

Item: 9

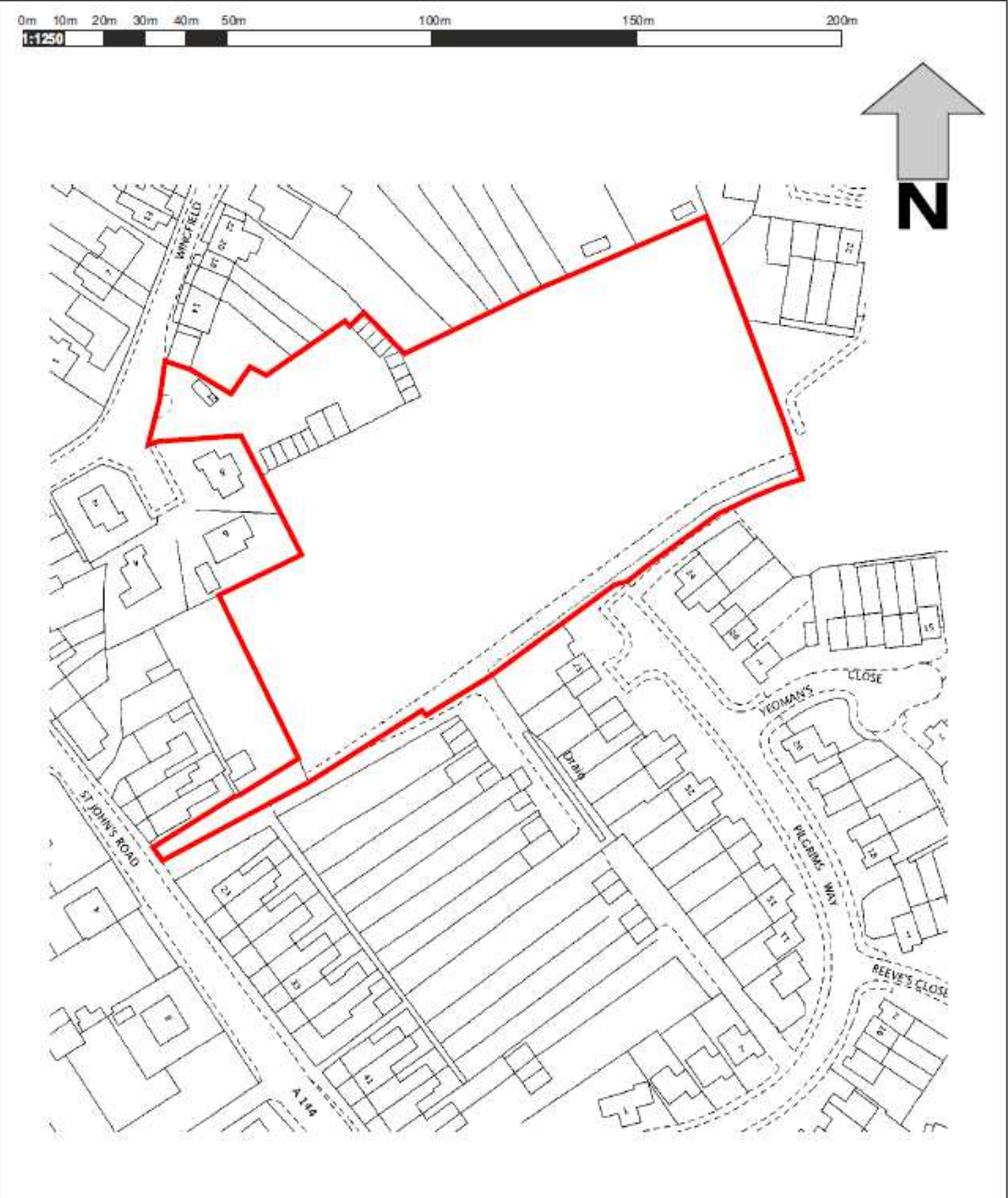
DC/18/4104/OUT

Outline Application (All Matters Reserved) - Residential development for up to 40 dwellings with open space, landscaping, access and associated infrastructure.

