

# 6 THE PROPOSED DEVELOPMENT



Suffolk County Council are proposing a development of up to 226 residential dwellings. Its approximate layout is illustrated on the land use layout plan opposite.

It is intended that at an outline planning application (seeking detailed consent for access with all other matters reserved) will be submitted in September 2020. This means Suffolk County Council are only seeking approval for the principle of development of up to 226 dwellings and its proposed access. The plan opposite will be submitted for approval with other illustrative plans supporting.

All other details, such as the final appearance, layout, scale and landscaping will be formally considered in a future reserved matters application and not at this stage.

Nevertheless, this public consultation seeks to illustrate what the development could look like and we would be pleased to understand your viewpoints in relation to all matters of the proposed development.



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It is proposed that the site will be accessed by a single junction positioned on the south-east corner of the site. More specifically, a priority junction on London Road with a right turn lane will be created.

It is envisaged that the majority of the houses will be 2 storeys in height, and include smaller 1 and 2 bedroom dwellings. This means a mixture of dwelling sizes to suit different needs would be available. Of this, 35% is intended to be provided for affordable home ownership.

Each dwelling will have its own dedicated parking and private garden space. Public open space will also be available for both its future occupiers and nearby residents.

The site will continue to be well-contained with its existing internal and external mature boundaries preserved, and the significant addition of new boundary planting. This means the site will be screened, and enhanced for local wildlife. The existing allotments gardens, situated to the east of the site, will be preserved.

SCALE BAR	
0 10 20 30m	
bluepencil DESIGNS	
RIBA Chartered Practice 	
PROJECT	
Copdock	
TITLE	
Illustrative Layout	
CLIENT	
Concertus	
DATE	
14.08.2020	
SCALE @A1	PROJECT NUMBER
1 : 1000	19008
DRAWING NUMBER	REV
19008-04	



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The image opposite provides an illustrative perspective that could be provided within our application to demonstrate that the proposed designs will meet standards and policy requirements, including their ability to integrate into the existing landscape.

The final design of the houses, layout, landscaping and scale is reserved for future consideration as part of a Reserved Matters application should this outline application be granted permission.

Please see the FAQ pages for more information.

