

Item: 9

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



Site Location Plan

The Site

The Fieldings

THE STREET

Street Farm

Corner House

Willow Cottage

Corner Cottage

Bullace Cottage

Artists Cottage

LING'S FIELD

The Rectory

Goodbyes

Cottages

1B

GP 20.0m

Red House

House

2

3

4

5



Aerial Photograph



[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;
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- 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.

Constraints – Public Rights of Way

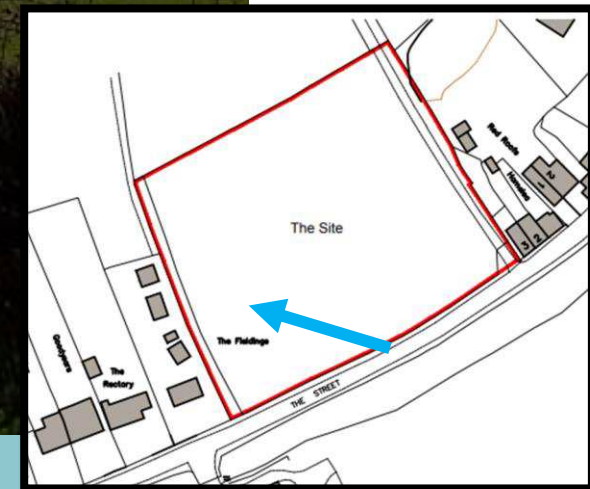




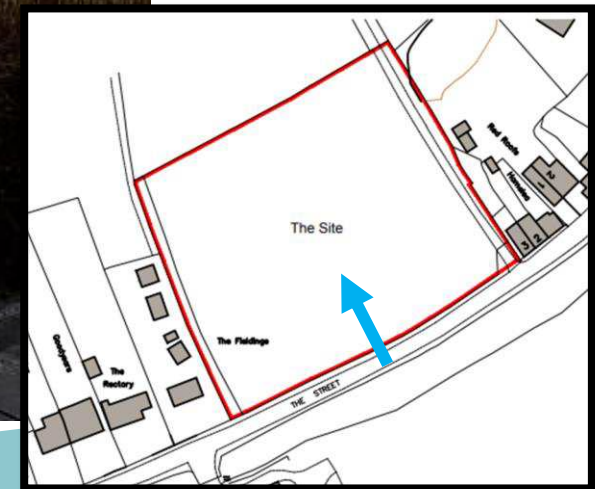
Photographs



Photographs



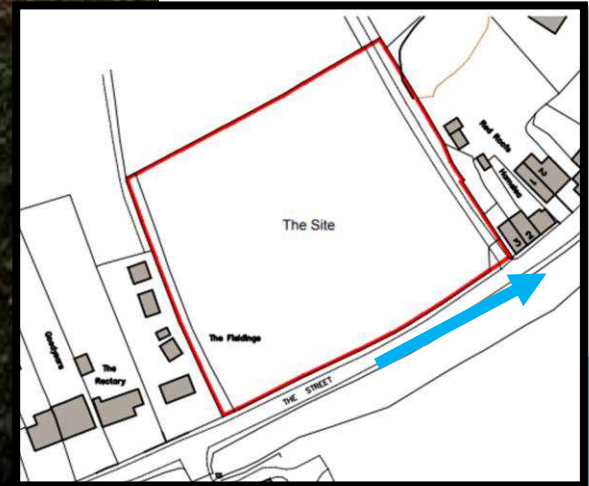
Photographs



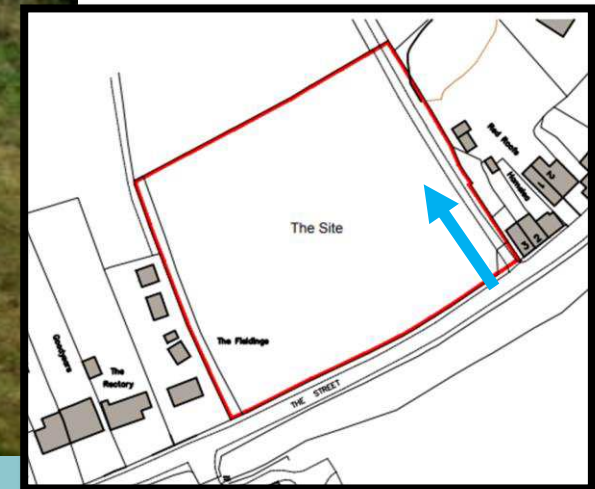
Photographs



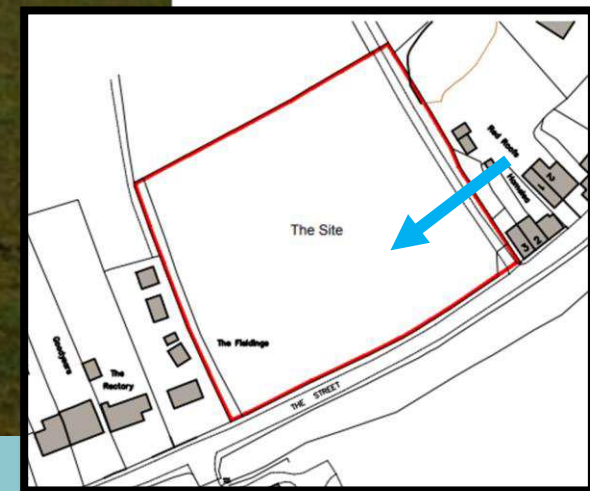
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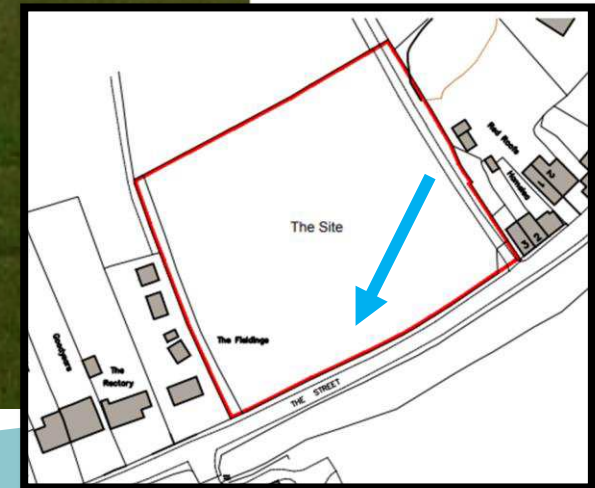
Photographs



Photographs



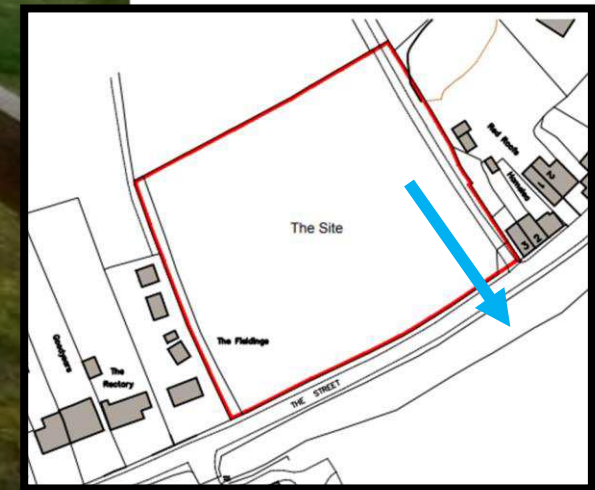
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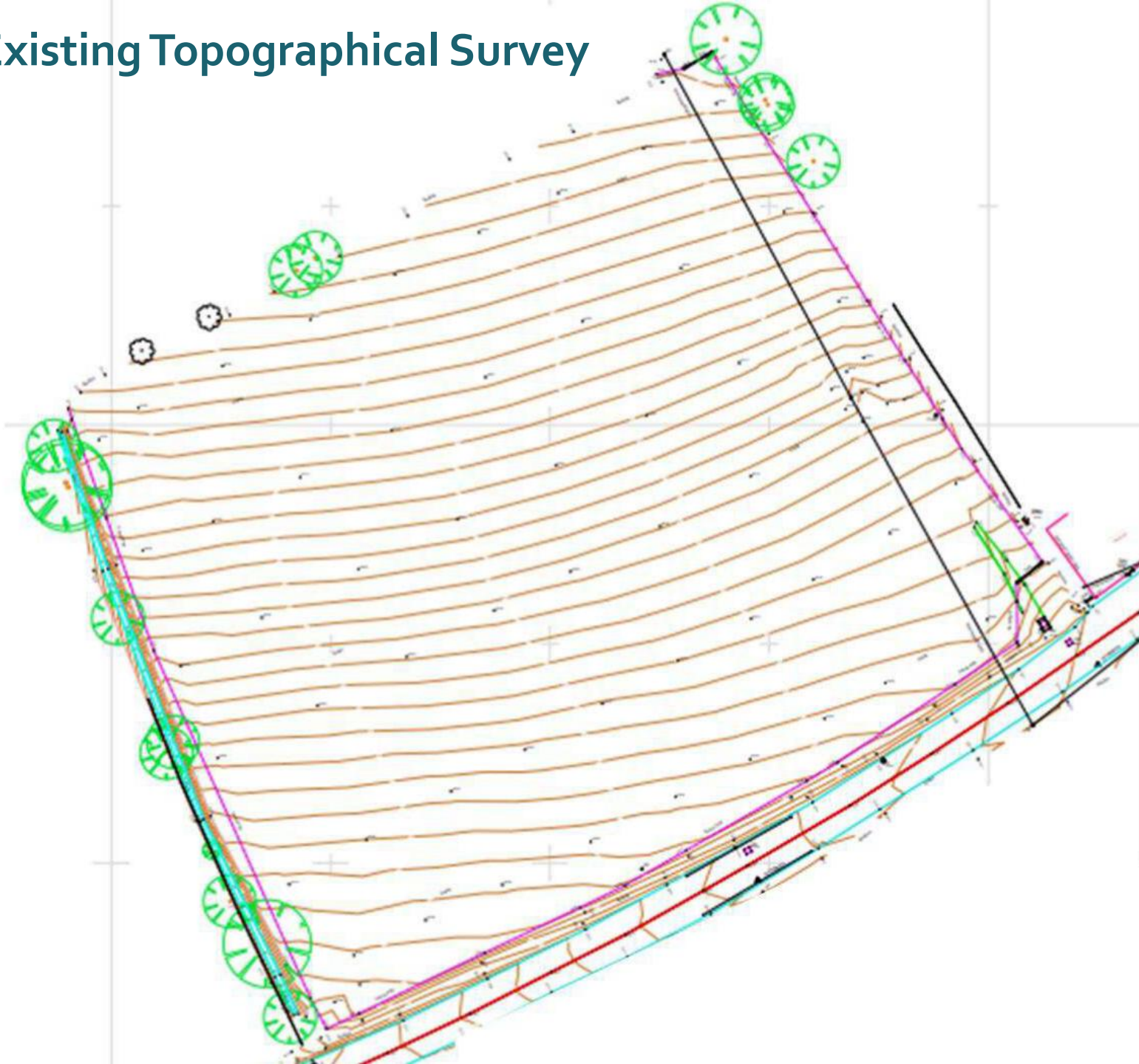
Photographs



Photographs



Existing Topographical Survey



Proposed Block Plan

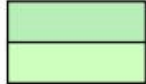
Legend:



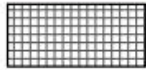
Proposed tree planting [final spec and layouts to be in accordance with specialist landscape design]



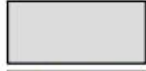
Proposed shrub planting [final spec and layouts to be in accordance with specialist landscape design]



Grassed area - rear gardens



Grassed area - front gardens



Bin presentation point Granite / Conservation Setts to engineers details



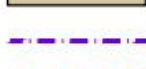
Road - Asphalt to engineers specifications



Courtyard / Driveways - Bonded shingle to engineers specifications



Carparking delineated by studs within the bonded shingle



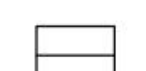
Footpath - Finish to Local Authority Approval