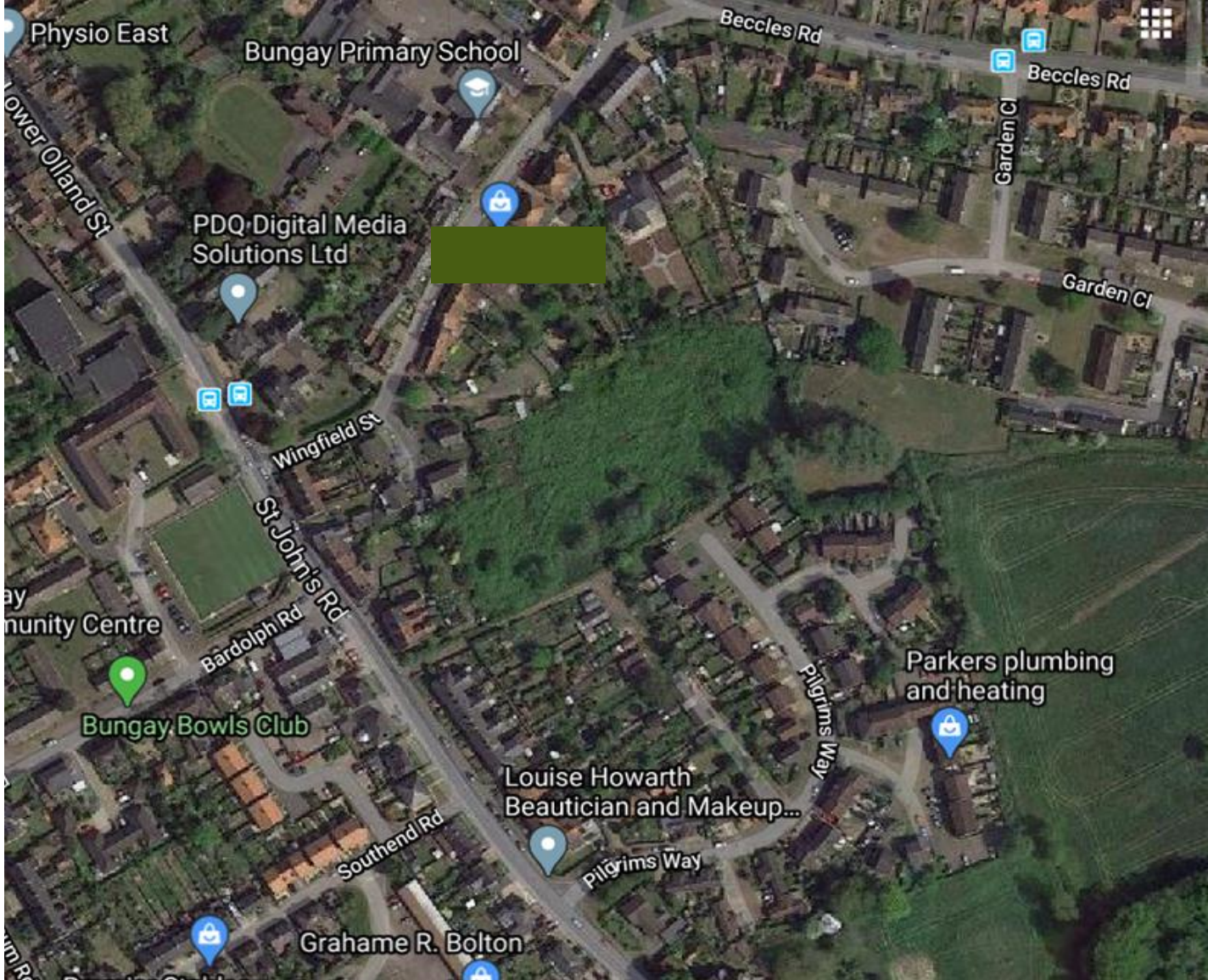
Land Off Pilgrims Way, Bungay, Suffolk



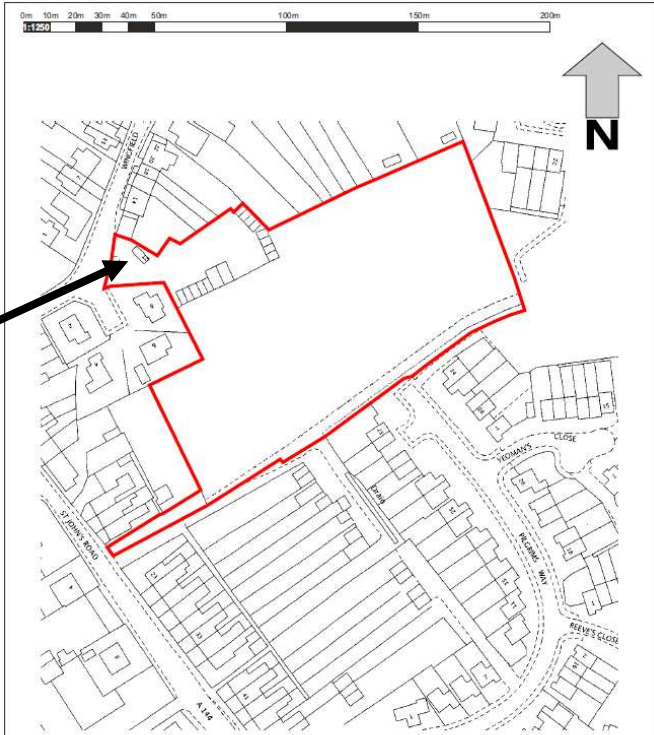
Site Location Plan



Aerial view



