

A hand-drawn architectural site layout plan showing various building footprints, courtyards, and landscaping elements. The drawing is in pencil or light ink on a light-colored background.

# INVOLVEMENT & EVOLUTION

STAKEHOLDER PARTICIPATION

# 4

EXHIBITION BOARDS USED AT PUBLIC CONSULTATION EVENT

**Land off Yarmouth Road, Melton Woodbridge Board 1**

**Introduction**

Churchcroft Land and Estates (Melton) Limited are proposing a development of up to 154 new homes and a 70 bedroom nursing home with 50 assisted living apartments. The site is located off Yarmouth Road (B1438) Melton, Woodbridge.

The site is approximately 0.79 hectares (24 acres).

The scheme proposes the following:

- 84 no. - housing (dwelling units) - 37 (1 dwellings per ha)
- 121 no. - other care facilities
- 1.00 ha - informal park / public open space
- 0.92 ha - wildlife corridor / ecological zone
- 0.50 ha - sustainable drainage

This consultation exercise enables members of the public to have sight of the proposals and speak with members of the project team to understand the development being developed.



**Planning Background**

In terms of housing land supply, South Coast District Council are unable to demonstrate an adequate supply of housing land to meet what is known as a five year requirement.

Consequently, the Council's policies to control land supply for housing are out of date having regard to paragraph 49 of the National Planning Policy Framework.

Accordingly paragraph 14 of the Framework is engaged. This states that 'in the main of the Framework is a presumption in favour of sustainable development' and requires that where development plan policies are out of date, permission should be granted unless:


- any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
- specific policies in the Framework indicate development should be refused.

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**Land off Yarmouth Road, Melton Woodbridge Board 2**

**Planning and Environmental Designations**

The site is not affected by any designations that are 'restrictive to development' as referred to in the footnote to paragraph 14 of the National Planning Policy Framework.



**Legend**

- Application Site Boundary
- Red line site boundary
- Administrative Boundaries and Planning Designations
- Parish Boundaries
- Physical Limits of Woodbridge Melton and St. Audry's Hospital
- Conservation Areas
- Area to be Protected From Development
- Special Landscape Areas
- Protection of Open Character/Parkland
- Water - Protection of Trees and Character
- The Preservation Order (TPO)
- Environmental Designations
- Area of Outstanding Natural Beauty (AONB)
  - Suffolk Coast and Heaths
  - Environmentally Sensitive Area (ESA)
  - Suffolk River Valleys
  - Ramsar Site - Deben Estuary
  - Site of Special Scientific Interest (SSSI)
  - Deben Estuary
  - Deben Estuary
  - Special Protection Areas (SPA)
  - Deben Estuary
  - Deben Estuary
  - Lead Burial Ground
  - Archant Woodland

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**Land off Yarmouth Road, Melton Woodbridge Board 3**

**Site Context**




**Legend**

- Application Site Boundary
- Inward Views from Neighbouring Dwellings
- Transport Routes
- A Roads
- B Roads
- Minor Roads
- Railway and Station
- Public Rights of Way
- Footpaths
- Brideways
- Boreways / Other Public Routes
- Long Distance Recreational Route
- Sandridge Walk
- Land Use
- Agriculture / Horticultural
- Residential / Settlement
- Employment / Community Facilities
- Landscape / Recreation
- Parkland / Heath / Marsh
- Landscape Features
- Contours (1m)
- Plants / Watercourses
- Woodland / Trees / Hedgerows


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**Land off Yarmouth Road, Melton Woodbridge Board 4**

**Accessibility**



**Site Access Strategy**



The site is well positioned for access to schools and facilities in Melton to the south.

The layout of the site and new access arrangements will integrate the development into the existing highway network.

The construction of the footway, pedestrian facilities and bus stops / lay-by on Yarmouth Road will provide increased connections into the existing pedestrian and public transport networks.

The proposed vehicle access includes a pedestrian refuge island and will serve pedestrian desire lines across Yarmouth Road towards the new bus stop serving neighbourhood services.

A new lay-by is proposed for the northbound bus route and will be located approximately 25 metres north of the proposed site access.

From Melton & Sutton opposite bus routes 92, 94 and 96 for travel to Woodbridge and onwards to regional leisure and employment destinations, including Market Harborough, Ipswich and Aylesbury.

Melton Railway Station is located approximately one kilometre south of the site, allowing for easy pedestrian access.

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**Land off Yarmouth Road, Melton Woodbridge Board 5**

**Concept Plan**



**Legend**

- Site Boundary (24.196 Ac / 9.792 Ha)
- Proposed Primary Road
- Proposed Secondary Road
- Existing Public Right of Way
- Site Vegetation
- Proposed Public Open Space & Landscaping (1.5 Ha)
- Sustainable Urban Drainage System (SUDS)
- Proposed Development Zones
- Proposed Care Facility
- Proposed Access Point
- St1438 Yarmouth Road
- Emergency Access
- Footpath Links

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**Land off Yarmouth Road, Melton Woodbridge Board 6**

**Indicative Masterplan**



**Design Principles**

The layout comprises a nursing home, assisted living units and low density areas of residential development arranged around a green corridor creating a central hub of amenity space.

The main vehicular access is from Yarmouth Road, with a secondary access for emergency vehicles from St. Audry's Road.

The site benefits from surrounding footpaths and country lanes and the layout encourages people to walk and cycle between the site and its surroundings, with a safe crossing point to bus stops on Yarmouth Road.

The site is almost fully surrounded by mature trees and high hedgerows which would be retained as wildlife corridors. Together with proposed sustainable drainage ponds and plentiful tree and shrub planting, the proposal will enhance biodiversity and will create a green buffer integrating the development into the wider landscape setting.

Houses face onto the green spaces, outdoor spaces and the central open spaces, creating a light, safe and secure living environment.

The construction of nursing home facilities will be located adjacent to the main access and will be accessed via a dedicated access point to the development.



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# 04 INVOLVEMENT & EVOLUTION

## THE CONSULTATION PROCESS

- 4.1 A public exhibition was held on Tuesday 3rd June 2014 from 3-7pm at the Lindos Centre in Melton. The exhibition boards illustrated the site location, planning and environmental designations, site context, accessibility, site access strategy, concept plan and indicative masterplan as shown opposite.
- 4.2 The exhibition was attended by approximately 157 visitors in total. 68 written representations were received both during the following consultation event. The most significant concerns raised were regarding vehicle access, additional traffic, highways impacts, housing numbers and the ability of local infrastructure to cope with the increase in housing numbers. A few local residents commented on specific areas of the draft indicative layout and their concerns have been reflected in the submitted plans.
- 4.3 Members of the design team have also had pre-application discussions with members of Suffolk Coastal District's development control team and Suffolk County Council's Highways Department, and these discussions have informed the development of the proposal.

## CHANGES TO THE MASTERPLAN

- 4.4 The design proposals for the development have evolved in response to consultation and the identification of opportunities and constraints as a result of technical surveys. The development from concept to design proposals has included the following changes:
- The maximum number of proposed dwellings has been reduced from 154 to 138;
  - A strip of housing on the southern boundary of the site was removed, creating a 'green buffer' between the proposed housing and existing housing;
  - A footpath route was added, linking the central green space to the 'viewpoint' at the old quarry;
  - The line of development was pulled back from the perimeters of the site to give more 'breathing space' around the trees;
  - A pumping station was added within the scheme.





Pavilion

34.1m

5

8

ST ADAM'S ROAD

6

# DESIGN PROPOSALS

USE AND AMOUNT OF DEVELOPMENT

5





Set within grounds of 1 ha  
 50 assisted living units  
 60 bedroom nursing home

Hopkins Homes - residential application to be submitted imminently.

