

DESIGN AND ACCESS STATEMENT

FOR

**SUBMISSION OF RESERVED MATTERS FOR ERECTION
OF 14 DWELLINGS (INCLUDING 5 AFFORDABLE UNITS)
AND CONSTRUCTION OF NEW ACCESS GRANTED
UNDER OUTLINE PLANNING PERMISSION
DC/20/02989**

AT

Land West Of, Richer Road, Badwell Ash, IP31 3EU



Streetmap



Aerial Photo

Introduction

The statement is prepared in support of an application for approval of reserved matters following outline permission DC/20/02989, dated 11th February 2021 for the erection of 14 new dwellings.

It is to be read in conjunction with the following drawings and information:-

2379 100	Site Layout Plan (1:500)
2379 101	Site Layout Plan (1:200) 1/2
2379 102	Site Layout Plan (1:200) 2/2
2379 103	Plot No 1 - Plans & Elevations
2379 104	Plot No 2 - Plans & Elevations
2379 105	Plot No 3 - Plans & Elevations
2379 106	Plots Nos 4 & 8 - Plans & Elevations
2379 107	Plots Nos 5, 6 & 7 - Plans & Elevations
2379 108	Plot No 9 - Plans & Elevations
2379 109	Plot No 10 - Plans & Elevations
2379 110	Plot No 11 - Plans & Elevations
2379 111	Plot No 12 - Plans & Elevations
2379 112	Plot No 13 - Plans & Elevations
2379 113	Plot No 14 - Plans & Elevations
2379 114	Topographical Survey
2379 115	Site Location Plan
2379 116	Site Construction Plan
2379 117	Materials Schedule

Biodiversity Compensation & Enhancement Strategy

Wildlife Sensitive Lighting Design Scheme

2023_110 001 & 002 Landscape Proposals

Technical Note - Discharge of Surface Water Drainage Condition

SuDS Maintenance Plan

Construction Surface Water Management Plan

2005-453-010, 011 & 012 Road Setting Out Sheet (1,2&3)

2005-453-020 & 021 Road & Drainage (1&2)

2005-453- 060, 061 & 062 (1,2&3) Private Roads Construction details

2005-453-070, 071 Engineering Layout Sheet (1&2)

2005-453-151 Basin Sections

2005-453-160 CSWMP

2005-453-278 General Arrangement

Site

The reserved matter application site reflects the extent approved under the original outline planning permission, providing a total area of 1.48 Ha.

The site lies adjacent to the east of Richer Road and comprises a small field that has returned to open grassland having not been used for agricultural production since 2008/9.

The site is bounded to the north by existing residential development and permission was granted for 3 new dwellings on the adjacent land in September 2016, Ref. No 2506/16. These houses have now been completed and are occupied.

Site Layout

The new dwellings will be positioned in a combination of grouped properties, starting from the eastern end of the site, and continuing in a linear pattern towards the western end, all served by a single access road adjacent to the northern boundary.

The front three properties will directly address Richer Road, creating a typical street scene on the approach into Badwell Ash.

The affordable housing and single-storey open market properties will occupy the mid-section of the site with the larger open market properties situated to the rear, as shown on Drg. No. **2379 100**

Proposal & Design

Hartog Hutton has a proven track record of delivering high-quality homes throughout Suffolk and has successfully completed several mid-sized prestige developments, in locations such as Rattlesden, Lavenham, Norton and Orford.



The Paddocks, Lavenham

This reserved matters application seeks approval for the design and layout of a combined 14-dwelling scheme, providing mixed-tenure dwellings that deliver the following unit sizes, types and accommodation.

Plot No	Storey	Description	Property Type	Floor Area (SQM)	Parking Spaces	Garage
1	2	3-Bed Detached	Open Market	157	4	Y
2	2	3-Bed Detached	Open Market	170	4	Y
3	2	3-Bed Detached	Open Market	170	4	Y
4	1	2-Bed Detached	Affordable	72	2	N
5	2	2-Bed Detached	Affordable	81	2	N
6	2	2-Bed Detached	Affordable	81	2	N
7	2	2-Bed Detached	Affordable	81	2	N
8	1	3-Bed Detached	Affordable	72	2	N
9	1	3-Bed Detached	Open Market	131	4	Y
10	1	3-Bed Detached	Open Market	134	4	Y
11	1	3-Bed Detached	Open Market	131	4	Y
12	2	4-Bed Detached	Open Market	197	4	Y
13	2	4-Bed Detached	Open Market	182	4	Y
14	2	4-Bed Detached	Open Market	159	4	Y

In terms of local influences on the external appearance, the existing housing stock in this area of Badwell Ash comprises a range of single and two-storey properties, constructed from the latter half of the 20th century onwards.



Therefore, there is no clearly defined local vernacular and the proposed dwellings will benefit from a non-uniform design approach where bespoke elements can be incorporated for each property, such as double-pitch dormer windows, pentice boards etc.

The design reflects the style of similar successful developments carried out by the applicant, within Suffolk, and will comprise a range of finishing materials to include:-

Roofs

- Slate
- Pantiles
- Plain Tiles

Wall finishes

- Facing Brickwork
- Painted Render
- Weatherboarding

Full information is provided within the accompanying drawings and a detailed materials schedule is included as a separate document.





Access & Parking

The development will be served by a single-point internal access road provided off Richer Road, as approved under the original planning permission.

As shown on **Drg. No. 2379 100** each dwelling will be provided with adequate parking provision in accordance with County Highway Authority's prescribed minimum requirements.

Landscape & Ecology

A separate landscape proposal, Biodiversity Compensation & Enhancement Strategy and Wildlife Sensitive Lighting Design Scheme have been prepared and are submitted as part of this application.

The proposals and mitigation measures have been cross-referred and in conjunction with the SuDS recommendations provide a co-ordinated site methodology to ensure that all the required measures deliver a coherent strategy, to deal with landscape, biodiversity, and drainage issues.

Please see the relevant accompanying documents for full details.