

North Item: 6

DC/19/4368/FUL

Change of access arrangements to the  
entrance to Gunton Park.

Rugby Club House, Old Lane, Lowestoft



# Site Location Plan



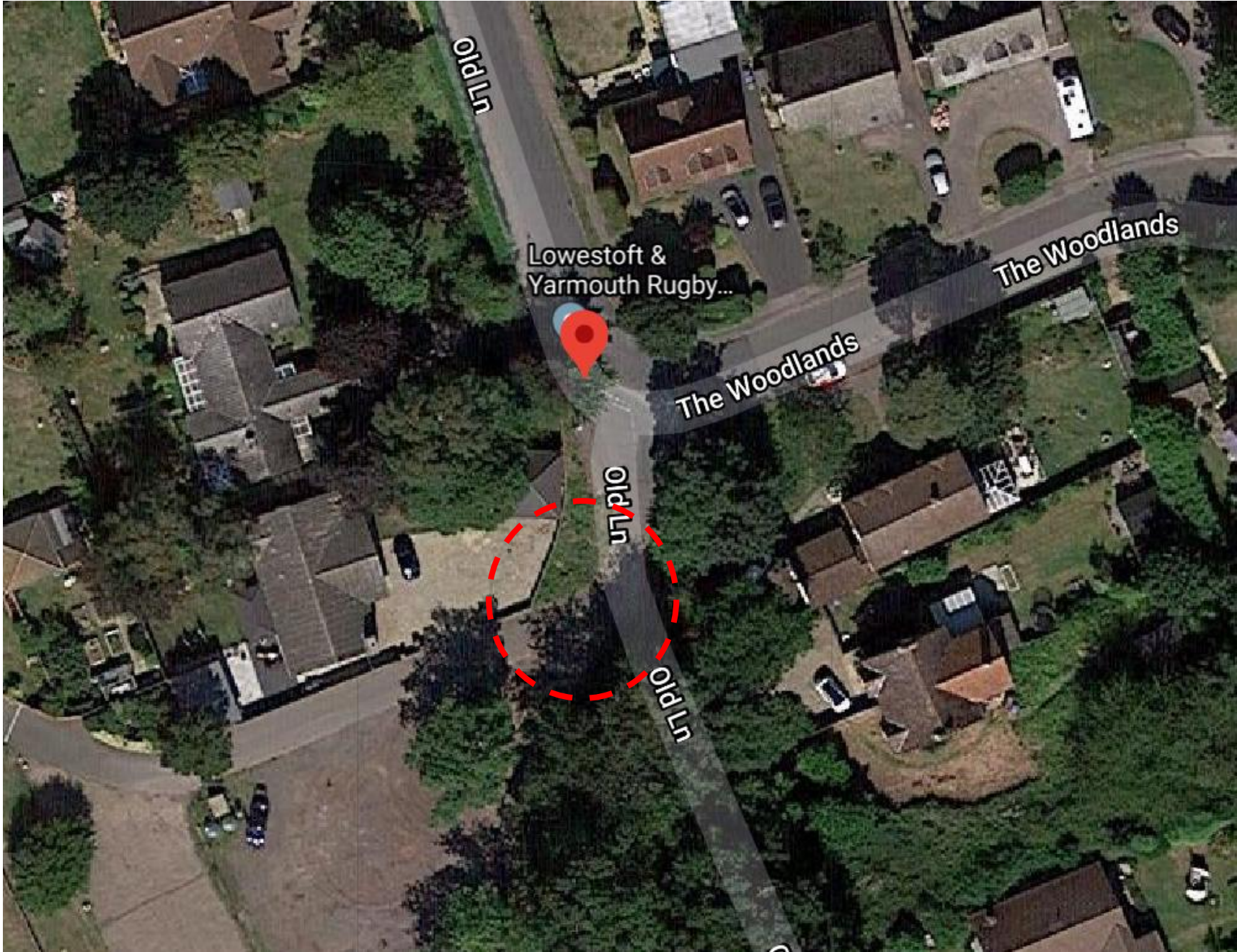




Existing access point to be improved



Existing Access





# Photographs



























# Material Planning Considerations and Key Issues

- Improvement to existing access
  - Principle of access improvements for rugby club
  - Although not for consideration during this application there have been significant neighbour concerns over future residential development and whether access for residential has been properly considered during site allocation
- 
- 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

**Approve** subject to the following conditions:

- Standard three year time limit
  - In accordance with amended plans
  - Details of roads (pre-commencement)
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is located in the bottom right corner of the slide.



## Item 7:

DC/18/4429/ARM

Approval of Reserved Matters of DC/14/4193/OUT - Outline Application with all matters reserved apart from access for up to 150 new dwellings (including affordable housing), associated infrastructure, open space and up to 3ha of employment land (comprising uses within use class B1 (including starter units) and use class B2) - Access, appearance, landscaping, layout and scale for the development of 150 dwellings (including affordable housing).

Part Land Surrounding Waveney Valley Pool, St Johns Road,  
Bungay, Suffolk, NR35 1PH





Item 8:

DC/18/5082/FUL - Surface water storage basin

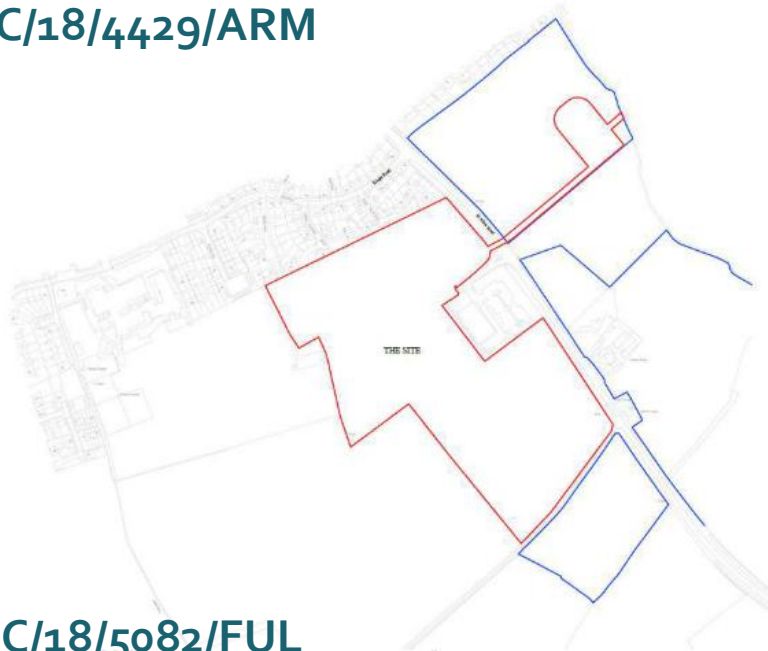
Part Land East Of Dukes Farm, St Johns Hill,  
Bungay, Suffolk



