

## Item 7

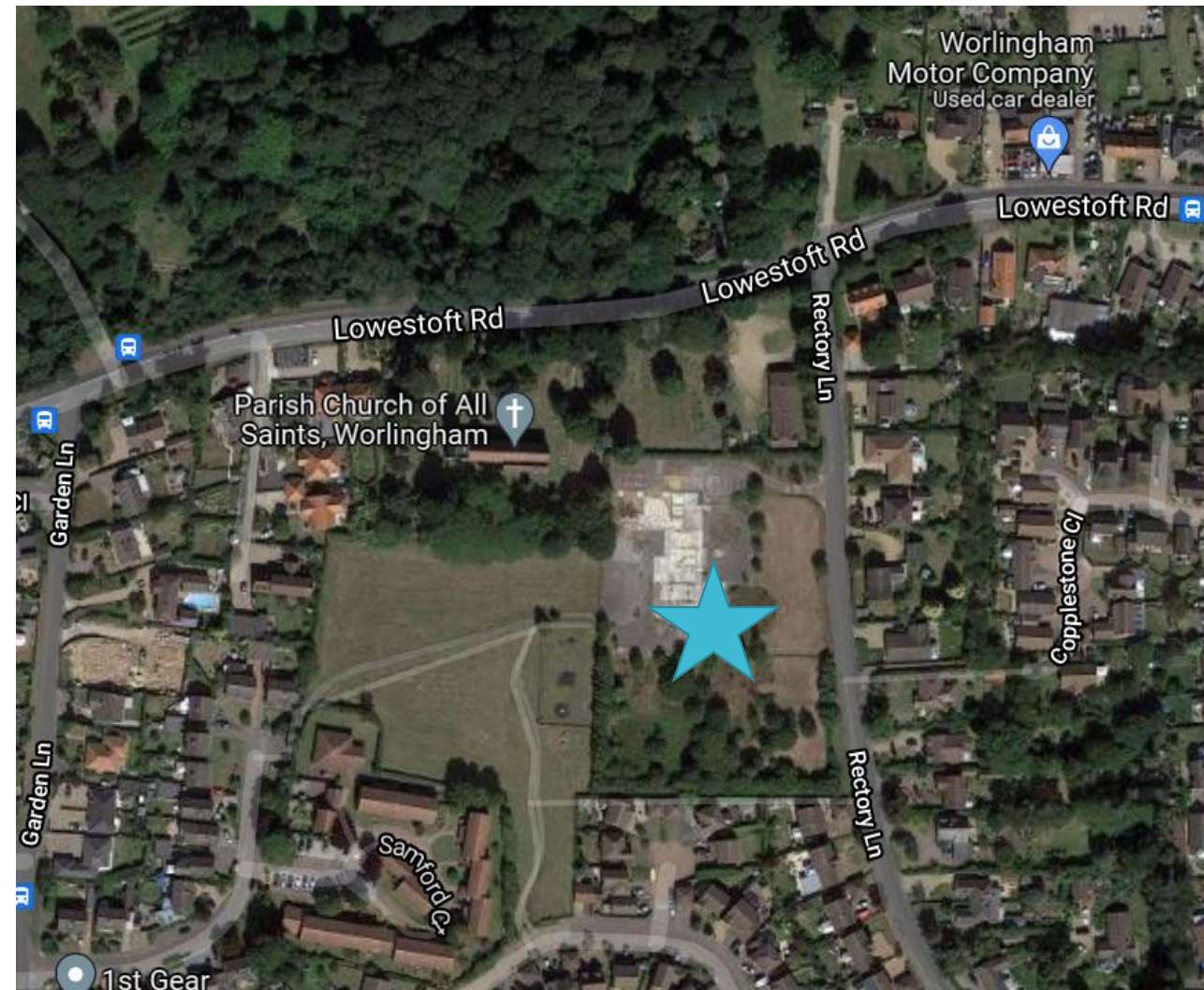
