

## Item 7

### DC/20/1001/OUT

Outline application (some matters reserved) - Construction of up to 33 dwellings, open space, landscaping, visitor car park and site access from School Road.

Land to the north of School Road, Ringsfield



# Proposal

This application seeks planning permission for:

- The **principle of up to 33 dwellings**, together with open space, landscaping and visitor car parking.

It is an outline application with all matters reserved *except* access, which comprises:

- A vehicular and pedestrian access from School Road to the south west of the site;
- Agricultural access from School Road to the south east of the site; and
- Pedestrian access via a footpath to School Road.

Other key considerations that have been explored in the preparation of the illustrative scheme include:

- A 24-space school visitor car park;
- Enhanced boundary landscaping; and
- A drainage strategy.

# Aerial view of site context

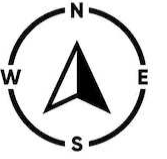
Google ©



Policy WLP7.14



# Site photos





# Site photos



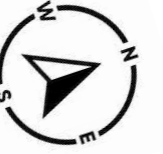


# Site photos





# Site photos



# Site photos

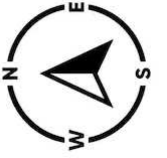




# Site photos



# Site photos



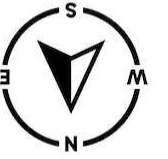


# Site photos



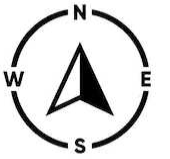


# Site photos





# Site location plan



Policy WLP7.14

# Indicative site plan

Layout and design to be agreed at reserved matter stage



## KEY

- |                         |                                     |
|-------------------------|-------------------------------------|
| Existing Tree           | Existing Boundary Planting Retained |
| Proposed Tree           | Hedges                              |
| Road                    | Patio                               |
| Driveway                | Path                                |
| Private Drive           | Road                                |
| Tree/Hedges Removed     | Existing Pond                       |
| Site Boundary           | Benches                             |
| Site Ownership Boundary |                                     |



# Density

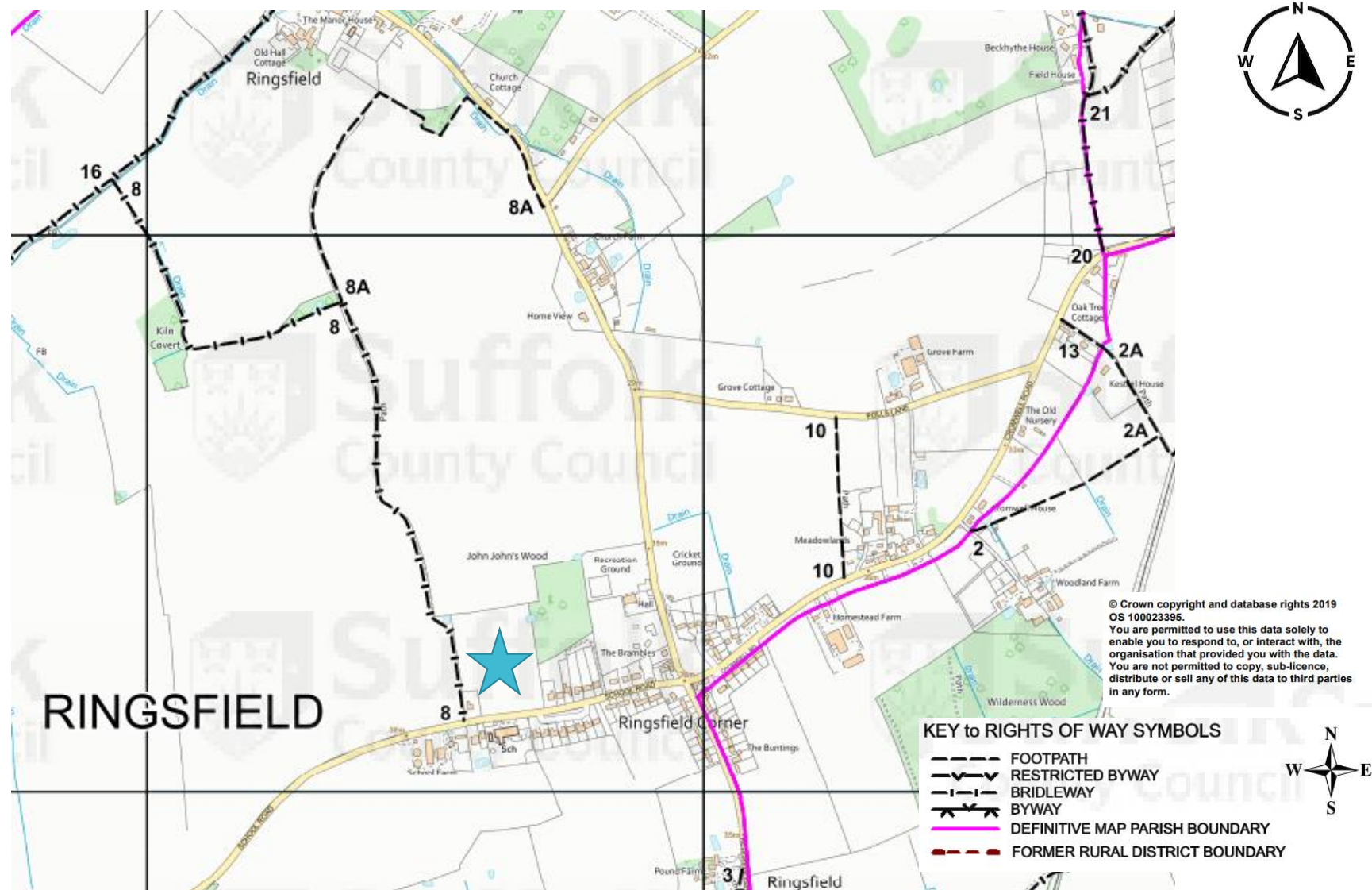
Policy requirement  
20 dwellings per  
hectare (dph)



