



Stanfords VectorMap
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Ordnance Survey Map

(Scale: 1:1250)

Planning Statement
This Planning Statement has been produced on behalf of GEKO Homes Ltd to support a New Full Application for Residential Development of Six Dwellings (Existing Plot No.5 remains unchanged), along with Access, Parking & Associated Site Work following Approval of WSC App. Ref. No. DC/16/2671/RM which is an extant planning permission.

Site
Principle of development / Conformity with Policies Outline permission and Reserved Matters have previously been granted on this site and development has commenced such that the permission is extant.

The principle for development of this site has therefore been established and full weight can be attributed to this fall back position.

This application relates to a re-design of 6 of the 7 plots including changes to the site layout and internal access road.

Access
A legal and binding Right of Way is provided in accordance with the Deeds, and gives access to the site and the land beyond for all purposes and at all times. This Right of Way whilst the access road through Park Gardens.

Design, Layout and Scale
A formal pre-application process has been followed in relation to these proposals and whilst the initially submitted revised scheme raised concerns with regards to scale and character and appearance of the area, particularly considering the back-land position of the site and glimpses past the predominantly bungalows along the main road.

A revised scheme was then produced and the submitted chalet style scheme was deemed to be more in keeping with the development of the area and more appropriate for this sensitive edge of village location.

There is a variety of build form and materials in the area such that the amended chalet type proposal was deemed to be more acceptable and more in keeping with the area.

Amenity
The formal pre-application response suggests that the proposed separation distances appear sufficient as to not raise any concerns in regards to overlooking, overshadowing or being over bearing. The standoff between the proposed dwellings back to the existing appears to be in excess of 20m which is generally considered acceptable.

There would also be adequate external amenity space.

Layout
Again, the formal pre-application response suggests the proposed changes are not significant, but consider the layout an improvement to that approved under the extant permission. The response suggests that the access road appears more organic, and it is noted that the scheme would result in more even plot sizes and a better sense of place, which accord with Local Plan policy DM2.

Highways
Whilst SCC Highways were not consulted as part of pre-application enquiries, it is acknowledged that parking within the garages and drive ways either meet or exceed the current standards and changes to the access where it meets the highway and detailing such as bin storage and collection would not appear to be affected, given the number and size of properties does not change.

Arboricultural Implication Assessment
Hedges and smaller trees acknowledged, it would appear that prior to my client purchasing the site, adjoining occupiers have removed the majority of the trees on the boundaries referred to on the previously approved site layout. As such we do not anticipate that an accompanying Arboricultural Impact Assessment will be necessary with this new application.

Ecology
The scheme incorporates comprehensive Biodiversity Enhancements in accordance with policy DM12 including but not limited to a soft landscaping scheme, hedgehog gaps within any close boarded fencing and to boundaries as well as bird and bat boxes suitably orientated.

Archaeology
Archaeological investigation for the site was concluded on the previous application and as such any resubmission would comply with policy DM20 in this respect.

Refuge Collection
Refuge to be collected from within the site confines by private bin collection company as opposed to Local Authority Refuse Team.

Any Other Matters
The site is outside of the MOD 2020 flight noise contours.

All new development will provide Electric Vehicle Charge Points - which could be secured by condition, as well as restricted water usage per dwelling per day in accordance with DM7.

Surface Water Drainage
100mm diameter Supersevee pipes laid to minimum 1:100 fall on Class 'S' pea shingle bed surround and cover, from rainwater downpipe to AQUAVOID blocks. Each bank of 6 1 cubic metre AQUAVOIDs can drain 90m² of roof.

AQUAVOID blocks positioned minimum 5.00m from any building and in installed in strict accordance with manufacturers details & recommendations.

Foul Water Drainage
All below ground foul water drainage to comply with BS 8301

100mm diameter supersevee pipes laid to minimum 1:60 fall on Class 'S' pea shingle bed surround & cover. Foul water manholes comprising of, where depth less than 1.00m: 450mm dia preformed polypropylene inspection chambers installed in strict accordance with manufacturers recommendations, with medium duty cover and frame where depth exceeds 1.00m: 150mm concrete base with precast concrete sections, surrounded in 150mm concrete, with cover slab and medium duty cover and frame.

All manholes exceeding 1.00m in depth to be fitted with metal step irons if light duty covers and frames are used they must be screw down type to prevent access by children.

Where drains pass through external and loadbearing walls bridge with a PCC lintel to give 50mm all round clearance. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin.

Foul water from new dwellings to terminate into main road serving new estate & then subsequently into public sewer.

Soft Landscaping
Native Species Hedge
Double staggered rows with at least five plants per metre 1+1 bare root transplants 60 - 90cm + cane @ approx. 0.4m ctrs.