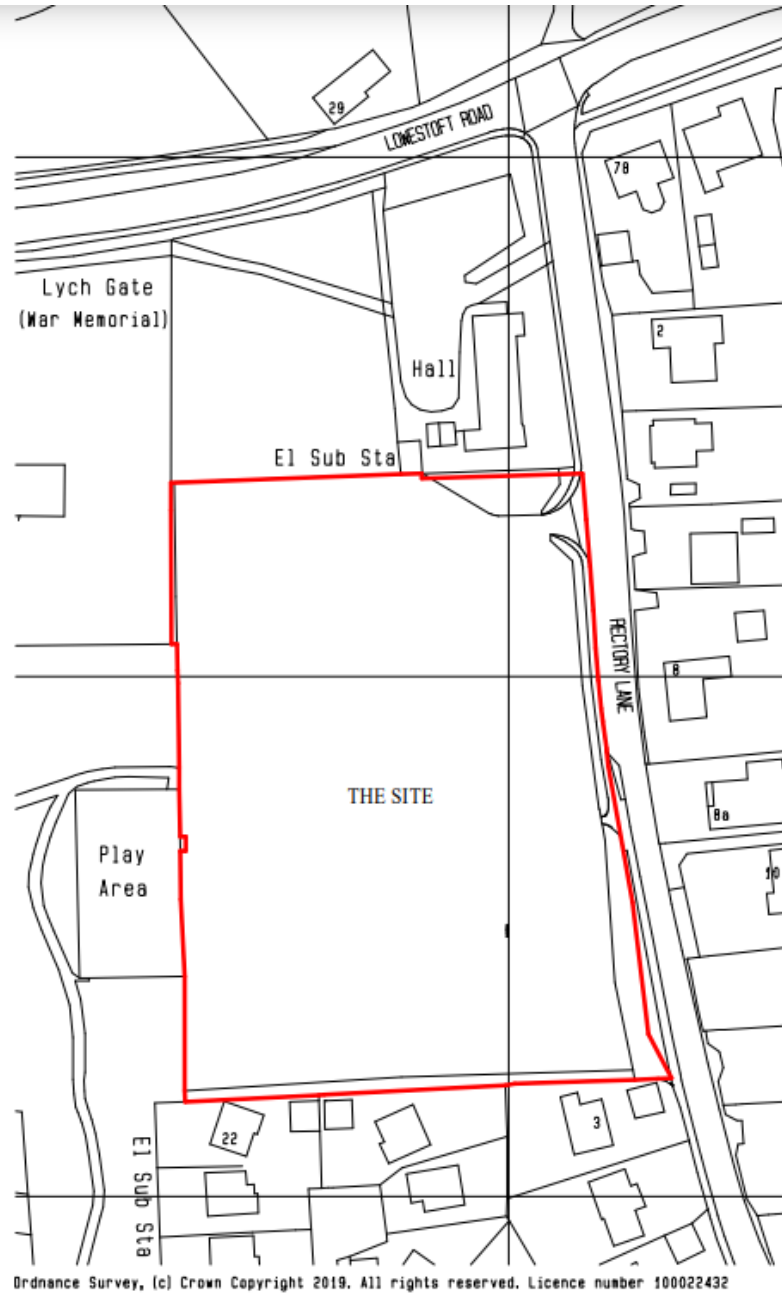
DC/21/4154/FUL

