

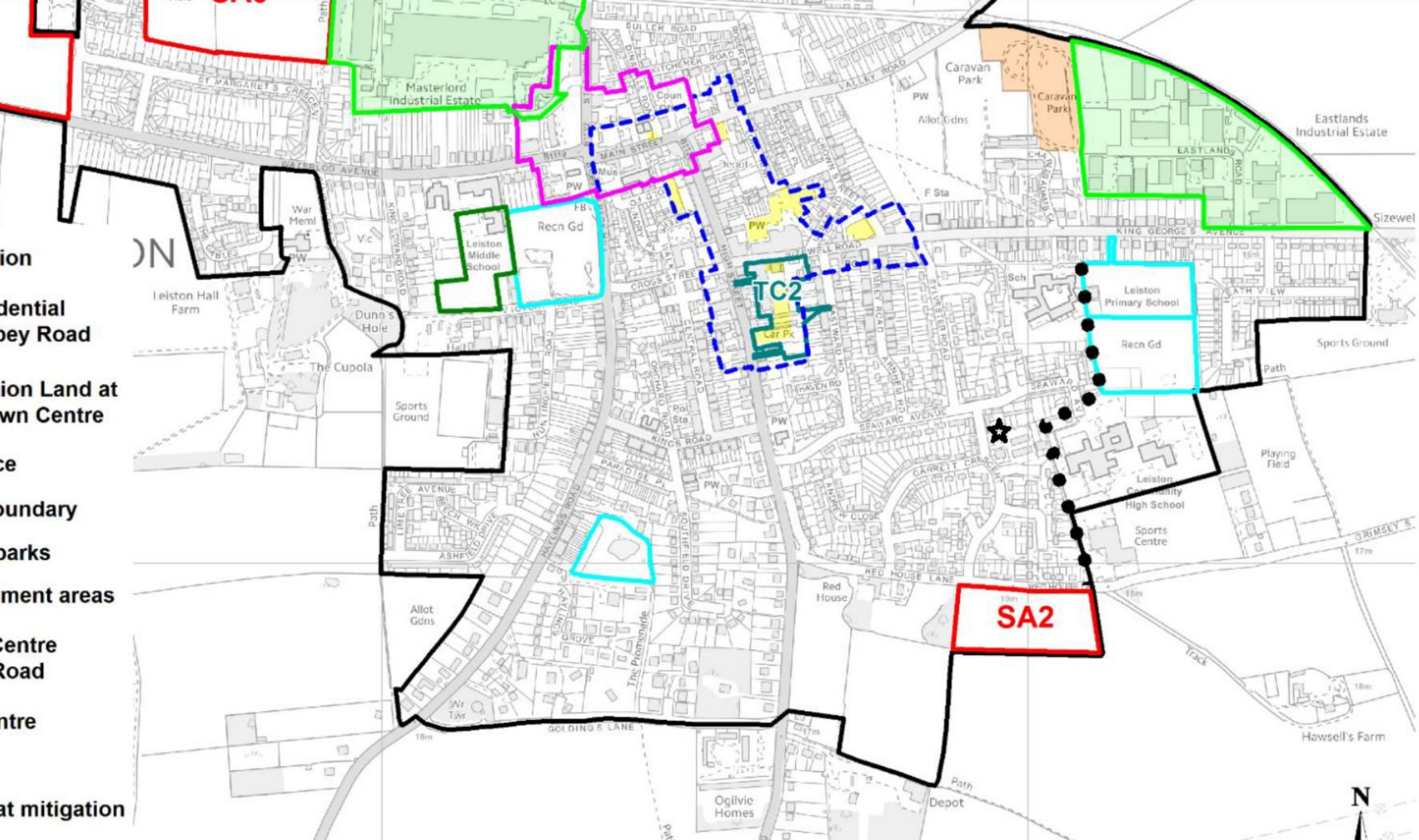
Item: 1

DC/21/1166/FUL

Construction of 10no. dwellings with associated access, infrastructure, garden sheds and landscaping, and demolition of garages