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 1m² 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

Proposed Streetscenes



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



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

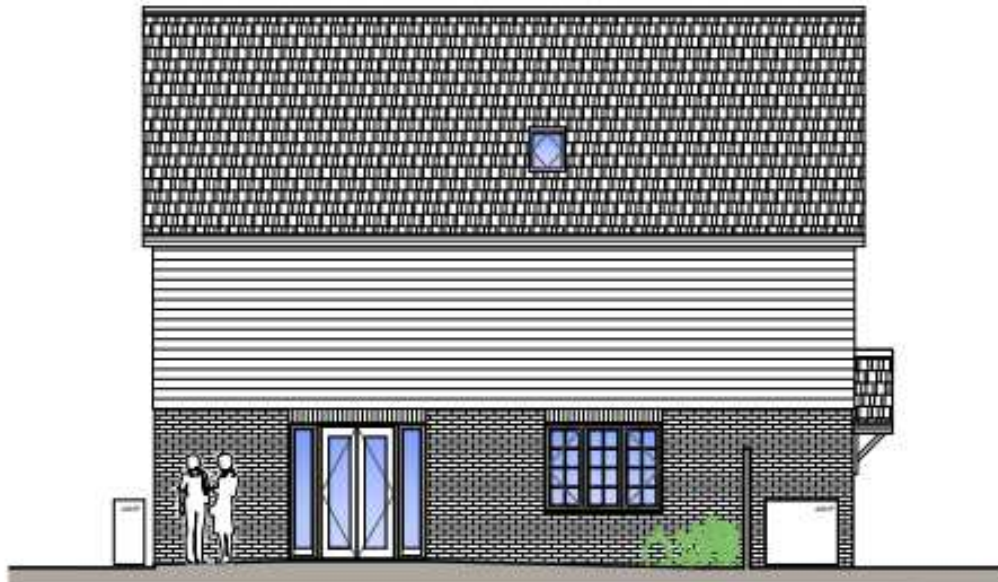
Plots 1 & 2



proposed front northeast elevation 1:100



proposed side southeast elevation 1:100

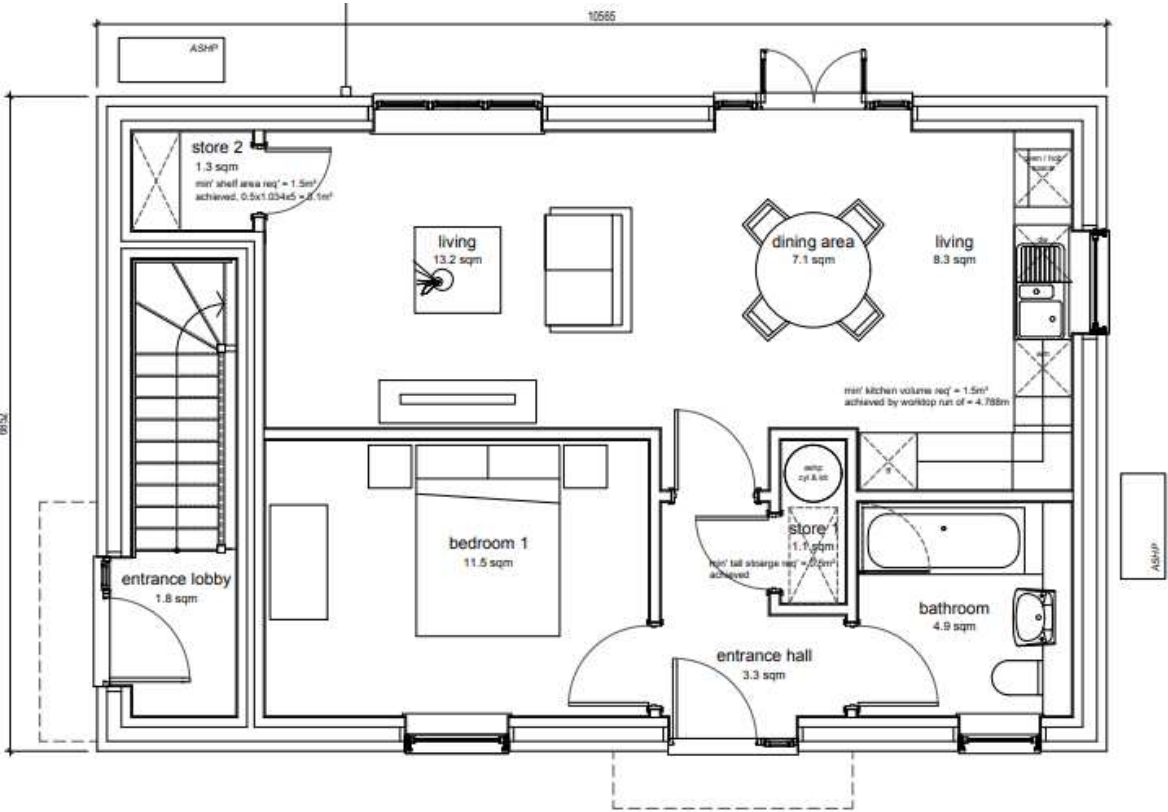


proposed rear southwest elevation 1:100



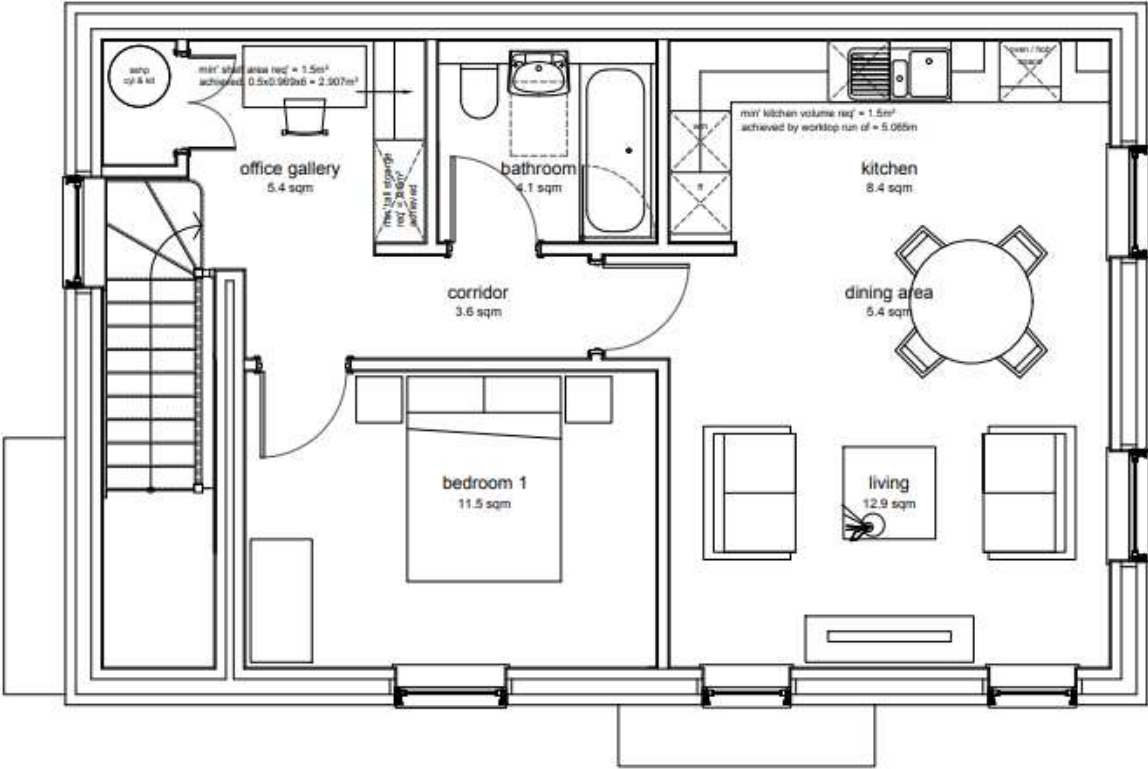
proposed side northwest elevation 1:100

Plots 1 & 2



Proposed Ground Floor Plan Plot 1, 1:50

Total Ground Floor Gross Internal Area = 51.6 m² [555 sqft] + store 2 = 1.3 m² [13 sqft]



Proposed First Floor Plan Plot 2, 1:50

Total First Floor Gross Internal Area = 53.8 m² [579 sqft] + ground floor entrance lobby = 1.8 m² [19 sqft]

Plots 3, 4 & 5



proposed front southeast elevation 1:100



proposed side northeast elevation 1:100

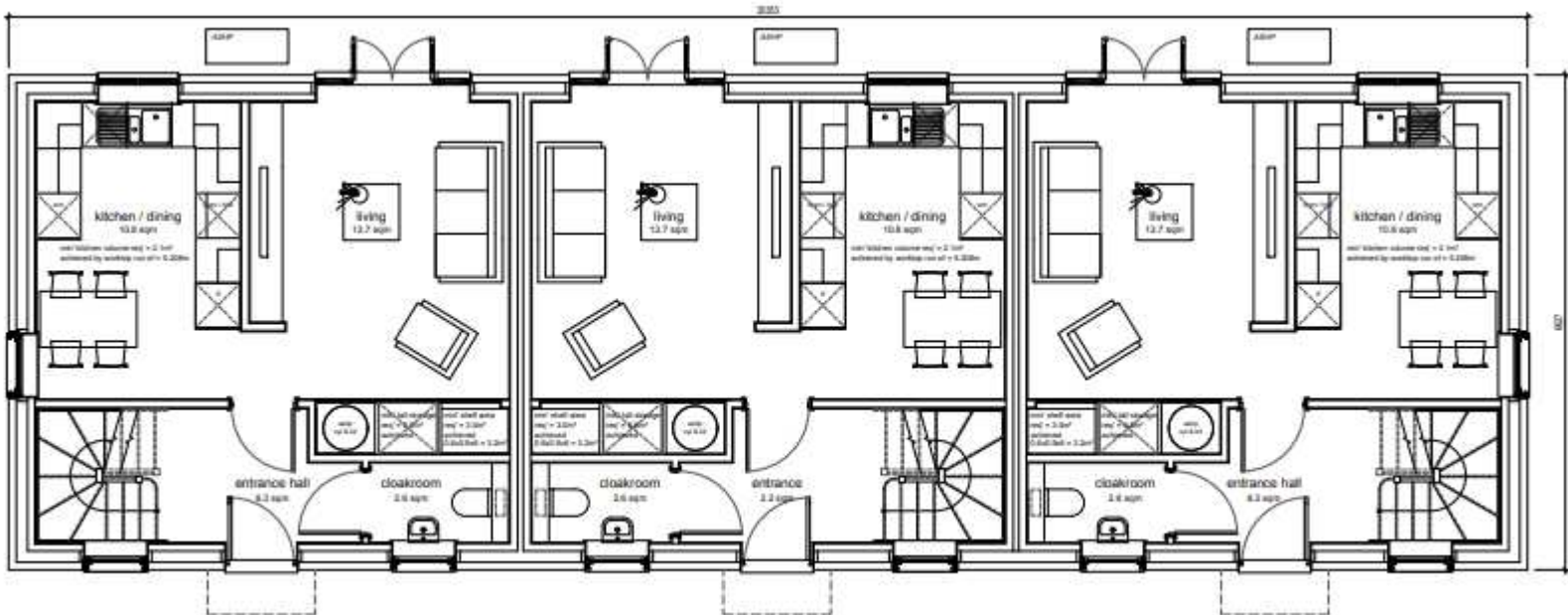
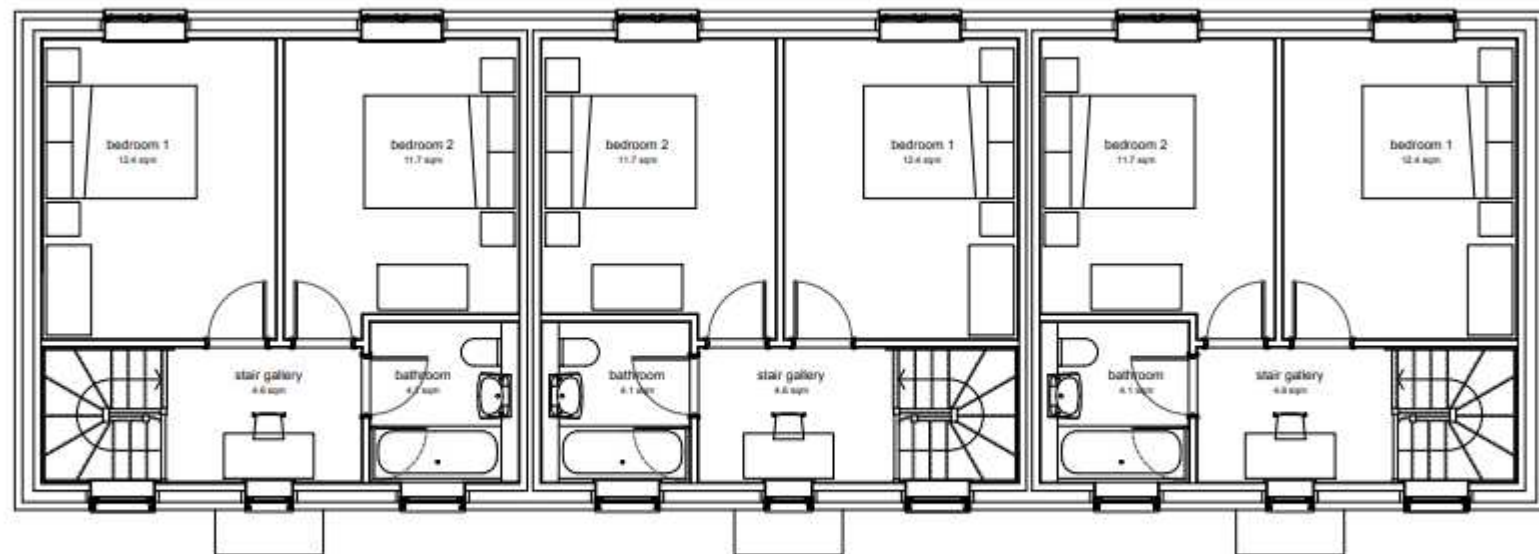


