

1. INTRODUCTION

WELCOME

Thank you for taking the time to attend this public exhibition on Manor Oak Homes plan for new homes on the Land South East of Levington Lane, Bucklesham.

Please take a look at our proposals and let us know what you think. Members of the project team are available to answer your questions and feedback forms are available to leave comments on the proposals.

Manor Oak Homes are bringing forward the Land South East of Levington Lane, Bucklesham. The proposed development comprises up to 33 residential dwellings, including market and affordable homes and public open space.

BACKGROUND AND CONTEXT

This consultation has been organised to inform local residents of the emerging proposals and to give you the opportunity to ask questions and make comments.

We expect to submit an outline planning application later this year.

THE TEAM

The project team comprises:

Armstrong Rigg Planning: Town Planning

Mosaic: Masterplanning

Aspect: Landscape Design

MAC: Highways and Drainage

Wharton: Ecology and Arboriculture

MOLA: Archaeology

HOW TO COMMENT

Your views are important to us and we thank you for your time today. We would be pleased to receive any feedback which will be considered prior to the submission of any planning application.

Comment forms are available around the room and can be deposited in the box provided. You can also provide your thoughts by email using the address below by Thursday 17th October:

info@arplanning.co.uk

All of the exhibition boards are available to view online via the Manor Oak Homes website:

<http://www.manoroakhomes.co.uk/project/buc-060/>

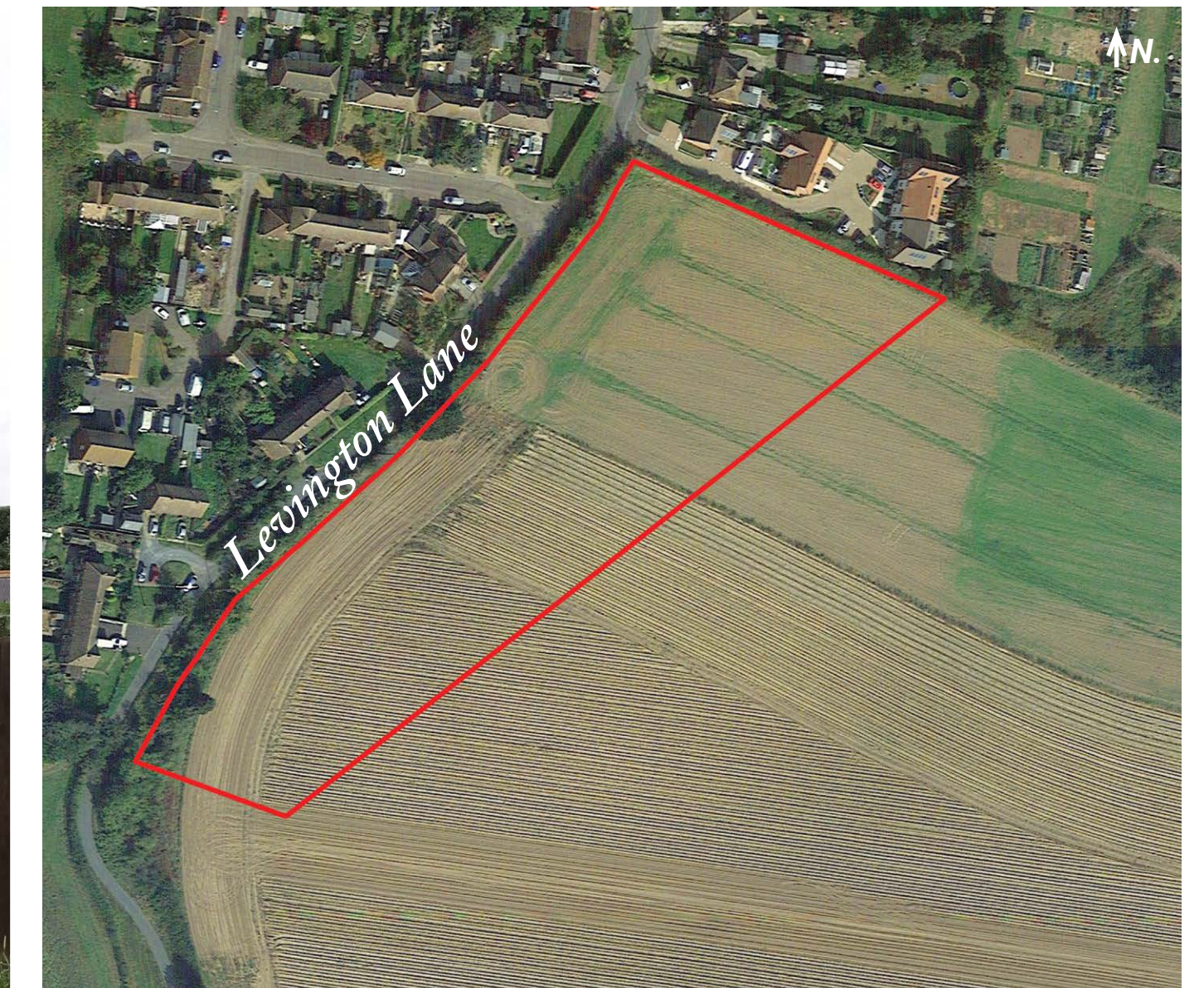
ABOUT THE SITE

The Site is located in the south of the village of Bucklesham, in the East Suffolk district of Suffolk, England. The Site extends to 3.46 acres and is located off Levington Lane immediately adjacent to the existing built up area of Bucklesham. It currently comprises of agricultural land and surrounding hedgerows with a few trees.

The Site has been allocated for development as part of emerging Suffolk Coastal Local Plan.



Bucklesham



Site boundary



Site location

2. PLANNING POLICY CONTEXT

SITE ALLOCATION

The Site is proposed to be allocated for the development of approximately 30 dwellings by Policy SCLP12.45: Land to the South East of Levington Lane, Bucklesham of the emerging Suffolk Coastal Local Plan.

The emerging Local Plan has been prepared by East Suffolk Council (and formerly Suffolk Coastal District Council) over several years and covers the area of the former Suffolk Coastal District. A first draft of the Local Plan was consulted on between July and September 2018 and a final draft of the Local Plan was consulted on between January and February 2019. Both of these drafts included the site as a proposed allocation and provided members of the public with the opportunity to comment on the proposed development of the site. The Local Plan has now been submitted for examination by the government and once this process is complete it will be adopted by East Suffolk Council and will form the key document setting out how the development needs of the area will be met up to 2036.



Policy SCLP12.45 requires the development of the site to be in accordance with the following criteria that the proposal has been designed to meet:

Policy SCLP12.45: Land To The South East Of Levington Lane, Bucklesham

1.4ha of land to the south east of Levington Lane, Bucklesham, as shown on the Policies Map, is identified for the development of approximately 30 dwellings.

Development will be expected to accord with the following criteria:

- Design and layout to reflect the linear nature of Levington Lane, with semi detached or terraced properties provided on the frontage with Levington Lane;
- Affordable housing to be provided on site;
- Retention of trees and hedgerows along the frontage with Levington Lane where possible;
- Landscaping and boundary treatments appropriate to the rural character of the area surrounding the site to the east and south;
- Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and
- Provision of a footpath to connect the site with the footpaths to the north of the site, and widening of Levington Lane along western boundary of site where necessary.



OTHER PLANNING POLICIES:

In addition to the site allocation policy, the proposal has been designed to meet the requirements of the following key policies:

- Policy SCLP5.8: Housing Mix: Requires proposals for 5 or more units to provide for a mix of sizes and types and include at least 40% 1 and 2 bedroom properties
- Policy SCLP5.10: Affordable Housing: Requires 1 in 3 units to be affordable (33%)
- Policy SCLP7.2: Parking Standards: Requires parking to be provided in accordance with 'Suffolk Guidance for Parking' (2019) as follows:
 - 1 bedroom = 1 space
 - 2 bedroom = 2 spaces
 - 3 bedroom = 2 spaces
 - 4+ bedroom = 3 spaces
- Policy SCLP9.6: Sustainable Drainage Systems: Requires developments of 10 or more dwellings to utilise sustainable drainage systems that are integrated into the landscaping scheme.