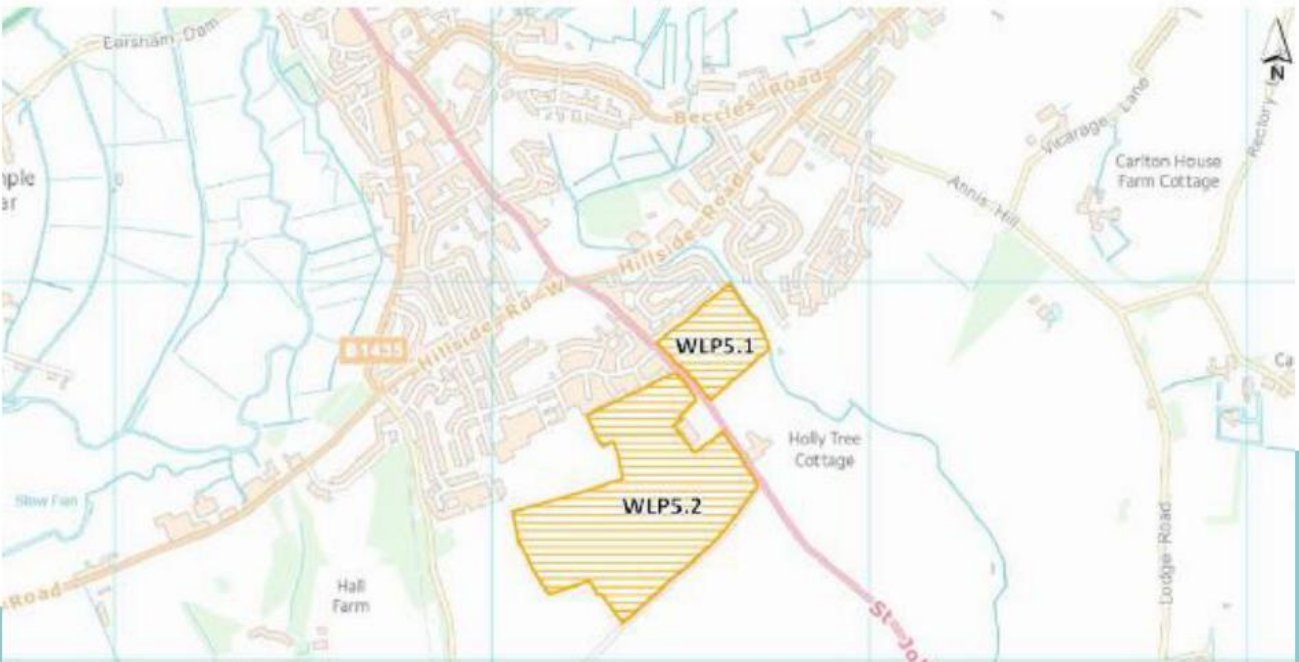


# Site Location Plans

DC/18/4429/ARM



DC/18/5082/FUL





# Housing area of outline permission

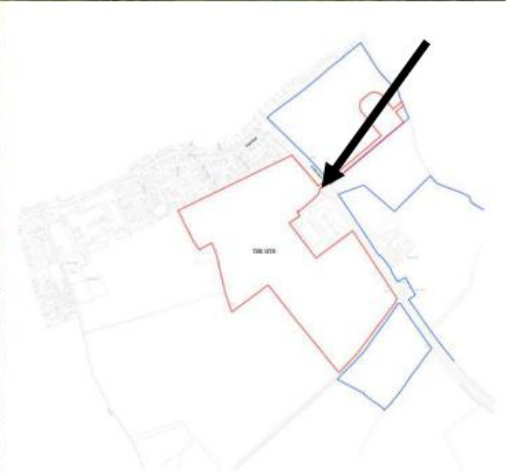


## Outline planning permission

- 150 dwellings (including 5% affordable housing)
- Open space (LEAP and LAP facilities)
- Provision of cycleway/footway links
- Up to 3ha of employment land
- Access for residential land off existing access on St. Johns Road.
- New commercial access (to be constructed prior to occupation of 112<sup>th</sup> dwelling)
- B1 unit footings to be constructed prior to occupation of 75<sup>th</sup> dwelling