Land Off South Close, Leiston





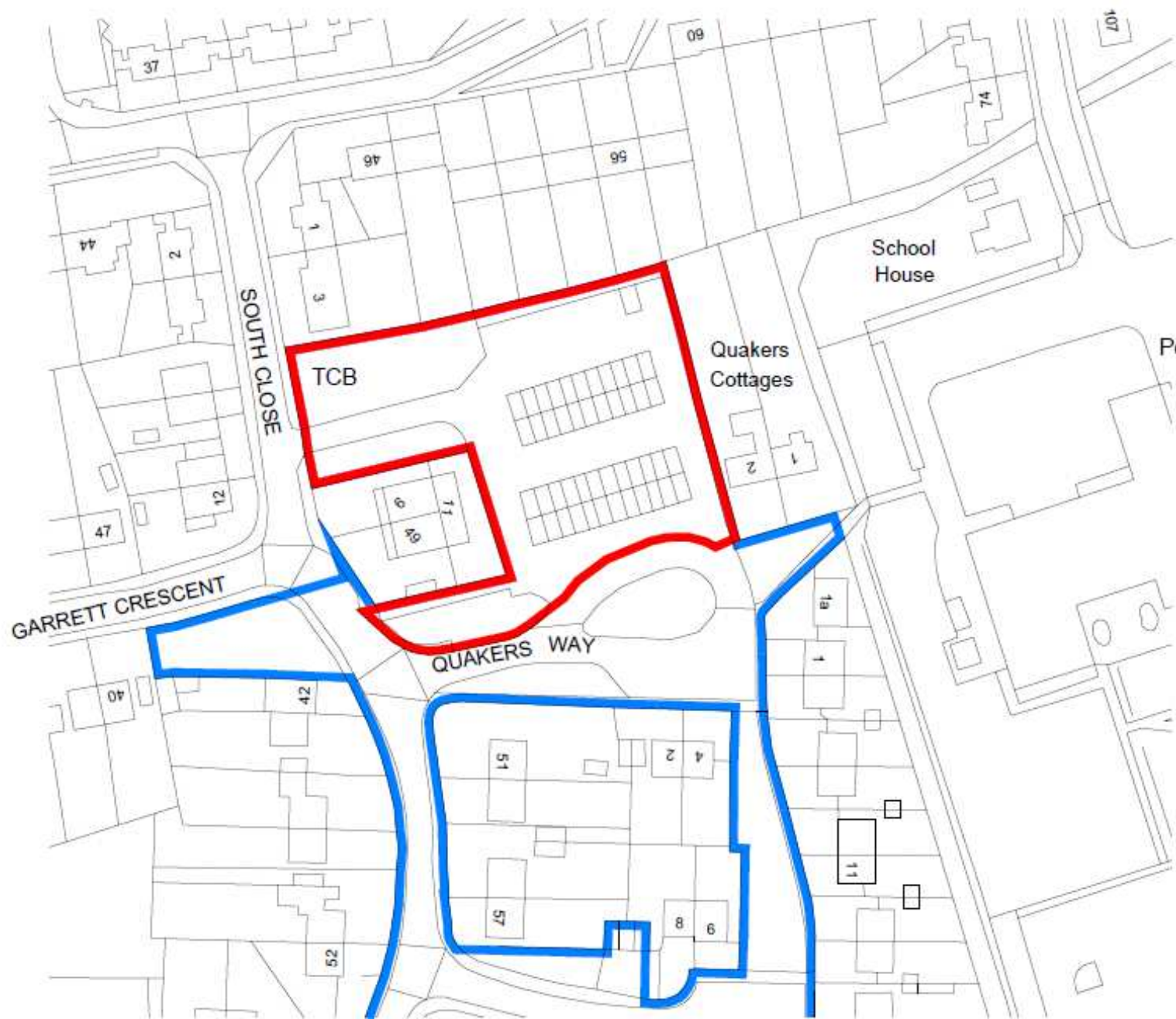
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# Site Location Plan