COMMUNITY INFRASTRUCTURE

The Community Infrastructure Levy (CIL) is a charge upon new residential development which District Councils collect when planning permission is granted. This charge is used to off-set the impact of additional homes on local infrastructure such as roads, schools, open space and health centres. CIL has been introduced in East Suffolk, with new housing (excluding affordable homes) in Bucklesham charged at £199.18 per square metre of floor area.

The total levy generated from this development is expected to be in the region of £400,000 of which 15% (£60,000 would be directed to Bucklesham Parish Council).

The proposals will also generate further investment in local facilities and public services through the Government's 'New Homes Bonus' scheme.



3. SITE ANALYSIS

Our multidisciplinary project team has undertaken a number of technical assessments of potential constraints and opportunities on the Site.

Key considerations in the design are landscape, ecology, and arboriculture, many of which present both constraints and opportunities.

Opportunities

1. Site access from Levington Lane with views to the countryside
2. Provide a footpath link on the south-eastern side of Levington Lane along the site's frontage
3. Retain and enhance the existing Oak tree as part of landscape proposals
4. Provide a green buffer from open countryside on the eastern boundary
5. Widening of Levington Lane along the Site's northern boundary

Constraints

1. Offset from existing vegetation and trees in order to minimise effects on ecology and arboriculture.
2. Provide a planted buffer along the site's boundary to the east thus providing a high level of visual containment

The plan on this page summarises base line site considerations. Conclusions of the technical studies undertaken are explored on boards 6-8.



- Access
- New footpath
- Oak tree - of moderate quality and to be retained
- Trees of low quality
- Views to the countryside
- Levington Lane widening
- Residential area
- Slope direction
- Housing frontage
- Informal open space

4. ILLUSTRATIVE MASTERPLAN

The planning application will seek outline planning permission for the principle of development of up to 33 dwellings with the details to be submitted at a later stage via a reserve matters submission.

The outline planning application will be supported by an illustrative layout. One in three homes will be affordable and the house types are detailed below:

1 Bedroom	4
2 Bedroom	10
3 Bedroom	9
4 Bedroom	10

Total 33

- Semi-detached / terraced properties will be located facing Levington Lane to reflect the existing character of the road and lower density detached and semi-detached properties will be located to the east and south of site to reflect the rural edge of the village.
- Informal open space is provided on-site and it is proposed that a financial contribution will be made towards improving existing facilities of Bucklesham's recreation ground.
- A small section of hedgerow along Levington Lane will need to be removed to provide the access road and to widen Levington Lane. Where possible a new mature hedgerow will be planted at the edge of the widened road and a new hedgerow/trees will also be planted along the eastern and southern boundary of the site where there is none currently.



- 2 Storey
- 1 storey



- Flats
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms



- 01 Access junction
- 02 New footpath
- 03 Widening of Levington Lane
- 04 Retained and enhanced vegetation
- 05 Reinforced planting
- 06 Reinstated hedgerow
- 07 New planting
- 08 Informal open space
- Allocation boundary

This is an illustrative mix and may be subject to change following further discussions.