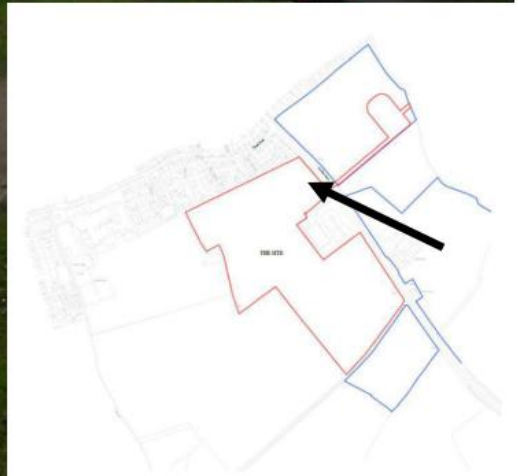


Access into the site



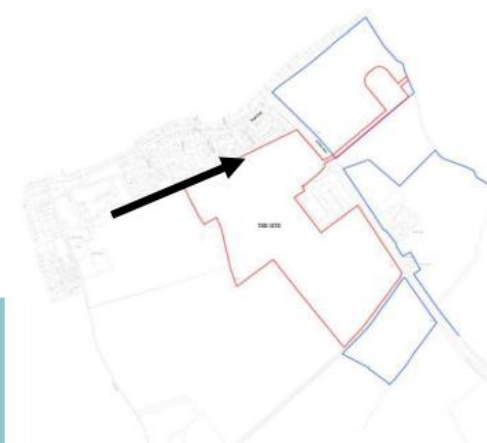


## Frontage of site



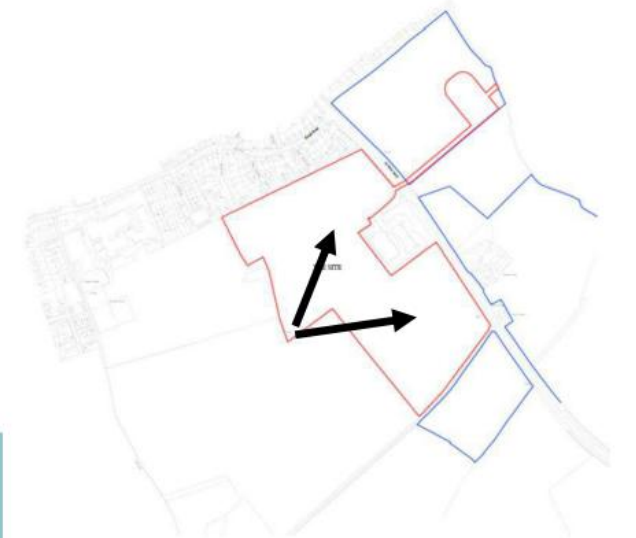


## Views along Northern side of site



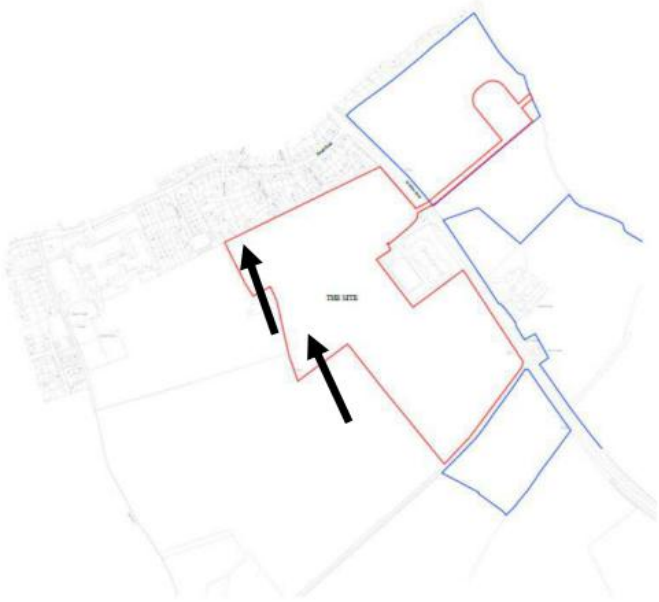


## Views from Western side of site





# Views to the Northern side of site





# Proposed layout plan





## “Housing Mix” – Table showing 35% of the properties will be 1 and 2-bedroom as required by policy WLP8.1 – “Housing Mix”

<b>ACCOMMODATION SCHEDULE</b>					
<b><u>Reference</u></b>	<b><u>House Type</u></b>	<b><u>Area (m<sup>2</sup>)</u></b>	<b><u>Area (sq ft)</u></b>	<b><u>Number</u></b>	<b><u>Notes</u></b>
1539H	4 Bed Detached House	143	1539	4	
1302H	4 Bed Detached House	122	1313	10	
1241H	4 Bed Detached House	115	1238	9	Area: 1257 sqft with Bay
1130H	3 Bed House	106	1141	20	
1122H	3 Bed House	104	1122	4	
1087H	3 Bed House	101	1087	1	
999H	4 Bed House	93	1006	12	
997H	3 Bed House	92	997	4	
953H	3 Bed House	89	953	3	
900B	3 Bed Bungalow	84	900	4	
894B	3 Bed Bungalow	83	894	2	
850H	3 Bed House	79	850	26	
822B	2 Bed Bungalow	78	837	9	
797H *	2 Bed House	74	797	4	
777H	2 Bed House	74	800	7	Area: 810 sqft with Bay
710H	2 Bed House	66	710	10	
710B	2 Bed Bungalow	66	710	4	
646H	2 Bed House	60	646	13	
517FA *	1 Bed Flat	48	517	4	
<b><u>OVERALL</u></b>				<b>150</b>	

\* = Affordable

# Footway/cycleway connections through Northern boundary



Thomas Bardwell Drive



Ethel Mann Road





# Perspective image 1



1. Main Access, facing North-West



Key Plan for Perspectives

## Perspective image 2





## Perspective image 3



3. The Horse-Shoe Green, facing North



Key Plan for Perspectives

## Example house types



### Front Elevation

Plots: As Drawn: 123, 124 & 125

Handed: 12, 13 & 14



### Standard Elevation (Side)

Plots: 143



## Example house types



Standard Elevation (Bay)

Plots: As Drawn: 138

Handed: 106



(End of Horse-shoe variant)

Plots: 98

## Example house types

DRAWING TITLE:

999 Semi Detached

Plots: 38, 39, 50, 51, 58, 59, 83, 84,  
110, 111, 133 & 134



Front Elevation

DRAWING TITLE:

953H House Type

Plot: 120-122



Front Elevation



## Example house types

DRAWING TITLE

533F Flat Type

Plots: 5-8



Front Elevation

# Example house types



Front Elevation



Front Elevation



# Plant Schedule:

Qty	Symbol	Plant	Notes
300		European Hornbeam	SL 1000
20		European Hornbeam	SL 800
20		European Hornbeam	SL 600
15		European Hornbeam	SL 400
10		European Hornbeam	SL 200
20		European Hornbeam	SL 100
20		European Hornbeam	SL 50
20		European Hornbeam	SL 25
20		European Hornbeam	SL 12.5
20		European Hornbeam	SL 6.25
20		European Hornbeam	SL 3.125
20		European Hornbeam	SL 1.5625
20		European Hornbeam	SL 0.78125
20		European Hornbeam	SL 0.390625
20		European Hornbeam	SL 0.1953125
20		European Hornbeam	SL 0.09765625
20		European Hornbeam	SL 0.048828125
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20		European Hornbeam	SL 0.006103515625
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Sketch masterplan  
showing Local  
Distributor Road  
serving wider  
allocation