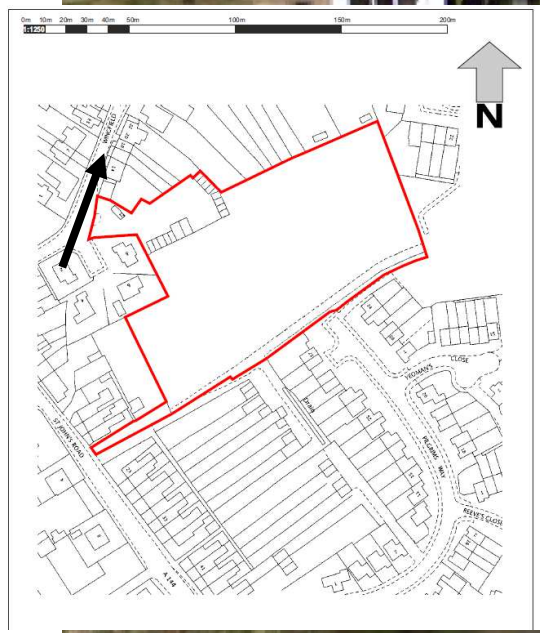
Access to site from Wingfield Street



Wingfield Street photos



Wingfield Street photos



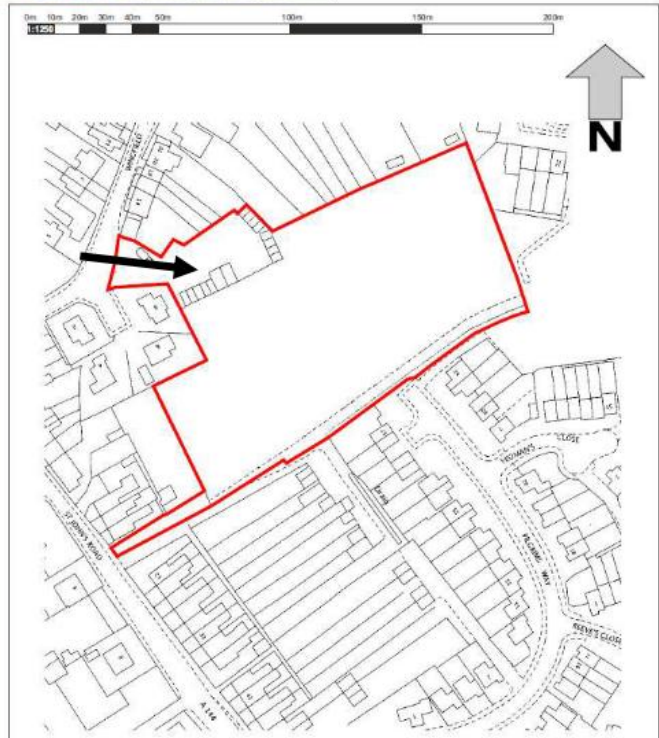
Wingfield Street photos