5. LANDSCAPE

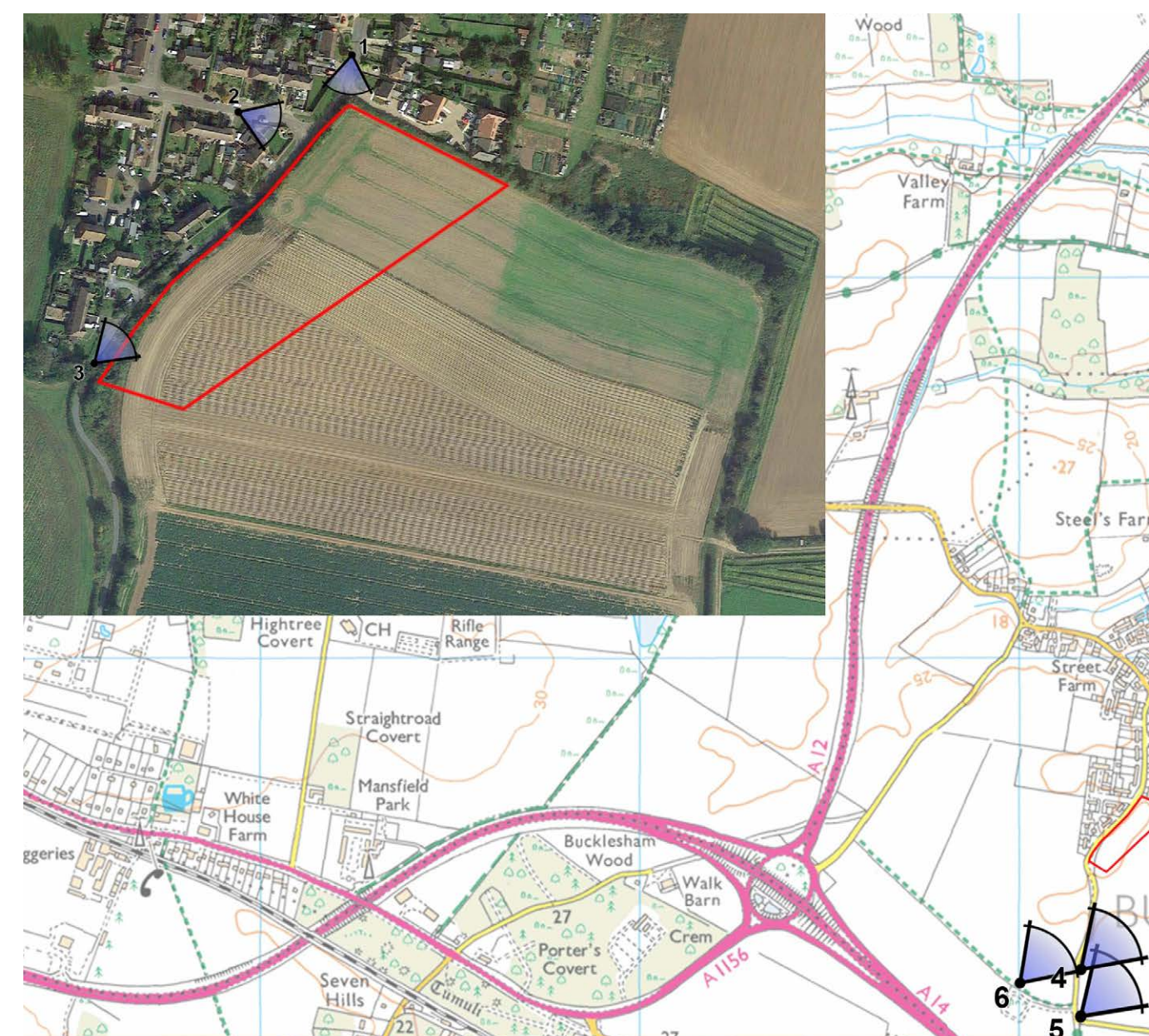
It is considered that views of the proposals are predominantly confined to the localised context. The existing vegetation structure associated with the site and the surrounding landscape setting filter views towards the site, ensuring that views into the site remain glimpsed from publicly accessible areas.

Where views are available, these are seen within the settlement context of Bucklesham.

It is considered that the proposed landscape treatment, when combined with the existing vegetation that is to be retained, will ensure that the proposals benefit from a high degree of physical and visual integration, with the vegetation structure providing a high level of visual containment.