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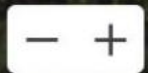
© 2013 Google

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South Ct

SOUTH CLOSE  
GARRETT CRESCENT





← 11 South CI Leiston, England



Google

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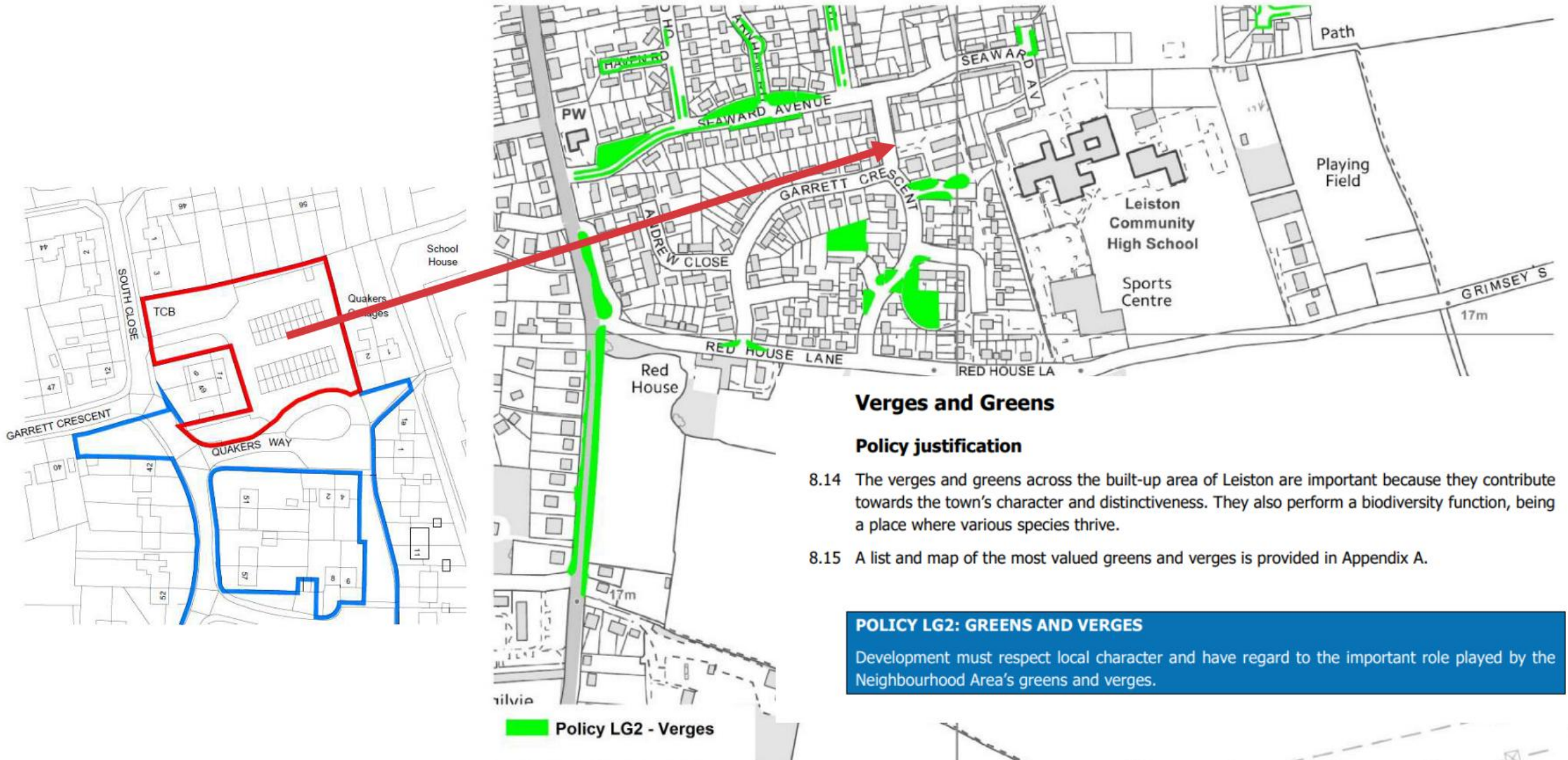
← 2 South CI Leiston, England











