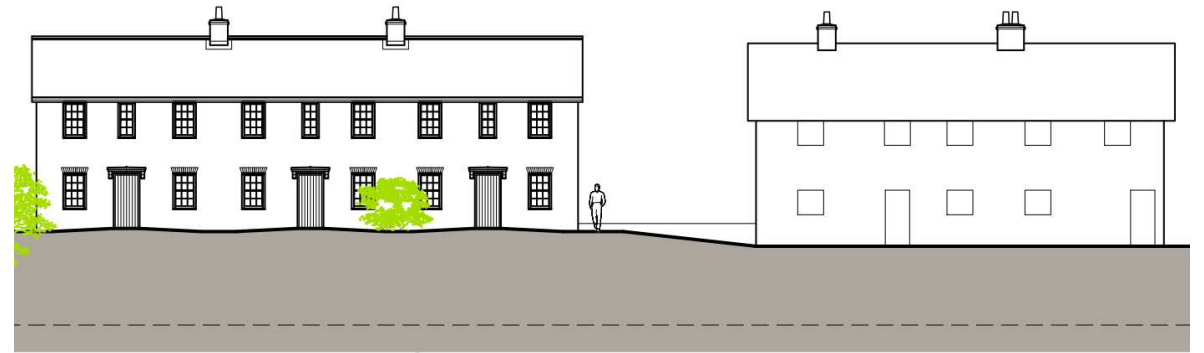
# Committee Site Visit & Updates

Distance from Plot 5 to Honeysuckle Cottage (no.3):

5.358m at the rear corner of the proposed dwelling and 6.206m from the front corner of the proposed dwelling.



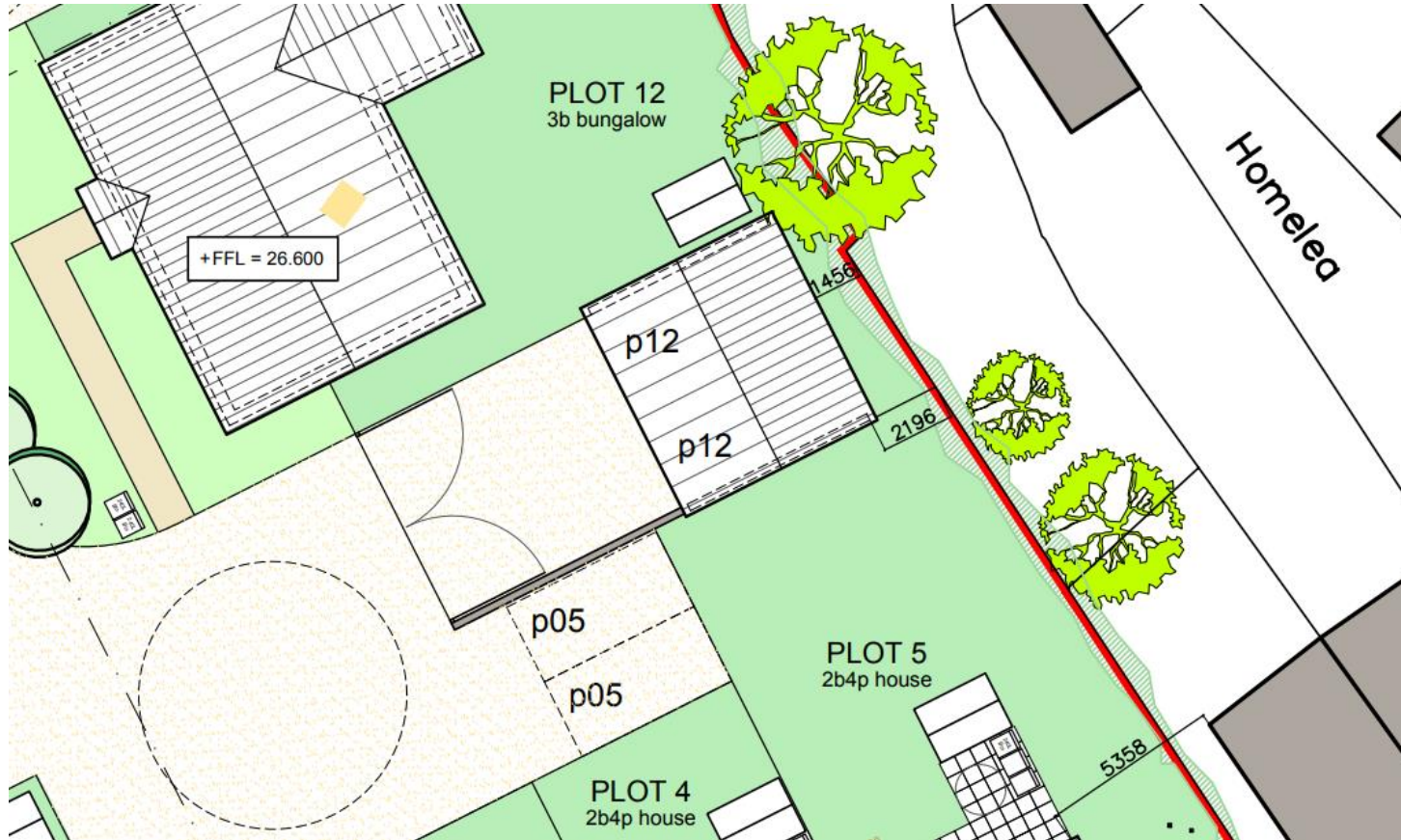
Ridge Height of Plot 5 – 7.318m



*(Plots 3, 4 and 5 adjacent to Honeysuckle Cottage)*

## Committee Site Visit & Updates

Distance from Plot 12's cart lodge to the boundary of Honeysuckle Cottage:  
2.196m at the widest point and 1.456m at the narrowest point.





# Committee Site Visit & Updates

- Distance from Plot 1 to outbuildings at The Fieldings – 9.921m
- Distance from Plot 2 to outbuildings at The Fieldings – 11.915m
- Distance from Plot 11 to outbuildings at The Fieldings – 12.037m
- Distance from Plot 10 to outbuildings at The Fieldings – 13.889m
- Distance from Plot 10 to The Fieldings - 15.749m
- Ridge Height of Plots 10/11 – 7.641m



# Site Location Plan

The Site Location Plan shows the proposed site (The Site) outlined in red. The site is located adjacent to The Fieldings and The Rectory. Other buildings shown include Bullace Cottage, Willow Cottage, Corner Cottage, Corner House, The Rectory, The Fieldings, The Site, Red House, and Street Farm. The plan also shows the street layout, including THE STREET and LINGO FIELD. A scale bar indicates 20.0m.





# Aerial Photograph





# Constraints – Public Rights of Way





[illegible]

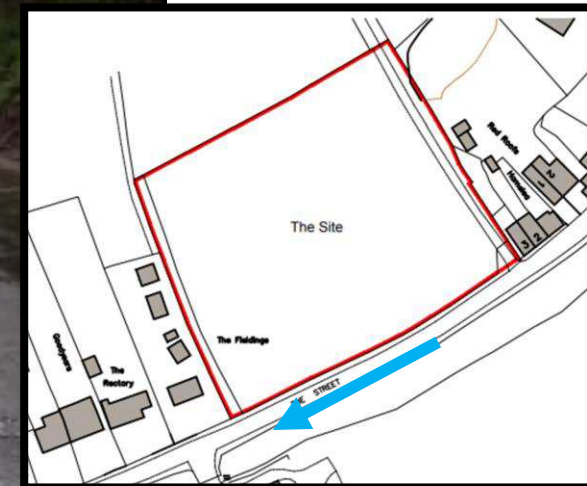
## Site Allocation SCLP12.53

0.75ha of land north of The Street, Kettleburgh, as shown on the Policies Map, is identified for the development of approximately 16 dwellings. Development will be expected to accord with the following criteria:

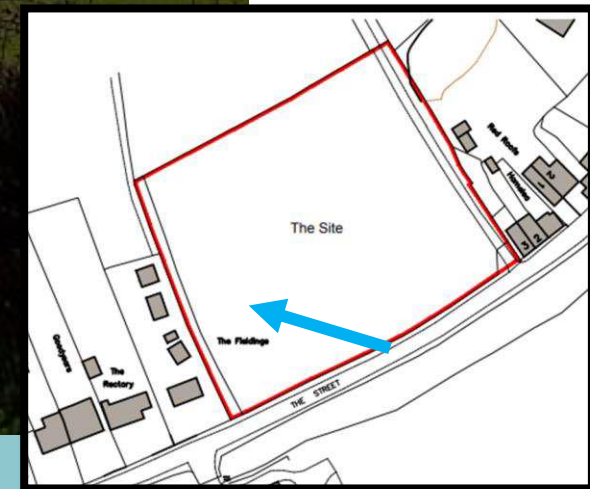
- a) Provision of terraced and semi-detached homes fronting The Street to follow the line of existing buildings;
- b) Provision of affordable housing on site;
- c) Provision of a contribution towards a new early years setting;
- d) Design, layout and landscaping to respond to the site's location in the river valley;
- e) Retention of hedgerows and trees bordering the site, subject to the provision of safe access and egress. Where hedgerow removal is required replanting elsewhere on the site will be required;
- f) Provision of a survey detailing the likely ecological impact on the biodiversity of the site and surrounding area;
- g) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
- h) Retention and enhancement of Kettleburgh village sign in order to create a central focal point in the village; and
- i) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.



# Photographs

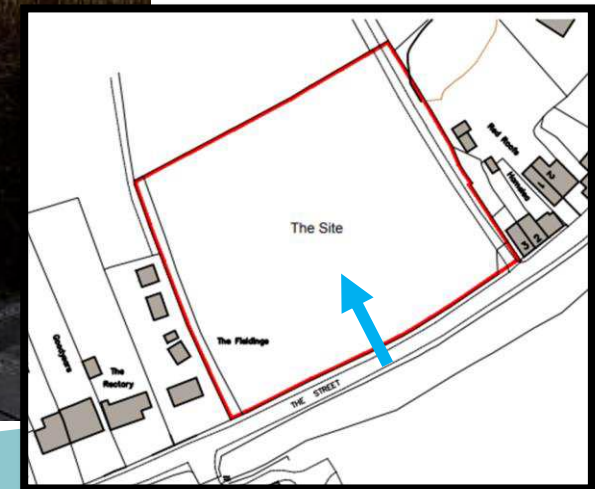


# Photographs

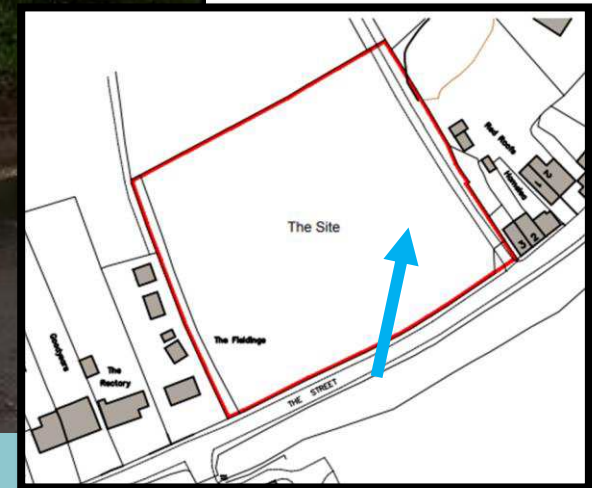




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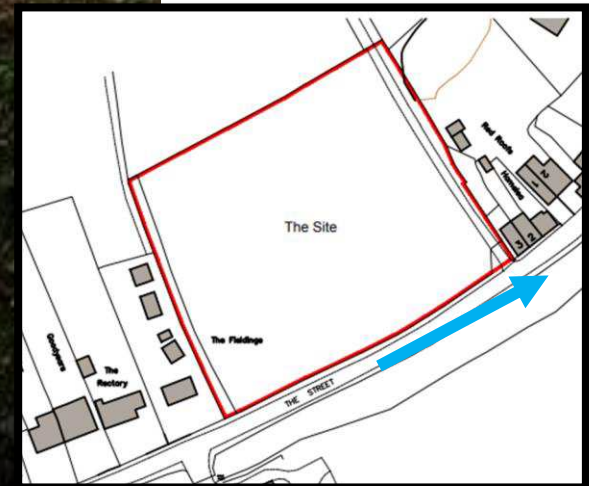


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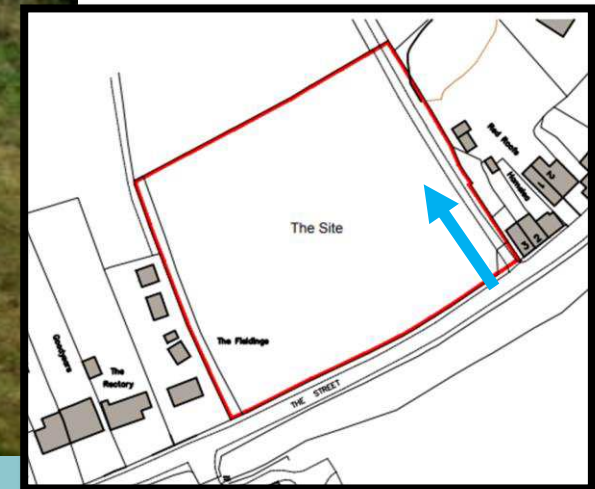