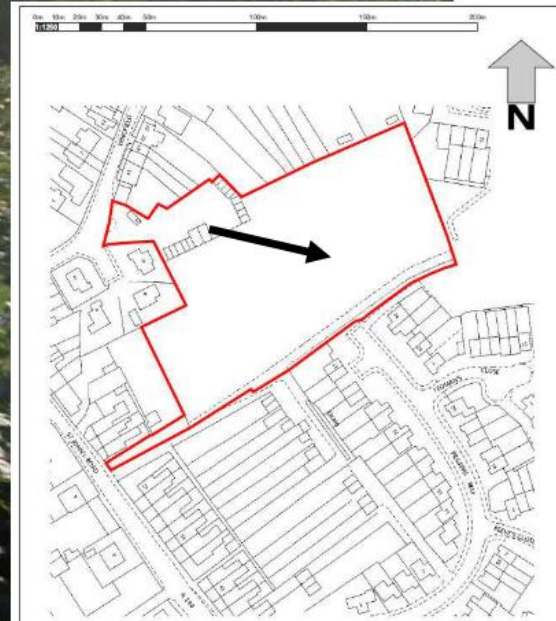


Access to site from Pilgrims Way

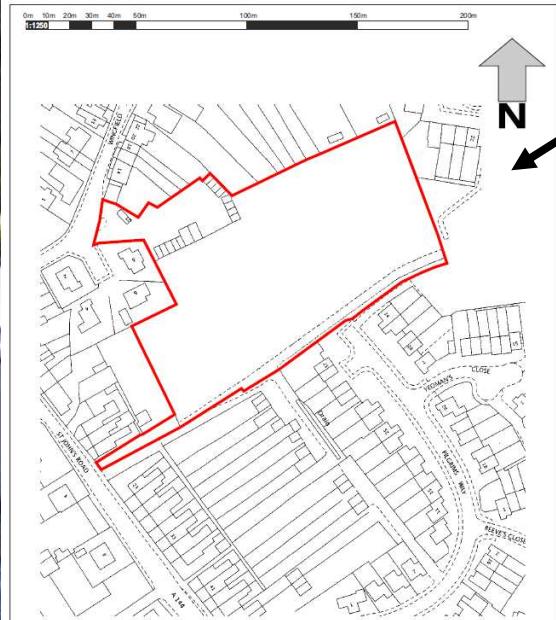


Garages within site