proposed rear northwest elevation 1:100



proposed side southwest elevation 1:100

Plots 3, 4 & 5

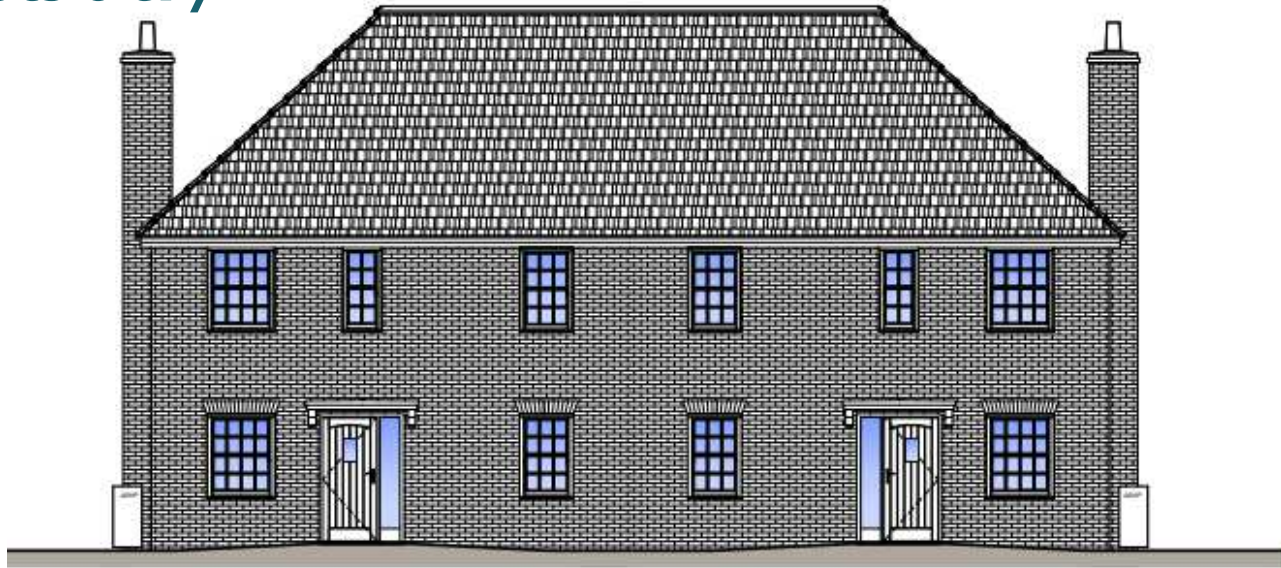


Proposed Ground Floor Plan Plot 3, 1:50

Proposed Ground Floor Plan Plot 4, 1:50

Proposed Ground Floor Plan Plot 5, 1:50

Plots 6 & 7



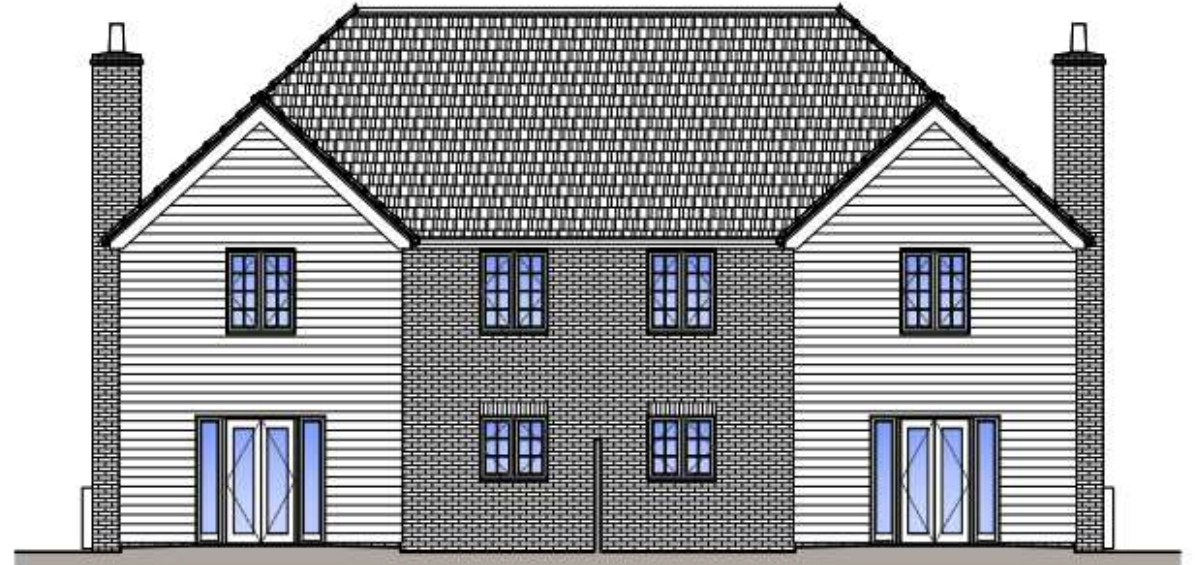
proposed front southeast elevation 1:100



proposed side northeast elevation 1:100

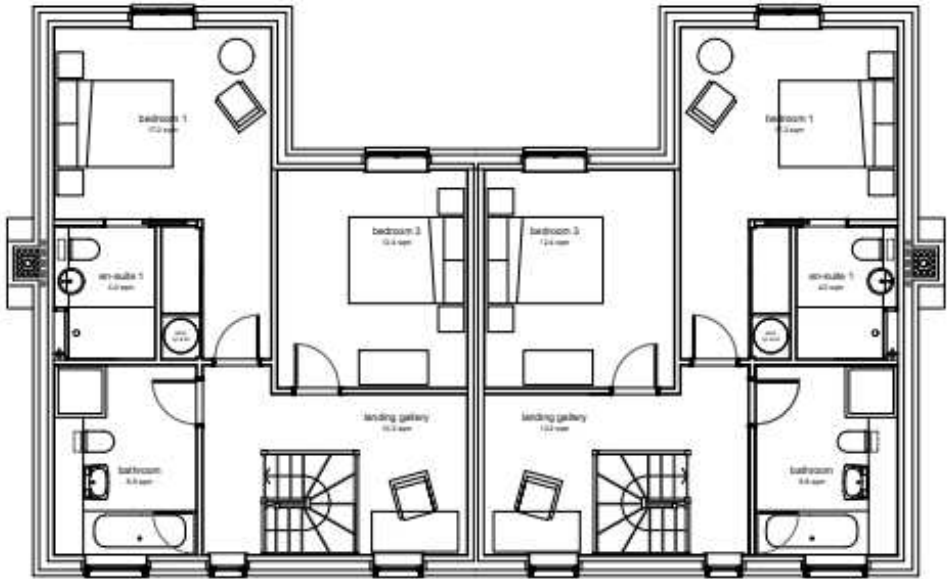


proposed side southwest elevation 1:100



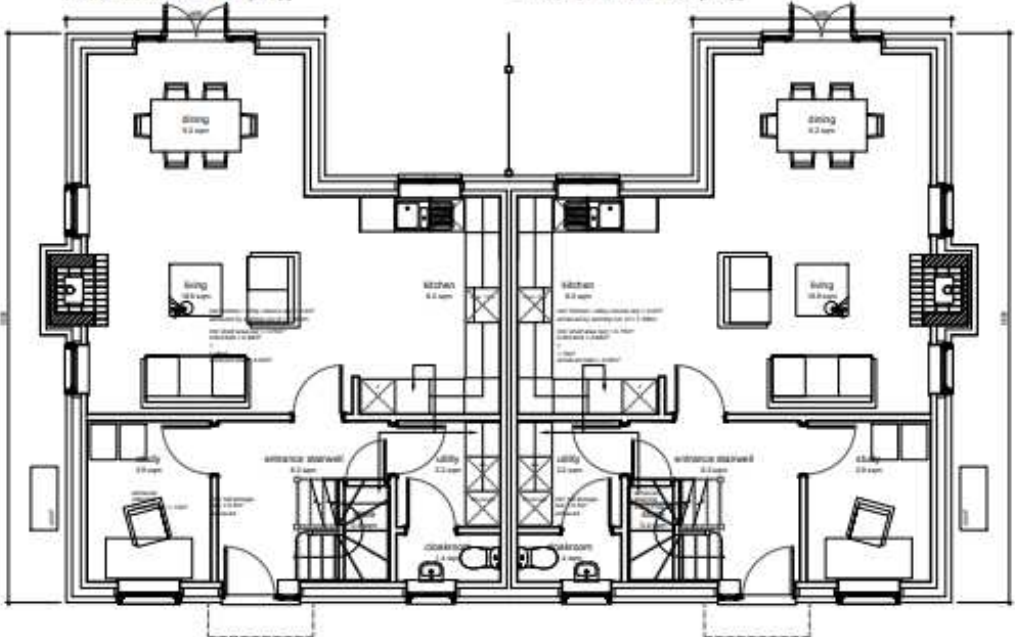
proposed rear northwest elevation 1:100

Plots 6 & 7



Proposed Ground Floor Plan Plot 6, 1:50
First Floor Gross Internal Area = 57.0 m² (613 sqft)