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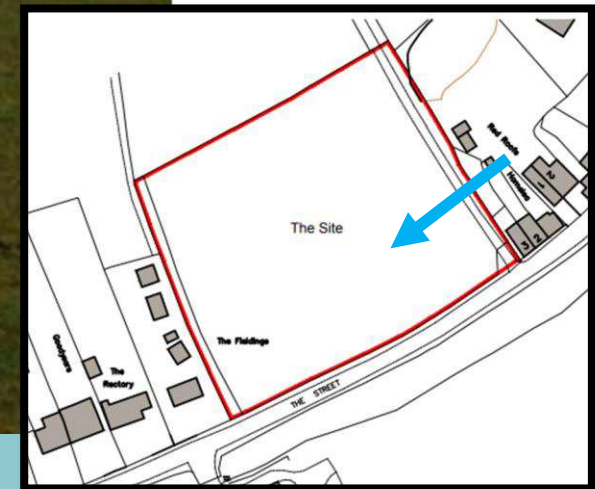


# Photographs



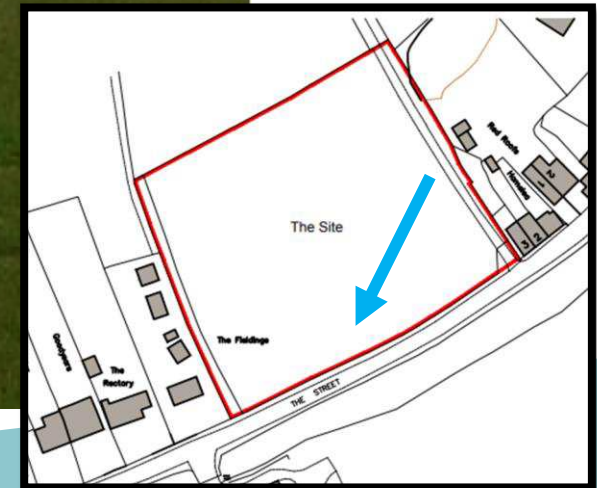


# Photographs





# Photographs

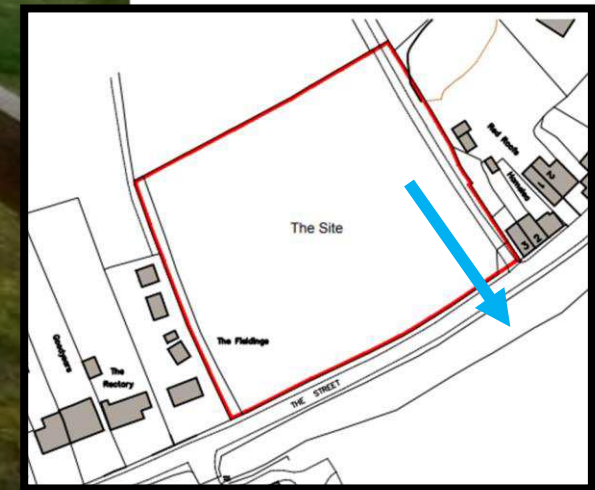


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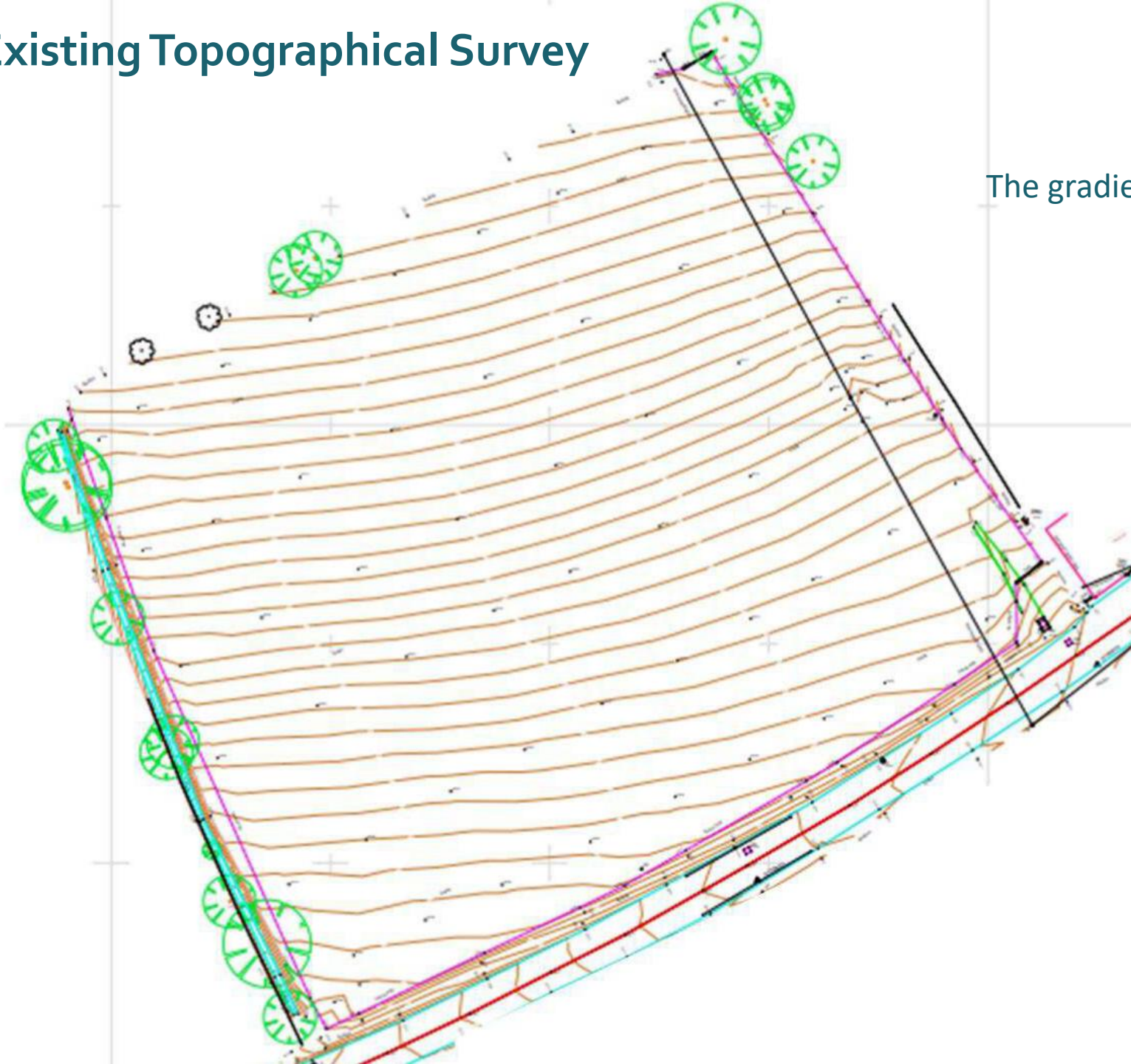


# Photographs





## Existing Topographical Survey



The gradient of land from north to south is 1 in 15



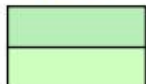
Legend:



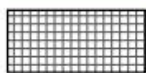
Proposed tree planting [final spec and layouts to be in accordance with specialist landscape design]



Proposed shrub planting [final spec and layouts to be in accordance with specialist landscape design]



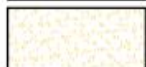
Grassed area - rear gardens.



Bin presentation point Granite / Conservation Setts to engineers details



### Road - Asphalt to engineers specifications



Courtyard / Driveways - Bonded shingle to engineers specifications



Carparking delineated by studs within the bonded shingle



Footpath - Finish to Local Authority Approval



1.2m high hoop metal fencing colour black



1.2m high timber post & rail fence



1.5m high brickwork wall



Denotes 3 No wheelie bins, 240 litre General domestic waste, 240 litre garden waste & 240 litre Recyclable plastic/paper are provided. Refuse collections are made by the Local authority on a weekly basis.



Denotes 2390 x 1790mm timber garden shed for cycle storage etc (to include for 1m<sup>2</sup> garden tool storage), to have a permanent lock to BS 3621:2204. Shed to be securely fixed to concrete base.

 $+FFL = 00.000$ 

Denotes indicative proposed finished floor levels of new dwellings.






# Proposed Housing Mix

Schedule	Beds/Person	Detached / Semi-d Terrace	Storey Height	Internal Fl. Area sqm [sq ft]	Parking Arrangements
Plot 1	1b/2p	Flat ground floor	1	52.9 [568]	1.5 parking bays
Plot 2	1b/2p	Flat first floor	1	55.6 [598]	1.5 parking bays
Plot 3	2b/4p	House end of terrace	2	74.6 [802]	2 parking bays
Plot 4	2b/4p	House mid-terrace	2	74.6 [802]	2 parking bays
Plot 5	2b/4p	House end of terrace	2	74.6 [802]	2 parking bays
Plot 6	2b	House semi-detached	2	82.8 [890]	1 bay cartlodge
Plot 7	2b	House semi-detached	2	82.8 [890]	1 bay cartlodge
Plot 8	2b	House semi-detached	2	82.8 [890]	1 bay cartlodge
Plot 9	2b	House semi-detached	2	82.8 [890]	1 bay cartlodge
Plot 10	3b	House semi-detached	2	114.2 [1228]	2 parking bays
Plot 11	3b	House semi-detached	2	114.0 [1226]	1 parking bay + 1 bay cartlodge
Plot 12	3b	Detached Bungalow	1	97.4 [1048]	2 parking bays
Plot 13	4b	Detached Bungalow	1	140.6 [1513]	2 bay cartlodge
Plot 14	4b	House detached	2	138.4 [1488]	1 bay garage
Plot 15	4b	House detached	2	138.4 [1488]	1 bay garage
Plot 16	4b	House detached	2	166.4 [1791]	2 bay cartlodge
					5 visitor bays

 Affordable Homes

 Open Market Homes

1573.3 sqm [16,929 sq ft] Total

7,794 sqm [0.7794 hectares] Total Site Area

# Superseded Streetscene

street scene A-A to Plots 10 & 6 / 7 & 8 / 9 & 3-5 & through attenuation basin 1:200

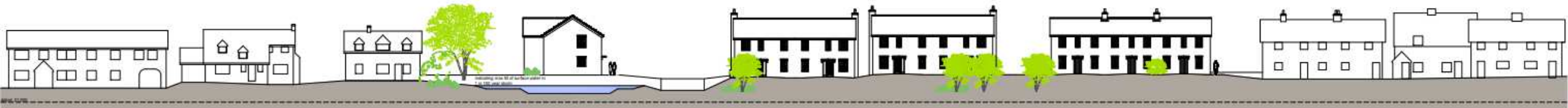


# Proposed Streetscene

street scene A-A to Plots 10 & 6 / 7 & 8 / 9 & 3-5 & through attenuation basin 1:250



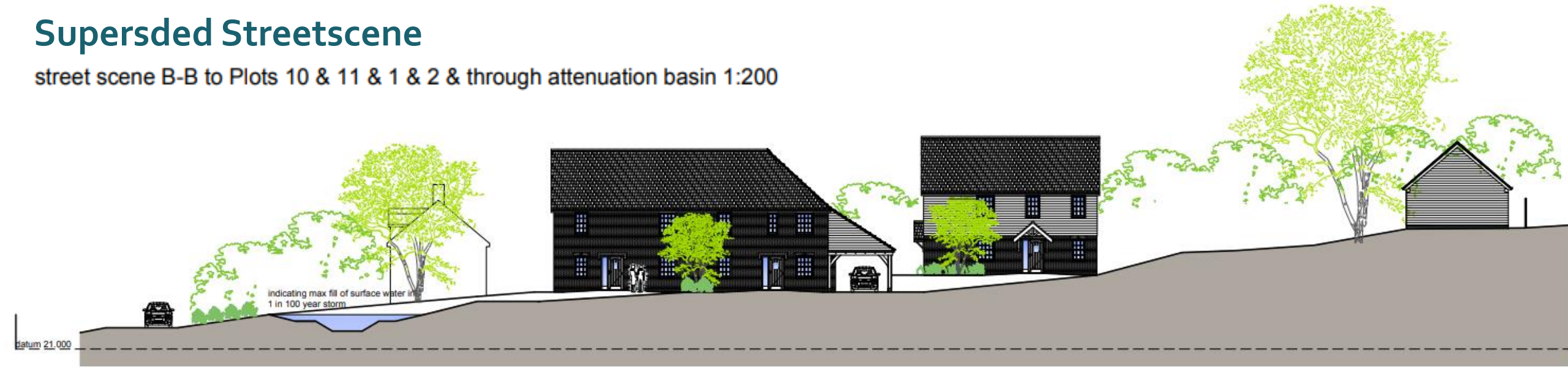
# Proposed Streetscene (wider view)