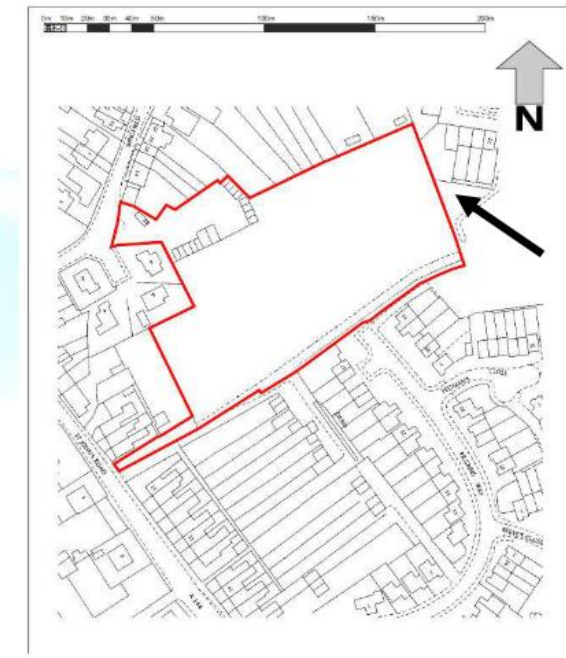
From Gardens Close



Existing open space



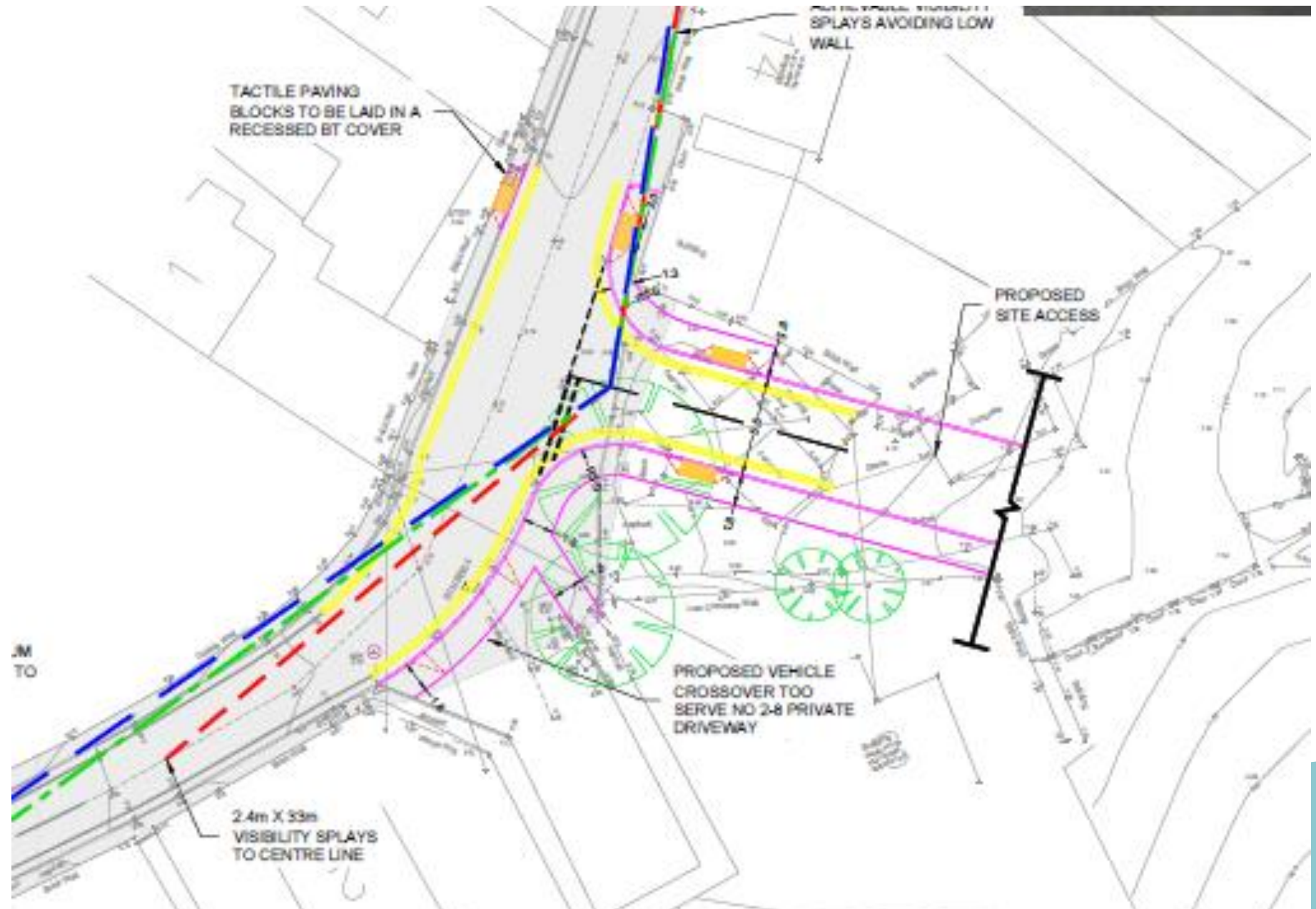
Existing open space



Indicative block plan