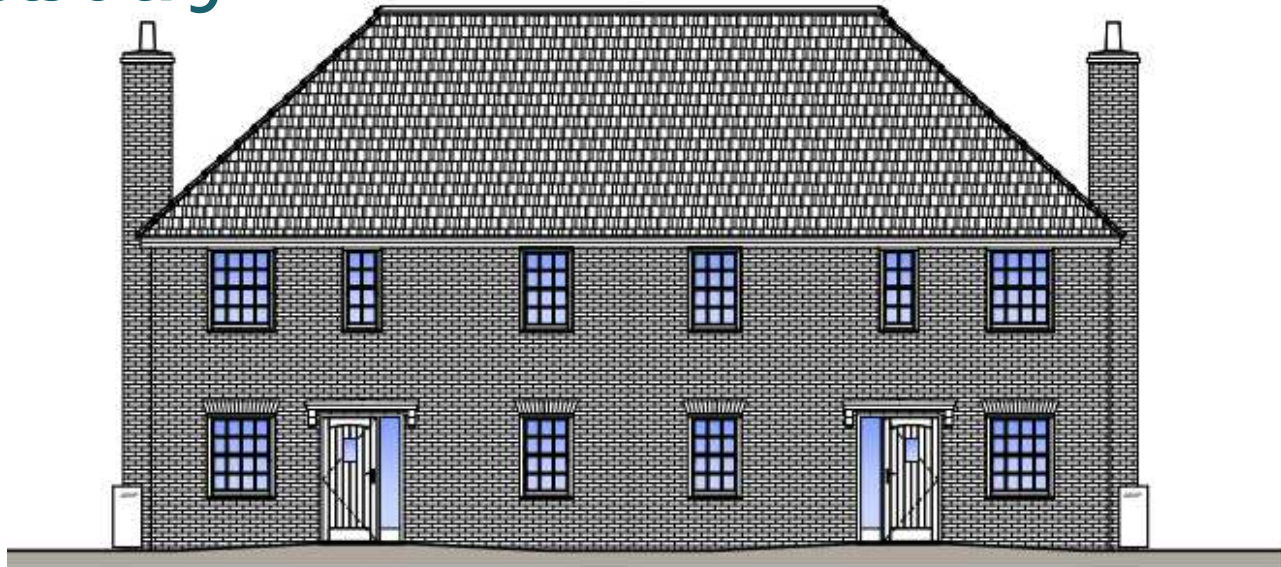
Proposed Ground Floor Plan Plot 7, 1:50
First Floor Gross Internal Area = 57.0 m² (613 sqft)



Proposed Ground Floor Plan Plot 6, 1:50

Proposed Ground Floor Plan Plot 7, 1:50

Plots 8 & 9



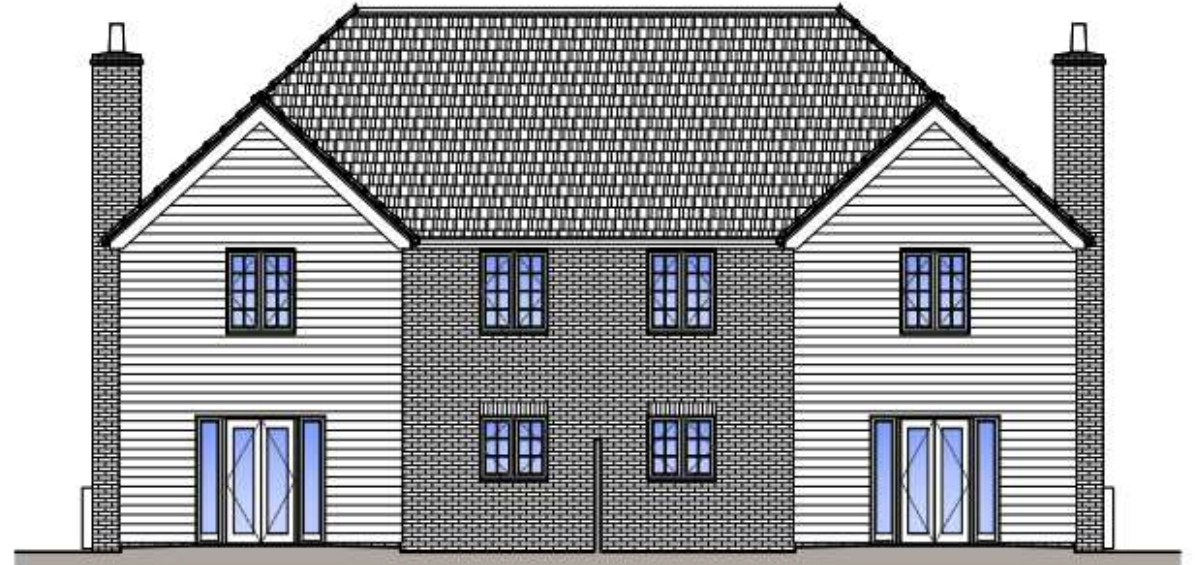
proposed front southeast elevation 1:100



proposed side northeast elevation 1:100

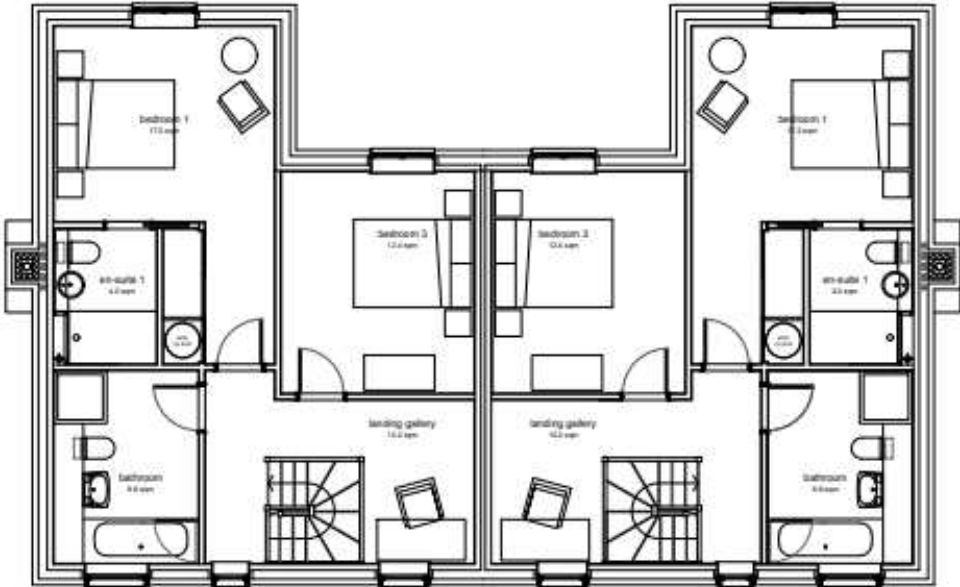


proposed side southwest elevation 1:100



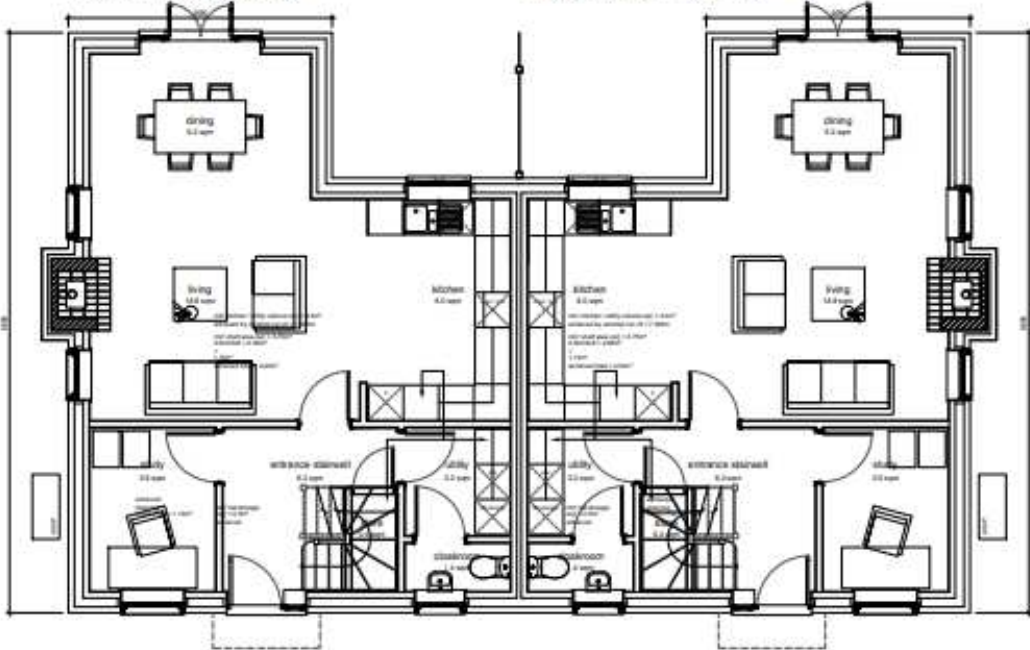
proposed rear northwest elevation 1:100

Plots 8 & 9



Proposed Ground Floor Plan Plot 8, 1:50
First Floor Gross Internal Area = 27.5 m² (293 sqft)

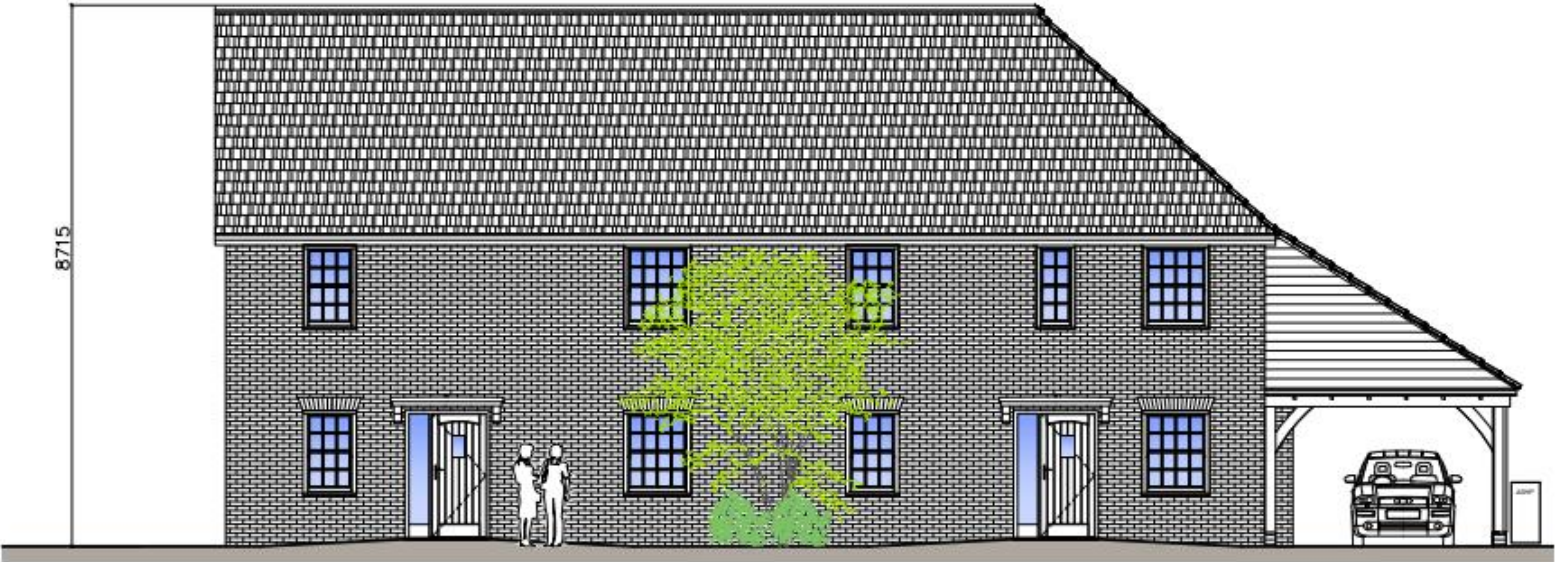
Proposed Ground Floor Plan Plot 9, 1:50
First Floor Gross Internal Area = 27.5 m² (293 sqft)