# Superseded Streetscene

street scene B-B to Plots 10 & 11 & 1 & 2 & through attenuation basin 1:200

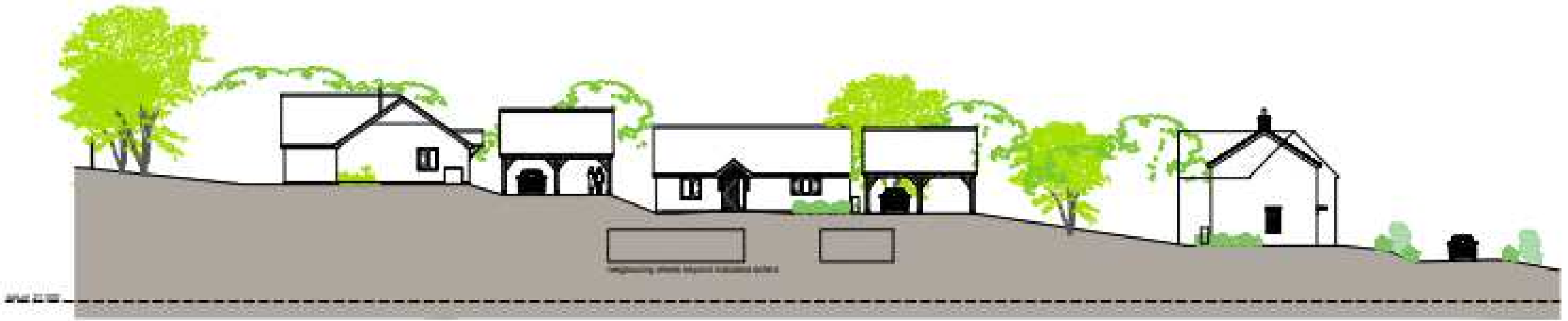


# Proposed Streetscene

street scene B-B to Plots 10 & 11 & 1 & 2 & through attenuation basin 1:250



## Additional Streetscenes



street scene C-C to Plots 13, 12 & 3, 1:250



street scene D-D to Plots 1, 16, 15, 14, 13, 1:250



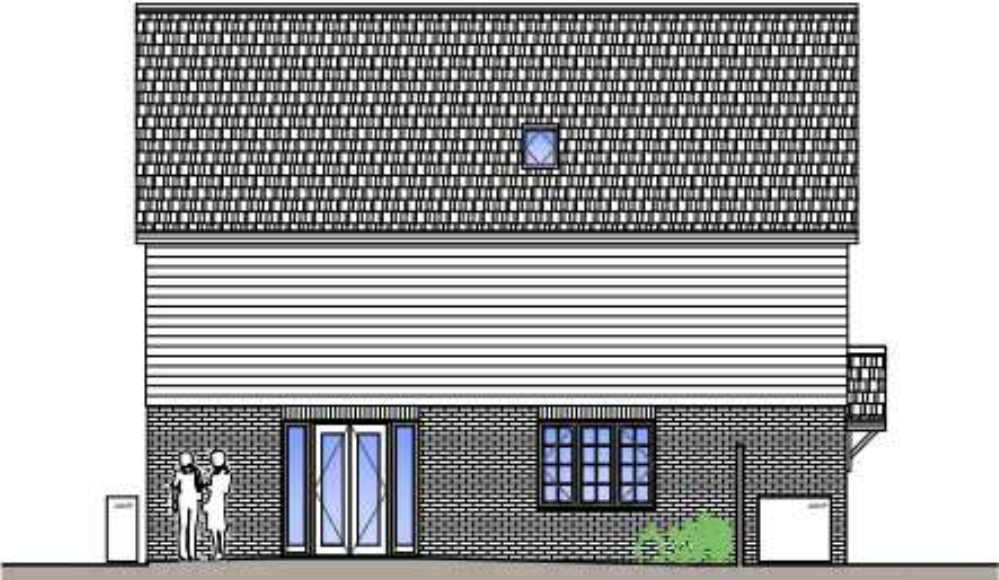
Plots 1 & 2



proposed front northeast elevation 1:100



proposed side southeast elevation 1:100

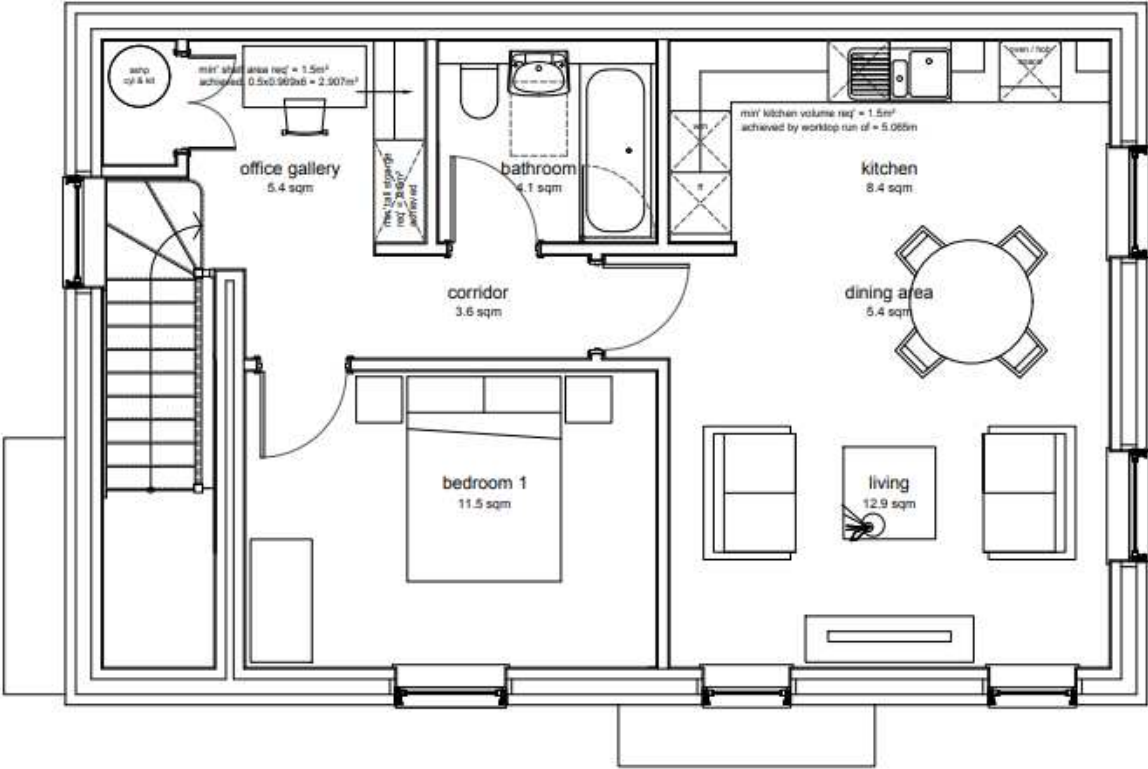
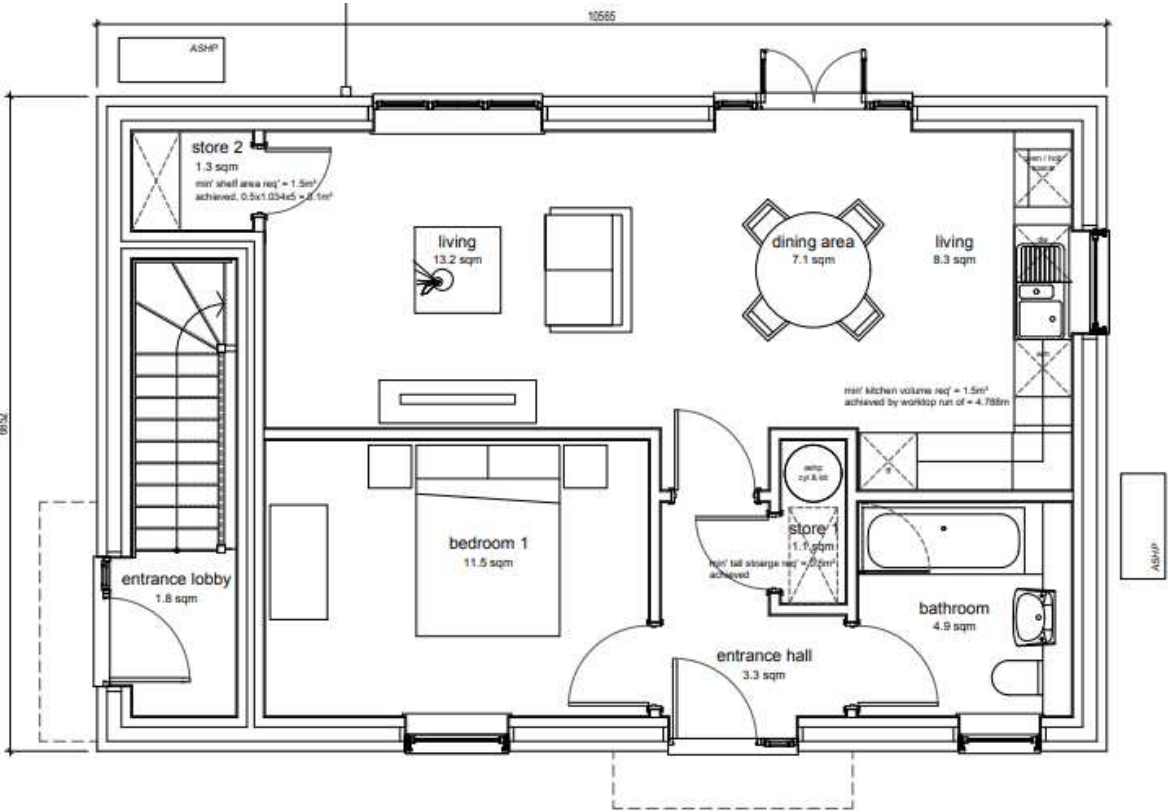


proposed rear southwest elevation 1:100



proposed side northwest elevation 1:100

# Plots 1 & 2

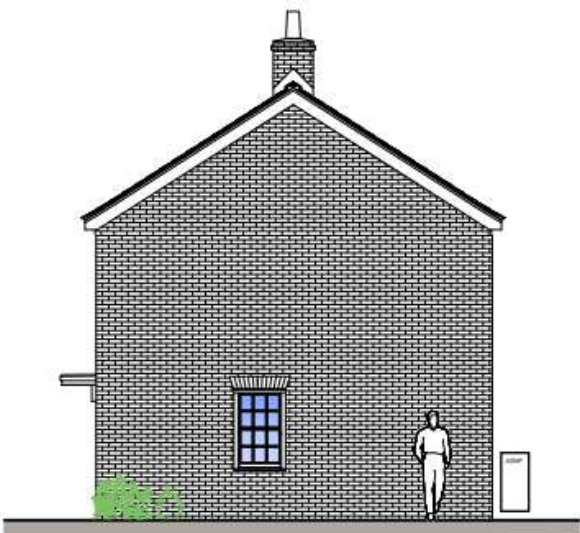




# Plots 3, 4 & 5 amended plans – reduced roof pitch



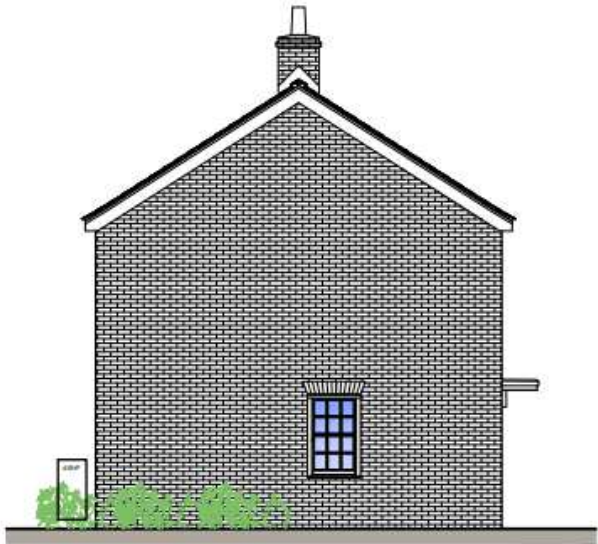
proposed front southeast elevation 1:100