Proposed alterations to access from Wingfield Street



Waveney District Council LDF: Level 1 SFRA



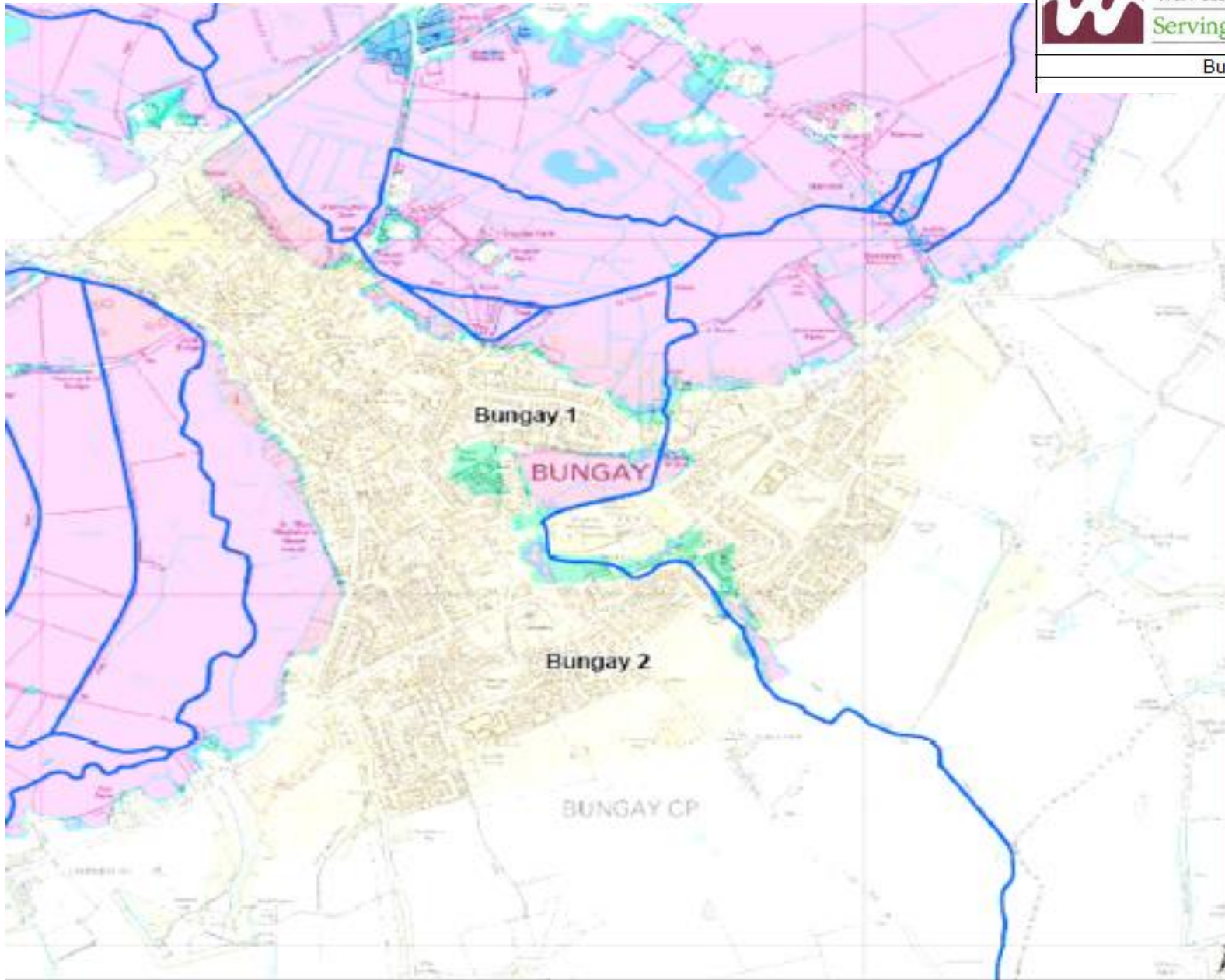
Waveney District Council
Serving the Community