Species to comprise:

Common Hawthorn (<i>Crataegus Monogyna</i>)	60%
Hazel (<i>Corylus Avellana</i>)	10%
Field Maple (<i>Acer Campestre</i>)	20%
Dogwood (<i>Cornus Sanguinea</i>)	5%
Dog Rose (<i>Rosa Canina</i>)	5%

Imported topsoil (Provisional)
If there are topsoil shortfalls the Landscape Contractor shall allow to supply and spread approved topsoil as necessary to make up levels if required. Soil shall conform to BS 3882 (2015) for the grade of topsoil specified.

The Contractor shall arrange for the CA to inspect a representative sample of the soil before making further deliveries to site. The CA will retain this for comparison with subsequent. The soil shall conform to the following requirements:

- Texture: Medium loam.
- pH 7.0 - 8.0.
- Organic matter: minimum 5%.
- Nutrient content: Nitrogen, phosphorus, potassium and magnesium minimum index values to be as for general purpose grade of BS 3882.
- Made up of discernible crumbs, typically 2-7mm diameter, each comprising an aggregation of soil particles attracted around a sticky humus centre.
- Maximum stone size: 50mm in any dimension.
- Maximum stone content: 5% by dry weight.

Herbicide Treatment (Provisional)
If garden areas or soil stores have stood open long enough to allow weed growth to have arisen, apply a glyphosate-based herbicide to all areas as directed by the CA. Ensure that sprays are applied in dry, still weather conditions, using a spray guard. All spraying shall be as per the manufacturer's instructions and best practice guidelines and at least 2 weeks before planting works commence. Avoid contact with trees and other existing vegetation that is to be retained. (Also consider below ground root unions of vegetation to be retained - which may spread the impact of translocated herbicides).

Cultivation
All proposed planting and lawn areas shall be cultivated to ensure that soil compaction is relieved and a fine tilth is prepared suitable for planting and grass seeding as required. It is recommended that a small tractor or large rotavator scale of machine may be the most appropriate sized equipment for this site. Use a small tractor mounted harrow or similar implement to ensure free draining soils and compaction relief to a depth of at least 250mm. The Contractor shall allow to separate out any building waste or other deleterious material that might arise during the cultivation works and remove to the Contractors off-site tip.

Soil Conditioner (Provisional)
The Contractor shall supply and spread 50mm of approved soil conditioner to all planting beds (not lawn areas) and incorporate into the topsoil. This equates to a rate of 5 cubic metres of conditioner per 100sqm of planting bed. The conditioner shall be free of perennial weed seeds, bulbs or rhizomes or any deleterious material larger than 25mm in any dimension. The conditioner will be a peat free, well composted organic material, with a nominal pH of between 6.0 and 7.0 and free of detrimentally high salt or other chemical properties. The conditioner shall be free of strong odours. The Contractor shall ensure the conditioner is free of plant pathogens and should produce a representative sample and evidence of origin for consideration by the CA prior to bulk deliveries to site.

Note: If planting areas eventually comprise 100mm or more of new imported BS 3882 (2015) topsoil, then soil conditioner may be deleted from the specification. Confirm with the Contract Administrator (CA).

Fine Grading
Work in the soil conditioner and bring the soil to a fine tilth. The Contractor shall ensure that there are no mounds or hollows across proposed lawn areas and that any required falls are even and will not allow ponding in future. The Contractor shall take care to avoid soil spillage over paths, road and other finished surfaces.

Sown Grass - Rear Lawn and Verge Areas
Sow proposed lawn areas with Emossgate 'Strong Turf Grass' mix at a rate of 25gms/sqm. The Contractor shall allow a rate to supply and sow, by drill, hand broadcast or fiddle, grass seed to all prepared lawn areas as shown on the plans or directed by the CA. Sow the seed in dry windless conditions and where possible roll in afterwards.

Sown Grass Establishment
When the grass sward reaches a height of 35-40mm the Contractor shall allow to pick off any larger stones or detritus on the site and remove to the Contractors tip before rolling the sward in two directions with a light roller. When the grass reaches a height of 75-100mm and in suitable weather conditions, the Contractor shall allow to pick off any larger stones or detritus on the site and remove to the Contractors tip before rolling the sward in two directions with a light roller. When the grass reaches a height of 75-100mm and in suitable weather conditions, the Contractor shall allow to pick off any larger stones or detritus on the site and remove to the Contractors tip before rolling the sward in two directions with a light roller. When the grass reaches a height of 75-100mm and in suitable weather conditions, the Contractor shall allow to pick off any larger stones or detritus on the site and remove to the Contractors tip before rolling the sward in two directions with a light roller.