proposed side northeast elevation 1:100

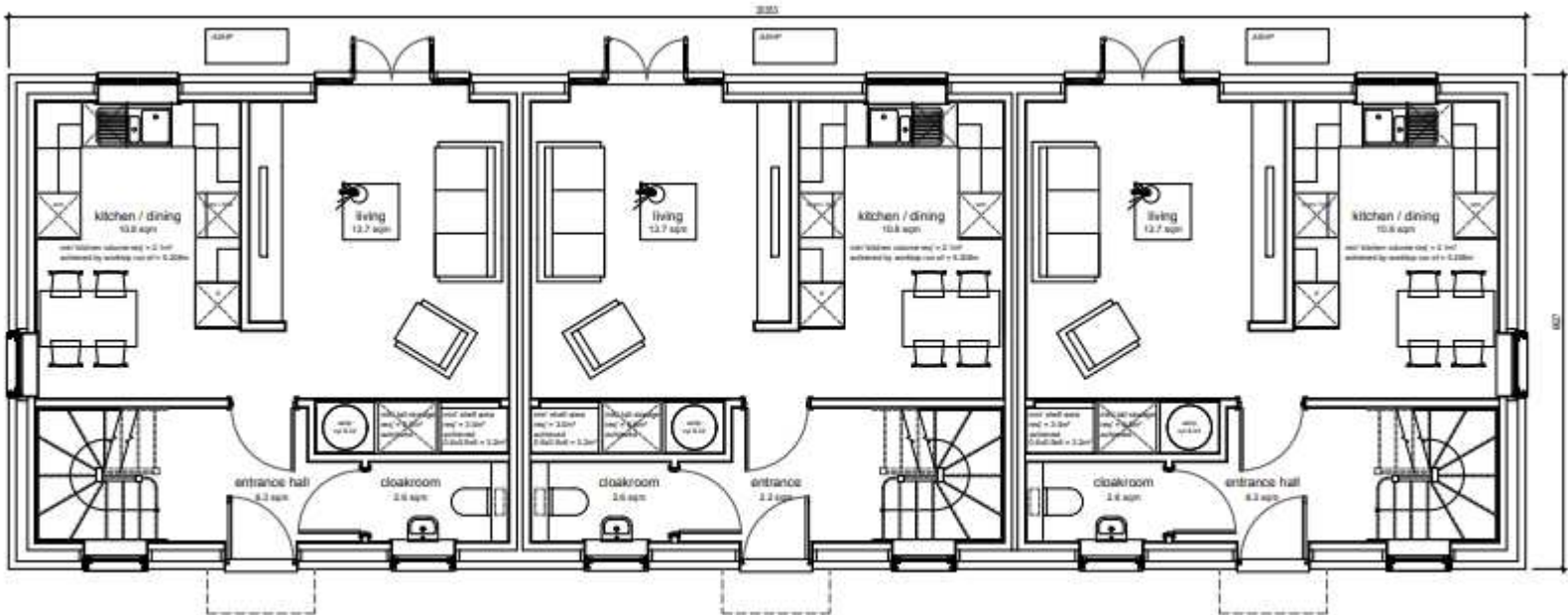
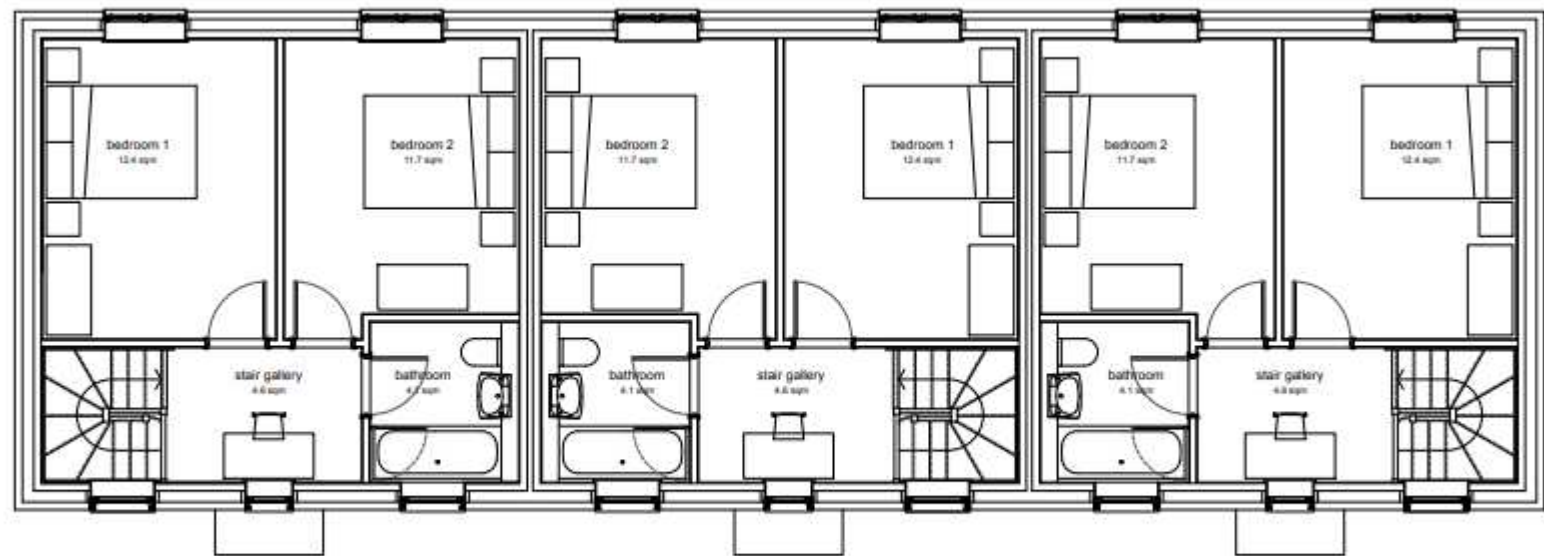


proposed rear northwest elevation 1:100



proposed side southwest elevation 1:100

Plots 3, 4 & 5



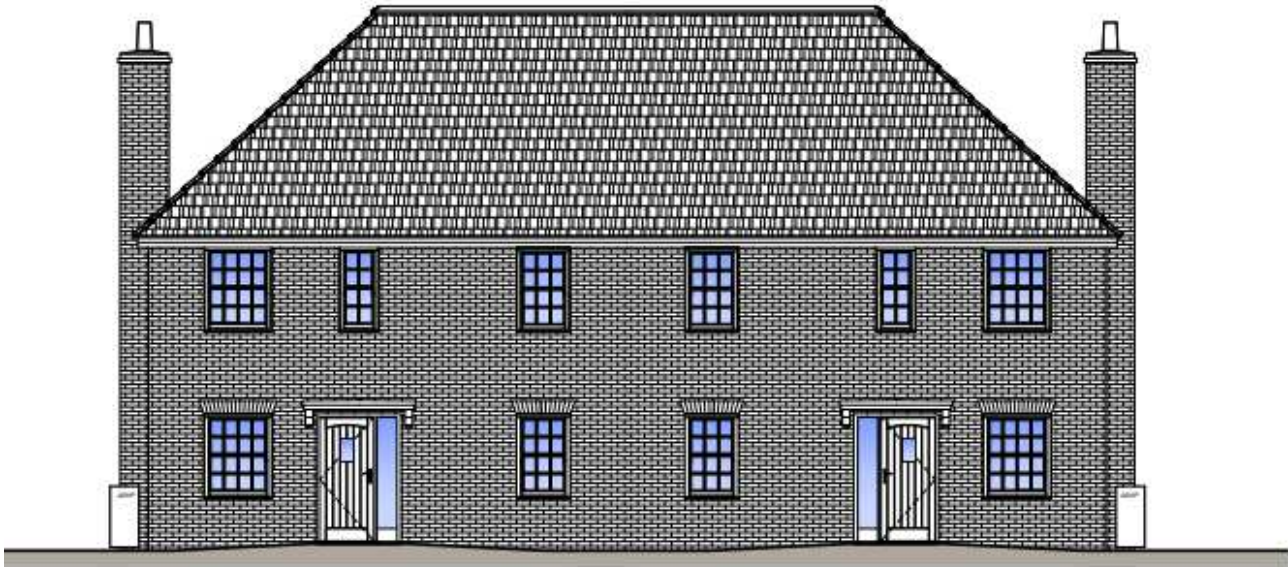
Proposed Ground Floor Plan Plot 3, 1:50

Proposed Ground Floor Plan Plot 4, 1:50

Proposed Ground Floor Plan Plot 5, 1:50



# Superseded Plots 6, 7, 8 and 9



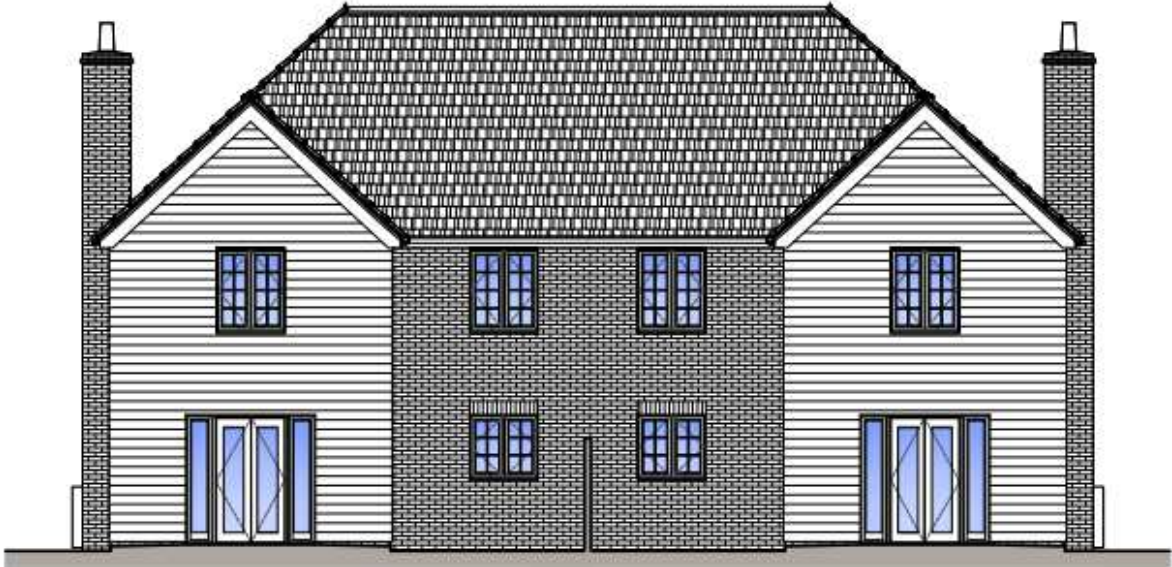
proposed front southeast elevation 1:100