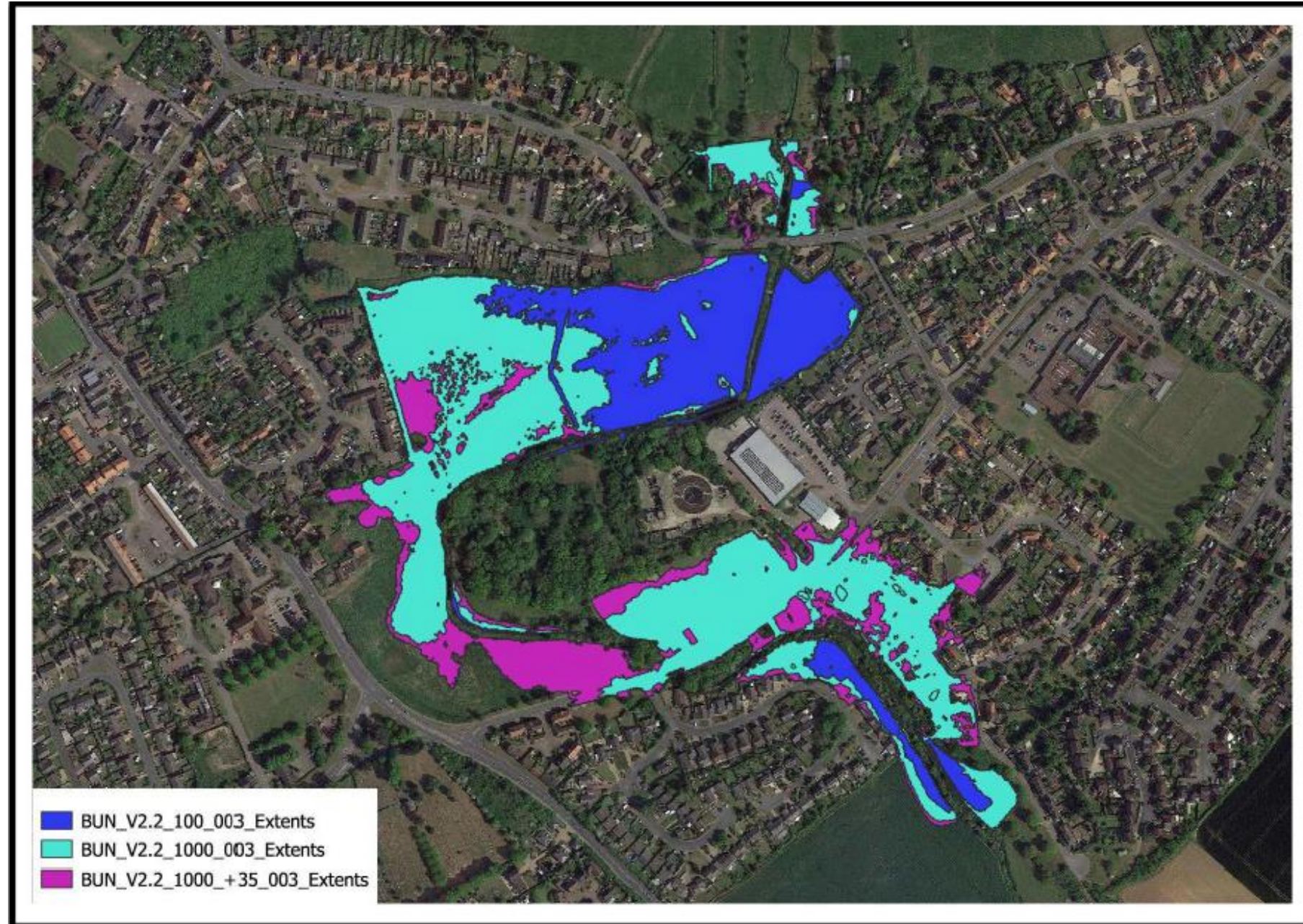
Bungay

Figure A10

PPS25 Flood Zones 2107




Results from re-modelling of Tin River




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.
-
- Underlying strata is sand and of highly permeable nature, therefore soakaways are likely to be the most viable option for dealing with the surface water run-off.
 - Individual soakaways proposed
 - Separate soakaway proposed for highway drainage
 - Maintenance regime required by condition
- 
- A teal-colored decorative shape, resembling a stylized hill or a large arrow pointing right, located at the bottom right of the slide.

Material Planning Considerations and Key Issues

- Background – Consideration of site within sustainability appraisal to Local Plan
 - Principle of development
 - Flood risk
 - Drainage strategy
 - Heritage Impact – Conservation Area/Archaeology
 - Highway issues – Access and Transport statement
 - Density/Housing mix
 - Open space
 - Affordable housing
 - Ecology
 - Sustainable construction/Lifetime design
 - Financial contributions
 - Design Parameters
- 
- A teal-colored decorative shape, resembling a stylized wave or a triangle, is located in the bottom right corner of the slide.

Recommendation

Authority to Approve with conditions as set out within the report and subject to the completion of a S106 agreement securing:


- **Affordable housing provision;**
 - **Open space provision and long-term site management;**
 - **Financial contributions towards a new pre-school setting in Bungay and improvements to local bus stops.**
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is located in the bottom right corner of the slide.

Recommendation

Authority to Approve with conditions as set out below and subject to completion of a S106 agreement securing: Affordable housing provision; Open space provision and long-term site management; and financial contributions towards a new pre-school setting in Bungay and improvements to local bus stops.