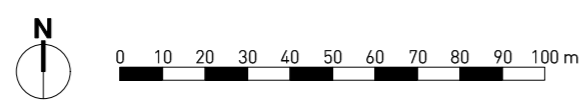
Proposed bus layby, see WYG plans (ref. A087076-011\_E)

Proposed pedestrian crossing, see WYG plans (ref. A087076-011\_E)

Proposed partial infilling of quarry to create usable PDS, whilst retaining and enhancing habitats. See Pegasus drawing ref. YOR2251\_019.A

- KEY**
- Site boundary (9.8 ha)
  - Existing trees to be retained
  - Sustainable drainage basins
  - Proposed allotment / community orchard
  - Proposed POS over former quarry. Quarry to be part filled.
  - Railings around former quarry
  - Proposed footpath links
  - Nursing home
  - Main site access off Yarmouth Road
  - Public Open Space (POS)
  - Feature plots
  - Pumping station

- HOUSING MIX**
- Open Market (66% of development)
- 23 x 2 bed
  - 37 x 3 bed
  - 32 x 4 bed
- Affordable (33% of development)
- 12 x 1 bed
  - 22 x 2 bed
  - 12 x 3 bed
- TOTAL: 138 Units



ILLUSTRATIVE MASTERPLAN

# 05 DESIGN PROPOSALS

## THE PROPOSAL

5.1 The primary features of the proposed development are as follows:

- **The layout comprises a nursing home, assisted living units and two distinct areas of residential development around a green corridor creating a central hub of open/play space.**
- **The main vehicular access (with provision for a bus stop within a new layby) is off Yarmouth Road.**
- **The site benefits from the surrounding footpaths and country lanes and the layout includes several links to these, creating pedestrian permeability through the site and its surroundings, with a safe crossing point to bus stops on Yarmouth Road and easy access to Melton and surrounding recreational facilities.**
- **Within the development houses face onto the street scene, with nodal spaces and the central open space, creating a legible, safe and secure living environment.**
- **The site is almost fully surrounded by mature trees and high hedgerows which would be retained as wildlife corridors. Together with the proposed sustainable drainage ponds and plentiful tree and shrub planting, the proposal will enhance biodiversity and create a green buffer integrating the development into the wider landscape setting.**

## USE & AMOUNT OF DEVELOPMENT

RESIDENTIAL - UP TO 138 DWELLINGS (CLASS C3)

- 5.2 The proposed development allows for up to 138 dwellings over approximately 5.5 ha, arranged in two distinct areas. Overall this achieves an average net density of 25 dwellings per hectare (dph). This average density is relatively low as appropriate to the village edge context and to help to assimilate the development into the surrounding area.
- 5.3 The proposal allows for a range of differing densities within the development with varying sizes and tenures. This will accommodate a range of household types and provide variety in the proposed streetscape. The dwelling types will include semi-detached properties and short runs of terraced houses primarily towards the south and east side of the development, with larger detached properties in larger plots located primarily to the northwest.

## AFFORDABLE HOUSING

- 5.4 An element of affordable housing will be provided within the development. These will include affordable rented, shared ownership and low cost/reduced cost market housing. It is anticipated that 33% of the dwellings provided (up to 46 dwellings) would be made available as affordable homes. Details of the precise tenure arrangements will be submitted at Reserved Matters Stage through consultation with the Planning Authority and will be informed by the affordable housing provisions contained within the Section 106 Agreement.

## CARE FACILITIES

- 5.5 An area of approximately 1 hectare providing care facilities will be included within the development. This is to include a 60 bedroom nursing home and 50 assisted living apartments set around a communal garden for residents use, with attenuation basins, which will act as wildlife habitats and will add to the visual amenity for the residents.





Hopkins Homes - residential application to be submitted imminently.

1ha  
50 assisted living units  
60 bedroom nursing home

Proposed bus layby, see WYG plans (ref. A087076-011\_E)

Proposed pedestrian crossing, see WYG plans (ref. A087076-011\_E)

Proposed partial infilling of quarry to create usable PDS, whilst retaining and enhancing habitats. See Pegasus drawing ref. YOR2251\_019.A

INDICATIVE HOUSING MIX



# 05 DESIGN PROPOSALS

## PUBLIC OPEN SPACE AND GREEN INFRASTRUCTURE

- 5.6 The amount of open space provided has been designed in order to cater for the recreational needs of the new community at the Yarmouth Road site and to meet the requirements of Strategic Policy SP17 - Green Space, of the Suffolk Coastal District Core Strategy. This includes an allowance for a community orchard or allotments.
- 5.7 It is envisaged that an informal park or area of public open space will be provided for the benefit of residents located at the heart of the development, providing a visual break in the housing and allowing views out to the adjacent golf course and paddocks.
- 5.8 Open space will also allow for drainage infrastructure such as attenuation basins which will provide wildlife habitats and will enhance the visual amenity and green infrastructure value of the site.
- 5.9 Existing trees and hedgerows along the site boundaries would also be retained and augmented to provide screening for the development and a buffer to adjacent roads, paths and houses.
- 5.10 The total area of open space indicated on the accompanying land split plan is approximately 3.3 hectares, approximately 34% of the site area.





**KEY**

-  Site boundary (9.8 ha)
-  Existing tree removed
-  Existing hedge removed
-  Existing trees retained
-  Proposed tree planting
-  Existing hedge retained and enhanced (gapped up and maintained at height in excess of 2m)
-  Proposed hedge and shrub planting
-  Retention basins for sustainable drainage - planted with native emergent species
-  Species-rich meadow grass and wildflower mix of local provenance suitable for neutral sites (shade tolerant mix in quarry area)
-  Amenity grassland
-  PROW and internal pedestrian routes
-  Allotments or community orchard

Small section of hedge removed to create connection to PROW.

Existing hedgerows and trees retained and boundaries strengthened with native planting. Unlit corridors of open grassland adjacent to hedgerows provide potential bat flight corridors and habitat for invertebrates, birds and small mammals.

Open space buffer adjacent to South Close.

Informal parkland provides recreation opportunities at the heart of the development.

Open space buffer adjacent to Upper Melton Terrace.

Bird and bat boxes erected on retained mature trees

Log piles provided within wooded areas.

Disused quarry retained as a natural feature providing wildlife benefits. Pit would be partially filled using arisings from the site to facilitate access, avoiding placement of material within root protection areas of existing trees. A subterranean refuge will enhance habitats. Quarry proposals are presented on drawing YOR.2251\_019

Bird and bat boxes erected on retained mature trees.

- Aims:**
- To retain, enhance and complement existing landscape and ecological features such as boundary hedgerows and woodland, to integrate the proposed development into the surrounding landscape;
  - To create an attractive setting for the development, which strengthens and complements key characteristics of the Ancient Rolling Farmlands' LCT such as the local pattern of hedgerows with trees, woodland parcels, settlements associated with village greens, and buildings with tiled roofs and red brick or colour-washed walls.
  - To minimise visual effects from adjacent roads and paths through the sensitive layout of the site and inclusion of boundary landscape buffer planting;
  - To enhance biodiversity through improving the connectivity of existing wildlife corridors and providing new habitats (species rich grasslands and marginal wetland areas associated with open space and SuDS basins); and
  - To create new public open spaces which provide opportunities for informal recreation and connection with nature.

Retention basins will contain water following rainfall. These ephemeral wetlands will attract birds, invertebrates, foraging bats and provide habitat for native wetland plants.

Open space buffer adjacent to existing houses. Proposed allotments or community orchard 0.17ha.

**Indicative Species for Planting Mixes:**  
Species are representative of those noted in the locality or identified in the Suffolk Landscape Character Assessment and Suffolk Hedgerow Survey (2012) as being appropriate for the Ancient Rolling Farmlands LCT.