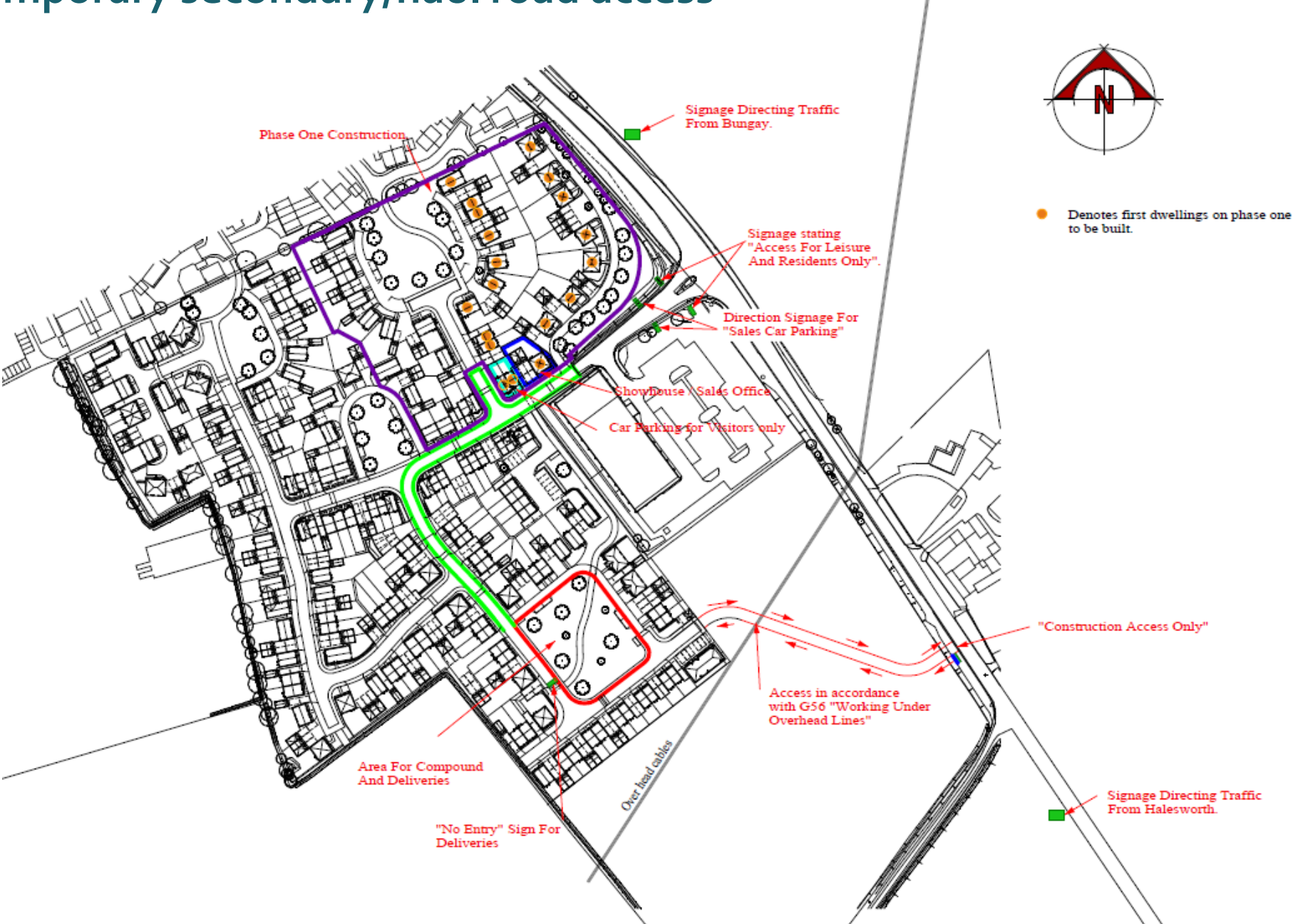


Phasing Plan showing intended programme for the delivery of the site.