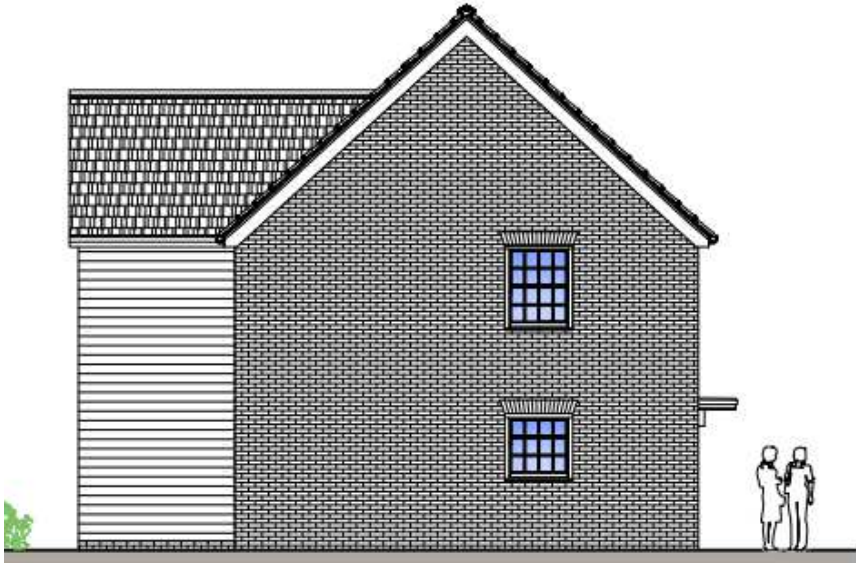
Proposed Ground Floor Plan Plot 8, 1:50

Proposed Ground Floor Plan Plot 9, 1:50

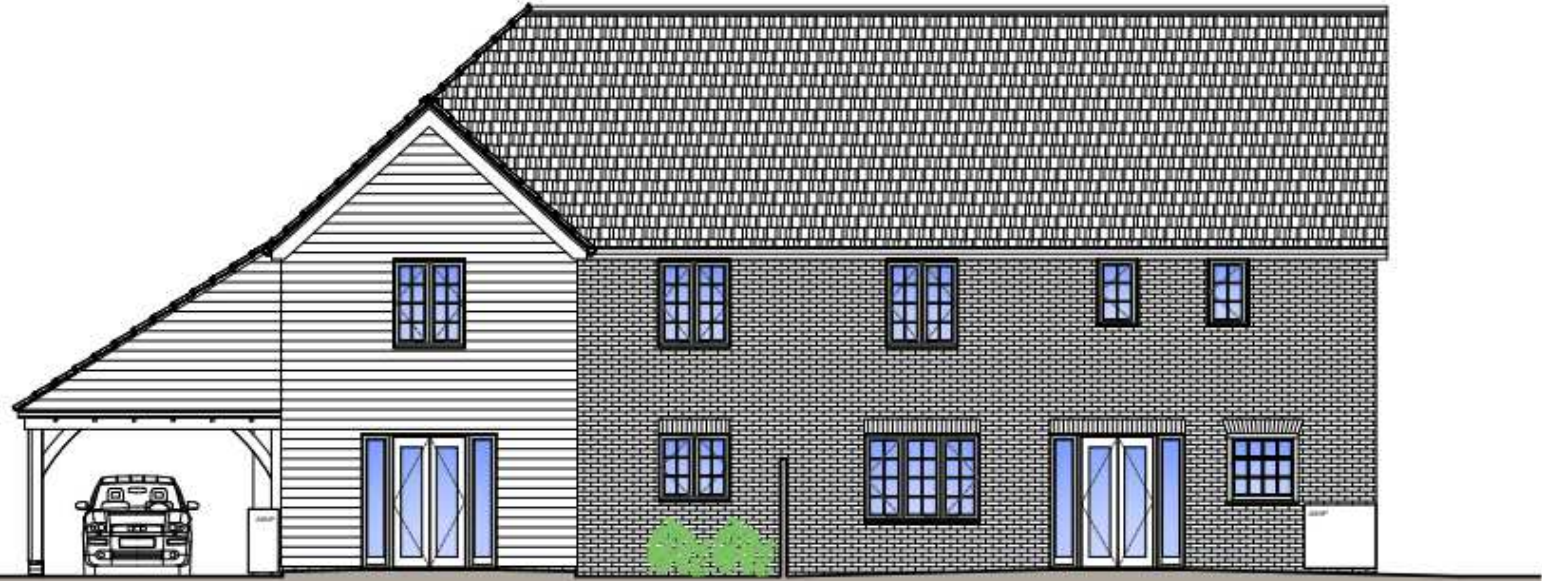
Plots 10 & 11



proposed rear northwest elevation 1:100

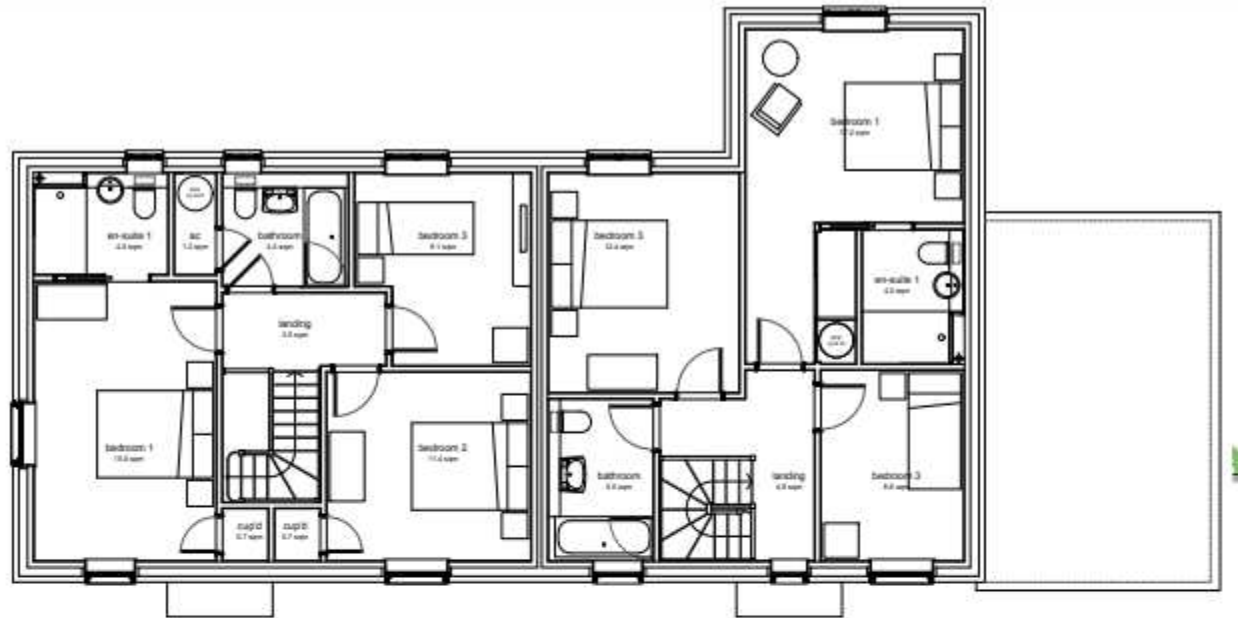


proposed side southwest elevation 1:100



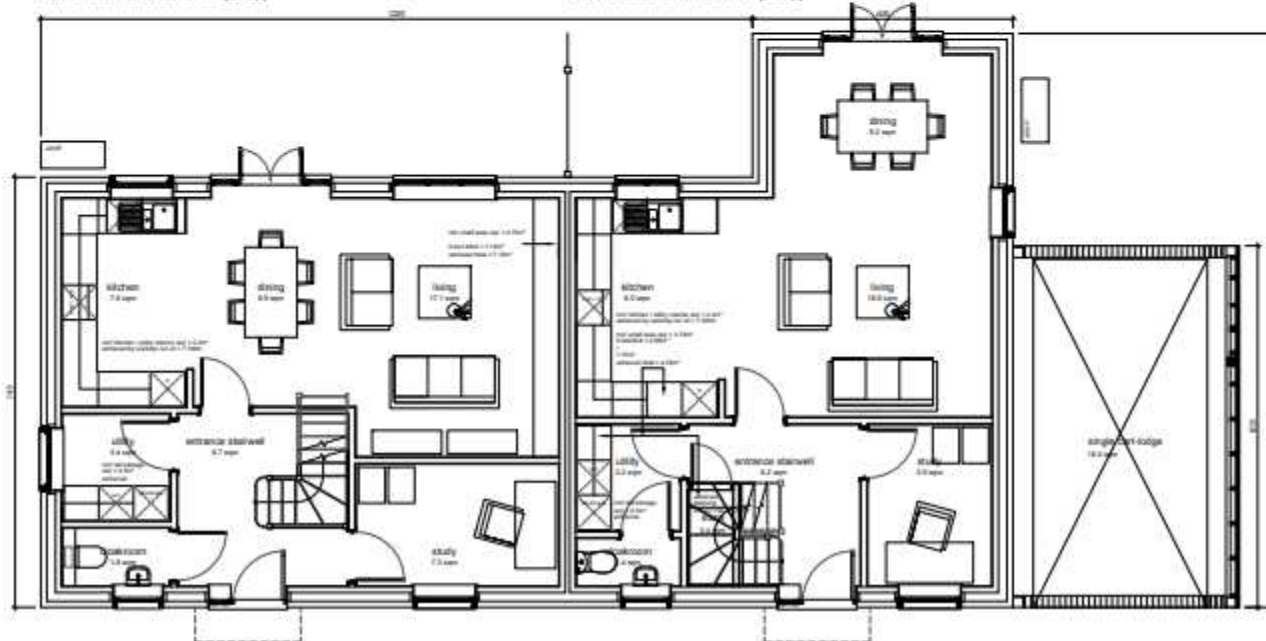
proposed side northeast elevation 1:100

Plots 10 & 11



Proposed Ground Floor Plan Plot 10, 1:50
First Floor Gross Internal Area = 57.1 m² (614 sqft)

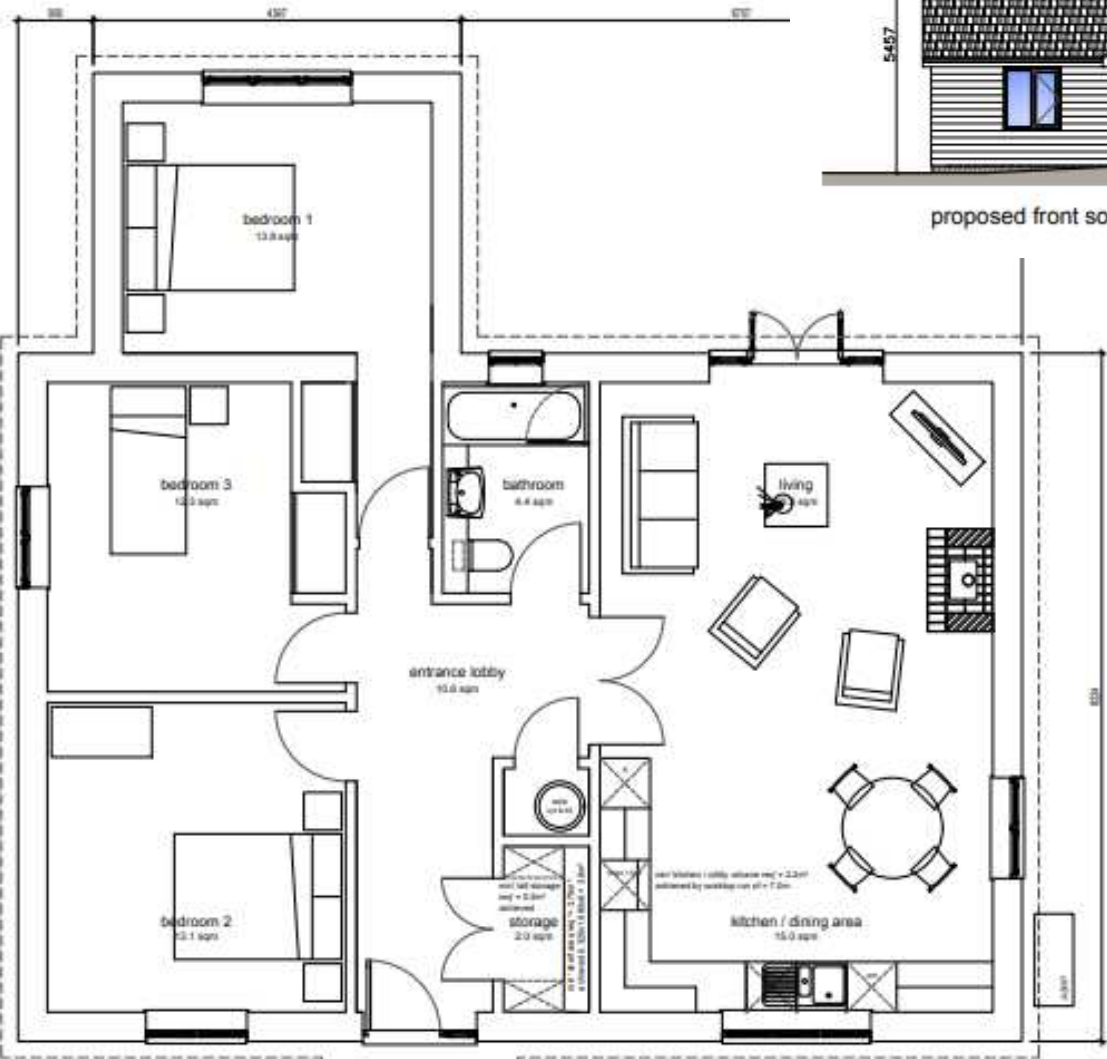
Proposed Ground Floor Plan Plot 11, 1:50
First Floor Gross Internal Area = 57.0 m² (613 sqft)