Construction of 19 dwellings, new community centre with associated parking and two new access roads off Rectory Lane

Land At Rectory Lane, Worlingham, Suffolk



# Site Location Plan





Site Layout Plan



REVISIONS	
REV	DATE
A	Revised to Highway Authority comments
B	Plot 11 - 13 repositioned. Plot 13 parking moved.
C	Adjustments to facilitate possible alternative access to substation.
D	Plot 7 & 8 garages repositioned.
E	Accommodation schedule added.
F	Indicative landscaping added.
G	Revisions to southern boundary.
H	Revised to planners comments.

CLIENT:

BADGER

setting the standards

Badger Building (E. Anglia) Ltd

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Lowestoft Suffolk NR32 2DZ

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Email: info@badgerbuilding.co.uk

Website: www.badgerbuilding.co.uk

PROJECT:  
RESIDENTIAL DEVELOPMENT,  
RECTORY LANE, WORLINGHAM,  
BECCLES, SUFFOLK

DRAWING TITLE:  
PROPOSED SITE LAYOUT

DRAWING STATUS:  
FOR PLANNING

SCALES - 1:500 @ A2

DATE - MARCH 2020



















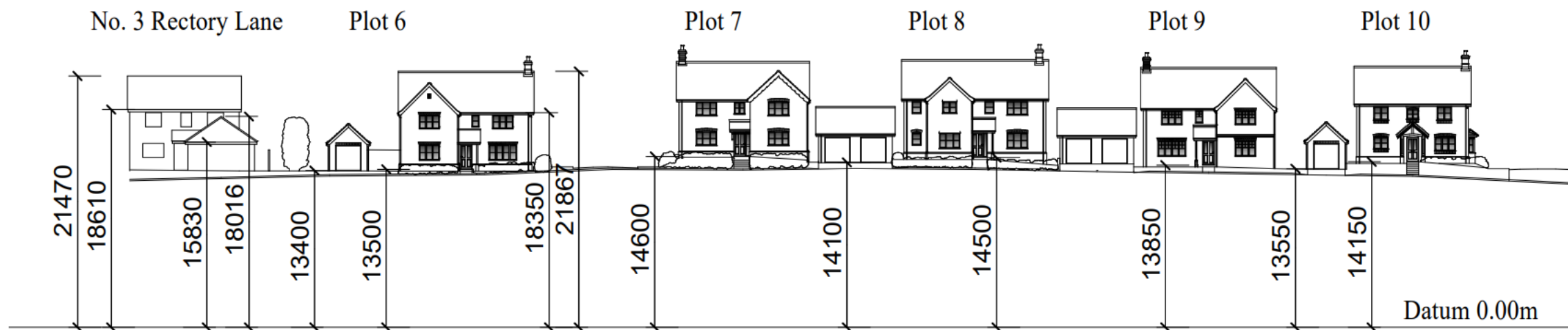








There are consequential risks.  
Recipients of electronic copies of this drawing must not make amendments without the written  
consent of Eastern Design Architecture Ltd.







PERSPECTIVE VIEW 'A'

NTS

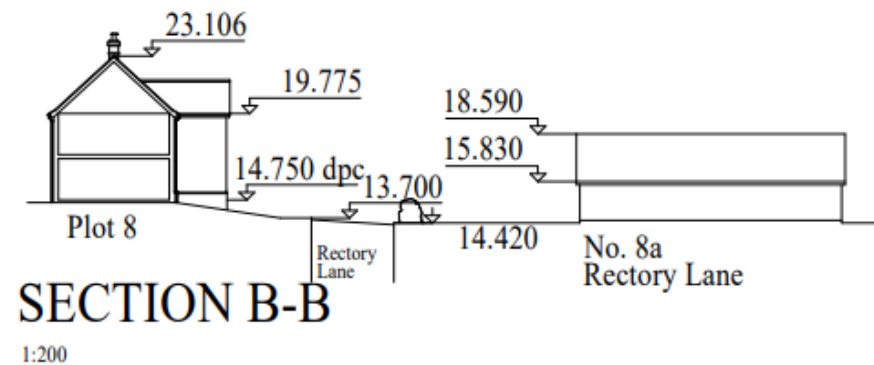
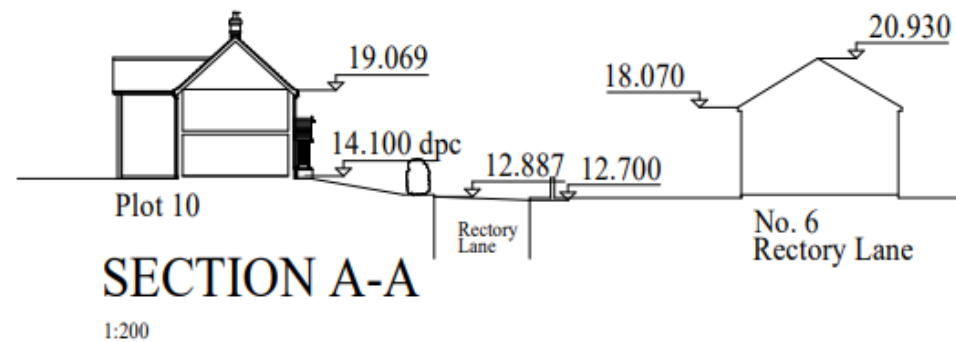