Parkland Trees	Hedgerow Trees	Hedgerows and Shrub Planting	Emergents for Retention Basins
Oak	Oak	Hawthorn	Common Reed
Beech	Field Maple	Blackthorn	Bog Bean
Lime	Beech	Elm	Arrowhead
Horse Chestnut	Wild Cherry	Field Maple	Common Water
Hornbeam		Hazel	Crowfoot
Wild Cherry		Holly	Water Speedwell
		Dogwood	
		Guelder Rose	
		Bullace	
		Spindle	










**LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN**

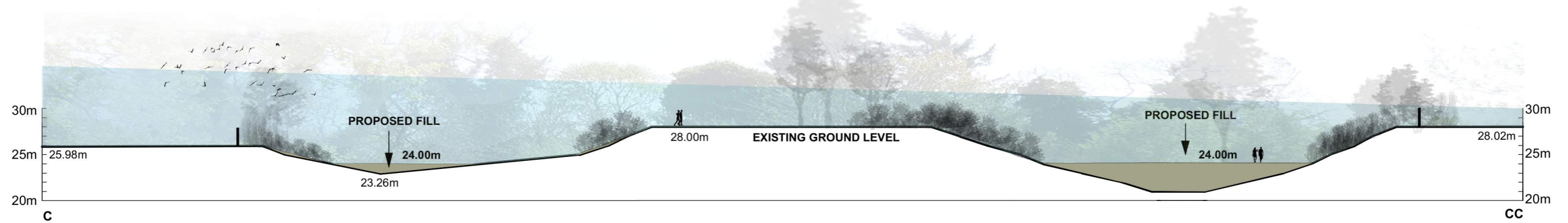
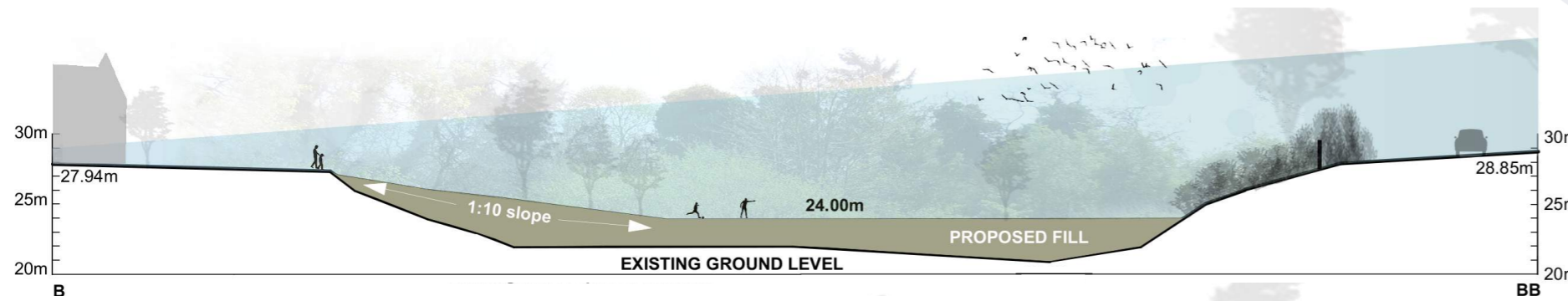
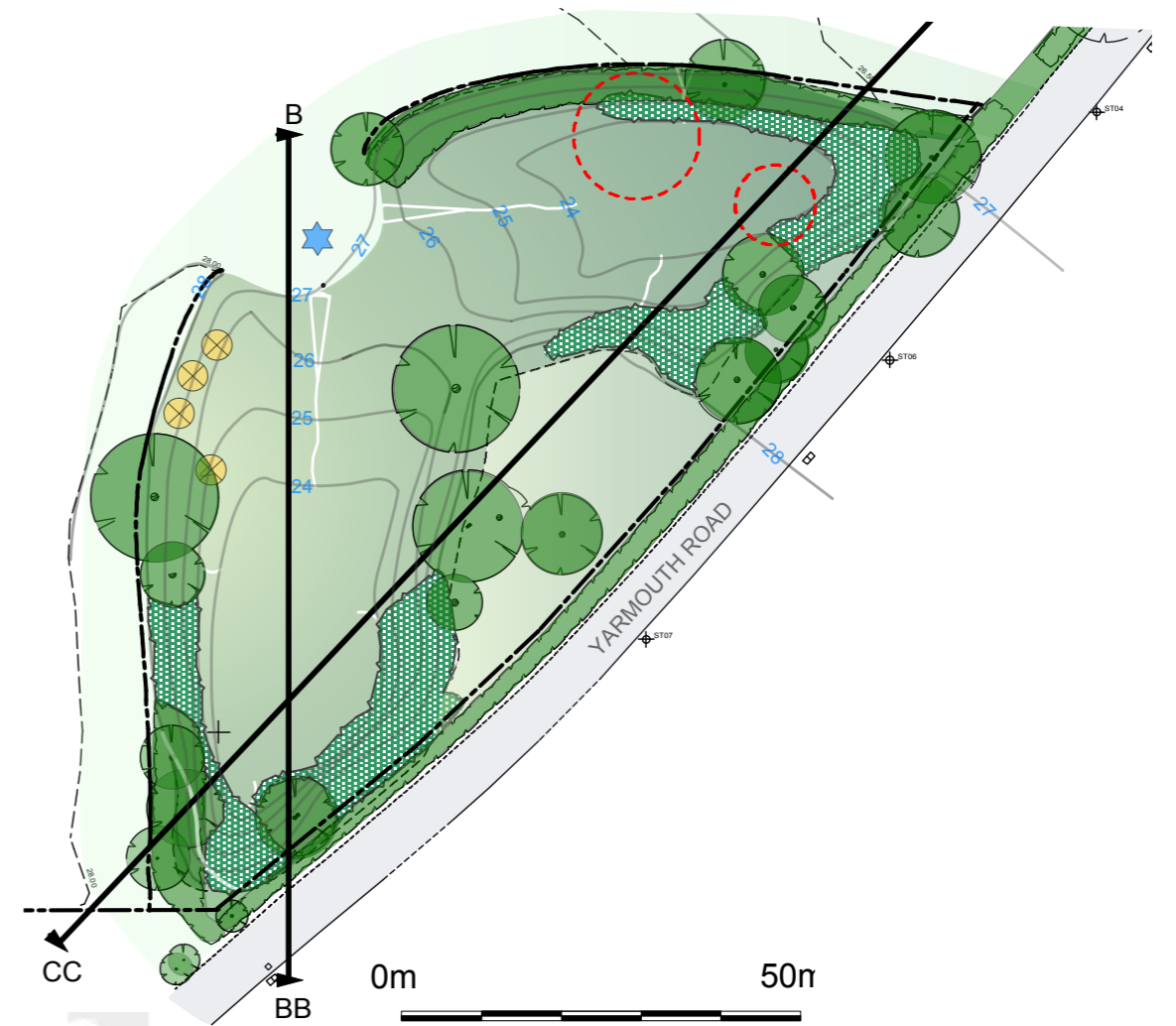
# 05 DESIGN PROPOSALS

## DISUSED QUARRY








- 5.11 The disused quarry within the eastern part of the site would be retained and partially filled with site won arisings so as to provide an informally accessible recreation space.
- 5.12 Existing vegetation would be substantially retained and augmented through native shrub planting so as to improve its visual amenity and ecological value.
- 5.13 Quarry proposals are included on drawings YOR2251\_19 and YOR2251\_21.