proposed side northeast elevation 1:100



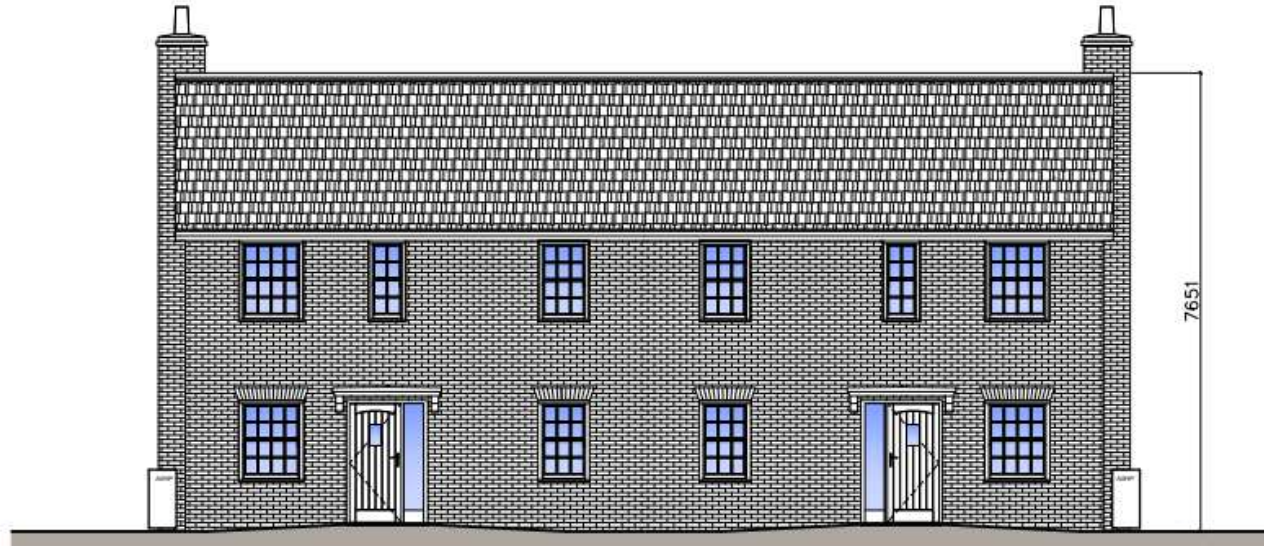
proposed side southwest elevation 1:100



proposed rear northwest elevation 1:100



## Plots 6, 7, 8 and 9 amended plans – revised roofscape



proposed front southeast elevation 1:100



proposed side northeast elevation 1:100



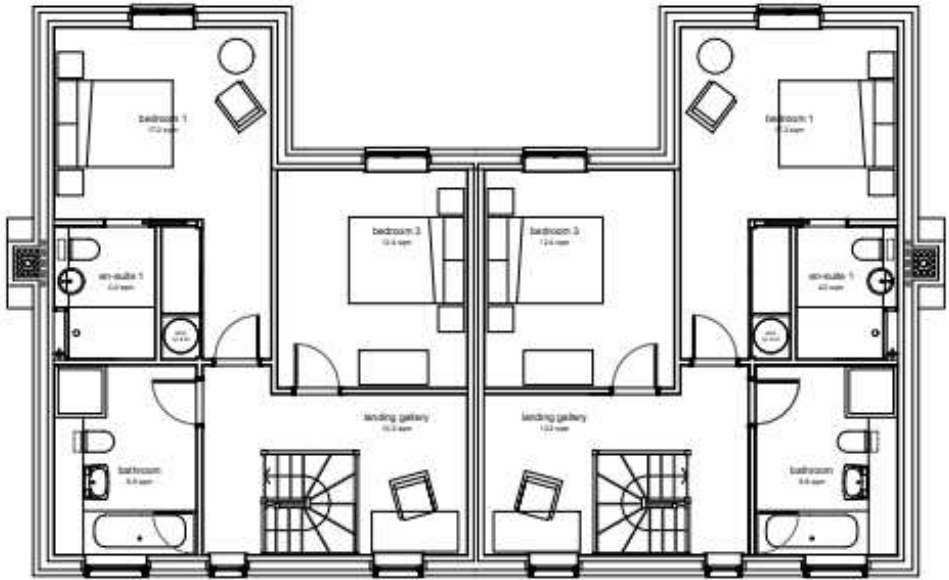
proposed side southwest elevation 1:100



proposed rear northwest elevation 1:100

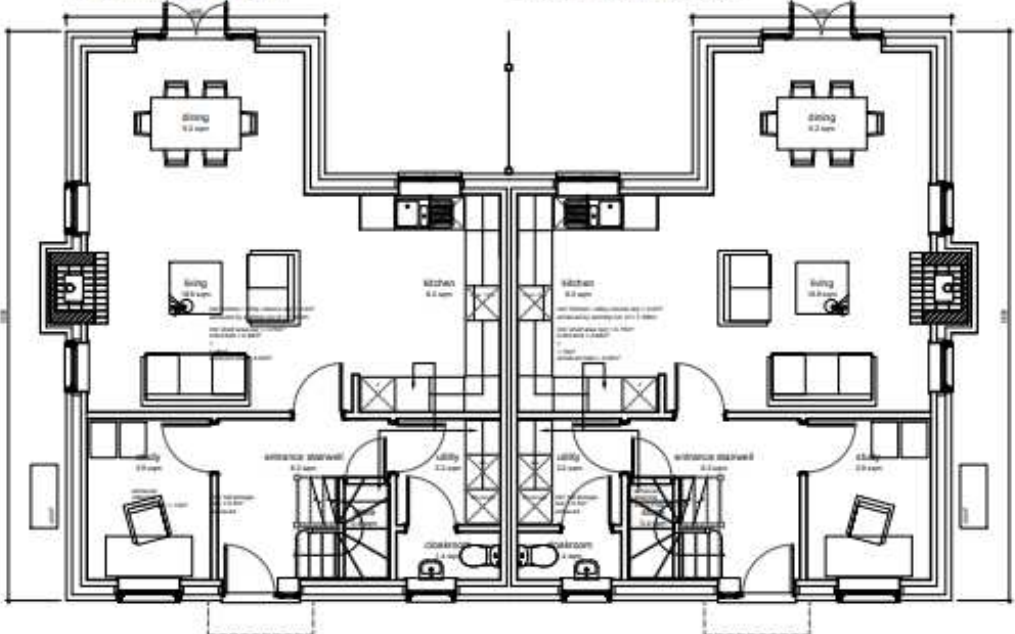


# Plots 6, 7, 8 and 9



Proposed Ground Floor Plan Plot 6, 1:50  
First Floor Gross Internal Area = 57.0 m<sup>2</sup> (613 sqft)

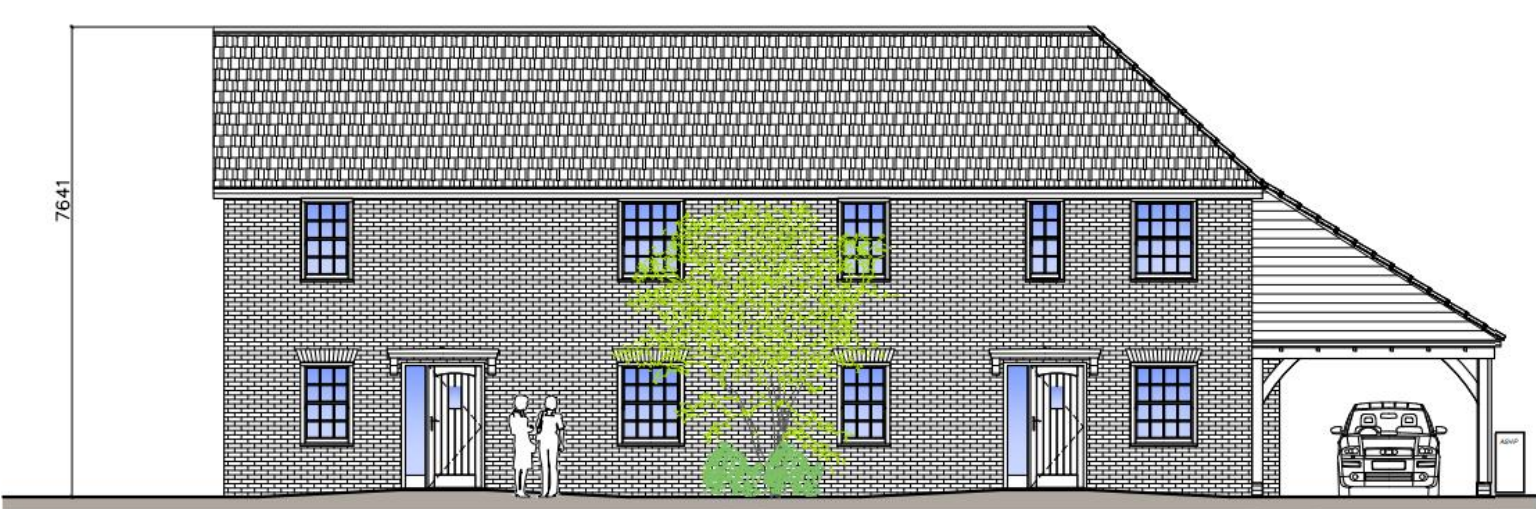
Proposed Ground Floor Plan Plot 7, 1:50  
First Floor Gross Internal Area = 57.0 m<sup>2</sup> (613 sqft)



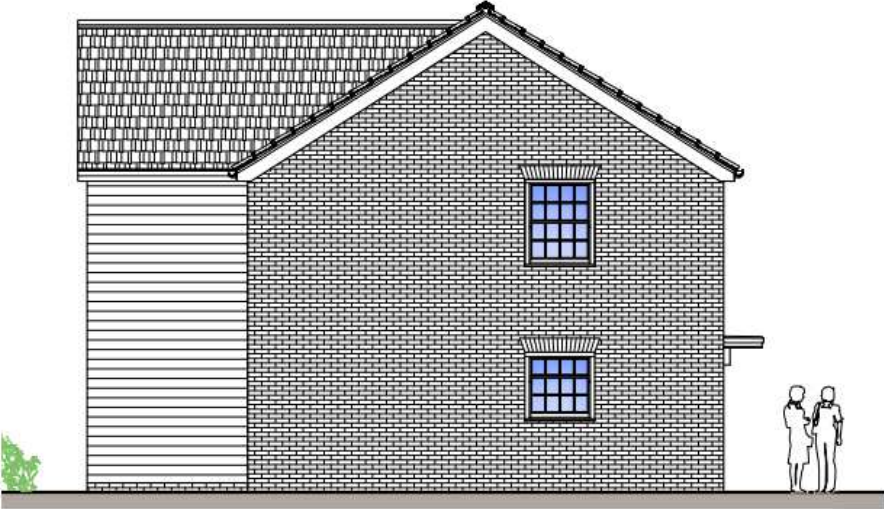
Proposed Ground Floor Plan Plot 6, 1:50

Proposed Ground Floor Plan Plot 7, 1:50

# Plots 10 & 11 amended plans – reduced roof pitch



proposed front southeast elevation 1:100



proposed side southwest elevation 1:100



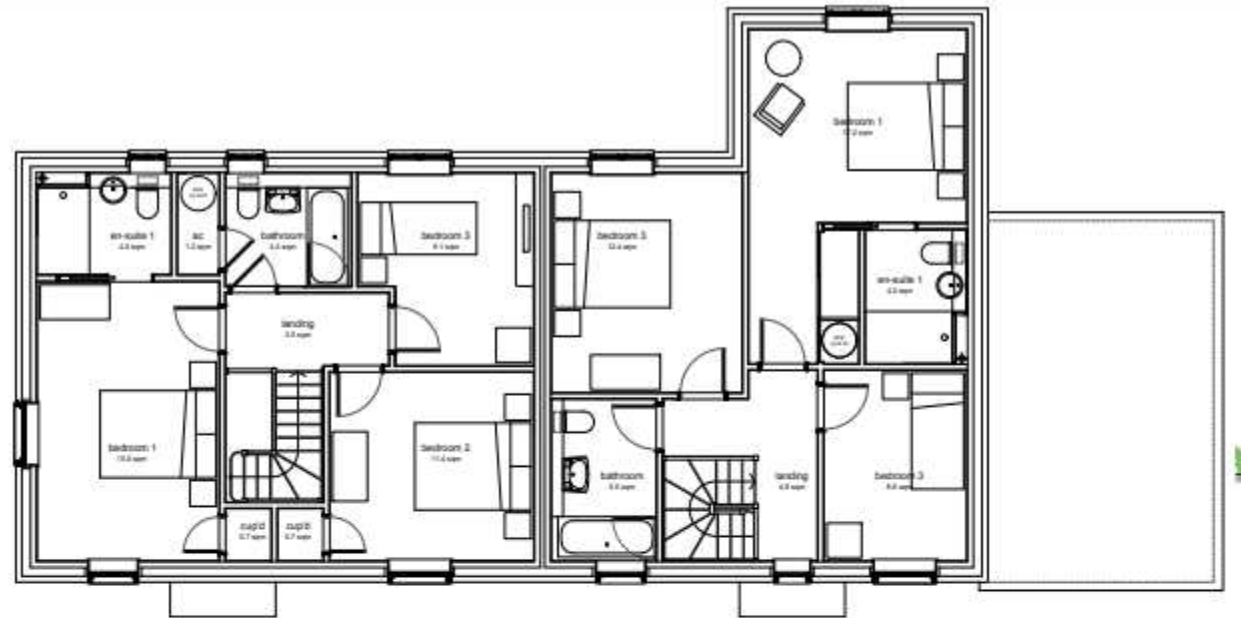
proposed rear northwest elevation 1:100



proposed side northeast elevation 1:100

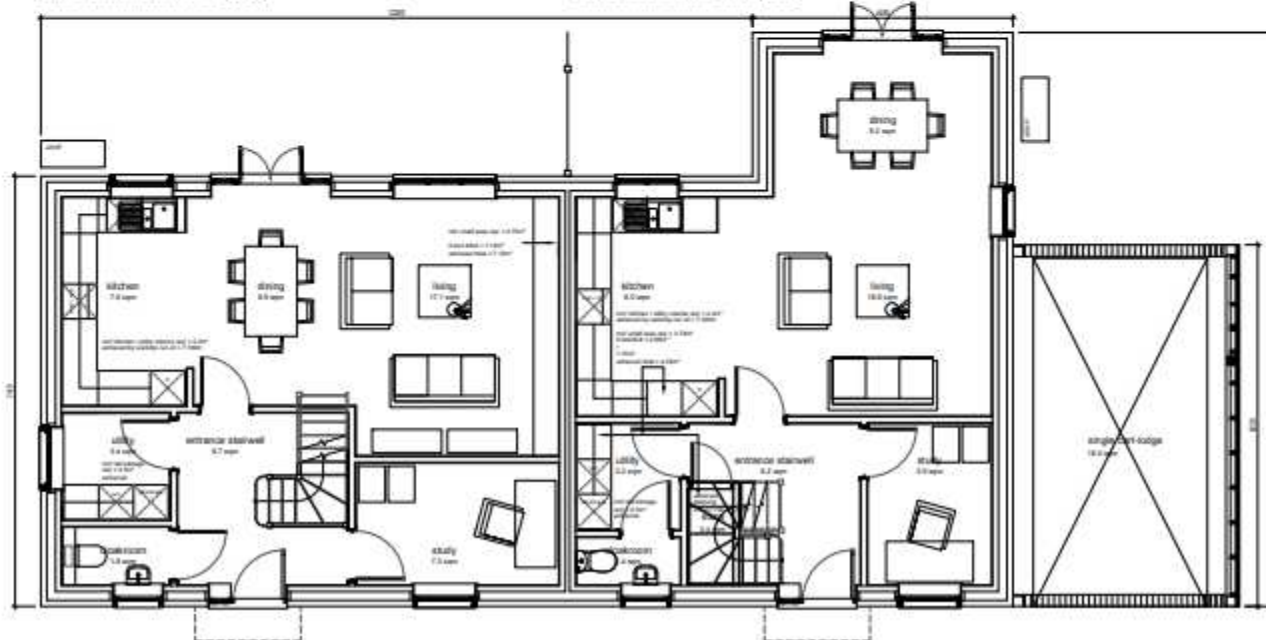


# Plots 10 & 11



Proposed Ground Floor Plan Plot 10, 1:50  
First Floor Gross Internal Area = 57.1 m<sup>2</sup> (614 sqft)