SITE LAYOUT

1:500



SITE LAYOUT





Plot 4



FRONT ELEVATION



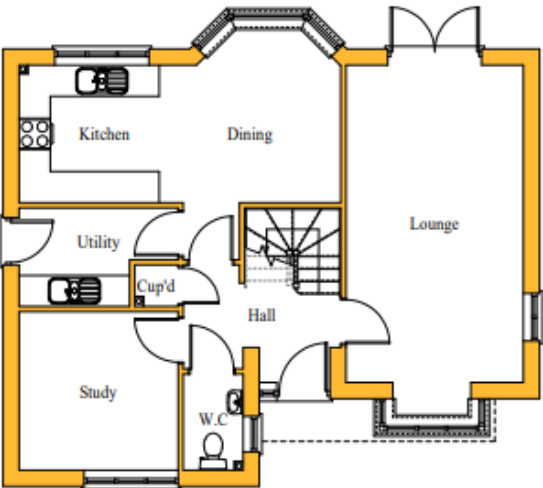
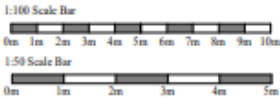
SIDE



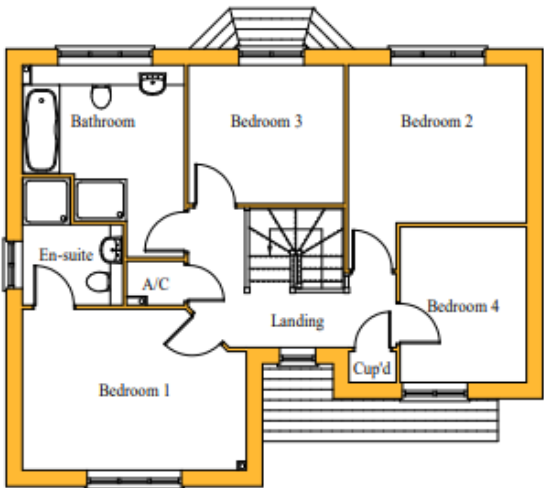
SIDE



REAR



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Plots 11 - 13



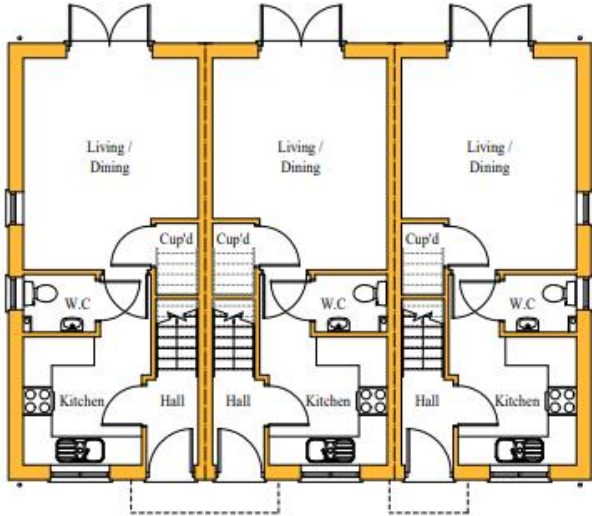
FRONT ELEVATION



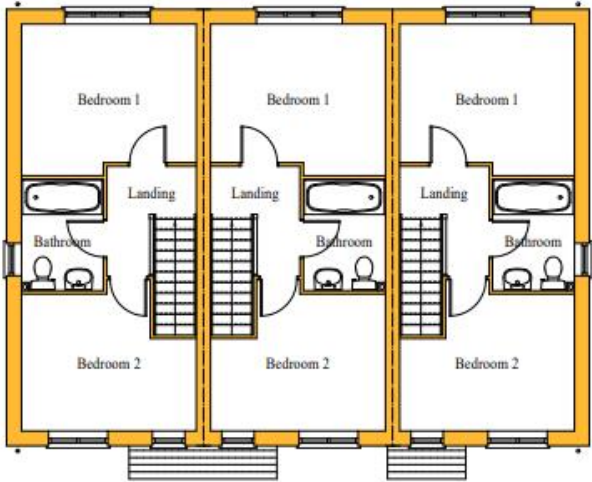
SIDE ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