**KEY**

-  Existing trees retained
-  Existing shrub, hedge, small trees retained
-  Proposed new contours (refer to proposed sections)
-  Position of Badger Sett
-  Proposed native shrub planting (refer to drawing YOR.2251\_021)
-  Proposed 6' railings to direct people to central access point
-  Existing trees removed
-  Regraded slopes to be sown with species rich, shade tolerant, native meadow grass and wildflower mix of local provenance.
-  Viewing point and entrance to quarry area





- Key**
-  **Site Boundary**  
9.8 hectares
  -  **Primary Street**
  -  **Secondary Street**
  -  **Private Drive**
  -  **Pedestrian Links**
  -  **Built Form**
  -  **Public Open Space (POS)**
  -  **Vehicular Access**

BUILT FORM AND MOVEMENT PLAN

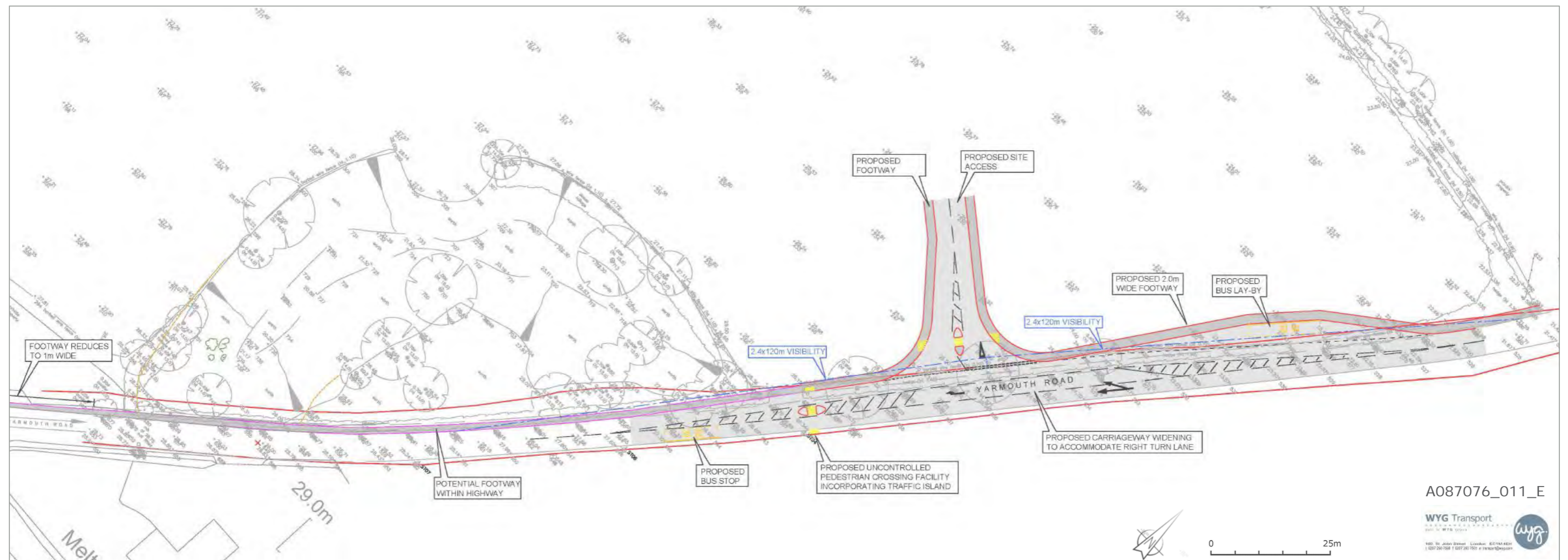
# 05 DESIGN PROPOSALS

## LAYOUT & ACCESS

### PROPOSED MOVEMENT AND ACCESS

- 5.14 The built form parameter plan shows the broad relationship between buildings, access routes and spaces. A well connected access road, accessible by all users, is proposed which helps ensure that all areas of the development are easy to navigate, safe and secure. The road is defined by the building layout, so that buildings rather than the road dominate.
- 5.15 The development proposals adhere to the "Manual for Streets 1 & 2" which encourages designers to move away from standardised prescriptive measures and adopt a more innovative approach in order to create high quality places for all users, ages and abilities.
- 5.16 Vehicular access to the proposed development would be taken via Yarmouth Road in roughly the same location as an existing field access. This would be a simple priority controlled T-junction, with a ghost right-hand lane for southbound vehicles turning into the site. The Transportation Assessment Report demonstrates that this development could be integrated into the existing highway network with limited impacts.
- 5.17 The proposed access arrangement includes for a new bus stop opposite the site entrance for southbound services to Melton, and a bus stop within a new lay-by for northbound services, located approximately 25m north of the site access.
- 5.18 In terms of internal road alignment, the site includes a road that incorporates some horizontal deflection to calm traffic and to give an informal feel to the development. Further detail regarding car parking provision and site accessibility can be found in the Transportation Assessment Report which has been included as part of the outline planning application.

### PROPOSED SITE ACCESS



## FOOTPATHS AND CYCLEWAYS

- 5.19 The site is located within walking and cycling distance of the established community, approximately 600m from the village centre, in close proximity to bus stops, and with an existing pavement along the length of the B1438. These positive characteristics have been maximised through the provision of a safe, direct, convenient and interesting pedestrian access route into the site. Safe and convenient routes through the site, particularly for those people with disabilities, require a fundamental understanding of the elements required to achieve inclusive access and should be used to inform the detailed design proposals.
- 5.20 The following measures to provide improved accessibility by foot and cycle are proposed:-
- Provision of pedestrian/cycle routes through the site linking to Yarmouth Road, St Audry's Road, and Jews Lane;
  - Provision of footways and a safe pedestrian crossing point with refuge island, linking to the pavement and new bus stop on the eastern side of Yarmouth Road;
  - Internal road layout designed to ensure low traffic speeds. The design will promote safe walking and high permeability through the site, and limit potential for anti-social behaviour;

- Particular attention to be paid to surface quality, suitability for use by disabled people, and sufficient 'overlook' to provide a sense of safety and security for users;
- Appropriate signage and crossing points of roads through the development, to include dropped kerbs, tactile paving and guardrails as appropriate; and
- No excessive height change between pavements and internal roads allows a person with impaired mobility to cross any public space and to enter any building without encountering steps or significant changes in level.

## PARKING

- 5.21 The proposed allocation of resident and visitor parking is sufficient and well integrated so that it does not dominate the appearance of the proposed development.
- 5.22 Parking has been designed in line with the guidance contained within Manual for Streets and Suffolk Coastal District Council's Core Strategy to ensure that adequate parking for residents, visitors and cyclists is designed into the scheme from an early stage, is conveniently located and distributed efficiently.

- 5.23 Courtyard parking within the development has been designed so that it will serve only a few units, thus creating private, well-defined areas, convenient for the user. There will be only one vehicular access point. These areas will be overlooked by properties in order to increase perceived and actual safety.
- 5.24 The majority of allocated parking will be provided on-plot and is generally located to the side of dwellings within an individual parking bay and/or garage set just back from the building line to allow ease of access to dwellings.
- 5.25 Disabled parking may also be provided through larger spaces to enable sufficient room for disabled users to enter and exit the vehicle and located no more than 50m from the principal entrance to the building it serves.
- 5.26 Disabled parking and cycling parking numbers will be provided in accordance with the appropriate standards.



# 05 DESIGN PROPOSALS

## CONTINUITY AND ENCLOSURE

- 5.27 The design of the development proposal is broadly based on the principle of providing a strong frontage to the internal streets and public realm whilst protecting the amenity of existing residents. This assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment. The new development will provide natural surveillance over the proposed areas of public open space.
- 5.28 The design solution for the site reflects the village edge character of the location and is in keeping with the traditional and new building forms that can be seen in the area. As this is an edge of village location, discontinuous building lines will allow for the growth of soft landscape and contribute towards a more parkland feel to the development space.
- 5.29 A key aspect of the scheme is the retention and enhancement of the existing mature boundary hedgerows around the site. The presence of these trees and shrubs will help to enclose and soften views towards the scheme.
- 5.30 Development plots will be defined by a range of boundary treatments including walls, railings and hedging, in order to clearly define public and private spaces.

- 5.31 Key frontages such as those following the main route through the development will be particularly prominent and critical to the appearance of the development. Particular attention will be paid to the massing and architectural style of these buildings, so that they contribute positively to the quality and character of the new development.

## SCALE AND DENSITY

- 5.32 As previously stated, the development proposals achieve an average density of approximately 25 dph within the development envelope, which is reflective of the context of the local area.
- 5.33 The density is relatively low within the site overall in recognition of its location at the edge of a village, and its proximity to surrounding parkland.
- 5.34 A variety of house types, tenures and sizes are provided which will enable a variety of households to be accommodated thereby minimising the potential for social exclusion.