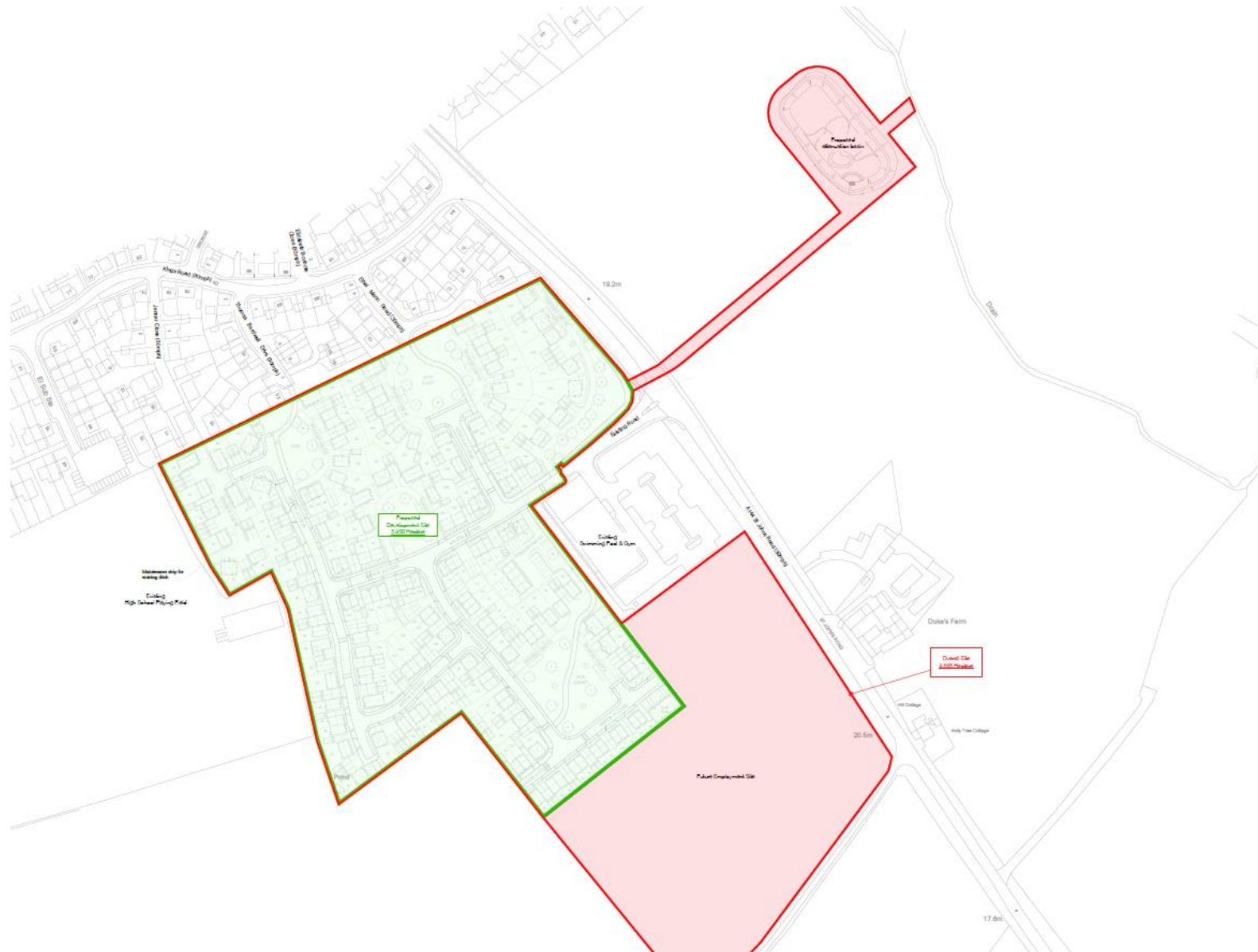




# Proposed temporary secondary/haul road access



### Attenuation pond (option1)





# 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:

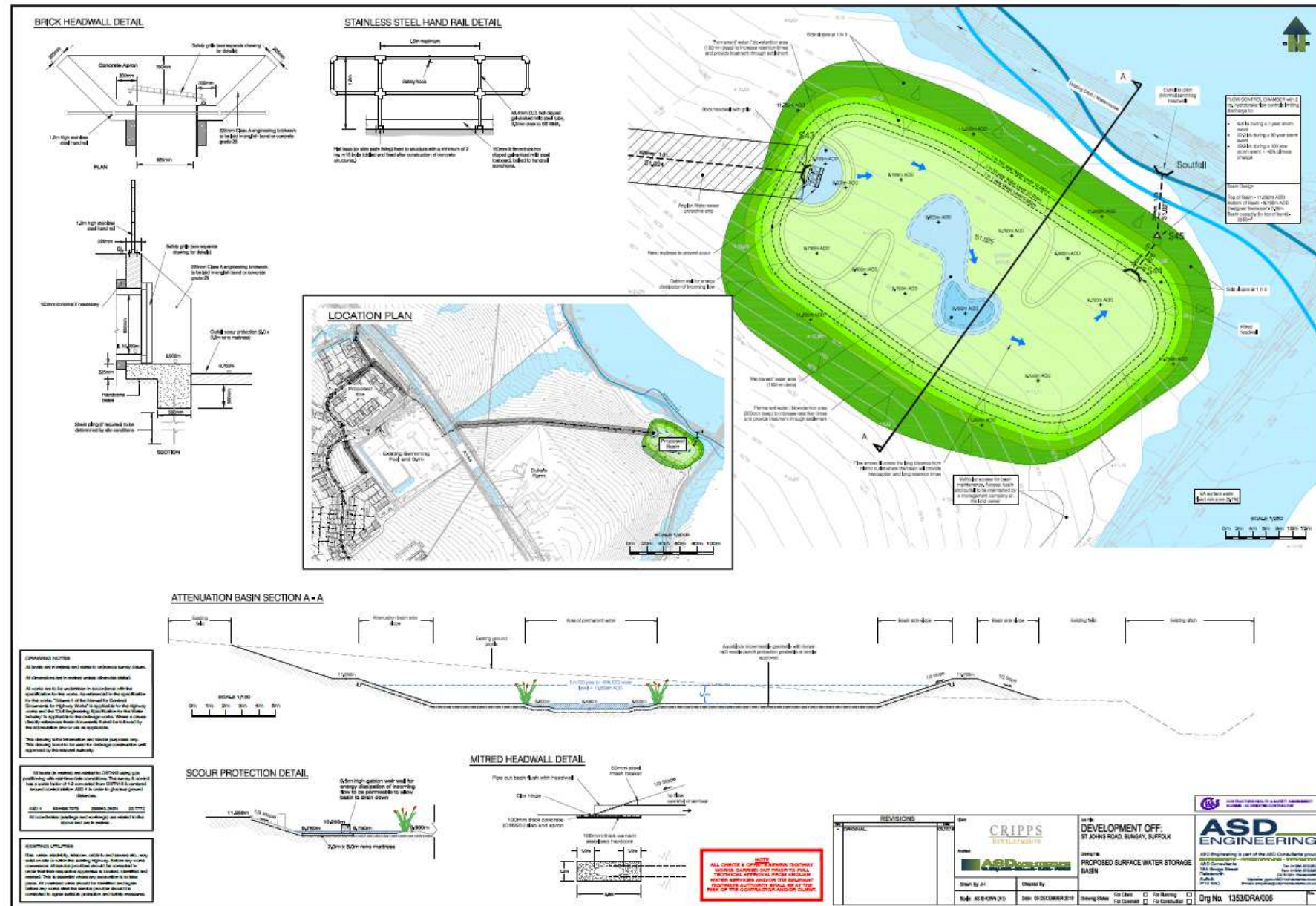
- Into the ground (infiltration);
- To a surface water body;
- To a surface water sewer, highway drain or another drainage system;
- To a combined sewer.

## SuDS

- Soakaways, using cellular crates, are unlikely to work on the site because of poor infiltration rates close to the surface. Therefore, in accordance with the surface water disposal hierarchy, water will be directed to the Tin River.
- Surface water will be managed using a combination of large diameter pipes, permeable pavements and an attenuation basin.


Return Period	Annual probability	Greenfield Rates taken from Original FRA by Bidwells	Post development rates stated in Condition 9
1 yr.	100%	11.3 l/s	9.9 l/s
30 yr.	3.3%	31.1 l/s	24.4 l/s
100 yr.	1%	46.1 l/s	30.6 l/s
100 yr + CC	1%	59.9 l/s	46.0 l/s

## Attenuation pond (option 2)





## Material Planning Considerations and Key Issues:

- Background/History
  - Policy – Allocation of site and how this proposal fits in with the wider allocation.
  - Housing Mix
  - Drainage Strategy
  - Design
  - Reserved matters
    - i) Access
    - ii) Layout
    - iii) Scale
    - iv) Appearance
    - v) Landscaping
  - Open spaces
  - Ecology
  - Car parking
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned in the bottom right corner of the slide.