33 dwellings/1.86 hectares = **18dph**

# Connectivity

Condition proposed to ensure connection of the site to Bridleway #8





# Flood risk assessment and drainage strategy



Lead Local Flood Authority  
(Suffolk County Council)  
recommend approval subject to  
conditions requiring a surface  
water drainage scheme and  
incorporation of sustainable  
drainage system components.

# Policy overview

## Policy WLP7.14

### Waveney Local Plan

#### Policy WLP7.14 – Land North of School Road, Ringsfield

Land north of School Road, Ringsfield (2.56 hectares) as identified on the Policies Map is allocated for a residential development of approximately 30 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes and types.
- A landscaped car park of at least 24 spaces must be provided on the site opposite the primary school. The car park should be secured and funded through a Section 106 planning obligation.
- The footway on the north side of School Road should be extended to connect the site to the existing development.
- Hedgerows and trees located along the north and west boundaries should be protected and reinforced with additional planting. A landscaping scheme will be required to support any planning application.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

The proposed development of 33 dwellings within 1.86 hectares is 18dph.



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### Waveney Local Plan

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Detail of housing mix, type, size, design and layout is to be agreed at reserved matters.

Affordable housing to be secured by S106 legal agreement.

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24 car parking spaces provided and secured through S106 legal agreement.

Further detail to be agreed at reserved matters.



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Secured within Section 106 legal agreement - detail to be agreed at reserved matters.

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Western boundary  
hedgerow retained.

Additional hedgerow for  
northern boundary and  
landscape scheme  
requirements secured by  
condition.



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Ecological survey submitted – additional enhancement strategy and lighting plan secured by condition.

## Recommendation

**Recommended for approval** subject to conditions (as outlined in the report) and completion of a Section 106 legal agreement to secure:

- Affordable housing at policy compliant level;
- Landscaped 24-space car parking area (and management arrangements);
- Creation of footpath providing pedestrian access;
- Recreational Avoidance and Mitigation Strategy (RAMS) contribution;
- Monitoring fee; and
- Highways requirements.



# Proposed conditions

Proposed conditions relate to:

- Outline time limit
- Reserved matters (quantity, mix, type and layout of buildings [inc. lifetime home standards], accessibility and open space)
- Flood risk (surface water drainage scheme)
- Highways (access details, connections, internal road layout [and management], cycle parking, refuse/recycling storage)
- Ecology (enhancement strategy and lighting design strategy for biodiversity)
- Landscaping scheme and management (inc. hedgerow planting)
- Environmental protection (land contamination and construction management)
- Archaeology (written scheme of investigation)
- Management plan for maintenance
- Bridleway access
- Sustainable construction
- Fire hydrants