Turfing - Ground Preparation
Front lawn areas around dwellings are proposed to be provided as rolled turf. To prepare those areas proposed for new lawn the Contractor shall cultivate the soil to produce an even, free draining, fine tilth. Grade the soil to provide a firm, level surface that will allow the new turf to marry with adjacent pavements, fences and planting beds. To finish, the Contractor shall roll or rake the soil to obtain an even, well consolidated surface.

Turf Supply
Obtain turf from a specialist grower. All turf shall be supplied to the standards set out by the Turf Growers Association (TGA). The preferred turf shall be a hard-wearing multi-purpose type with a variety of grass species and suitable for amenity situations. Provide a sample prior to delivery for approval by the CA. Lay the turf carefully, close butting adjacent turves and cutting to provide the best fit if required. Brush in fine soil to any cracks and consolidate with wooden beaters to provide even grades to the finished lawn.

Watering in
After laying, the turf shall be irrigated with a fine sprinkler system so that the turves are thoroughly moistened but ensuring that the ground does not become waterlogged and that surface water runoff does not occur. Check that water has penetrated the turf and saturated the soil underneath.

Mulch
The Contractor shall monitor mulch levels and allow in his price to supply and spread additional mulch to beds at the end of the maintenance period to ensure that there is a 50mm layer of mulch to beds at the time of handover. Make up any other areas where settlement may have occurred (eg in tree pits in pavement areas). Bring in additional soil if necessary.

Grass Mowing
Maintain lawns at a height of between 30 and 50mm in height - allowing for between 10 and 14 cuts throughout the year. Remove mowings from the site.

Watering in dry weather during plant establishment
The following guidance is offered for watering plants in the first 2-3 years of establishment in dry weather periods:

- Use a watering a sprinkler or trickle hose system that will administer water slowly and at a low pressure, mimicking rainfall. Fill the water 'gates' on trees as per the manufacturers instructions.
- A newly planted tree/shrub/perennial should be watered-in when planted, and watering should continue in dry weather throughout the spring and summer until the leaves have fallen in autumn (for deciduous trees).
- Water should be applied to the base of the plants, evenly distributed over the entirety of the root-ball to encourage even root development. Try to avoid directly watering foliage, especially in hot weather, as this may cause leaf scorch.
- You may need to water evergreens a little during the winter months if it is particularly dry, this does not need to be done routinely, and can be a response to a period of dry weather.
- During the height of a dry summer, water should be applied at a rate of 2 domestic bucket fulls (or 20 litres of water) per plant every other day. One long soak every few days is preferable to sprinkling water more regularly.

Plants lost due to dry weather will be replaced by the Contractor at the Contractors expense during the next planting season.

Care, Maintenance & Establishment of the Lawn Areas (Provisional)
It is the Contractor's responsibility to, weed, mow and fully maintain the grassed areas during the 12 month establishment period, unless otherwise agreed by the CA. The Contractor shall mow the grass when it has a general height of 40mm and shall maintain a regular mowing program thereafter. It is recommended that the first cut for the new turf areas is left until the grass is around 60-70mm tall. Where areas of grass are vulnerable to disturbance by garden users the Contractor shall protect the newly grassed areas from trespass and traffic by then supply and erection of temporary fencing. The Contractor shall allow for supply, maintenance and removal of temporary protective fencing within the lump sum tender price.

Care, Maintenance & Establishment of the Planting Areas (Provisional)
The landscape contractor shall maintain all the planting areas for a period of 12 months following practical completion. All planting areas shall be kept free of weeds for the duration of the maintenance period. All plants that are found dead, diseased or dying within the 5 years of practical completion shall be replaced in the next available growing season.



Site Layout

1:2500	0	25m	50m	100m	200m
1:1250	0	12.5m	25m	50m	100m
1:625	0	6.25m	12.5m	25m	50m
1:312	0	3.12m	6.25m	12.5m	25m
1:156	0	1.56m	3.12m	6.25m	12.5m
1:78	0	0.78m	1.56m	3.12m	6.25m
1:39	0	0.39m	0.78m	1.56m	3.12m
1:19	0	0.19m	0.39m	0.78m	1.56m
1:9	0	0.09m	0.19m	0.39m	0.78m

A	- LANDSCAPING REVISIONS - BIN COLLECTION METHOD REVISED	APRIL 2022
-	PLANNING PORTAL SUBMISSION	JAN 2022
Rev:	Notes:	Date:
Client: GEKO Homes Ltd		
Project Reference: New Full Application for Residential Development Access, Parking & Associated Site Work following Approval of WSC App. Ref. No. DC/16/2671/RM (which is an extant planning permission).		
Drawing Number:	JP-2021-014-1	Rev. A
Drawing Name: Proposed Site Layout & Ordnance Survey Map		
Address: Residential Development, Land Adjacent 1 & 2 Park Gardens, West Row, Suffolk, IP28 8QG.		
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