## BUILDING HEIGHTS AND MASSING

- 5.35 The height and massing of the proposed development consists of a selection of 2 and 2.5 storey houses, with occasional 3 storey buildings at key locations within the site. These are designed to be in keeping with the traditional and new built form seen within the local area.
- 5.36 In terms of variety in the massing of the residential buildings, this is achieved through the use of a range of house types and sizes ranging from 2 bedroom terraces to 4 bedroom detached houses.
- 5.37 Landmark buildings / feature plots are considered to increase the legibility of developments. Landmark buildings will be identified at key nodal points within the site. These should be designed to be distinctive from the adjacent built form. These can be designed to utilise variations in materials, colour, frontage treatment and architectural styles and do not dictate the need for increased height.
- 5.38 The proposed parameters for the heights of the proposed development are set out in the accompanying table below.

## ILLUSTRATIVE SECTION



### DWELLING HEIGHTS

Dwelling type	Eaves (m)	Ridge (m)
2 storey	4.5	7.2
2.5 storey	5.5	8.3
3 storey	6.6	10.5



PRIMARY STREET



SECONDARY STREET



PRIVATE DRIVE

ILLUSTRATIVE STREET SCENES



# 05 DESIGN PROPOSALS

## STREET TYPOLOGIES

5.39 The street hierarchy broadly indicated on the Built Form and Movement Plan allows for the variation in architectural approach and street character envisaged for different parts of the proposed development. This is outlined within the boxes below.

### PRIMARY STREETS

- Primary streets are likely to feature 2 storey dwellings with the occasional 2.5 or 3 storey dwelling.
- The dwellings are likely to be primarily semi-detached with the occasional detached dwelling or smaller run of terraced dwellings. This arrangement of buildings will allow more continuous frontages to enclose the busier streets within the proposed development.
- The taller 2.5 or 3 storey dwellings will be located at strategic positions within streets such that they terminate vistas along the streets and help to punctuate the streetscene and enclose key spaces within the development.



## DRAINAGE AND UTILITIES

- 5.40 A Flood Risk Assessment including surface water drainage strategy is submitted as part of the outline application. This shows the whole of the site is in Flood Zone 1 (lowest risk) and that the risk to the proposed development from all forms of flooding is negligible.
- 5.41 The proposals follow best practice guidance regarding Sustainable Drainage Systems (SuDS) to ensure that surface water runoff will be managed on site by attenuation and infiltration ensuring that flood risk is not increased elsewhere.

### SECONDARY STREETS

- The streets are likely to feature smaller dwellings arranged in rows of terraces with the occasional smaller detached dwelling. No three storey dwellings are envisaged within the street typology. Parking is likely to be primarily located on the frontage and form an integral part of the street design. Nodal spaces may be created where secondary streets coincide with existing and planned footpaths.



- 5.42 Foul sewerage, electricity, gas, water supply and BT apparatus in close proximity to the site could service the new development. An onsite foul pumping station and electricity substation will be required. Some upgrading of the existing sewerage networks may be required based on Anglian Water's outline pre-development study. It is expected that other utilities can be supplied by local connections with no offsite reinforcements. Further details are provided in the Utility Statement submitted with the outline application.

### PRIVATE DRIVES

- These street typologies are likely to be located on the outer edges of the built development where a more informal highway design and looser arrangement of buildings allow for the growth of the soft landscape and more successful integration with the surrounding open space.
- Dwellings are likely to be either detached or semi-detached and are likely to be set back from the carriageway to allow for the growth of trees and shrubs which will further help to integrate the interface with the open space.





NURSING HOME

DEVELOPMENT EDGE SOFTENED BY LANDSCAPING

TRADITIONAL ARCHITECTURAL DETAILING

ILLUSTRATIVE IMAGES FOR BUILT DEVELOPMENT

# 05 DESIGN PROPOSALS

## APPEARANCE AND CHARACTER

- 5.43 An assessment of Melton village, St Audry's Park residential development and their environs has identified street typologies, distinctive spaces, materials and details that exhibit distinctive local design and these can be further incorporated into the detailed design of the new development. This will ensure the architectural response of the proposal reflects traditional local character.
- 5.44 The overall character of the development would have a 'semi-rural' feel featuring lower density development and less continuous building lines. Open spaces would feature boundary hedgerows with native shrub and tree planting, while the access road, loosely lined by buildings, would help to guide views through the site to enhance legibility and the street scene.
- 5.45 It is envisaged that the built form and streetscape would have something of the character of the St Audry's Park development to the northwest of the site (illustrated below), with buildings taking inspiration from traditional local architectural styling (see images left), arranged around green spaces and streetscapes of varying scale, with a central open space containing soft landscaping, trees and shrubs.

## ARCHITECTURAL DETAILS

- 5.46 As an Outline Application, detailed issues of appearance would be addressed within a Reserved Matters Application. However investigations into illustrative concept designs have been undertaken to ensure that proper formation of a structural site layout could be achieved and form a starting point for discussions with the Local Planning Authority. The detailed external appearance of properties illustrated within this application should therefore be considered as illustrative of the form the new dwellings could take.
- 5.47 The design rationale was to produce a selection of dwelling styles which maintain a cohesive appearance using local building components which reflect the colours and construction methods of close neighbouring residential properties on Yarmouth Road and St Audry's Road with elements of details from larger properties within St Audry's Park to the northwest.

## MATERIALS PALETTE

- 5.48 Red brick masonry with rendered sections and clay tile, steeply sloping roofs were determined to be the most common local materials and these have been used on the illustrative building design drawings so that this development can be seen in context with neighbouring residential areas.
- 5.49 Traditional kerbs could be replaced by low profile edging. To demarcate the purely pedestrian areas from the roads, materials with subtle variations in colour would be used.

RECENT DEVELOPMENT AT ST AUDRY'S PARK IS SOFTENED BY BOUNDARY VEGETATION



INFORMAL OPEN SPACE



NATURAL PLAY



CYCLE ROUTE



BALANCING POND



CENTRAL VILLAGE GREEN



ECOLOGICAL CORRIDORS

ILLUSTRATIVE IMAGES FOR OPEN SPACE

# 05 DESIGN PROPOSALS

## LANDSCAPE STRATEGY

- 5.50 Landscape design is a key component for creating a successful development at Yarmouth Road. The green spaces are an integral part of the place and create a strong landscape structure across the site. The existing and new green infrastructure has been a driving factor in the creation of the layout and the landscape helps to further define the public and private space whilst adding colour, structure and seasonal interest to the residential environment.
- 5.51 Successful green spaces help create more attractive places and provide safer routes. From an ecological perspective they can also enhance biodiversity and provide better microclimates as well as contribute to increase flood protection and sustainable drainage through reducing surface water runoff. The Design Council / CABE outline the following eight qualities of successful open spaces:
- Sustainability;
  - Character and distinctiveness;
  - Definition and enclosure;
  - Connectivity and accessibility;
  - Legibility;
  - Adaptability and robustness;
  - Inclusiveness; and
  - Biodiversity.

## OPEN SPACE STRATEGY

- 5.52 As part of the iterative design process, the design team have ensured that the assessment of landscape and visual effects has influenced the design and layout of the proposed development and that the eight qualities above have been addressed and incorporated into the site layout. This has resulted in a landscape strategy which minimises the landscape and visual effects of the scheme and wherever possible delivers landscape, visual, recreational and ecological benefits.
- 5.53 All of the landscape mitigation proposals are located within the site boundary so these measures can be secured through planning conditions.

- 5.54 The principal aims of the landscape strategy are as follows:
- to create an appropriate landscape structure which integrates the proposed development into the landscape;
  - to create an attractive setting for the new development, which strengthens and complements the character of the area;
  - to retain existing valued landscape and ecological features;
  - to minimise adverse visual effects and, wherever possible, to enhance the quality of views from sensitive visual receptors;
  - to enhance the biodiversity of the site through the creation of new habitats; and
  - to create new public open space which provides opportunity for informal recreation and connection with nature.

- 5.55 The features of the landscape strategy are set out below.