- Timing of reserved matters application and commencement of development
- Reserved matters for later consideration
- Approved site location plan
- Surface water drainage scheme
- Details of the implementation, maintenance and management of the surface water drainage scheme
- Details of SuDS Components
- Construction Surface Water Management Plan (CSWMP)
- Details of the proposed pedestrian cycle and vehicular access
- Results of a Road Safety Audit (Stage 1/2)
- Stage 3 Road Safety Audit (RSA)
- Details of shared use cycle track

Cont.

- Details of the estate roads and footpaths
 - Construction of carriageways and footways
 - Details of the areas to be provided for storage of Refuse/Recycling bins
 - Details of the areas to be provided for the manoeuvring and parking of vehicles
 - Contaminated land site investigation
 - Detailed remediation method statement (RMS)
 - Completion of RMS
 - Validation report
 - Unexpected contamination
 - Implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation
 - Site investigation and post investigation assessment
 - Retention of hedgerows on the site
 - Up to date surveys for bat roosts and badgers
 - Lighting design strategy for biodiversity
 - Protection of ecological receptors during site clearance
 - Ecological enhancement strategy
 - Design parameters
 - Sustainability statement
 - Lifetime design
- 

Waveney District Council LDF: Level 1 SFRA



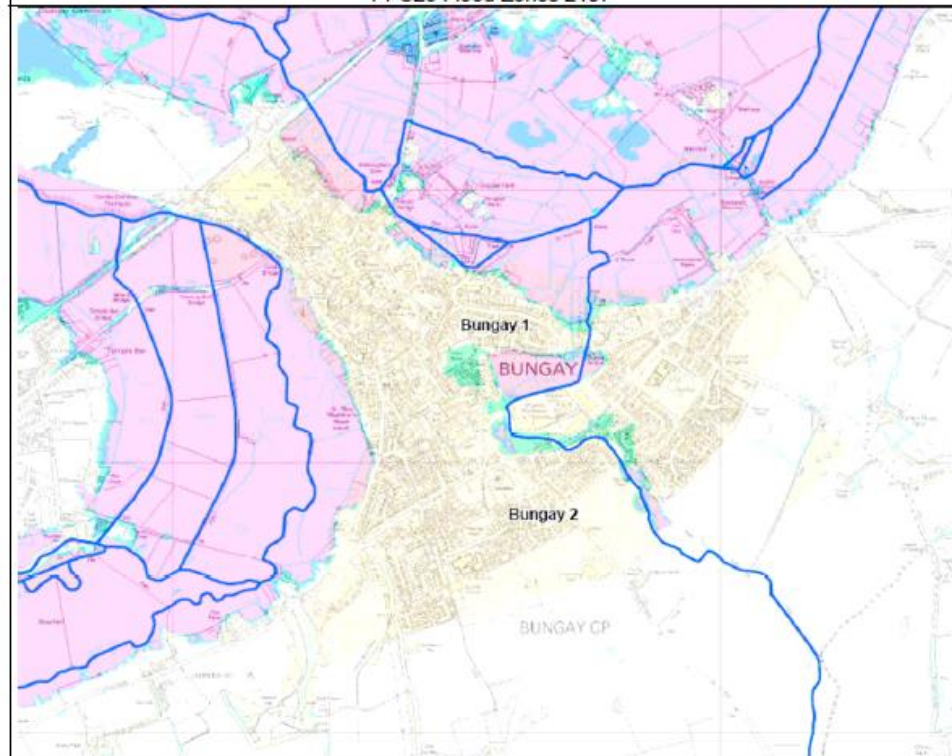
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Bungay

Figure A10

PPS25 Flood Zones 2107



Potential Growth Area
Main River Centreline
Scale @ A3 – 1:10,000

Flood Zone 2
Flood Zone 3a
Functional Floodplain
Flood Zone 3b

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The delineation of Flood Zones 2, 3a and 3b have been undertaken using outlines from the River Waveney modelling as part of this study provided by JBA. These are mapped in the PPS25 Flood Zones 2007 maps.

To make an allowance for climate change for Flood Zones 2, 3a and 3b, the 1 in 1000, 1 in 100 year and 1 in 20 events plus a 20% increase in flows was mapped respectively. The model for the River Waveney was re-run by JBA to determine these outlines, which are mapped in the above figure, which depicts the PPS25 flood zones inclusive of climate change, PPS25 Flood Zones 2107. In accordance with PPS25, 100 years of climate change have been mapped appropriate for residential development considerations.