## Verges and Greens

### Policy justification

- 8.14 The verges and greens across the built-up area of Leiston are important because they contribute towards the town's character and distinctiveness. They also perform a biodiversity function, being a place where various species thrive.
- 8.15 A list and map of the most valued greens and verges is provided in Appendix A.

### POLICY LG2: GREENS AND VERGES

Development must respect local character and have regard to the important role played by the Neighbourhood Area's greens and verges.

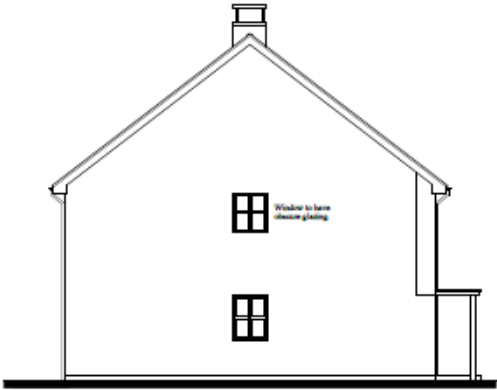


Plots 1 and 2



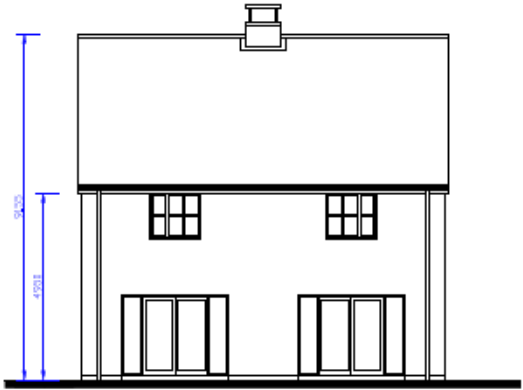
Proposed Front Elevation

1:100