### RETENTION AND MANAGEMENT OF EXISTING LANDSCAPE FEATURES

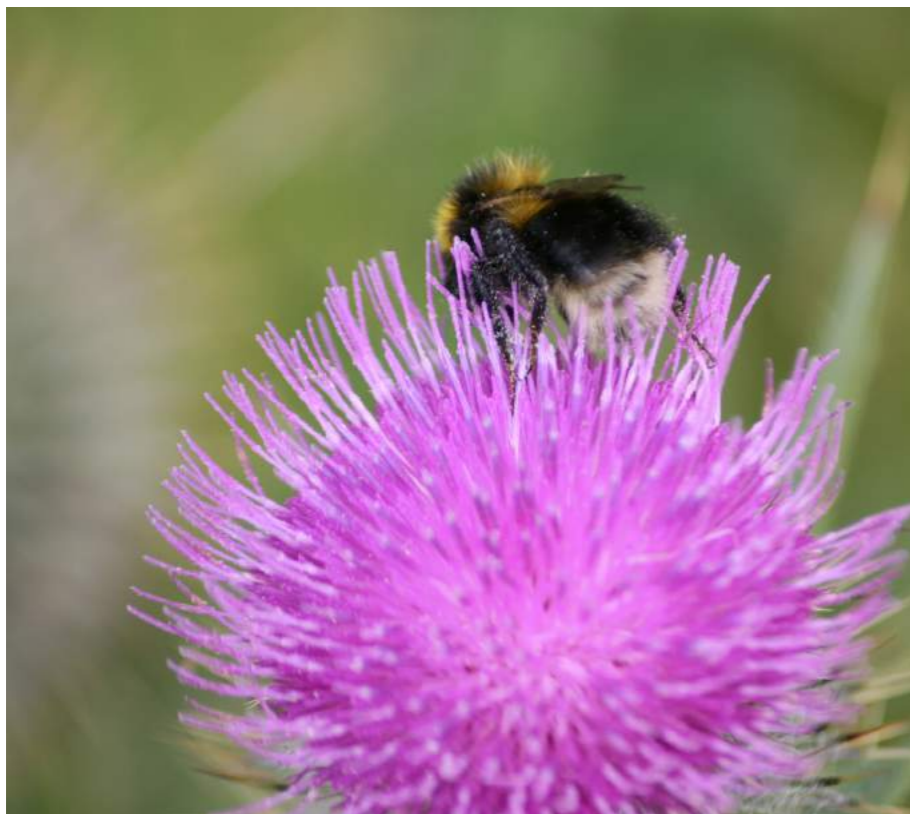
- 5.56 The design of the scheme has sought to retain vegetation that contributes positively to landscape character.
- 5.57 The majority of established boundary hedgerow and trees around the site will be retained and incorporated into the development's landscape scheme to form the landscape structure for the site. The retained boundary trees will provide a sense of place, feeling of maturity and softening of the edge of the new development. The disused pit will also be retained as an ecologically valuable and attractive visual feature of the site.

### PROPOSED LANDSCAPE ENHANCEMENTS

- 5.58 A large area of open space has been created in the centre of the site to provide an attractive setting for the housing at a scale appropriate to the development's rural village edge location, to enhance biodiversity, and to provide visual amenity and recreation space, together with an allowance for SUDS infrastructure.
- 5.59 Tree planting is proposed throughout the site. This would increase the quantity and quality of vegetation within the site and enhance biodiversity. The trees planted would be native trees appropriate to local landscape character around the boundaries, with more ornamental trees within

the centre of the development within open spaces and as street trees. These could include fruiting varieties to provide produce for local people to harvest. The trees would be positioned to frame views, as feature trees within open spaces, and to provide a strong physical boundary to the site.

- 5.60 The existing and new hedgerows surrounding the site would be of benefit as a landscape feature characteristic of the area, as a wildlife corridor and as potential habitat for foraging bats and nesting birds. It would also provide structure planting, giving a feeling of security and enclosure around the generally inward-looking building orientation.
- 5.61 The scheme incorporates several small public spaces within the housing matrix providing opportunities for informal recreation and a buffer between adjacent dwellings.
- 5.62 The scheme includes several naturalistic balancing ponds as part of the sustainable drainage system. In addition to their role in drainage management they would be an ecological resource and contribute to the visual amenity of the development.



## ECOLOGICAL ENHANCEMENTS

5.63 The proposed layout has sought to minimise impacts on biodiversity and to provide significant opportunities to enhance the wildlife value of the site. This is detailed in the Extended Phase 1 Habitat Survey and summarised below:

- Existing hedges and trees are to be retained and site boundaries strengthened with additional native broadleaf trees and shrubs, providing enhanced habitat for invertebrates, birds and small mammals.
- The woodland in the disused pit will be retained and managed as a nature area. Log piles and a subterranean refuge will be created, which will enhance opportunities for mammals, breeding birds and any foraging bats.
- Lighting on the site will follow guidance provided by the Bat Conservation Trust and the Institute of Lighting Engineers to limit the impact of light on bats and retain potential bat flight corridors around the site boundaries.
- A variety of bird and bat boxes will be erected in trees in the woodland and around the site.
- Surface water attenuation basins will contain water following rainfall. These ephemeral wetland features will attract birds, dragonflies, foraging bats, and a variety of invertebrates and will provide habitat for native wetland plants.
- The grassland across the public areas of the site will be enriched with native wildflowers typical of neutral soils.
- Overall the design of the site represents a significant improvement in habitat connectivity and green infrastructure, providing corridors of grassland, hedges and trees linking the attenuation basins to adjacent woodland. This will provide wildlife such as bats, birds, butterflies and bees with new foraging opportunities and will allow small mammals to pass safely through the site.

# 05 DESIGN PROPOSALS

## SUSTAINABLE DESIGN

5.64 The presumption in favour of sustainable development is at the heart of the planning system as enshrined in the National Planning Policy Framework (NPPF) and Local Policy Frameworks. Resolution 24/187 of the United Nations General Assembly defines sustainable development as:

*"development that meets the needs of the present without compromising the ability of future generations to meet their own needs" (WCED Report Our Common Future, 1987)*

This is captured within the NPPF. As set out within paragraph 6 of the NPPF, the policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. The NPPF goes on to describe a presumption in favour of sustainable development should be seen as a golden thread running through both plan-making and decision-taking.

## ADAPTABILITY

5.65 The development should be flexible enough to respond to future changes in use, lifestyle and demography. This means creating flexibility in the use of property, public spaces and service infrastructure and introducing new approaches to transportation, traffic management and parking. The development should therefore be flexible in order to accommodate future changes of use and circumstances through evolving social, technological and economic conditions.

## SUSTAINABLE BUILDING TECHNIQUES

5.66 Where appropriate, sustainable building construction techniques will be used in line with current building regulations. Sustainable construction measures typically comprise a combination of the following:

- Improved energy efficiency through siting, design and orientation;
- Water conservation measures;
- Considering fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled; and
- An element of construction waste reduction or recycling.

## CRIME PREVENTION

5.67 The NPPF states that development should:

*"create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;" (point 5, item 58, NPPF 2012)*

5.68 The design proposals are based on an understanding of best practice including "Safer Places: the Planning System" and "Manual for Streets". The development aims to create an environment that is well-designed, attractive, clearly defined and well maintained. People should be able to take pride in their surroundings and feel safe, comfortable and have a shared sense of ownership and responsibility. The proposed design clearly defines public and private areas with no sense of ambiguity between the two. The design has incorporated the following principles:

- All routes lead directly to where people want to go, are necessary, and serve a defined function;
- The majority of car parking is within the curtilage of homes for optimum surveillance. On-street visitor parking has natural surveillance.
- Natural surveillance is promoted by ensuring the street and open spaces are overlooked and well-used;
- Ownerships and responsibilities for external spaces will be clearly identified and the proposals will facilitate ease of maintenance and management.

5.69 Landscape design and the management of external public spaces is essential to achieve an environment that creates a sense of place and community identity. Well-designed public lighting increases the opportunity for surveillance at night and sends out positive messages about the management of an area.

5.70 Natural surveillance in the form of doors and windows overlooking streets and pedestrian routes and therefore creating activity throughout the day and evening will be essential in creating safe and comfortable routes for the user and discourage criminal activity by increasing the risk of detection.