# Recommendation – DC/18/4429/ARM

**APPROVE** subject to the conditions outlined in the report.



# Recommendation – DC/18/5082/FUL

**APPROVE** subject to the conditions outlined in the report.

Item: 9

DC/20/1244/FUL

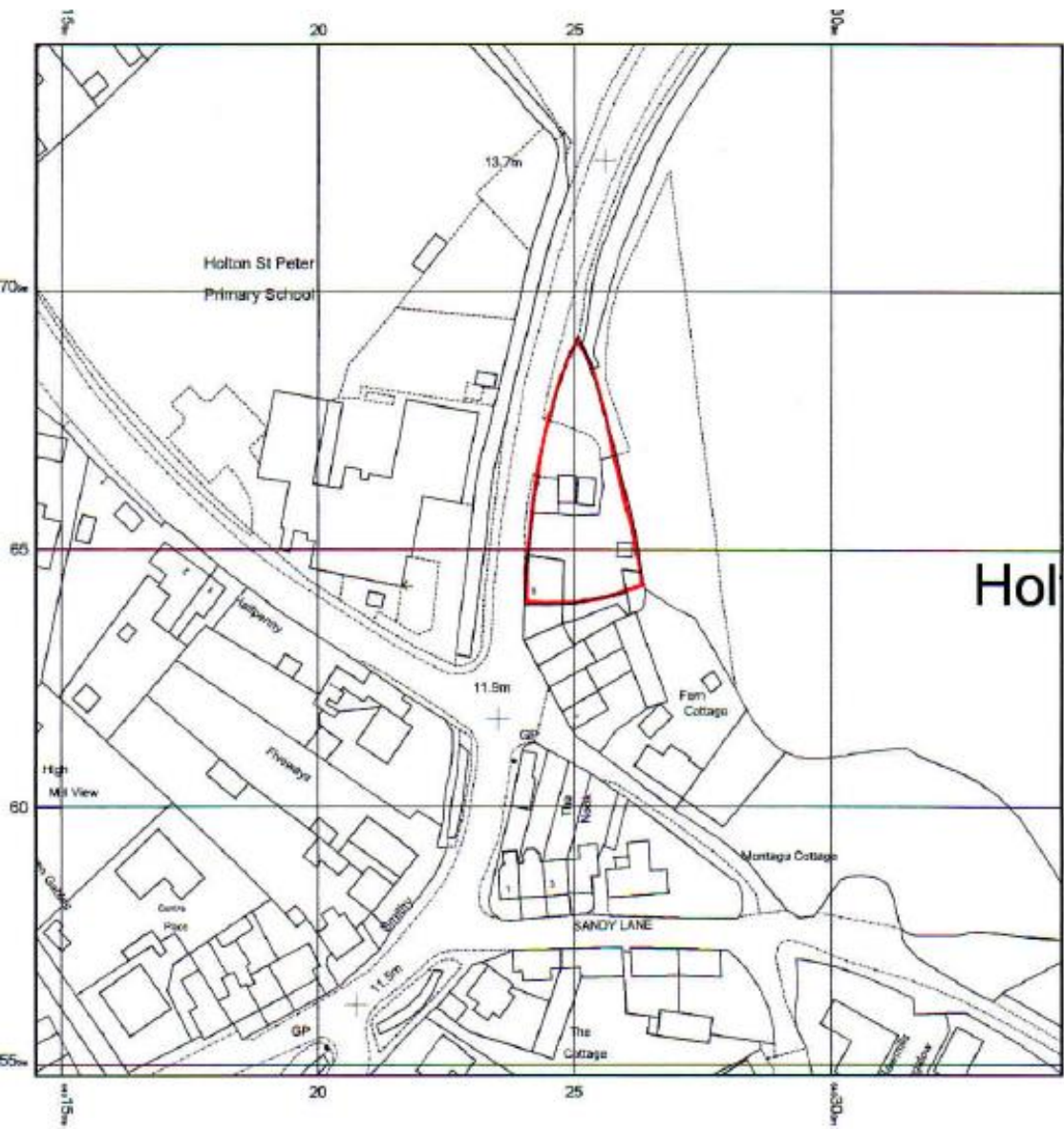
Single-storey side extension

6 The Street, Holton, Halesworth, Suffolk, IP19 8PH

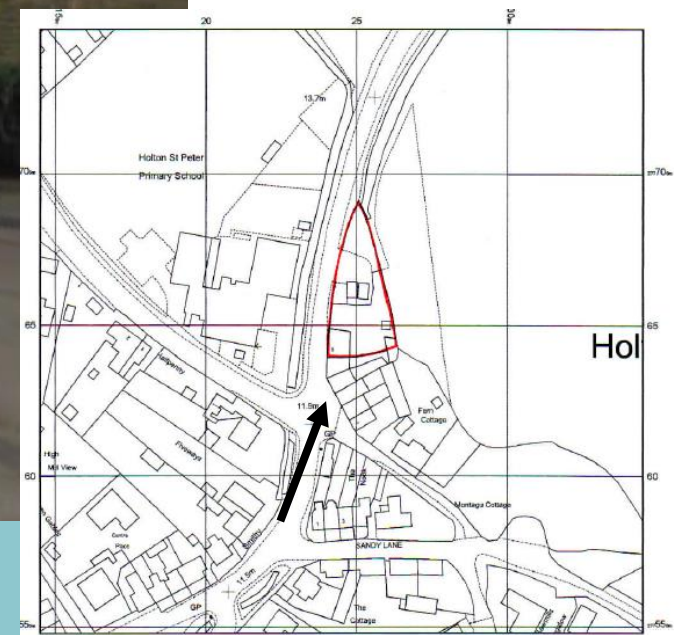




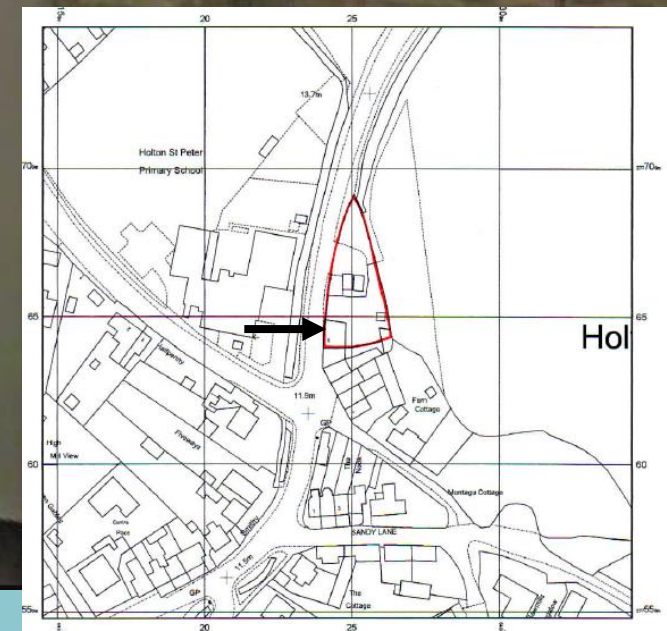
# Site Location Plan



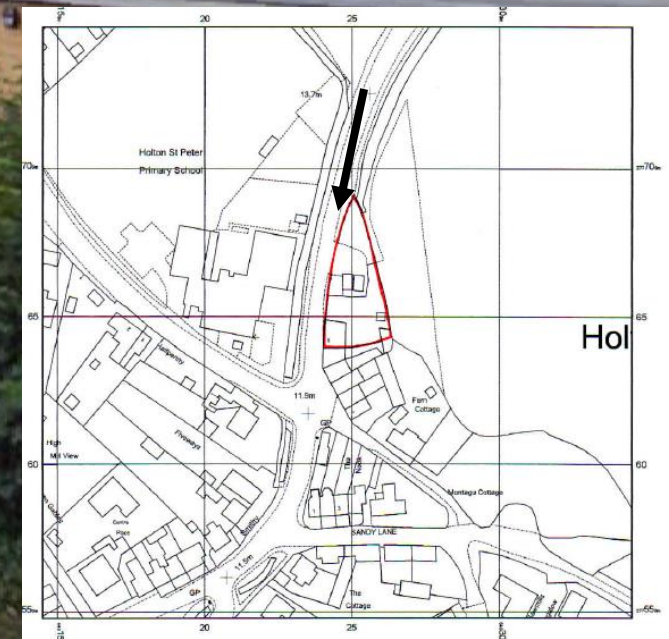