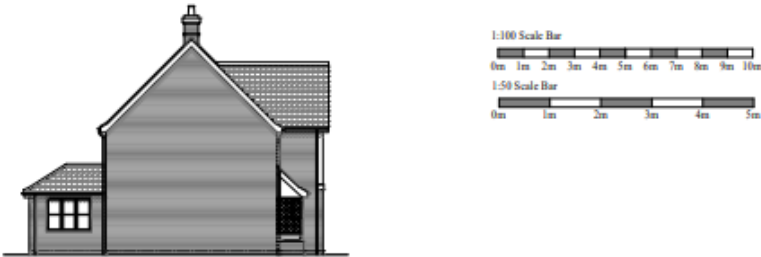
FIRST FLOOR PLAN



Plot 9



FRONT ELEVATION

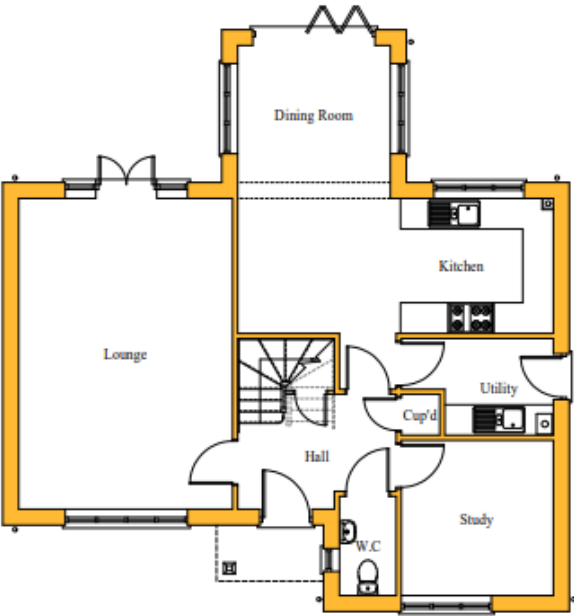


SIDE ELEVATION

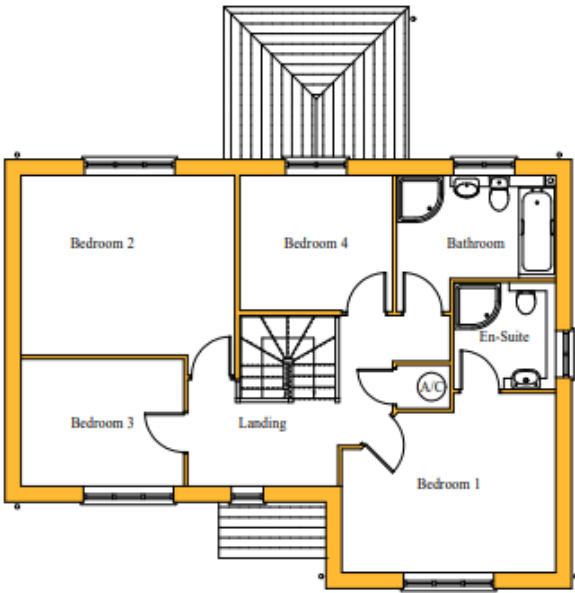


SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN

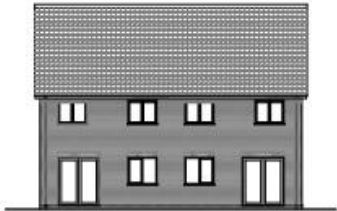


FIRST FLOOR PLAN

Plot 16



FRONT ELEVATION



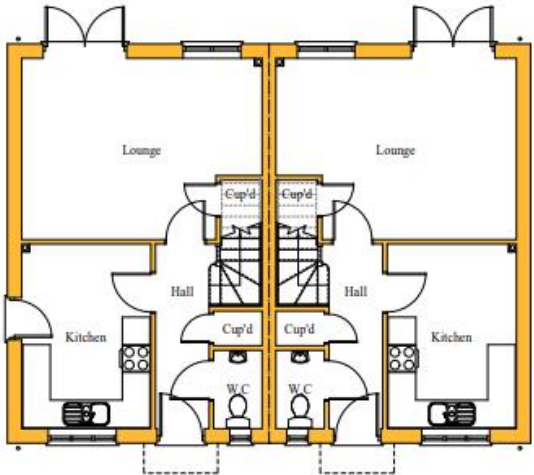
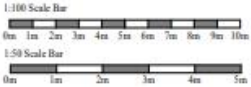
REAR ELEVATION



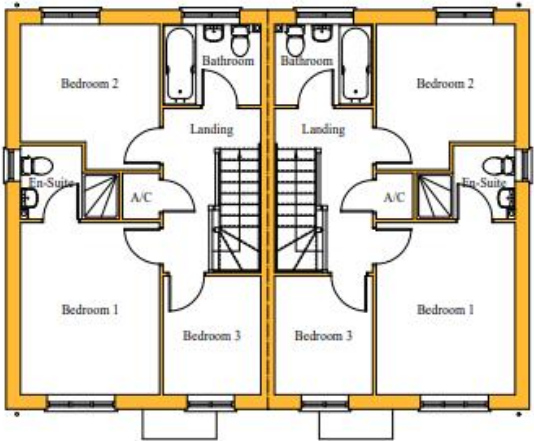
SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