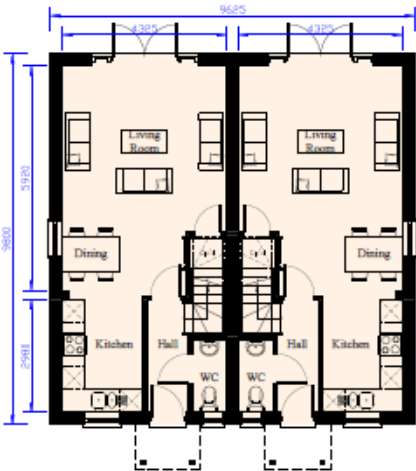
Proposed Side Elevation

1:100



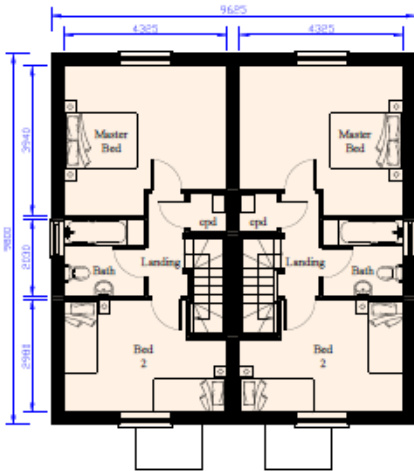
Proposed Rear Elevation

1:100



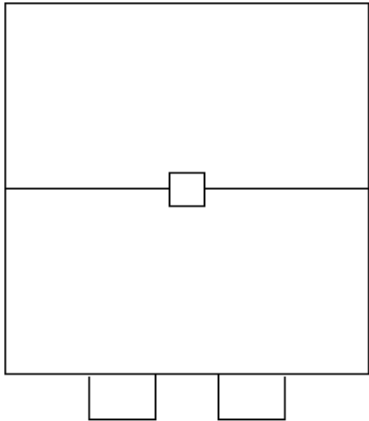
Proposed Ground Floor Plan

1:100



Proposed 1st Floor Plan

1:100



Proposed Roof Plan

1:100

Dwelling Sum

Type	S
Bedrooms	2
Size (GIA)	7

Note - areas shown

Plot Numbers

1 & 2

Note





Checked By:  
PJA



# Plots 3, 4 and 5



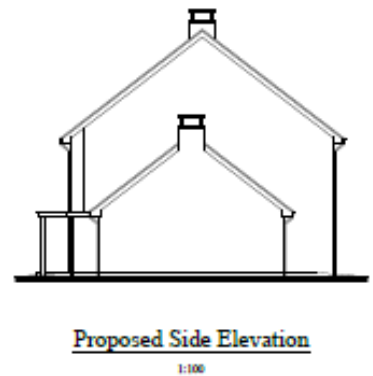
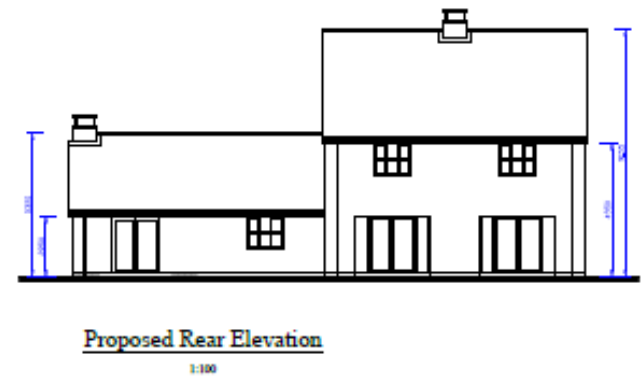
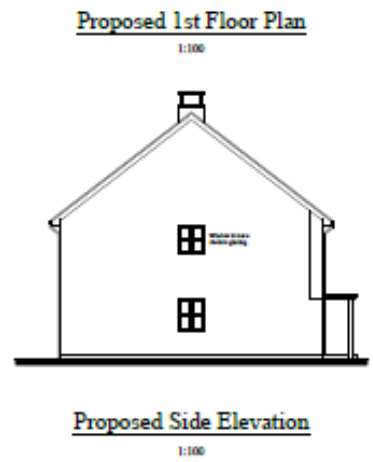
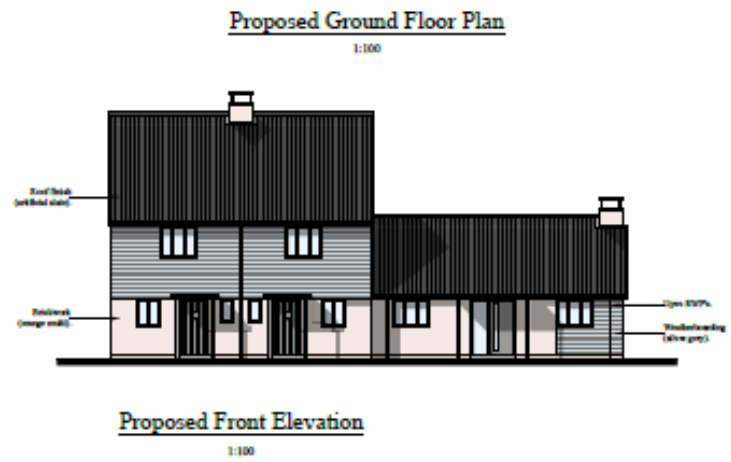
**Dwelling Summary**

Type	Detached Bungalow
Bedrooms	1
Size (GIA)	56m <sup>2</sup> / 603ff <sup>2</sup>