## BUILDING FOR LIFE

- 5.71 The outline design for the proposed development embraces recommendations given in Building for Life 12 (BfL 12), the industry standard for the design of new housing developments. The proposals respond to the twelve questions as outlined below in the following table
- 5.72 The initial assessment shows the design has taken account of the questions posed by BfL 12. By virtue of its considered design, the development would achieve the desired outcomes of BfL 12: It would create an attractive, functional and sustainable place to live.

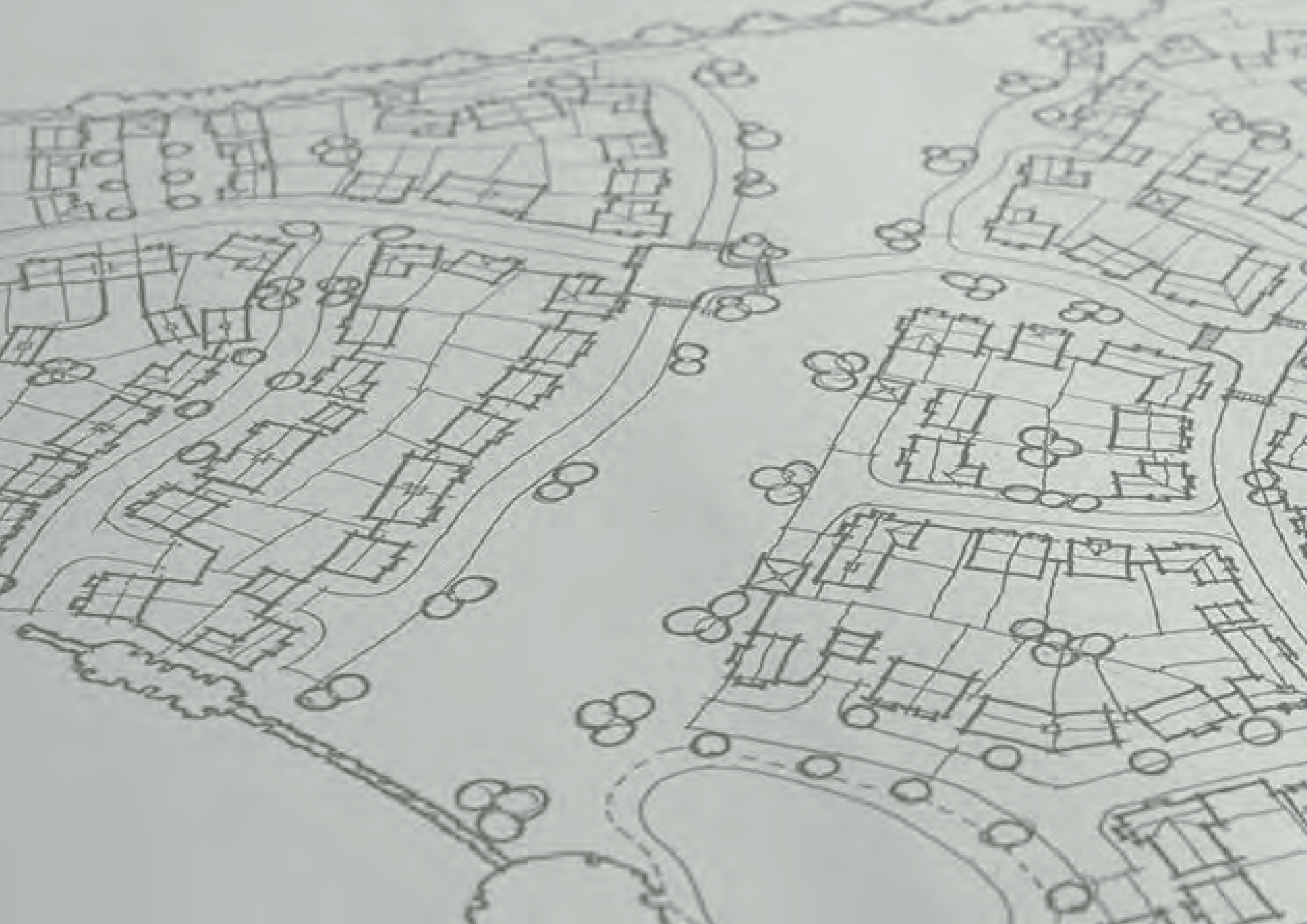




# 05 DESIGN PROPOSALS

INTEGRATING INTO THE NEIGHBOURHOOD		SCORE
<b>01 CONNECTIONS</b>	Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site? <ul style="list-style-type: none"> <li>Creates connections through the site and to existing rights of way.</li> <li>Good separation from and relationship to adjacent houses, sporting and recreational facilities.</li> </ul>	✓
<b>02 FACILITIES AND SERVICES</b>	Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes? <ul style="list-style-type: none"> <li>All of the above facilities are located within easy walking or cycling distance from the proposed development, including sports and health facilities.</li> </ul>	✓
<b>03 PUBLIC TRANSPORT</b>	Does the scheme have good access to public transport to help reduce car dependency? <ul style="list-style-type: none"> <li>Bus stops with good links to local centres and towns further afield are located within 400m of the site and new bus stops are proposed at the site entrance. Melton train station is also within walking distance.</li> </ul>	✓
<b>04 MEETING LOCAL HOUSING REQUIREMENTS</b>	Does the development have a mix of housing types and tenures that suit local requirements? <ul style="list-style-type: none"> <li>A range of house types are proposed, from 1 to 4 bed semi-detached, terraced and detached dwellings.</li> <li>A mixture of private and affordable properties, fully integrated and designed to be tenure blind to create a broad based community.</li> </ul>	✓
<b>05 CHARACTER</b>	Does the scheme create a place with a locally inspired or otherwise distinctive character? <ul style="list-style-type: none"> <li>The proposed scale, form, massing and materials of the new dwellings respond to the local character and integrate into the existing urban grain of housing to the immediate northeast, northwest and south of the site.</li> <li>The development would present a soft landscaped edge to the surrounding countryside and golf courses through retention and enhancement of existing mature boundary hedges and trees.</li> </ul>	✓
<b>06 WORKING WITH THE AND ITS CONTEXT</b>	Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate? <ul style="list-style-type: none"> <li>The dwellings follow the urban grain of adjacent housing, retaining open space at the centre of the site.</li> <li>Boundary vegetation will be retained and strengthened as landscape buffer zones to enhance the biodiversity and ensure the development presents soft edges to neighbouring country lanes.</li> <li>The scheme will use the topography of the site by integrating retention ponds at the lower parts of the site.</li> </ul>	✓

INTEGRATING INTO THE NEIGHBOURHOOD		SCORE
<b>07 CREATING WELL DEFINED STREETS AND SPACES</b>	Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well? <ul style="list-style-type: none"> <li>The location and orientation of dwellings creates well-defined streets with the use of dual aspect designs to turn to turn corners to give presence to both streets.</li> <li>"Gateway" buildings and focal buildings / vista-stops help define and frame spaces.</li> <li>Built form is enhanced with high quality landscaping and tree planting, used to define semi-private spaces, garden frontages and to characterise street typologies.</li> </ul>	✓
<b>08 EASY TO FIND YOUR WAY AROUND</b>	Is the development designed to make it easy to find your way around? <ul style="list-style-type: none"> <li>Varying design treatments for primary streets, secondary streets and private drives will make it easy to find a route through the development to the main entrance, which links to B1438 Yarmouth Road connecting to the centre of Melton.</li> <li>Several pedestrian access points around the site connect to adjacent roads and Jew's Lane footpath, creating good permeability through the site.</li> </ul>	✓
<b>09 STREETS FOR ALL</b>	Are streets designed in a way that encourages low vehicle speeds and allows them to function as social spaces? <ul style="list-style-type: none"> <li>There is a clear hierarchy of the street design, with a primary road through the site, branching off to secondary roads and private drives.</li> </ul>	✓
<b>10 CAR PARKING</b>	Is resident and visitor parking sufficient and well integrated so that it does not dominate the street? <ul style="list-style-type: none"> <li>Each property has a minimum of 1-2 spaces, typically 'in curtilage', with some on street parking. All relate well to the property they serve.</li> <li>There is an average of 1.7 spaces per plot across the development provided as driveways and parking bays.</li> </ul>	✓
<b>11 PUBLIC AND PRIVATE SPACES</b>	Will public and private spaces be clearly defined and designed to have appropriate access, be able to be well managed and safe to use? <ul style="list-style-type: none"> <li>Each street and public open space will have overlooking plots, creating safe and secure public areas.</li> <li>Well overlooked shared garden areas are included within the care facility.</li> <li>Public open space is to be a focal point at the heart of the development. The open space will be maintained by a management company or the local authority.</li> </ul>	✓
<b>12 EXTERNAL STORAGE AND AMENITY SPACE</b>	Is there adequate external storage space for bins and recycling, as well as vehicles and cycles? <ul style="list-style-type: none"> <li>All properties have secure rear garden space, which allows for refuse storage and a storage shed. Some properties have either external or integral garages.</li> </ul>	✓



The background of the slide is a detailed architectural site plan or zoning map. It shows a grid of streets, building footprints, and various lot divisions. The drawing is in a light gray tone, providing a technical and professional context for the text.