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

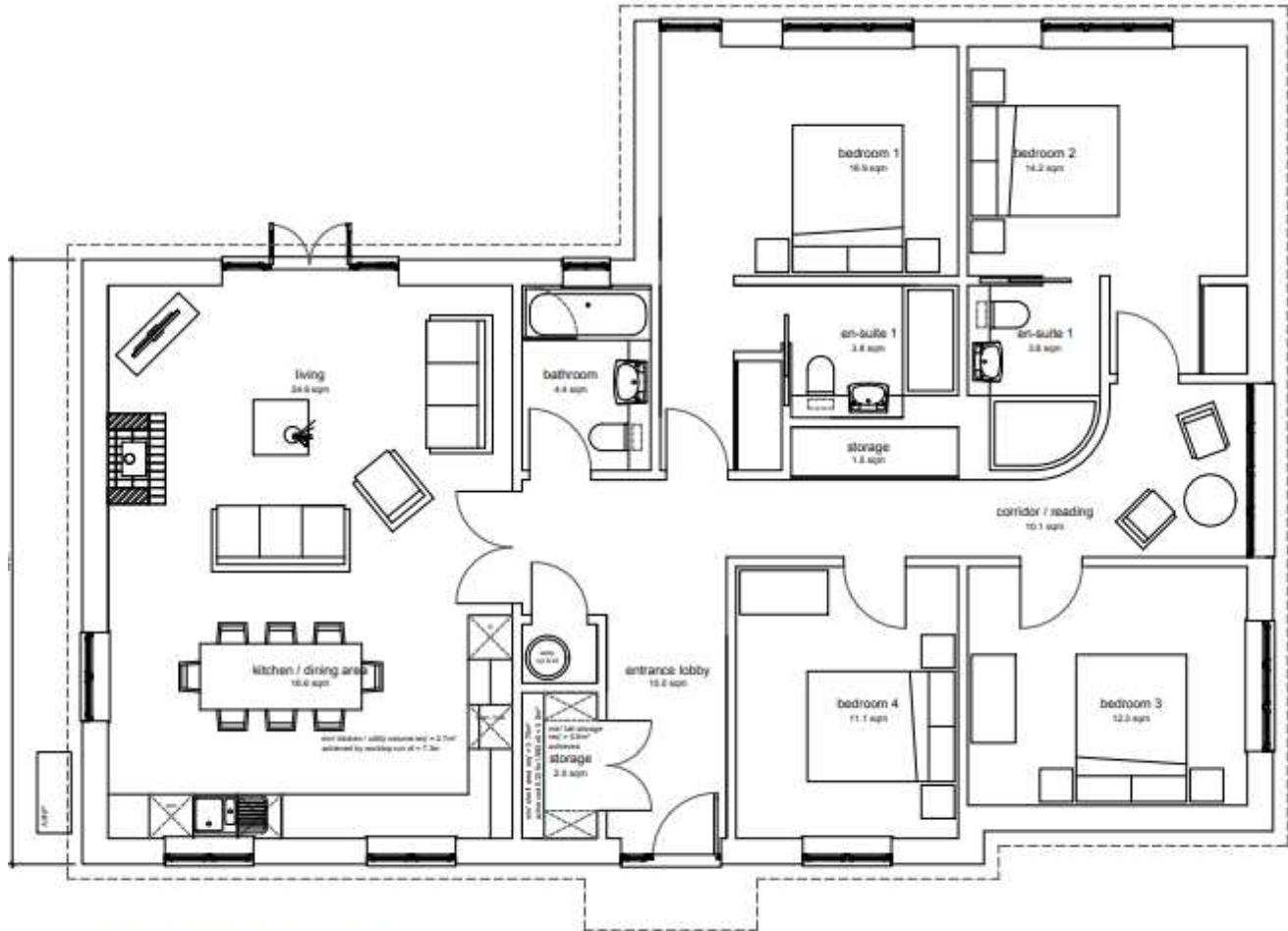


proposed rear northeast elevation 1:100



proposed side northwest elevation 1:100

Plot 13



Proposed Ground Floor Plan Plot 13, 1:50
Total Gross Internal Area = 140.6 m² [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

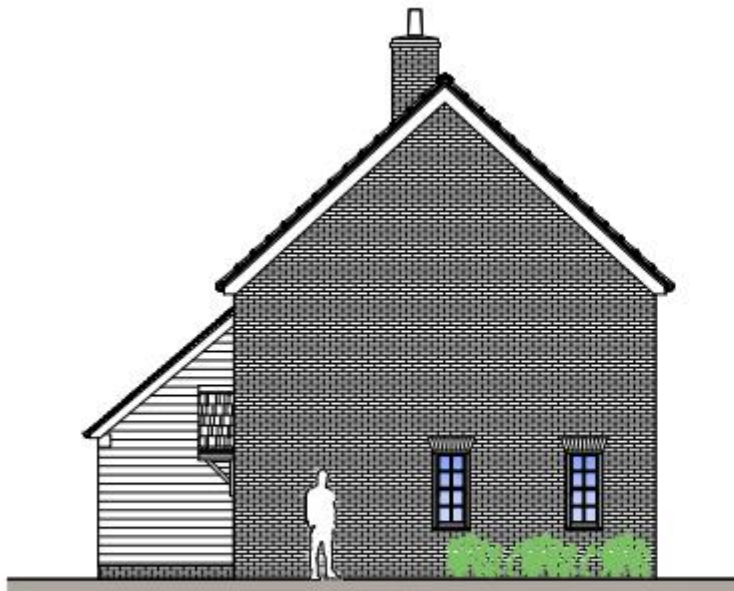
Plot 14



proposed front southeast elevation 1:100



proposed side southwest elevation 1:100

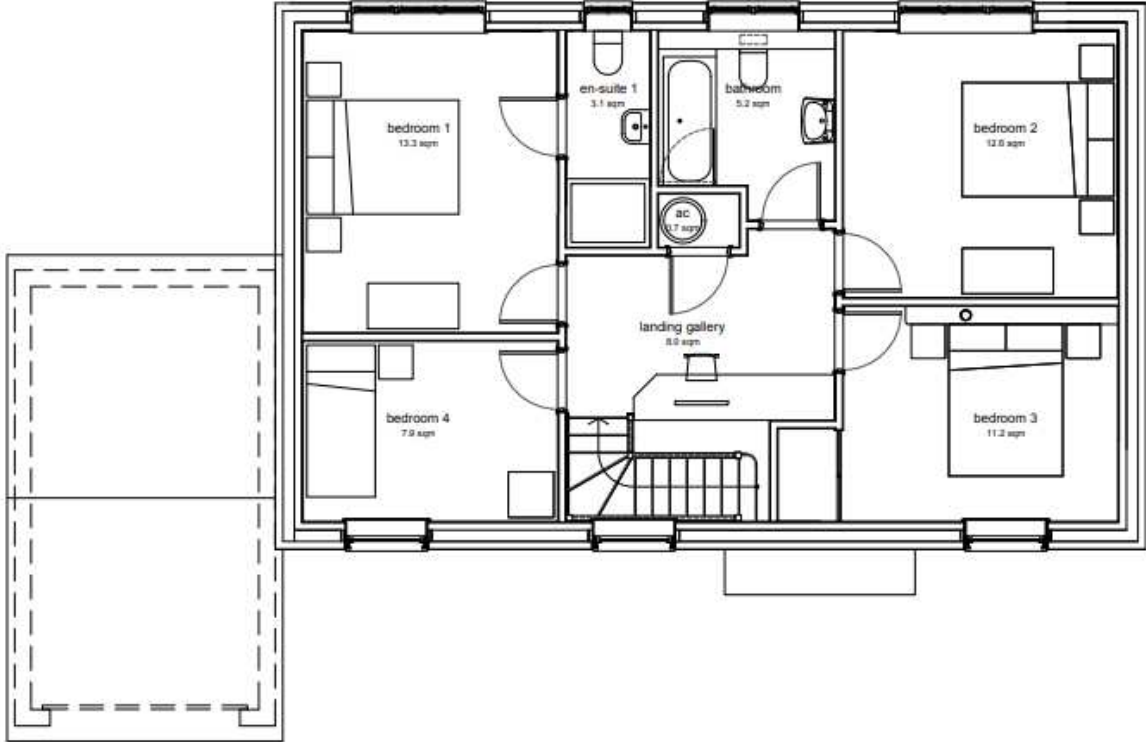
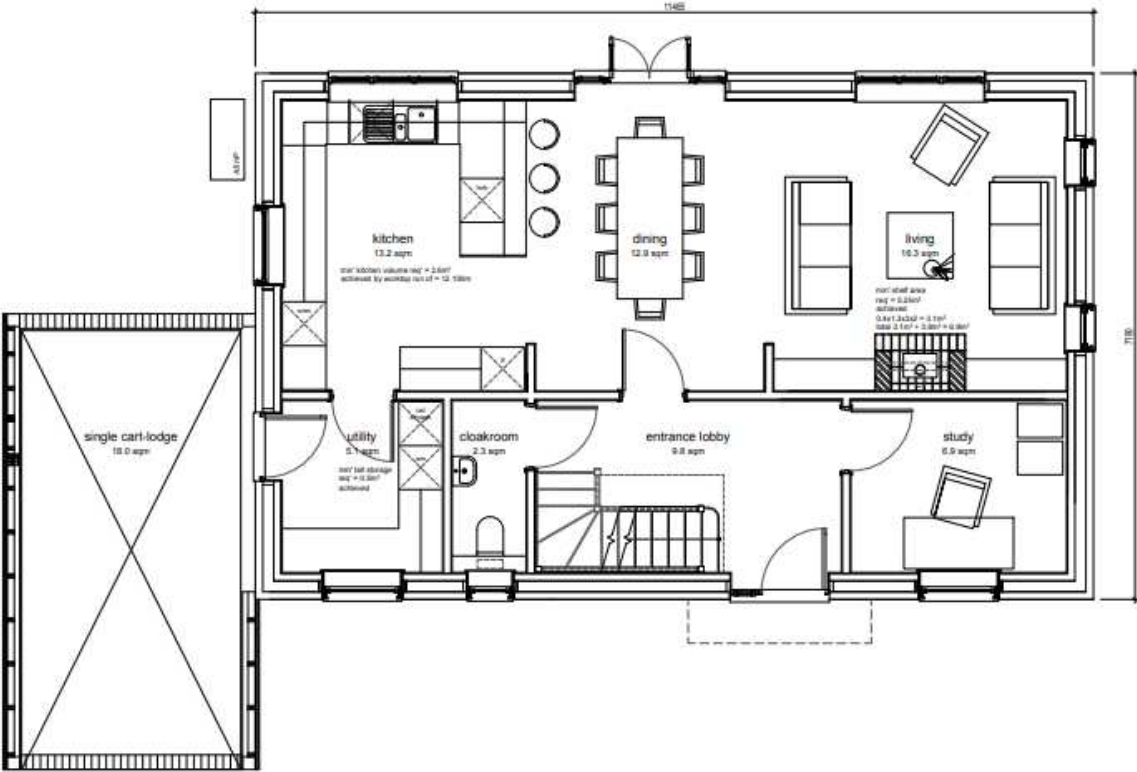