Note - areas shown are gross internal areas

**Plot Numbers**  
6 & 7

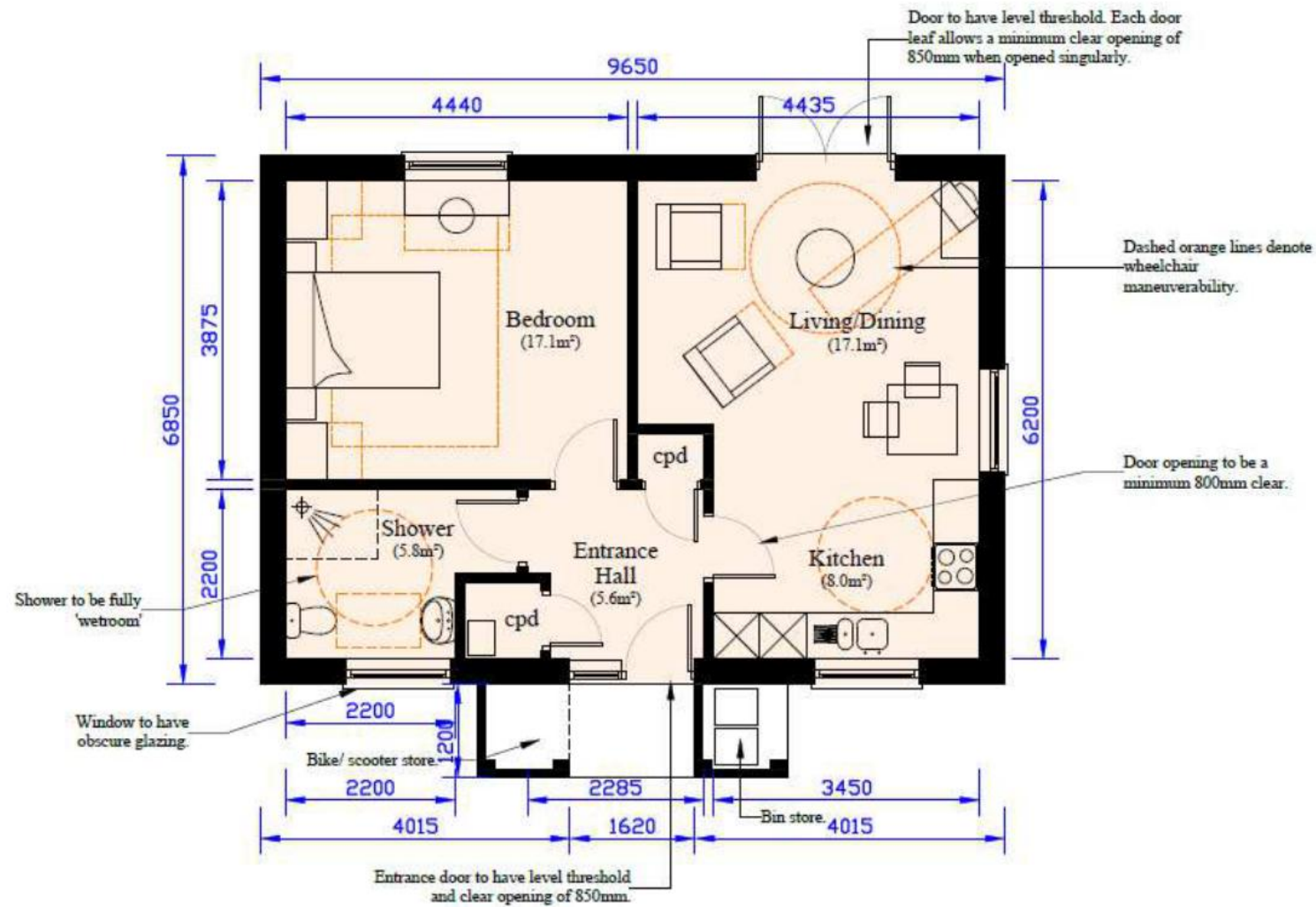
**Note**  
Front elevation shown relates to plot 7. Re proposed material plan for plot specific finishes.



