



New houses to be set back from the western development boundary behind an area of public open space to respect the setting of the adjacent Grade II Listed Building.

Within the new development, bat and bird boxes could be implemented within the external walls, to further promote habitat creation and roosting potential. Hedgehog gaps in new rear garden fencing will promote habitat connectivity across and within the development.

Incorporation of native plants and those of wildlife importance into the landscaping scheme will provide foraging opportunities for birds, invertebrates and bats.

Retention of existing hedgerow along the development frontage, will reduce the visual effects on the adjoining residential properties along Forest Road, as well as retaining habitat value.

To promote adherence with the NPPF and Babergh and Mid Suffolk local policy, micro-pools will be created within the Basin, promoting a longer term water presence, enhanced with aquatic planting to provide new aquatic habitats and increase biodiversity.

The western part of the development is to be left open in order to preserve glimpsed views southwards to countryside from Forest Road and Sustrans Route (51).

Proposed children's play area will be designed with a natural character and will incorporate grass mounds, boulders and logs to complement its rural setting.

A recreational footway will meander through the public open space. The footway will be formed of a self-binding hoggin gravel, in a natural colour to reflect the informal / semi-natural setting.

Proposed hedgerows to be enhanced with supplementary planting to reinforce their function as wildlife corridors, and habitats of interest in their own right.

Proposed new hedgerow and tree planting along southern boundary of the development, will improve connectivity for wildlife and will soften views of the development from vantage points further south. A gap will be left at the western end to retain views southwards to countryside.

1.8m high brick walls to boundaries of new homes which overlook the public realm will be detailed to create an interesting street scene.

Proposed housing set back from eastern boundary to retain farm access and the existing public footpath along current alignment. This will also help in mitigating the visual effects of the development on users of the footpath.

The proposals allow for the retention of the existing farm access along the development's eastern boundary.



- EXISTING**
- Application Site Boundary: 1.37ha
 - Existing Vegetation (Retained)
 - Sustrans Route 51
 - Public Footpath
- PROPOSED**
- New Homes
 - Plot Number
 - Parking Space & Number
 - House Type
 - Visitor Parking (0.25 per Total Dwellings)
 - 1 Vehicular, Pedestrian and Cycle Access
 - 2 Farm Access
 - 3 Route of Farm Access to Field to South
 - 4 Connection with Public Footpath
 - 5 Public Open Space, to include Benches
 - Street Tree and Native Hedgerow Planting
 - New native tree and wildflower planting
 - 1.8m High Brick Walls (Overlooking Key Public Realm Public or Open Space)
 - 4 Children's Play Area
 - 5 SuDS Basins (to include micro-pools) and Swales

Site:	Land off Forest Road, Onehouse
Client:	Harris S.L (James Bailey Planning Ltd)
Ref:	5398 - Schedule of Accommodation (SoA)
Date:	26.08.2021

Market		
Plot Ref.	Type	No.
2.1	2b4p	3
3.1	3b5p (Bungalow)	2
3.2	3b5p	5
3.3	3b6p	2
4.1	4b6p	1
TOTAL UNITS		13

65% Market Housing

Affordable		
Plot Ref.	Type	No.
AR1	1b2p	2
AR2	2b2p	2
SO2	2b4p	1
AR3	3b5p	1
SO3	3b5p	1
TOTAL UNITS		7

35% Affordable Housing

SoA Glossary:
 b - Bedroom
 p - Person
 AR - Affordable Rent
 SO - Shared Ownership



Drawing Status
FOR PLANNING

CSA
 environmental

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Project Land off Forest Road
ONEHOUSE

Drawing Title Illustrative Masterplan &
 Proving Layout

Client Harris Strategic Land

Scale @ A2 1:500 **Drawing No.** CSA/5398/107
Date May 2021 **Rev** C
Drawn JC **Checked** RR