# SUMMARY

# 6



# 06 SUMMARY

- 6.1 The proposed development will create housing choice, a care facility and amenity space for the new community whilst improving access links to Melton and Woodbridge and the wider pedestrian network.
- 6.2 The masterplan is founded on the best practice in urban design, community integration and sustainable development, with strong links to the wider area. It aims to create a development for the 21st Century, whilst reflecting the desirable elements of the local vernacular.
- 6.3 In this context, the development will respect the local character but also move the community towards a more sustainable future, through an increase in housing choice. Development will accord with the principles of high quality design and best practice to create a small housing development that is sympathetic to its environment. The aim must be to achieve a development with a strong identity and distinct sense of place whilst at the same time integrating with the existing community.
- 6.4 The proposal aims to provide a sustainable development of up to 138 homes a 60 bedroom nursing home and 50 assisted living units on the edge of Melton. This would contribute towards the housing shortfall in the area and would include a significant amount of landscaped open space within the site. The existing boundary vegetation would be retained and augmented with buffer planting to respect the quality of existing views towards the site from the surrounding area. The proposed development would not impact on the open character of the Melton Conservation Area located to the south of the site and would relate well to neighbouring clusters of settlement at Upper Melton Terrace, St Audry's Park and Yarmouth Road/St Audry's Road to the south.

- 6.5 The development proposals will be achieved in the following way:
- The creation of an integrated residential community with a sensitive relationship to the surrounding settlements and wider countryside;
  - The creation of pedestrian routes through the development and links to the local footpath network;
  - Providing a development that is well connected, readily understood and easily navigated;
  - The creation of a strong landscape structure that responds to the local area and retains and enhances the characteristics of the local landscape;
  - Providing a range of dwelling sizes, types and tenures that offer an accessible and acceptable choice of lifestyles; and
  - Promoting the objectives of sustainable development through layout and design.

PRIMARY STREET PERSPECTIVE SKETCH



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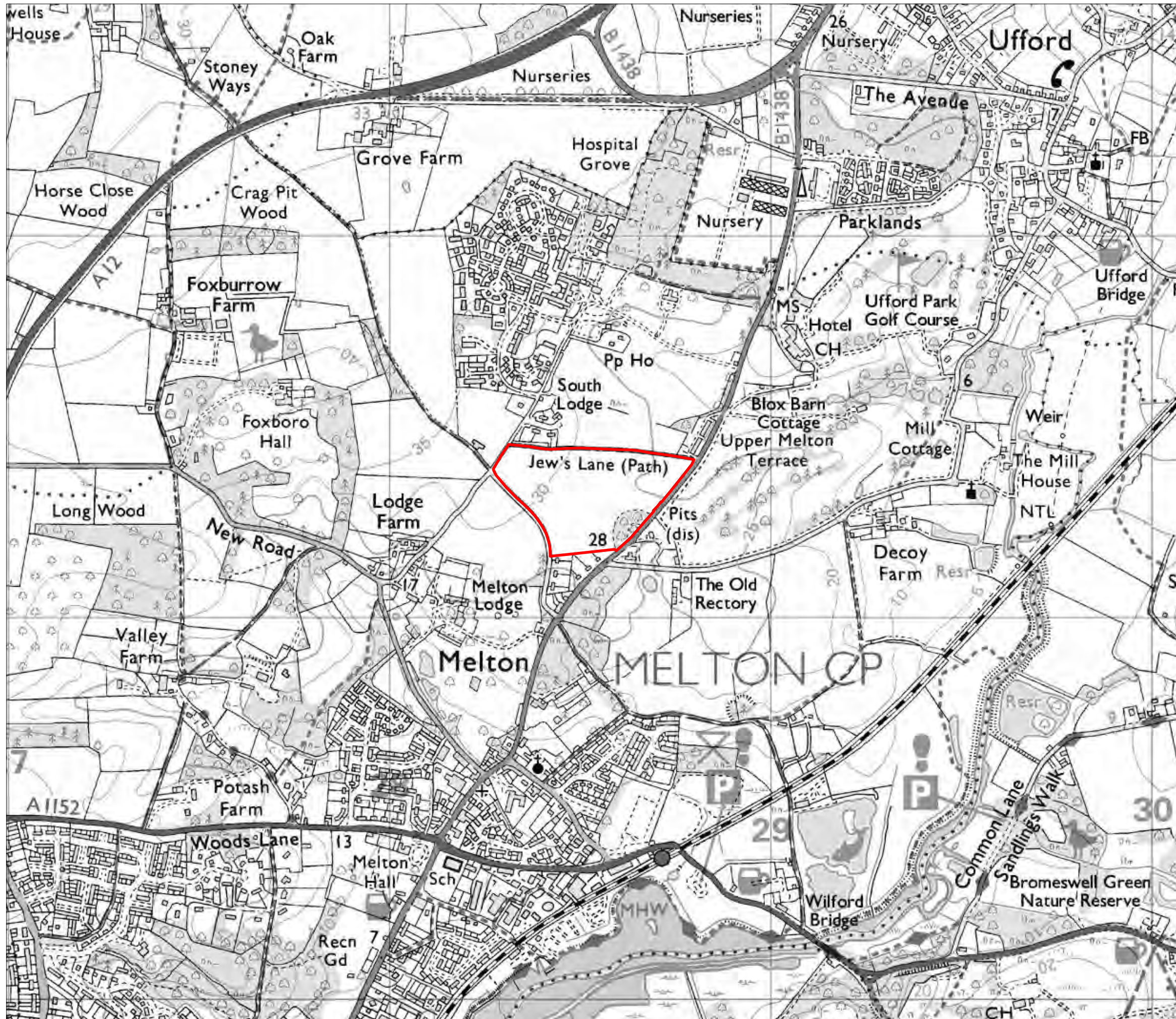
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 **CHRISTCHURCH**  
LAND ACQUISITION & DEVELOPMENT



Christchurch Land and Estates (Melton) Ltd.

Land off Yarmouth Road, Melton

Site Location Plan

KEY

 Application site boundary



Date: 05.06.2014

YOR.2251.010

Drawn by: SE

Checked by: JB



Pegasus Group

Scale: 1:10,000 at A3



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- KEY**
- Site boundary (9.8 ha)
  - Existing trees to be retained
  - Sustainable drainage basins
  - Proposed allotment / community orchard
  - Proposed POS over former quarry. Quarry to be part filled.
  - Railings around former quarry
  - Proposed footpath links
  - Nursing home
  - Main site access off Yarmouth Road
  - Public Open Space (POS)
  - Feature plots
  - Pumping station

- HOUSING MIX**
- Open Market (66% of development)**
    - 23 x 2 bed
    - 37 x 3 bed
    - 32 x 4 bed
  - Affordable (33% of development)**
    - 12 x 1 bed
    - 22 x 2 bed
    - 12 x 3 bed
  - TOTAL: 138 Units**