proposed side northeast elevation 1:100



proposed rear northwest elevation 1:100

Plot 14



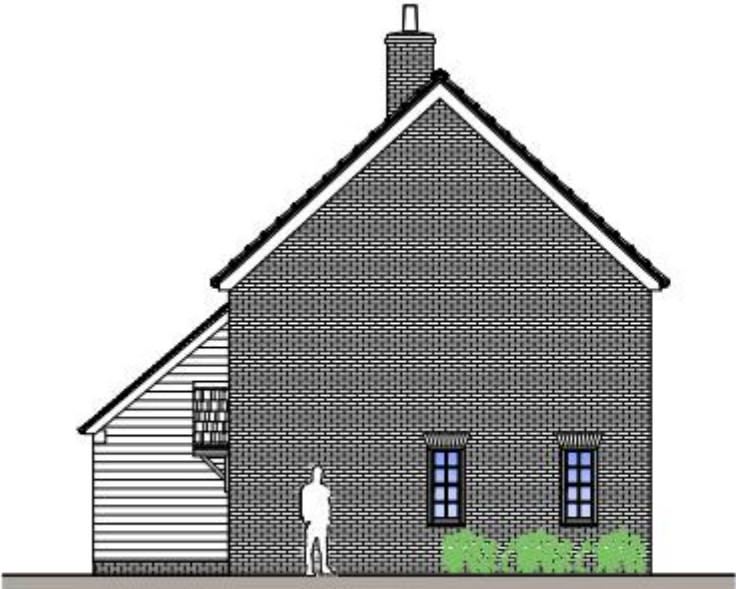
Plot 15



proposed front southeast elevation 1:100



proposed side southwest elevation 1:100

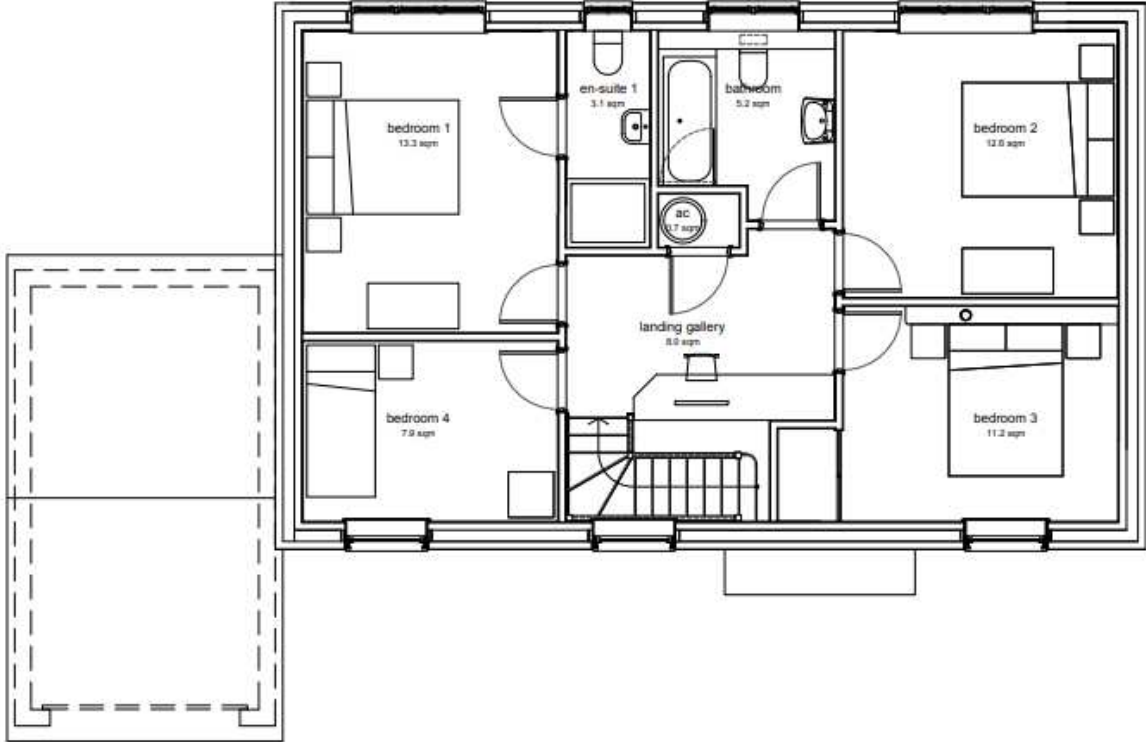
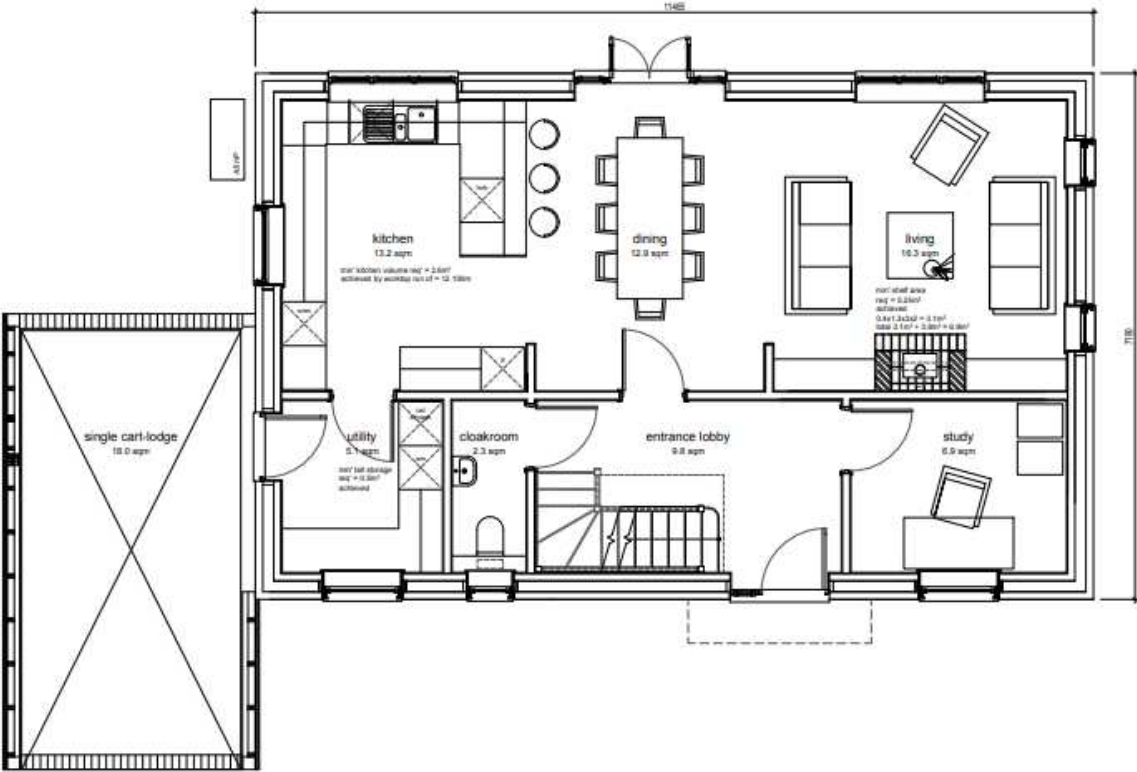