# Plots 6 and 7

Dwel  
Type  
Bedro  
Size (G  
Note -  
Plot 1  
3, 4 &  
Note





Proposed Ground Floor Plan





Proposed Front Elevation

1:100



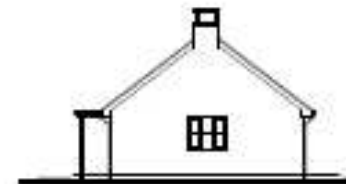
Proposed Side Elevation

1:100



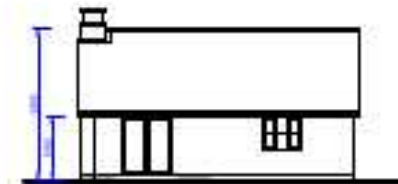
Proposed Front Elevation

1:100



Proposed Side Elevation

1:100



Proposed Rear Elevation

1:100



Proposed Rear Elevation

1:100



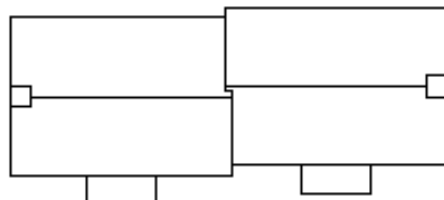
Proposed Side Elevation

1:100



Proposed Ground Floor Plan

1:100



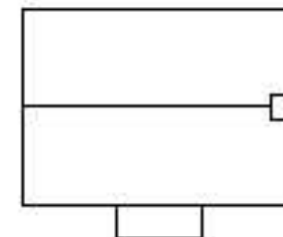
Proposed Roof Plan

1:100



Proposed Ground Floor Plan

1:100



Proposed Roof Plan

1:100

### Dwelling Summary

Type	Detached Bungalow
Bedrooms	1
Size (GIA)	56m <sup>2</sup> / 603ft <sup>2</sup>

Note - areas shown are gross internal areas

### Plot Numbers

8


### Note

Plots 9 and 10

Plot 8



# Material Planning Considerations and Key Issues

- Loss of garage court and acceptability of level of parking provision (appropriate Departure to Neighbourhood Plan)
  - Impact upon residential amenity
  - Loss of amenity/informal play area
  - Provision of affordable housing, including six bungalows
- 
- A large, solid teal shape that starts as a thin wedge at the bottom left and expands diagonally upwards to the right, filling the bottom right corner of the slide.



# Recommendation

**Authority to Approve** subject to completion of S106 Agreement regarding affordable housing, RAMS contributions and SUDs management.

Conditions regarding:

- Approved Plans
- Highways matters
- SW drainage
- Arboricultural method statement
- Ecological mitigation and enhancement
- Unexpected contamination



# Layout version H – used for noise assessment



## Key - Site Layout

- Site Boundary. (area = 0.329ha.)
- Existing trees to be retained.
- Root protection zone.
- Indicative new soft landscaping.
- Main spine road. 5.5m wide.
- Permeable surface.
- Private drives (finish tbc).
- Parking bays.
- Front gardens & public open spaces.
- Rear private gardens.
- 2m x 2m garden sheds
- Gates
- Approximate position of ASHP unit (1 bed = VWL 55/2 A (4.9kW) / 2 bed = VWL 115/2 A (7.9kW))
- Existing topography.
- Electric car charging points.

Rev.	Date	Details	Drawn	Checked
Issued for:				

## PLANNING

Project/Client:	Project No:
Land off South Close & Quakers Way, Leiston	0462
Flagship Homes	Dwg No: 2000
	Rev: H
	Scale: 1:250 @ A2
Drawing:	North:

Proposed Site Layout	Drawn By: PJA	Date: 02/2021
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# Leiston Neighbourhood Plan Made - March 2017

**Figure 8.2: Local Green Spaces**





Objector/ Supporter/ Interested Party