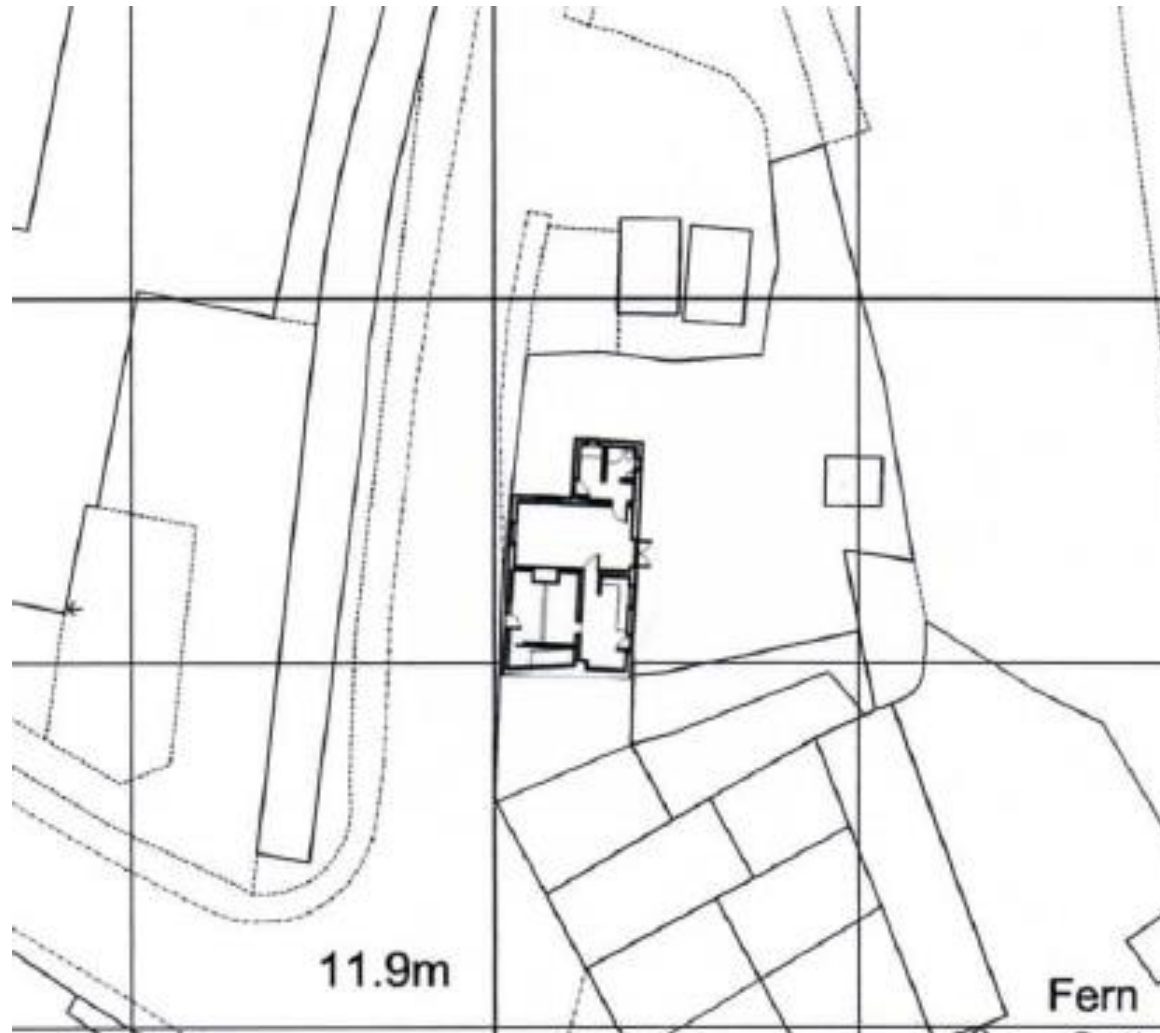








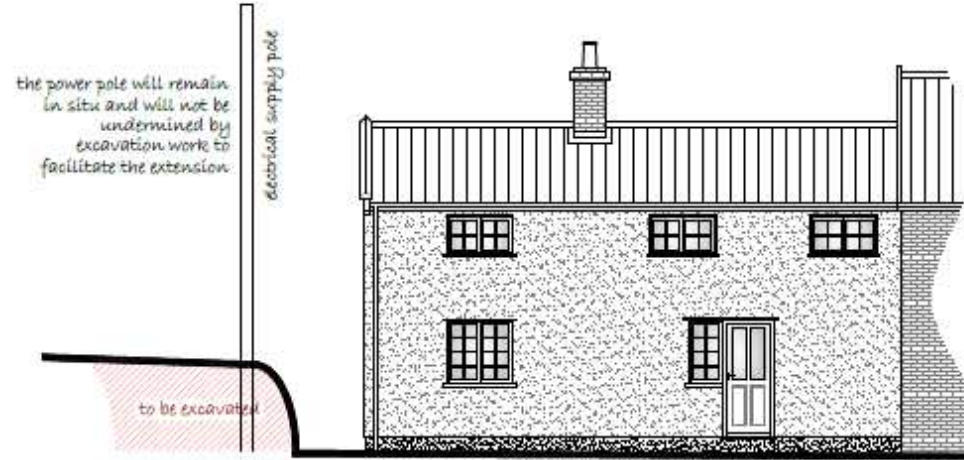
## Site layout plan



# Existing and proposed elevations



EXISTING EAST REAR ELEVATION



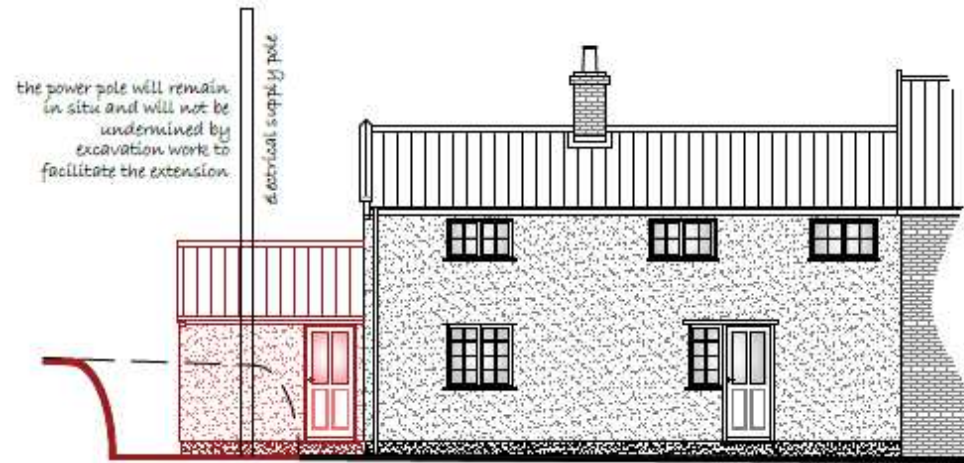
EXISTING WEST FRONT ELEVATION



EXISTING NORTH SIDE ELEVATION



PROPOSED EAST REAR ELEVATION



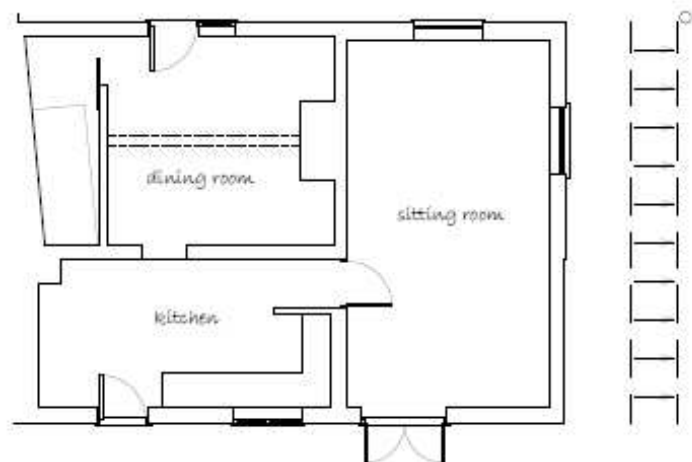
PROPOSED WEST FRONT ELEVATION



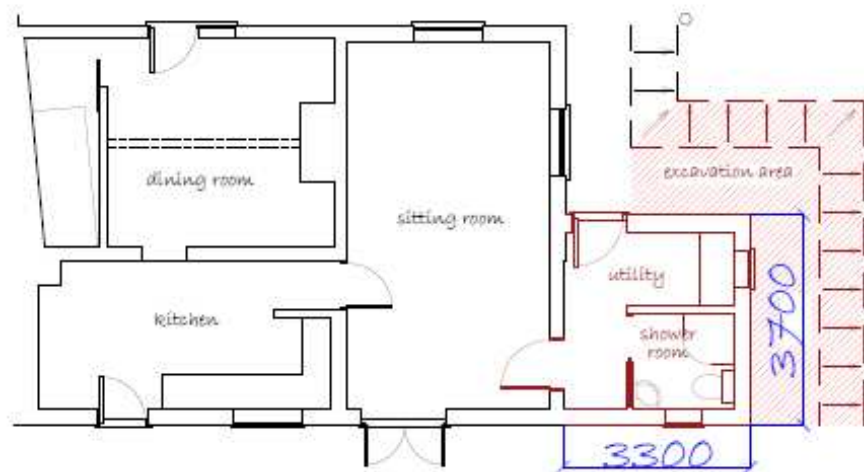
PROPOSED NORTH SIDE ELEVATION



# Existing and Proposed floor plans



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN


## Material Planning Considerations and Key Issues

- Design
- Heritage impact – Conservation Area and Non-designated Heritage Asset



# Recommendation

**APPROVE subject to the following conditions:**

- Standard 3 year implementation period
  - Approved plans
  - Materials and finishes as submitted
- 
- A teal-colored decorative shape, resembling a stylized wave or a triangle, is located in the bottom right corner of the slide.