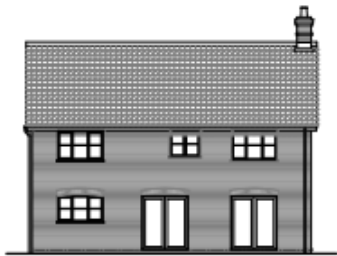
Plot 7



FRONT ELEVATION



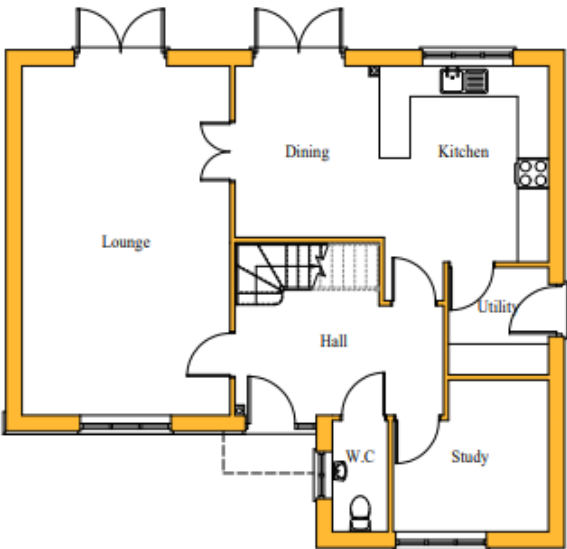
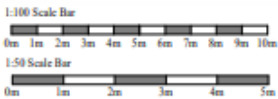
SIDE ELEVATION



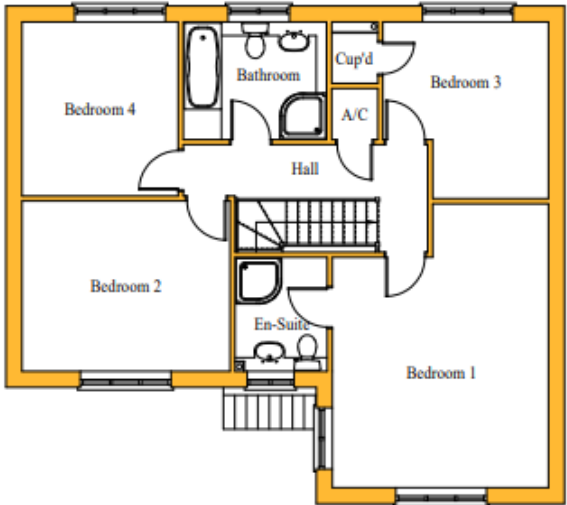
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## Community centre elevations



North East Elevation (Facing the Car Park)



North West Elevation (Facing the Church)