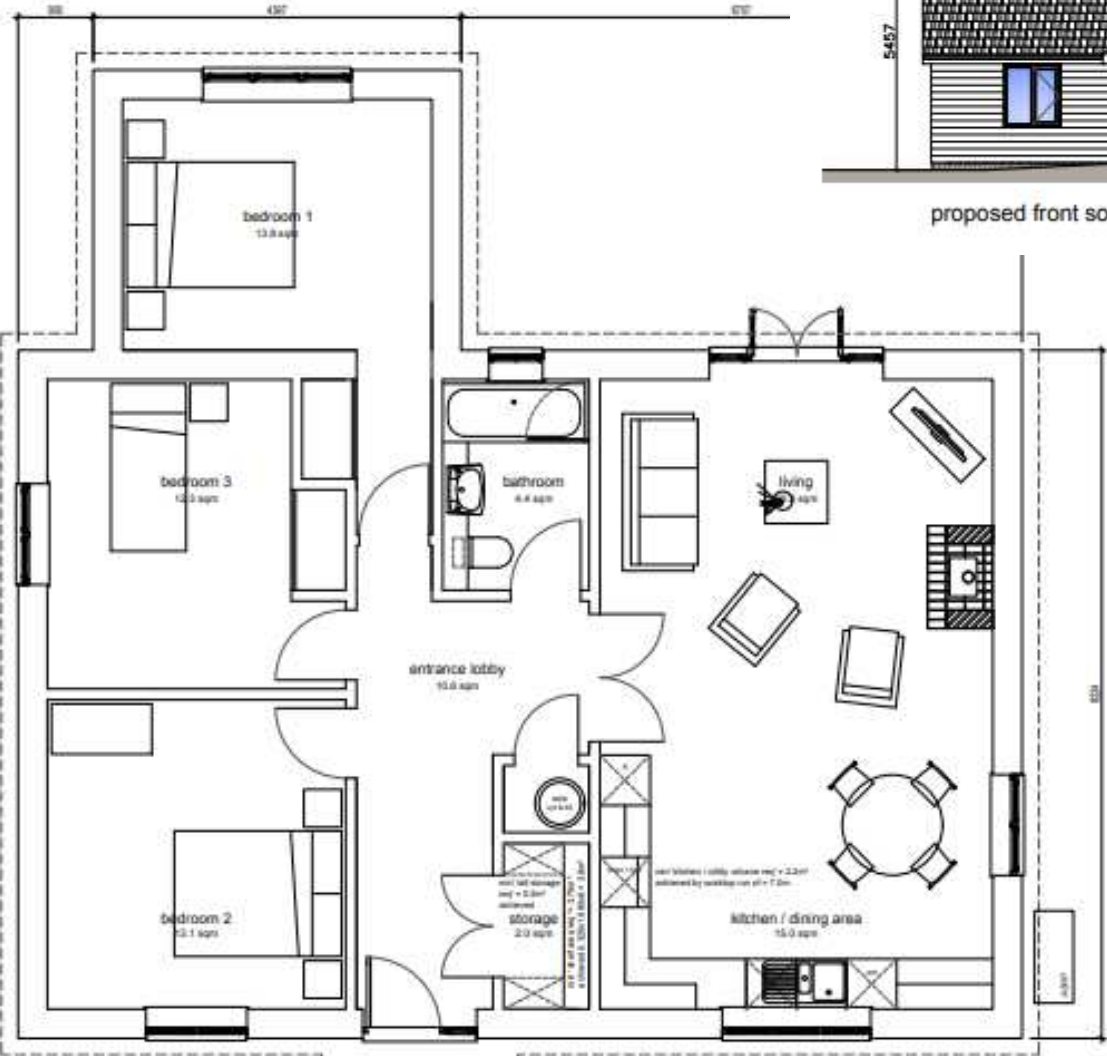
Proposed Ground Floor Plan Plot 11, 1:50  
First Floor Gross Internal Area = 57.0 m<sup>2</sup> (613 sqft)



Proposed Ground Floor Plan Plot 10, 1:50

Proposed Ground Floor Plan Plot 11, 1:50

# Plot 12



proposed front southwest elevation 1:100



proposed side southeast elevation 1:100



proposed rear northeast elevation 1:100



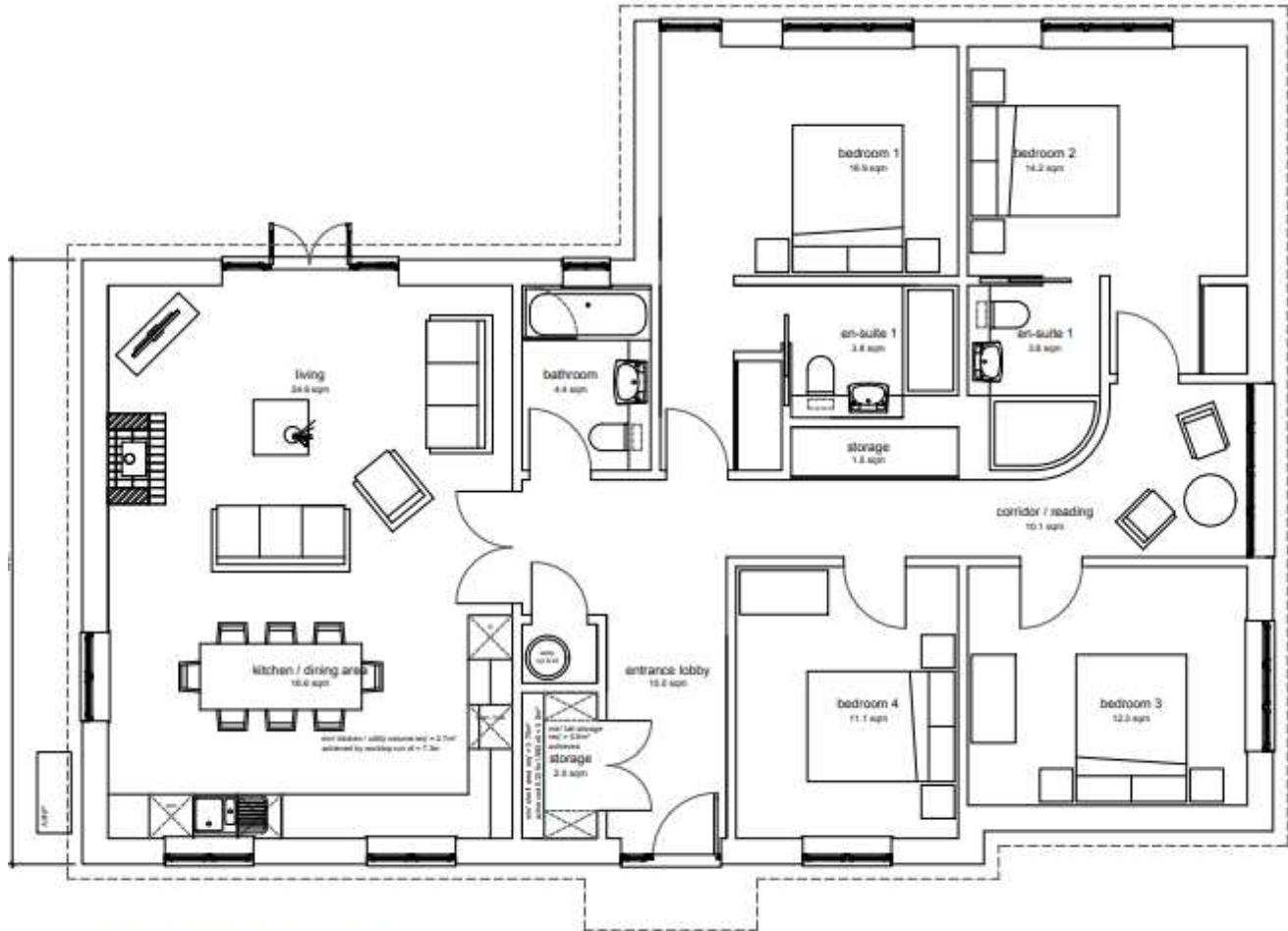
proposed side northwest elevation 1:100



Proposed Ground Floor Plan Plot 12, 1:50



# Plot 13



Proposed Ground Floor Plan Plot 13, 1:50  
Total Gross Internal Area = 140.6 m<sup>2</sup> [1513 sqft]



proposed front southeast elevation 1:100



proposed rear northwest elevation 1:100



proposed side southwest elevation 1:100



proposed side northeast elevation 1:100

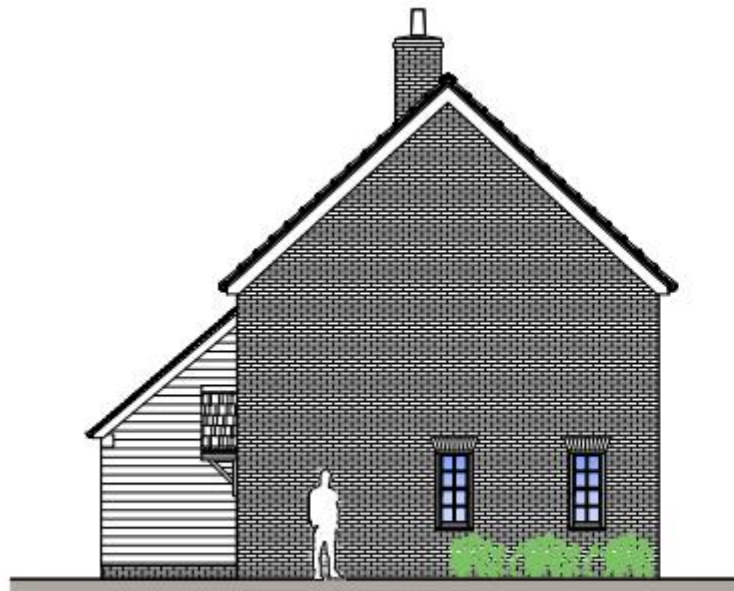
## Plot 14



proposed front southeast elevation 1:100



proposed side southwest elevation 1:100



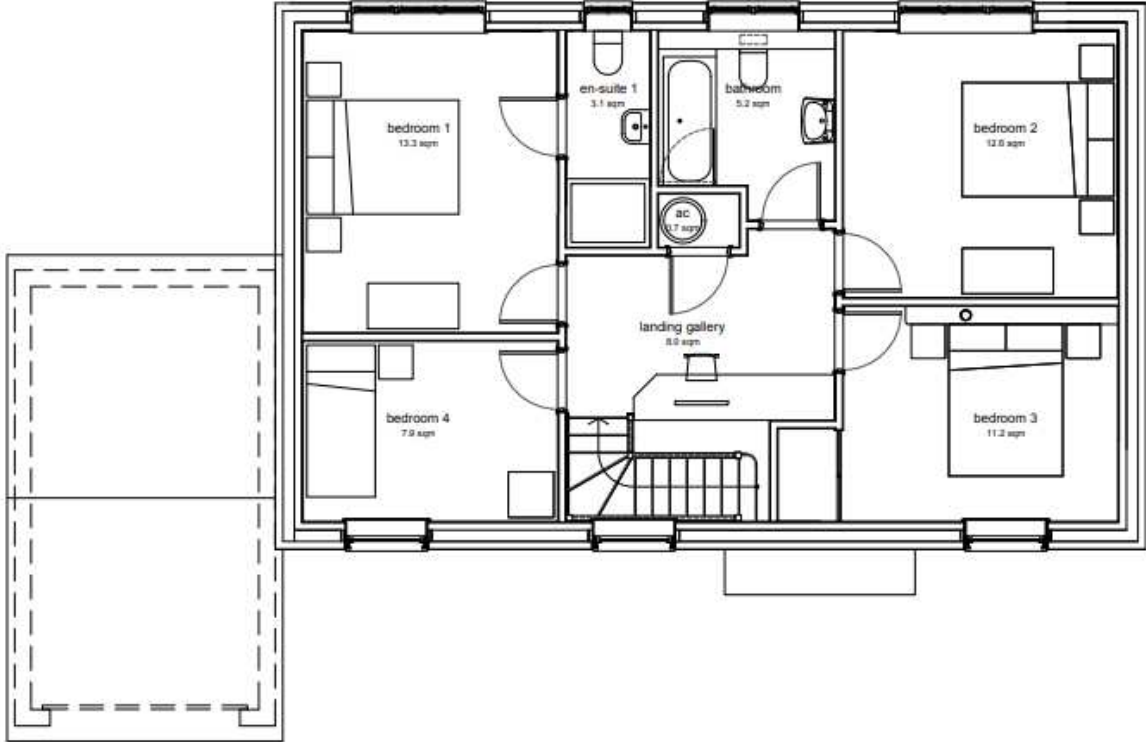
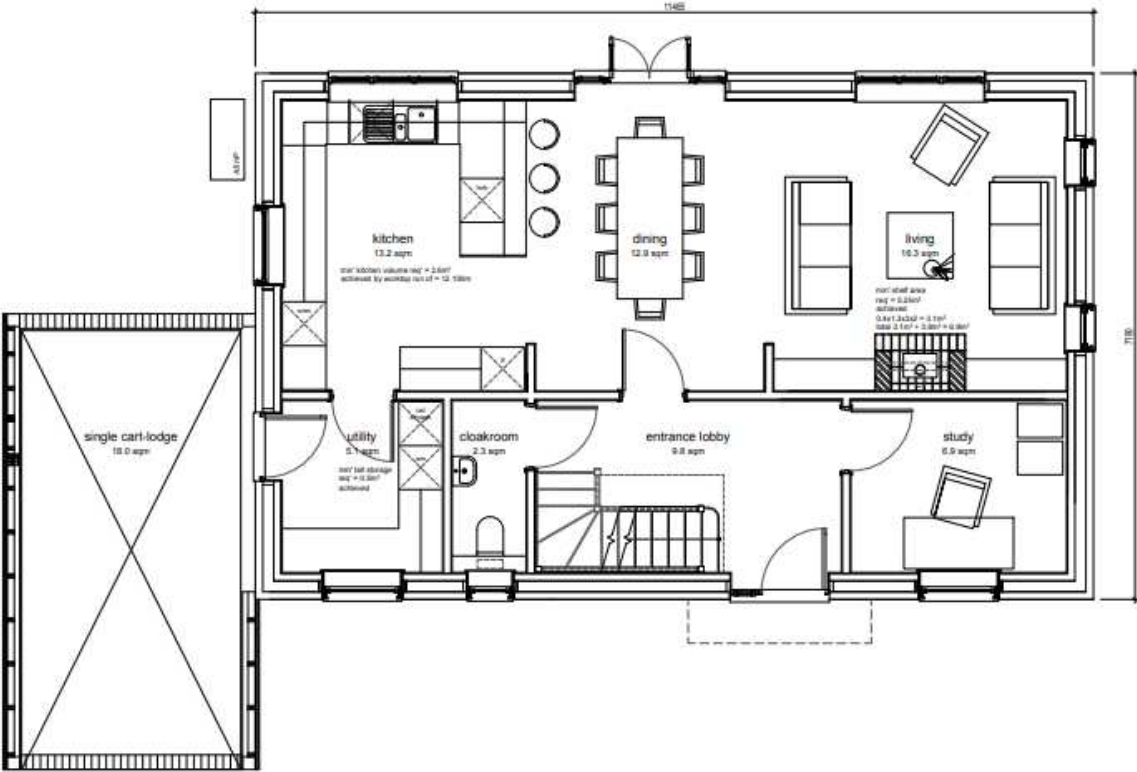
proposed side northeast elevation 1:100