proposed side northeast elevation 1:100



proposed rear northwest elevation 1:100

Plot 15



Plot 16



proposed front southeast elevation 1:100



proposed side southwest elevation 1:100

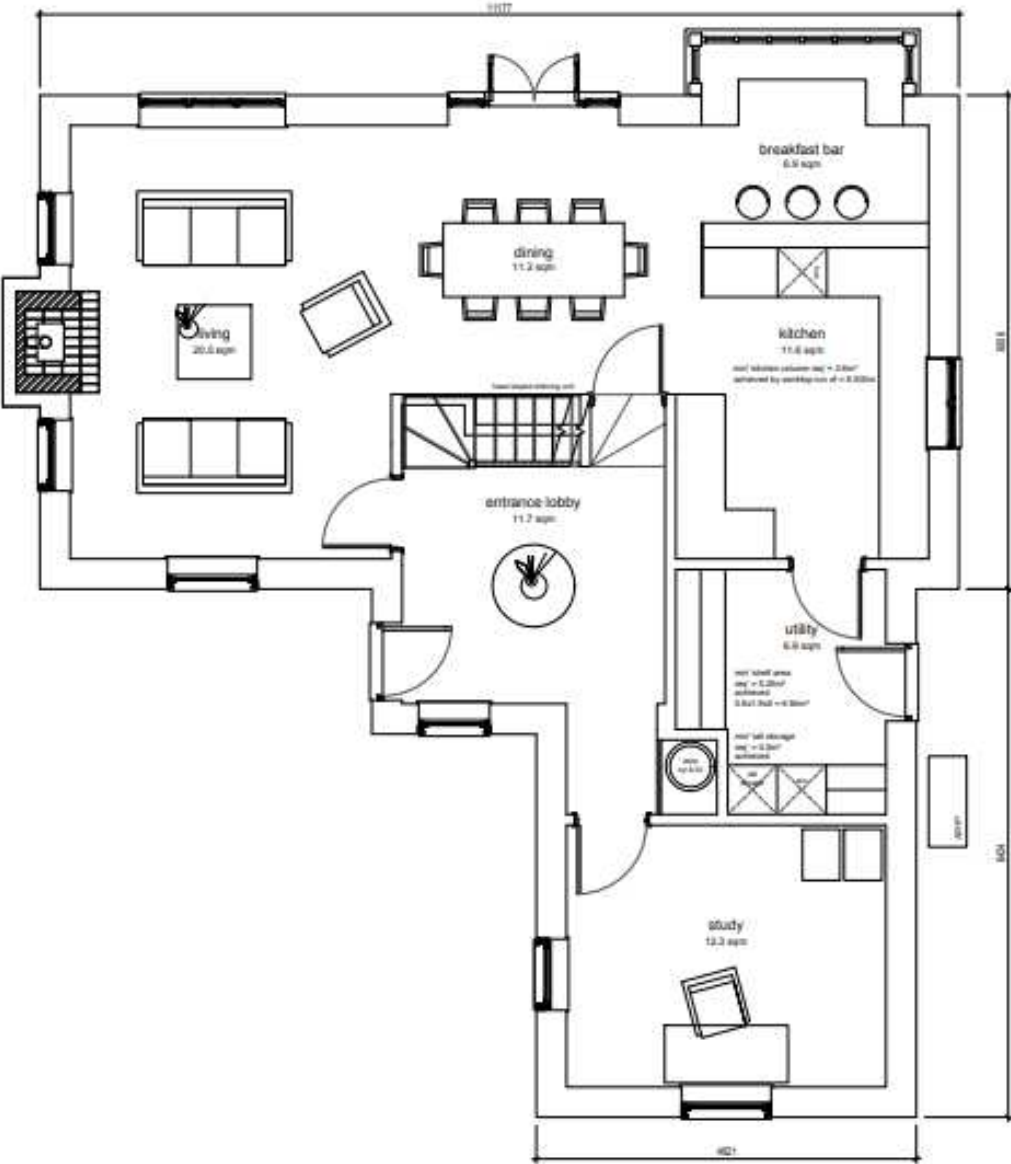


proposed rear northwest elevation 1:100



proposed side northeast elevation 1:100

Plot 16

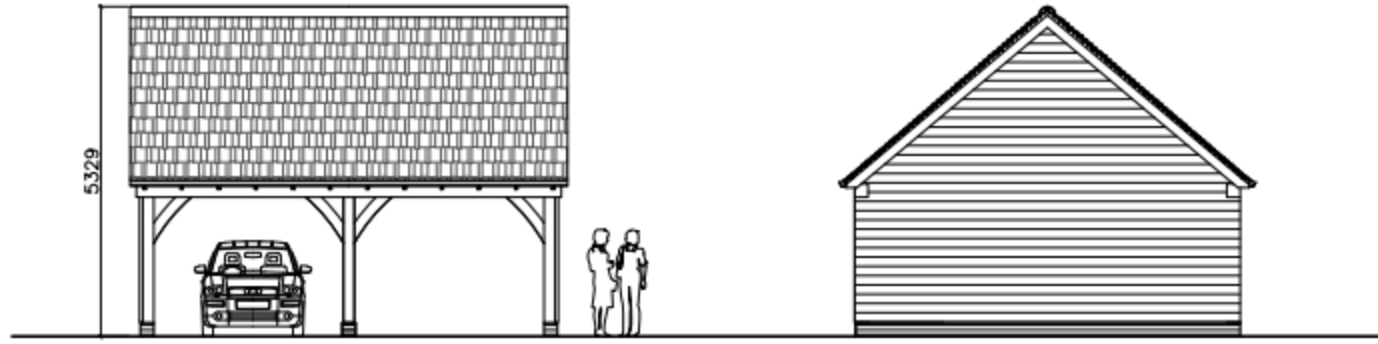


Proposed Ground Floor Plan Plot 16, 1:50



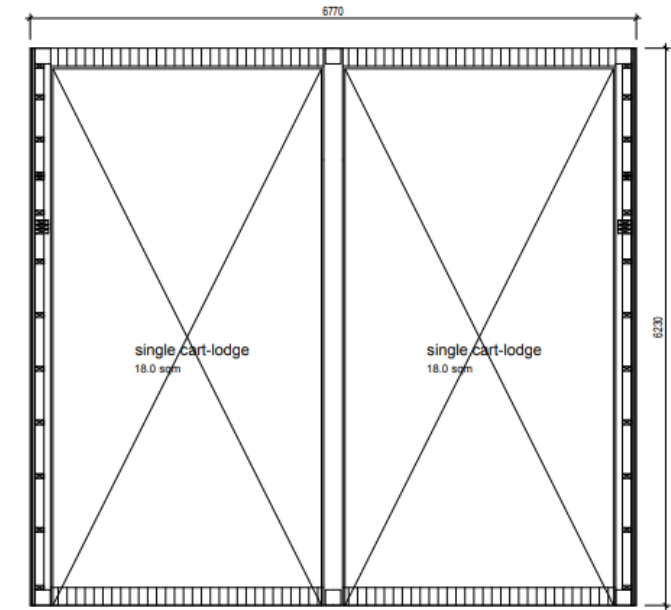
Proposed First Floor Plan Plot 16, 1:50

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

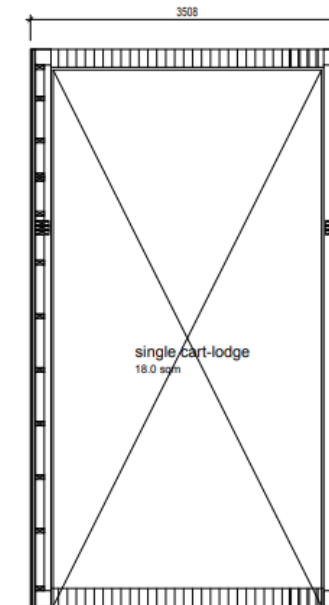


Cartlodge Plan Plot 6,7,8,9,12,13 & 16, 1:50



Front & Rear
Elevations Plots 10, 1:100

Side Elevations Plots 10, 1:100



Cartlodge Plan Plots 10, 1:50

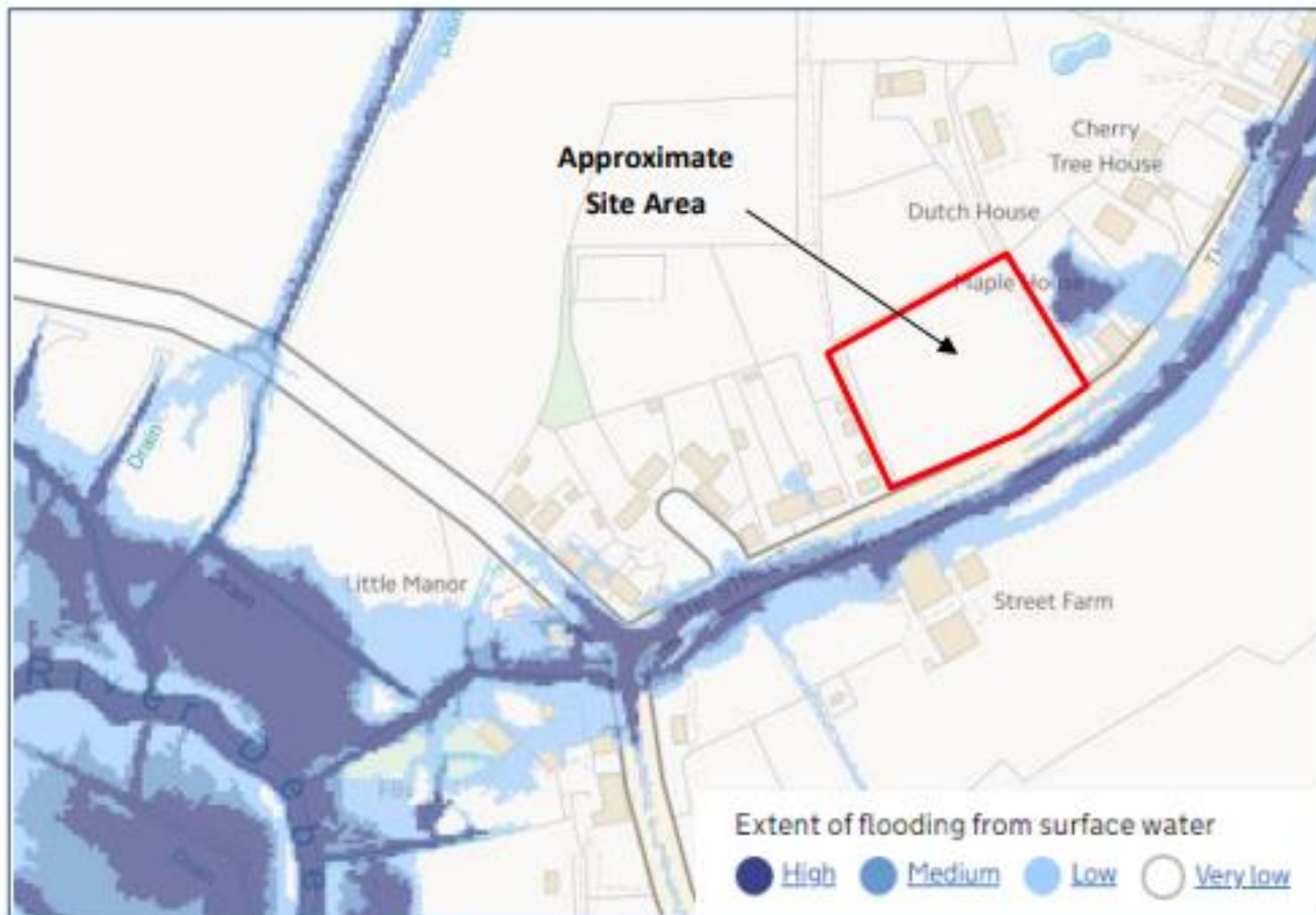










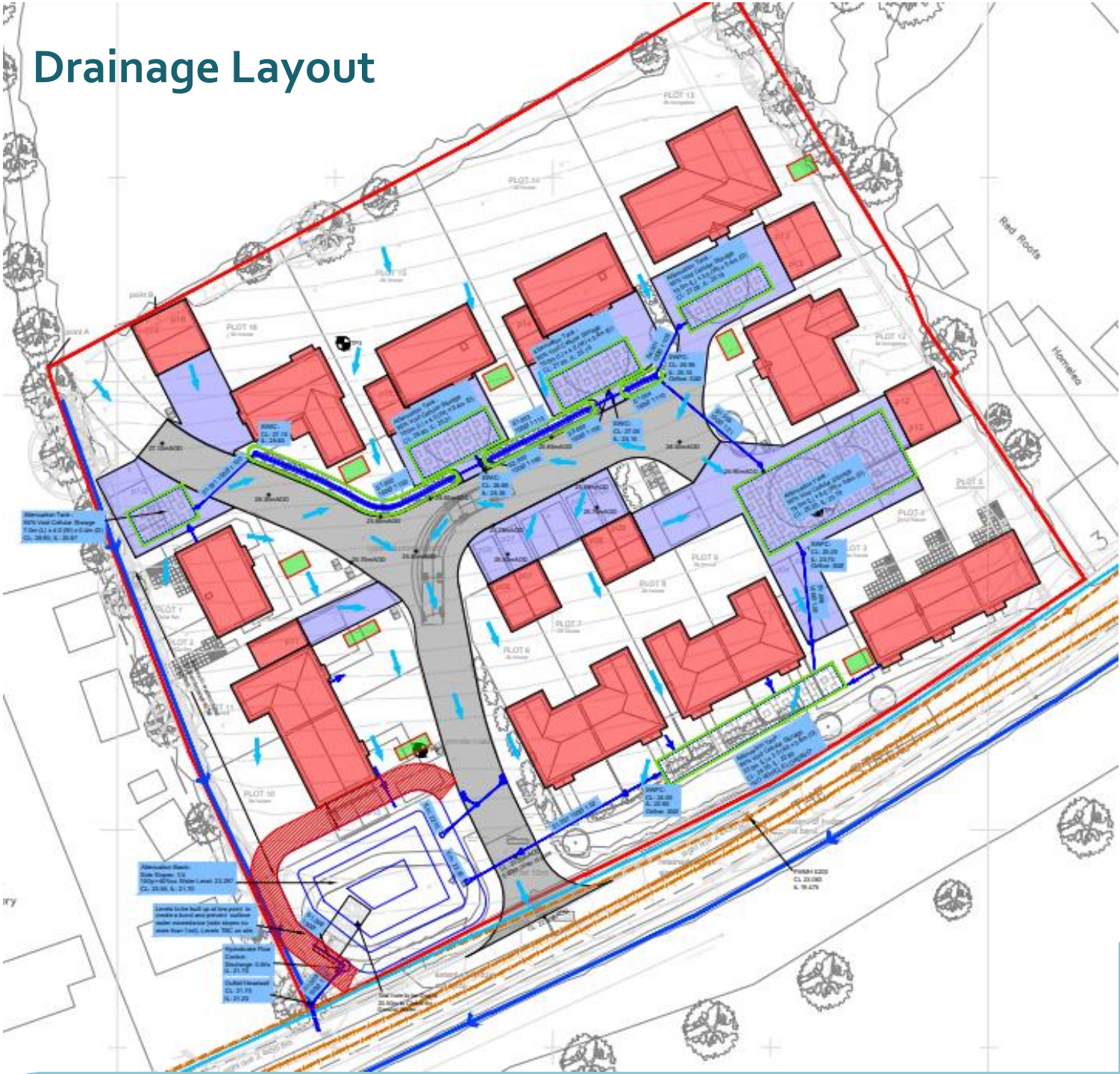


Figure 7.1 – Surface water flood risk

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: 1496m²+10%(creep)= 1,646m²
-  Private Driveway Area: 1,041m²
-  Road Area: 720m²
-  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 side.

Site Allocation SCLP12.53

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- 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).