The existing urban grain of the village and wider landscape character have informed the design process to ensure that the proposals provide an appropriate and sensitive development within the context of the surrounding villagescape setting and wider landscape character context.

It is considered that the proposals can be accommodated without detriment to the localised and wider visual amenity and localised landscape character will be preserved, with proposed landscape features contributing positively to the identified wider landscape character.



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4

6. ECOLOGY AND ARBORICULTURE

ECOLOGY

The Site comprises an arable field, which is of negligible ecological importance and very limited botanical diversity. As a result, the proposed development provides ample opportunities to enhance the site ecologically through habitat creation and species enhancements.

Ecological Enhancement Opportunities

The proposed layout includes the creation of new habitat including species-rich hedgerow, wildflower areas and additional tree planting, which is likely to result in a net gain for biodiversity at the Site in relation to habitat and botanical diversity. Species enhancements will also provide additional suitable habitat for the occupation of the Site by a range of species, such as; a loggery for stag beetles, the inclusion of solitary bee bricks for species such as red mason bees and leafcutter bees, integrated bat tubes for roosting bats, tree mounted bird boxes of varying sizes, and hedgehog shelters and a hedgehog highway through erected garden fences.

ARBORICULTURE

The Site currently comprises of a parcel of land at the north-western extent of an arable field, with hedgerows and field margins along the northern and western boundaries. The tree species are dominated by semi-mature English elm and common hawthorn.

The proposed development has been designed around the retention of the one oak tree on the western boundary of the Site, ensuring that it is not impacted by the proposal. In order to implement the proposed development, there will be a requirement to remove a section of hedgerow on the western boundary to provide access into the Site. The proposed development has been designed to minimise the visual impact of this and remove only trees of low quality and value. The proposed tree removals are predominantly English elm that are not considered to be suitable for long-term retention. The proposed development will include reinstating a more species diverse hedgerow within the same location upon completion.

There is a significant commitment to tree planting within the proposed development so that the tree loss is considered to be a short-term loss, with a mid- to long-term gain in both public amenity value and tree canopy cover.

ARCHAEOLOGY

MOLA Northampton (Museum of London Archaeology) were commissioned on 11th July 2019 by Manor Oak Homes to carry out Archaeological trial trenching on land to the south-east of Levington Lane, Bucklesham from 15th October to 18th October.

MOLA have been in contact with the Suffolk County Council's Historic Environment Advisor (HEA) regarding the archaeological investigation of the site. The HEA requires a metal detection survey of the whole site, followed by an investigative sample of trial trenching which will equate to 5% of the site area. The trial trenching evaluation will consist of 13 trenches dug, each of which will be 30m long and 1.8m wide, which will thoroughly test the proposed development area for the presence of archaeological remains. These trenches will be positioned at random across the site and will ensure good coverage across the development area. A Suffolk County Council HEA will be fully involved throughout the process and will advise on any future actions required as a result of the investigation.