proposed rear northwest elevation 1:100



# Plot 14



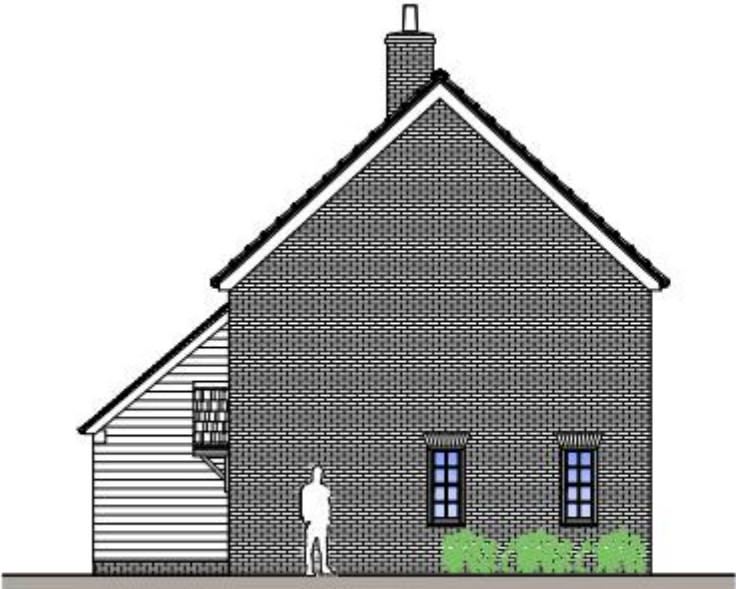
Plot 15



proposed front southeast elevation 1:100



proposed side southwest elevation 1:100



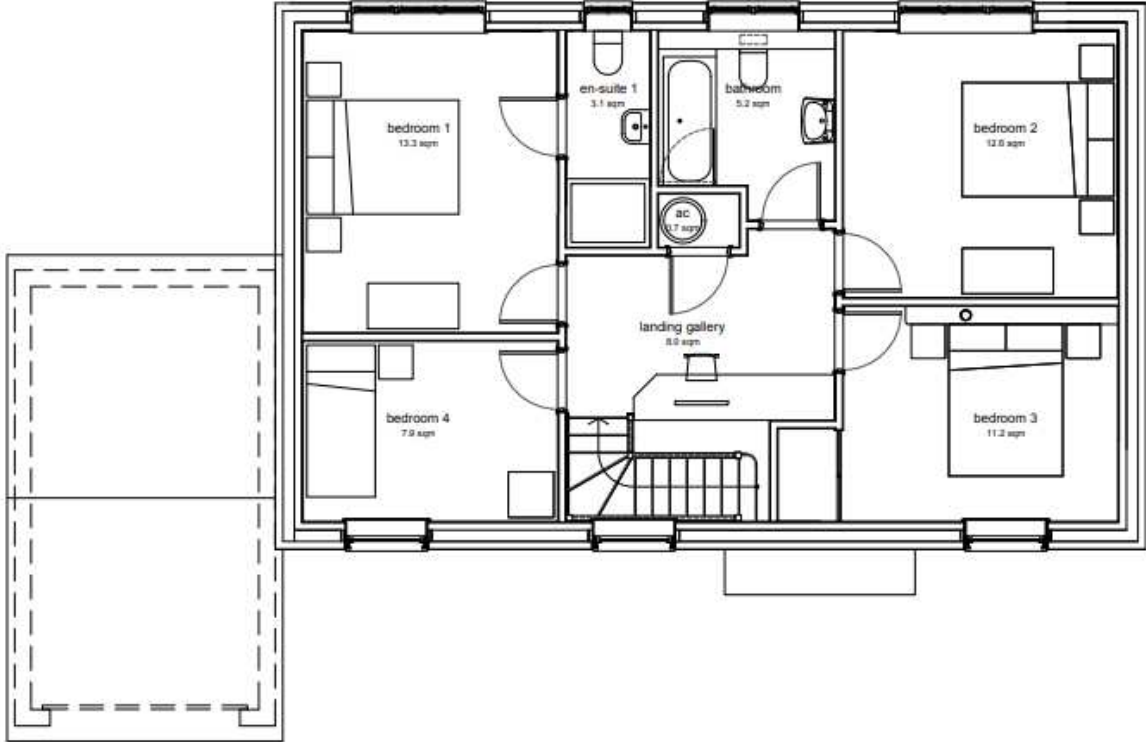
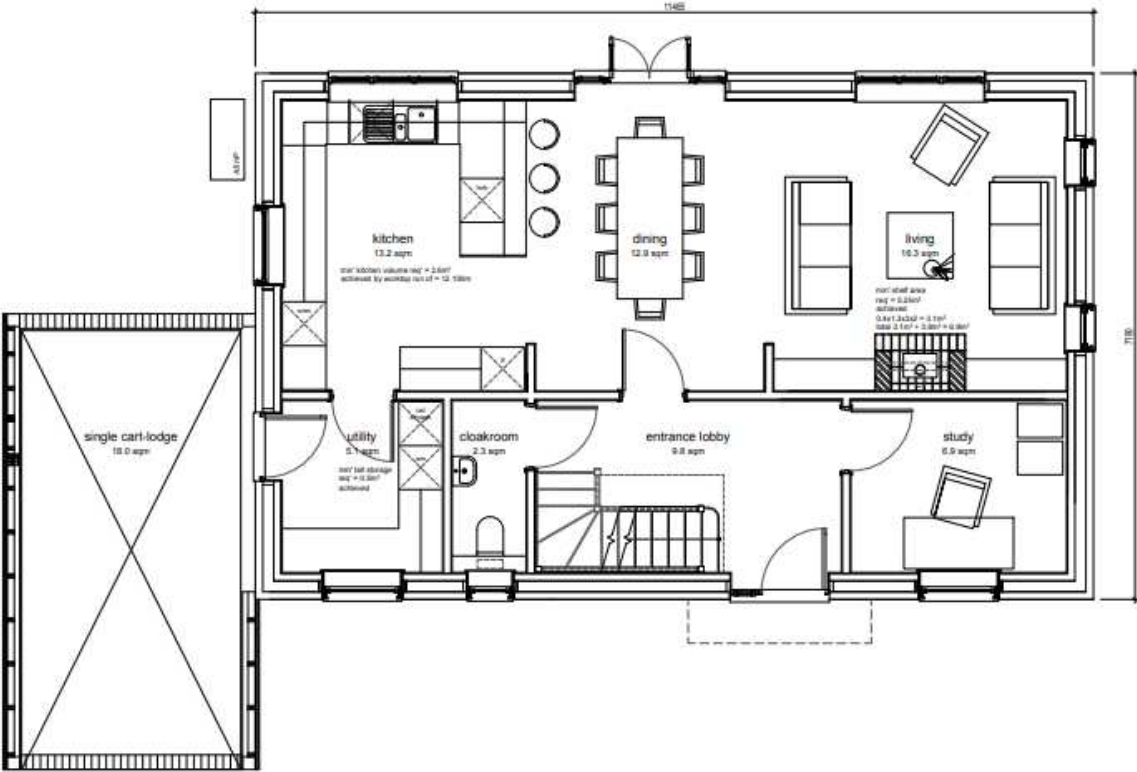
proposed side northeast elevation 1:100