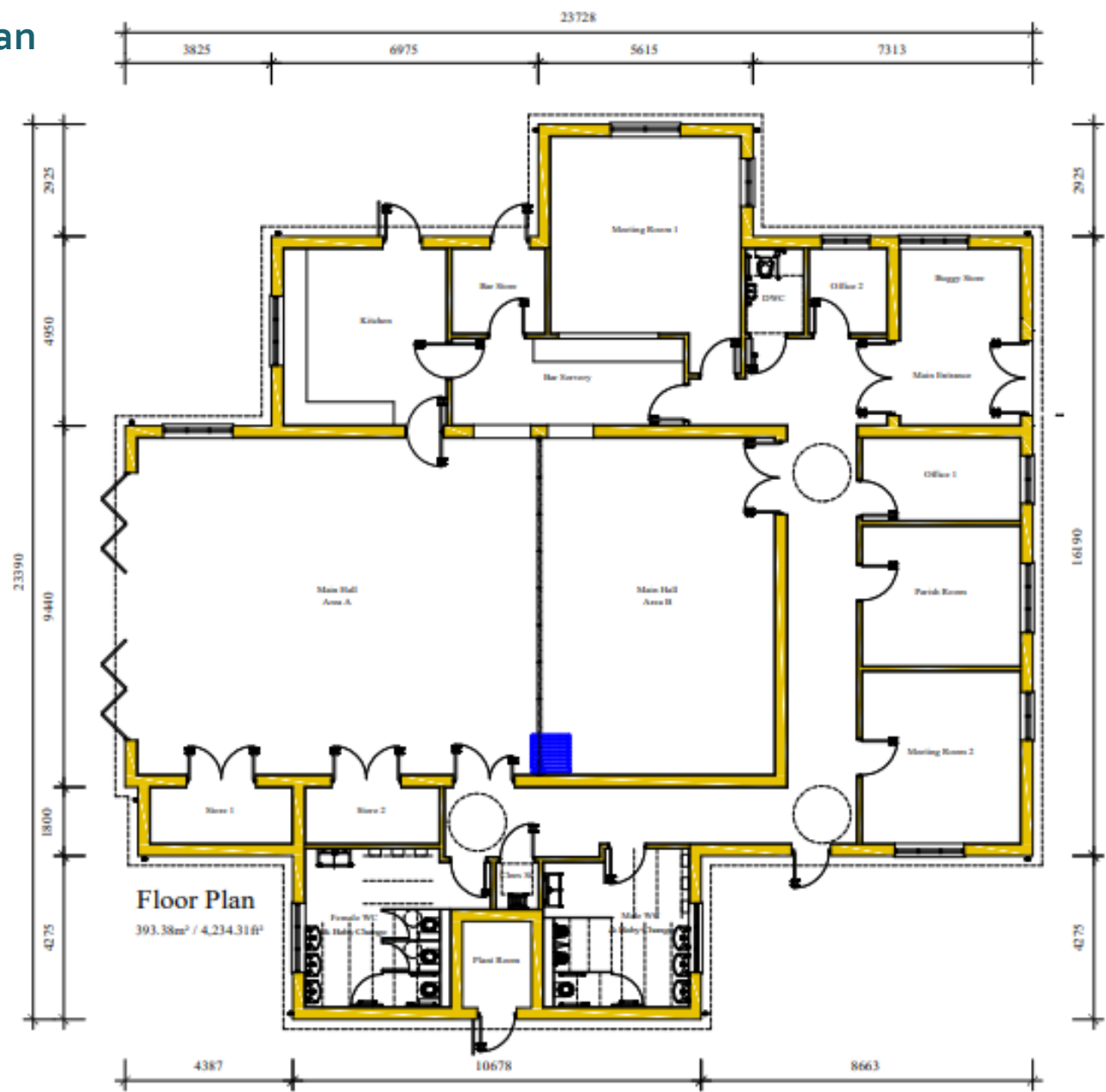
South West Elevation (Facing the Public Open Space)



South East Elevation (Facing the Residential Development)



# Community centre floor plan



## Material Planning Considerations and Key Issues

- Principle of development
  - Previous permission
  - Community centre
  - Heritage Impact
  - Highways
  - Viability
  - Affordable housing
  - Housing mix
  - Ecology
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned in the bottom right corner of the slide.

# Recommendation

**Authority to APPROVE subsection to the completion of a Unilateral Undertaking for a financial contribution towards Suffolk Coast RAMS and subject to the conditions shown below, detailed on pages 129- 139 of the report.**

- 1) 3-year compliance period
- 2) Approved plans
- 3) Details of materials
- 4) Drainage Strategy
- 5) Maintenance and Management Strategy
- 6) Asset register
- 7) CSWMP
- 8) CL Investigation
- 9) CL – RMS
- 10) CL – Implementation of RMS
- 11) CL – Validation report
- 12) CL – Unexpected contamination
- 13) Ecology report
- 14) Nesting birds
- 15) Lighting strategy
- 16) Reptile mitigation strategy
- 17) Ecological Enhancement Strategy
- 18) Implementation of Archaeology work
- 19) Post investigation assessment
- 20) Construction Management Plan
- 21) Noise Management Plan
- 22) Landscape Management Plan
- 23) Landscape Scheme
- 24) M4 (2) of Part M
- 25) Sustainable Construction Statement
- 26) EV charging
- 27) Details of proposed access
- 28) Discharge of surface water
- 29) Details of estate roads
- 30) Binder course
- 31) Estate road junctions
- 32) Manoeuvring and Parking
- 33) Cycle storage – Community centre
- 34) Cycle storage – Residential
- 35) Retention of garages for parking
- 36) Visibility splays