Land South East of Levington Lane, Bucklesham | Autumn 2019

7. HIGHWAYS AND DRAINAGE

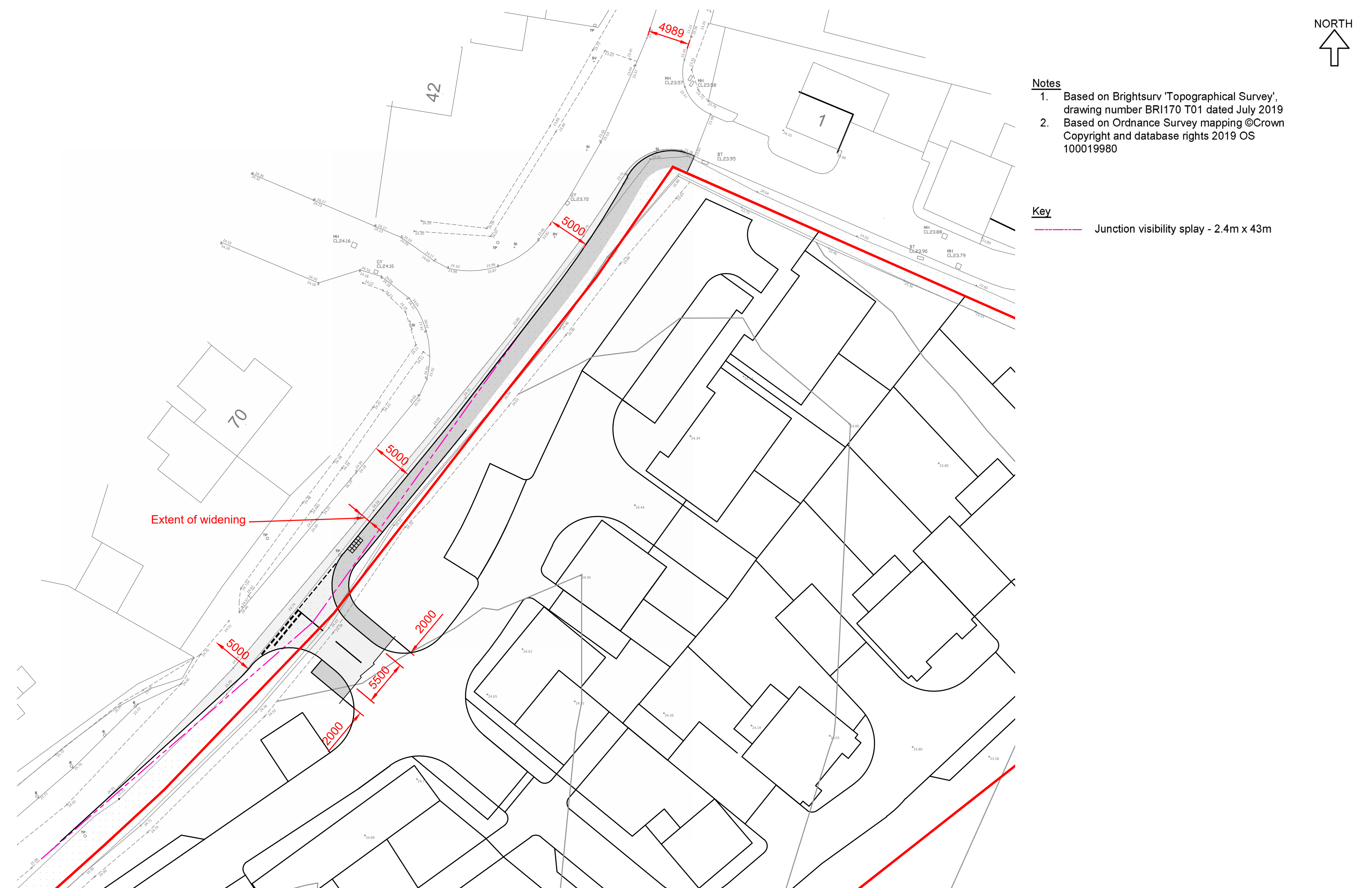
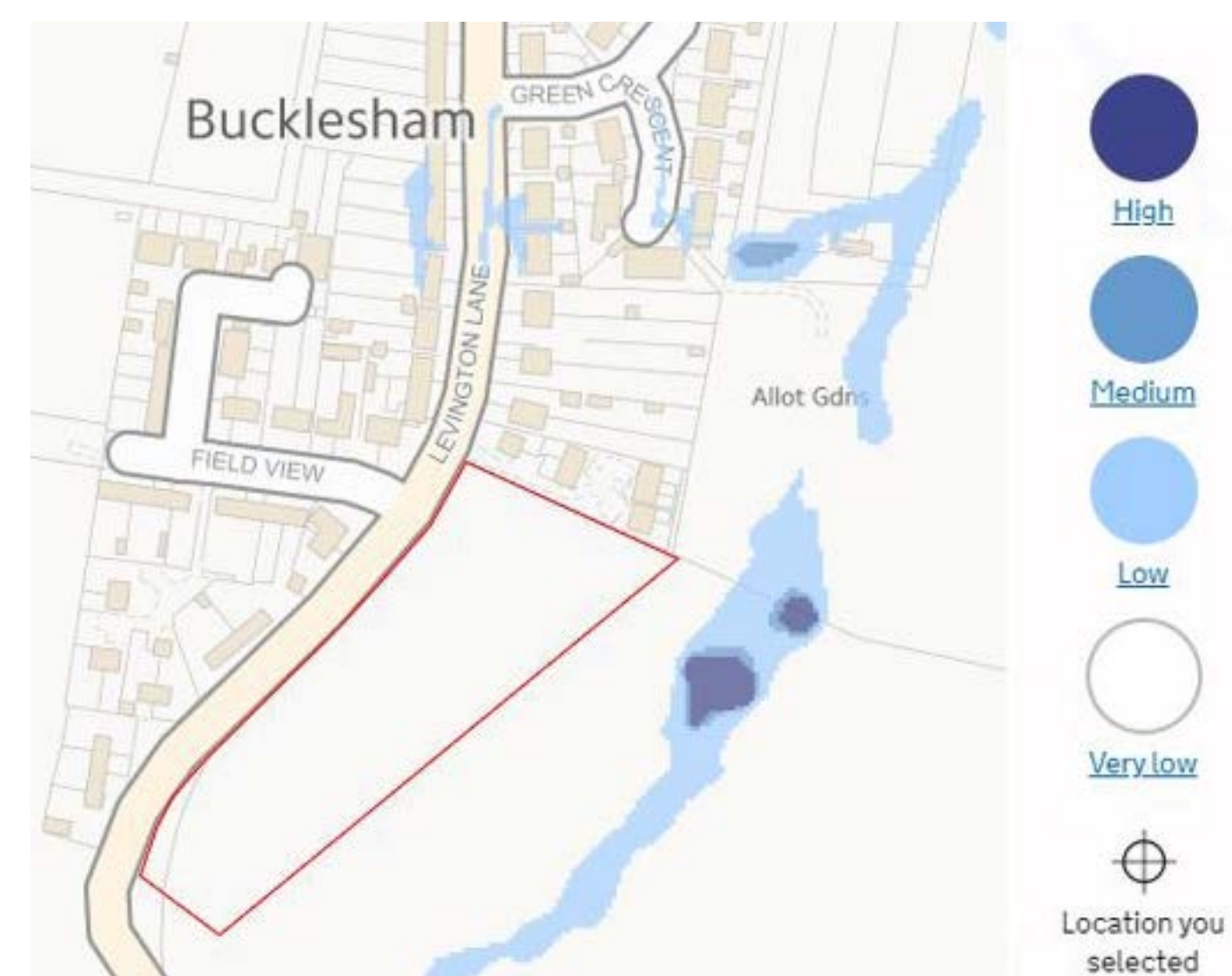
ACCESS

Vehicle, cycle and pedestrian access will be via a single access of Levington Road. Levington Lane across the site's frontage to the north of the access will be widened to 5.0m, which matches the existing width of Levington Lane to the north. A new footway will be provided on the south eastern side of Levington Lane along the site's frontage up to the Site access. A new hedge will be planted to the rear of the footway to replace the existing hedge.

FLOOD RISK AND DRAINAGE

The development site is at a low risk of flooding from all sources.

Infiltration testing has shown that the permeable paving can be used across the whole site. All dwellings, drives and roads will drain to permeable paving. This means that there will be no additional runoff as a result of the proposed development.



8. ARTIST'S IMPRESSION



We value your feedback. Thank you for taking the time to look at our proposals. If you have any questions, please ask a member of our team.

Your views on the proposed development are important to us and we will consider them as we finalise our proposals for the submission of the outline planning application. We would therefore be very grateful if you would take the time to complete one of the feedback forms and place it in the comments box provided. You can also provide your thoughts by email using the address below by Thursday 17th October:
info@arplanning.co.uk

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