proposed rear northwest elevation 1:100



# Plot 15



## Plot 16



proposed front southeast elevation 1:100



proposed side southwest elevation 1:100



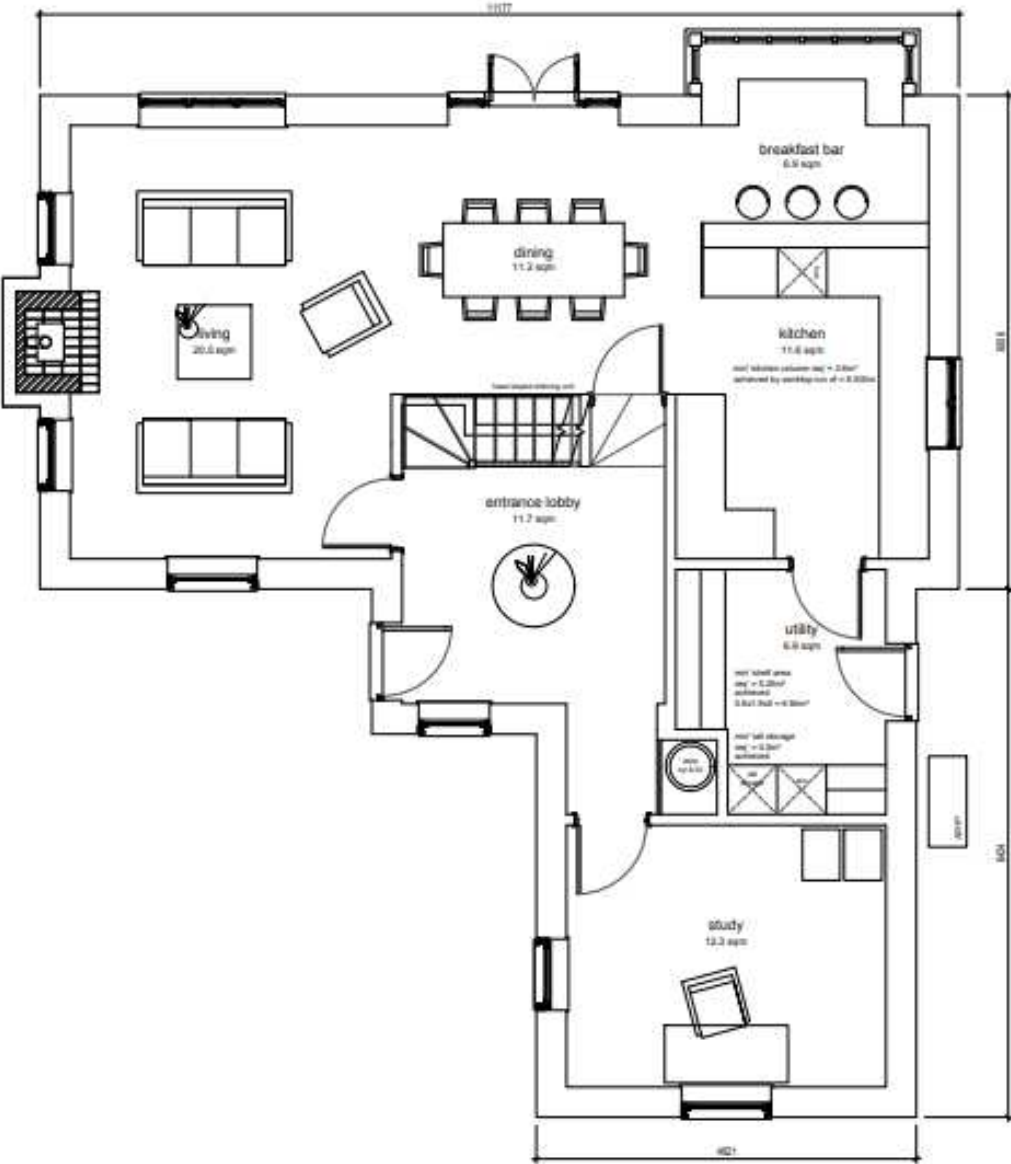
proposed rear northwest elevation 1:100



proposed side northeast elevation 1:100



# Plot 16

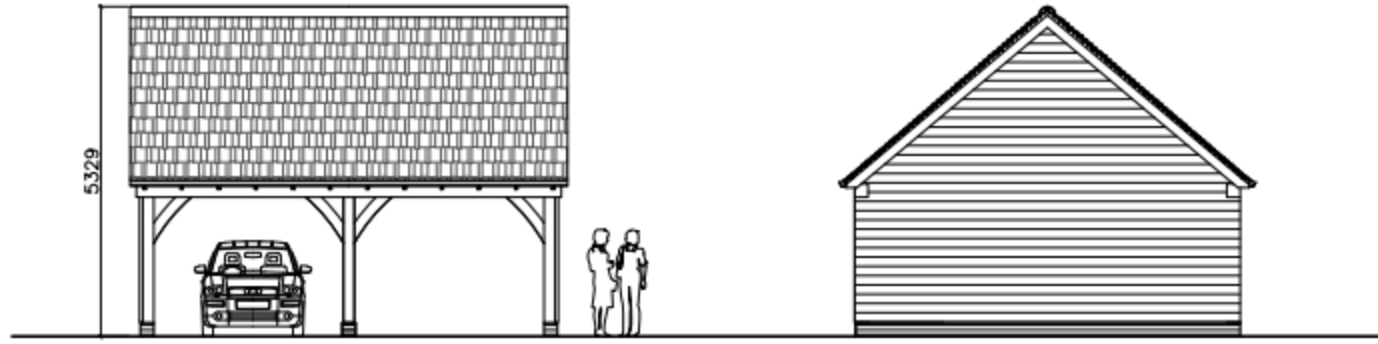


Proposed Ground Floor Plan Plot 16, 1:50



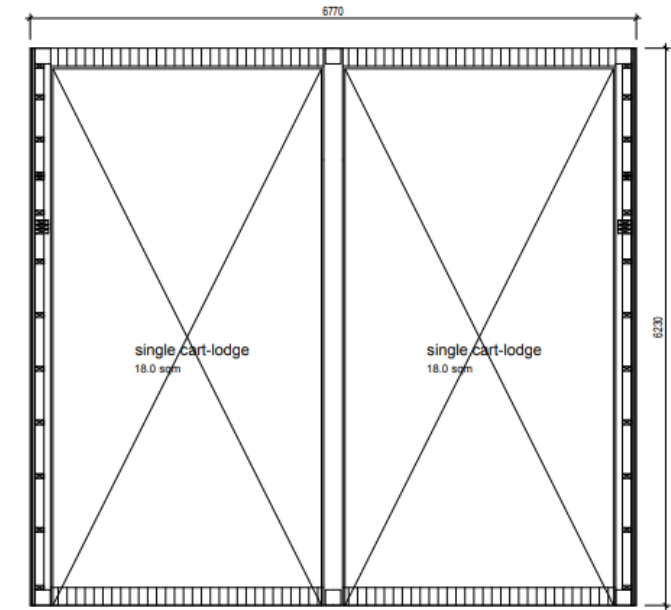
Proposed First Floor Plan Plot 16, 1:50

# Proposed Cart Lodges



Front & Rear Elevations  
Plot 6,7,8,9,12,13 & 16, 1:100

Side Elevations  
Plot 6,7,8,9,12,13 & 16, 1:100

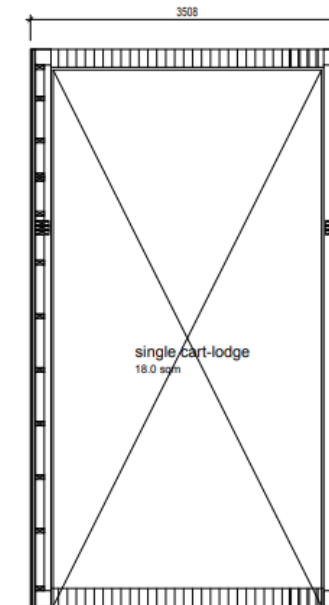


Cartlodge Plan Plot 6,7,8,9,12,13 & 16, 1:50



Front & Rear  
Elevations Plots 10, 1:100

Side Elevations Plots 10, 1:100



Cartlodge Plan Plots 10, 1:50



# Surface Water Flood Risk

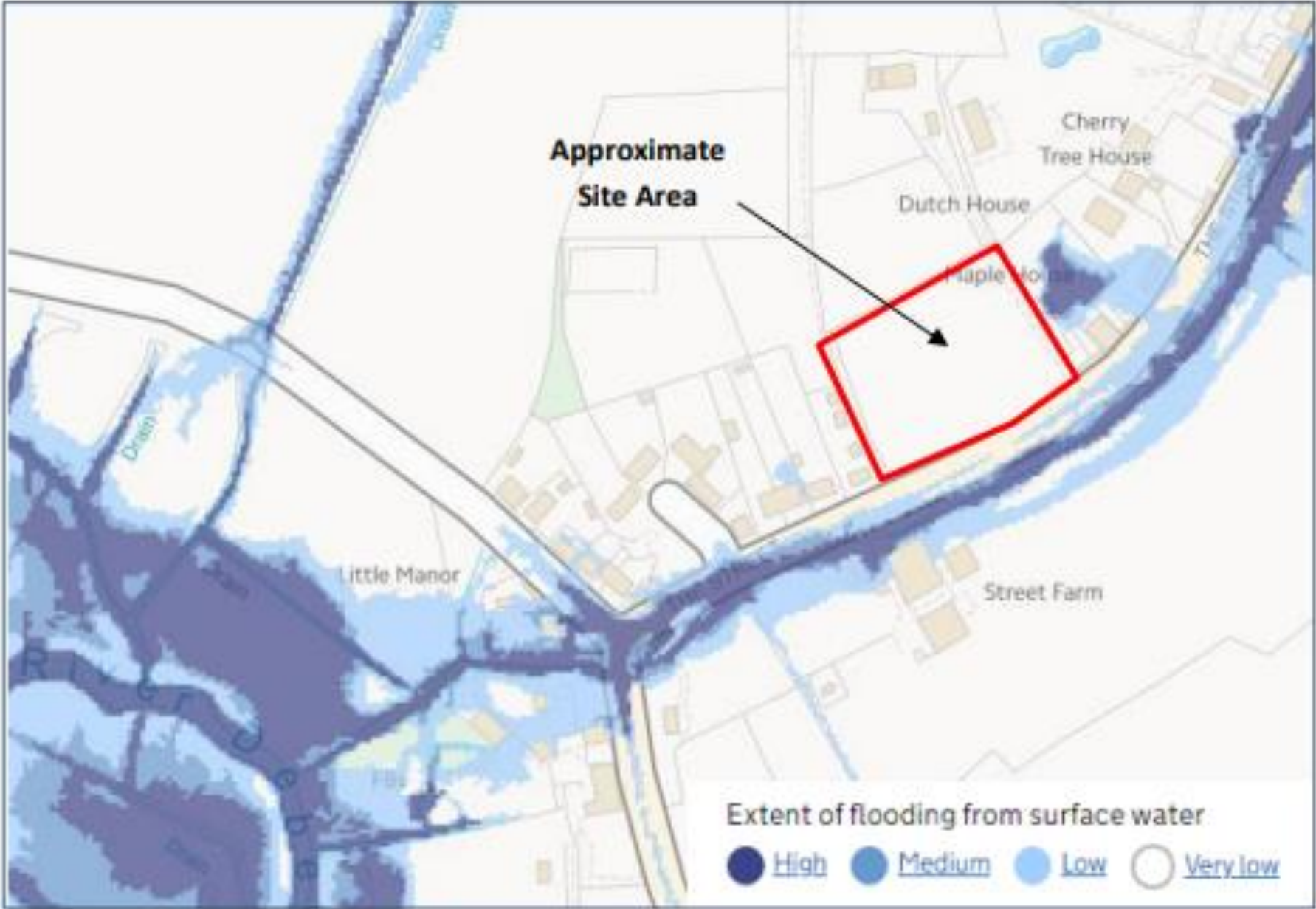












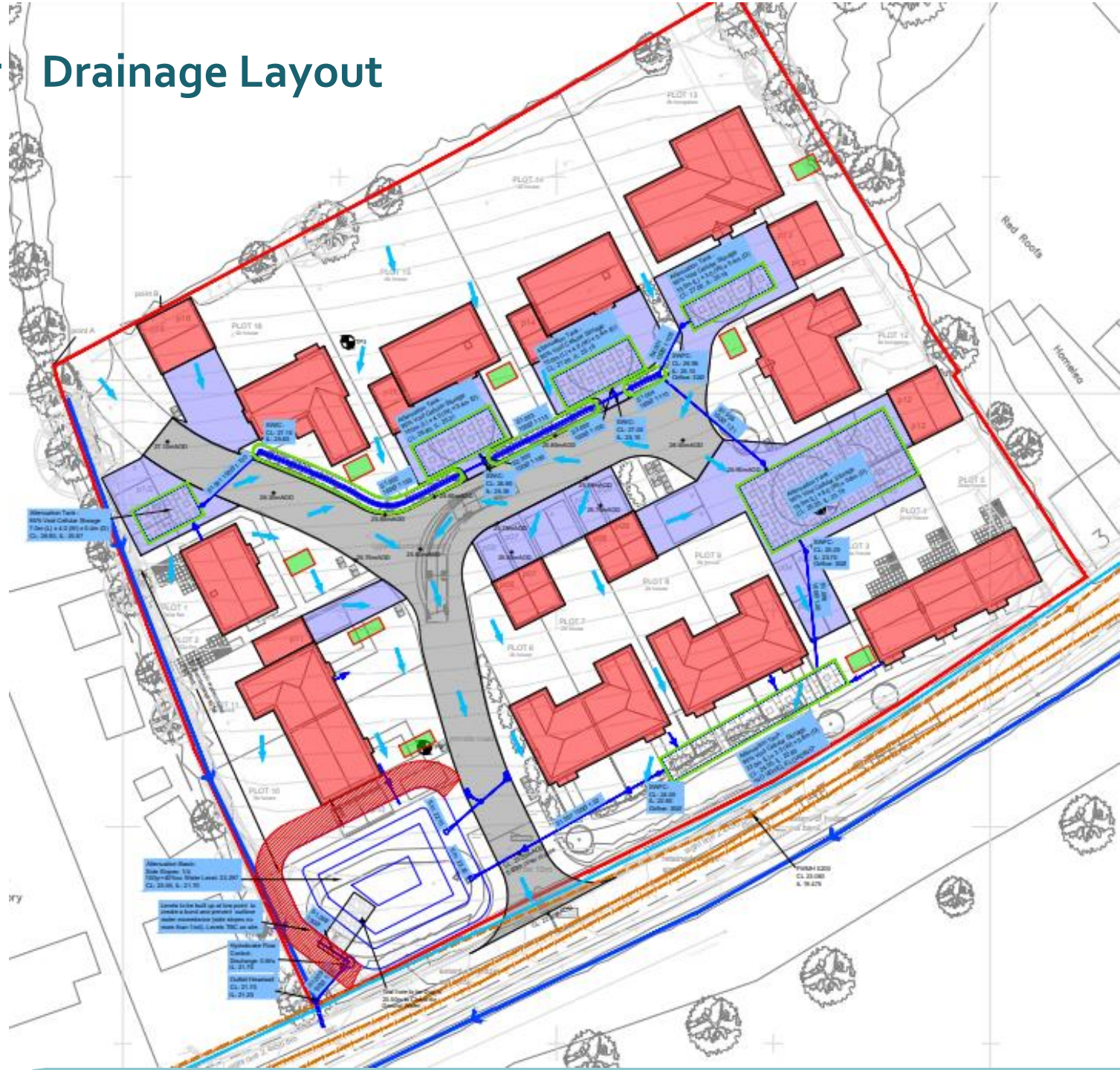


Figure 7.1 – Surface water flood risk

# Proposed Surface Water Drainage Layout

### Legend-

-  Site Boundary. Total Area: 0.775ha
-  Proposed Surface Water Exceedance Flowpath
-  Surface Water Attenuation Tank
-  Surface Water Attenuation Basin
-  Surface Water Network
-  Plot and Garage Roof Area:  $1496\text{m}^2 + 10\%(\text{creep}) = 1,646\text{m}^2$
-  Private Driveway Area:  $1,041\text{m}^2$
-  Road Area:  $720\text{m}^2$
-  Maintenance Strip
-  Trial Pit Location
-  Dry Swale
-  Rain Garden





# Material Planning Considerations and Key Issues

- Principle of Development - Site Allocation – SCLP12.53
  - Design and Layout
  - Affordable Housing and Mix
  - Sustainable Construction
  - Landscape, Visual Impact and Ecology
  - Residential Amenity
  - Highways, Sustainable Transport and Public Rights of Way
  - Flood Risk and Surface Water Drainage
  - Archaeology
  - Financial Contributions
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide, extending from the bottom edge towards the right edge.

## Site Allocation SCLP12.53

0.75ha of land north of The Street, Kettleburgh, as shown on the Policies Map, is identified for the development of approximately 16 dwellings. Development will be expected to accord with the following criteria:

- a) Provision of terraced and semi-detached homes fronting The Street to follow the line of existing buildings;
- b) Provision of affordable housing on site;
- c) Provision of a contribution towards a new early years setting;
- d) Design, layout and landscaping to respond to the site's location in the river valley;
- e) Retention of hedgerows and trees bordering the site, subject to the provision of safe access and egress. Where hedgerow removal is required replanting elsewhere on the site will be required;
- f) Provision of a survey detailing the likely ecological impact on the biodiversity of the site and surrounding area;
- g) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
- h) Retention and enhancement of Kettleburgh village sign in order to create a central focal point in the village; and
- i) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.



# Recommendation

AUTHORITY TO APPROVE with conditions (including but not limited to those summarised in section 10 of the committee report); and subject to the completion of a S106 Legal Agreement to secure obligations (including but not limited to):

- Affordable housing provision,
- A financial contribution towards primary and secondary school transport
- A contribution towards RAMS (either S106 or S111).