



Klondyke Field, Wherstead

L A P

Architects & Interior Designers Ltd

Klondyke Field, Wherstead

Dear Councillor,

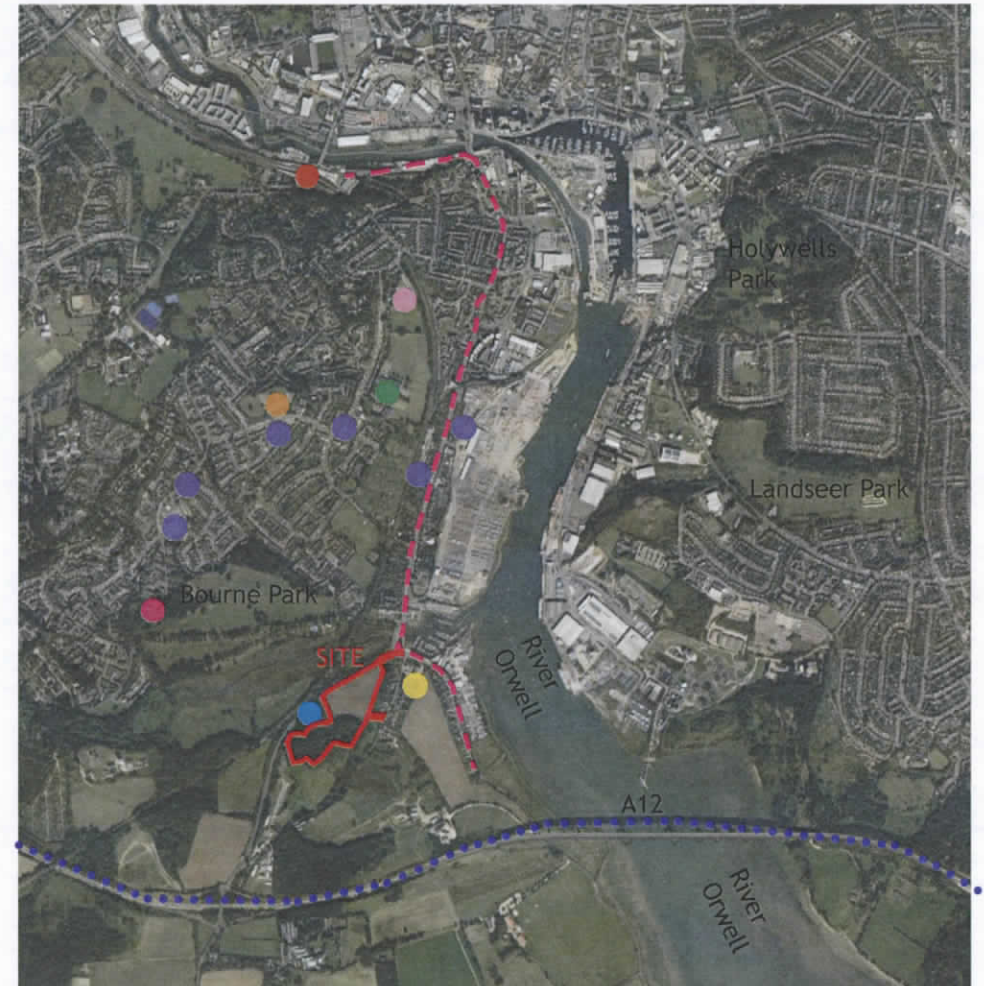
On Tuesday 26th August, the planning committee will be presented with a scheme submitted by Bellway Homes following the grant of outline planning permission for 75 dwellings on the land to the west of Bourne Hill, Wherstead.

The proposed scheme provides details relating to scale, appearance, layout and landscaping of the site for approval.

If this application is approved, Bellway Homes intend to start construction of the dwellings as soon as possible in order to deliver much needed new homes.

Proposals

- The scheme comprises 75 high-quality new homes with one to four bedrooms, including 26 affordable homes (35%), in line with planning policy and the completed s106 Agreement.
- Provision of public open space to the northern edge of the development and creation of formal pedestrian routes through the site linking into the wider networks such as Bourne Park and other facilities.
- Ecological improvements to a significant area of woodland to the south of the development site.
- Spine Road has wide verges to allow avenue tree planting to create a green and welcoming street scene.
- Additional tree planting along the eastern and northern boundaries.
- 1.8m high fence along the eastern and western boundaries.



- | | |
|-------------------------------------|--------------------|
| ● Puddleducks Kindercare | ● St Peters Church |
| ● Stoke High School | ● Train Station |
| ● Hillside Primary School & Nursery | ● Local Shops |
| ● Halifax Primary School | --- Bus route |
| ● Premier Inn Ipswich South hotel | A14 |





Reserved Matters Planning

The scheme has been designed according to the principles established in the parameter plans and outline planning permission. These principles include the number of units, retention of woodland, location of soakaways, the pedestrian route through the site and access points into the site.

The scheme combines traditional appearance and familiar materials such as bricks and boarding with modern methods of construction to make the construction process as sustainable as possible. Detailing of the units has been done in such a way as to give individuality, whilst still allowing cohesion as a whole.

Community and Environmental Benefits

The reserved matters application and the signed Section 106 agreement for this site will ensure that the proposed development provides the following community and environmental benefits:

- The CIL payment for the scheme is approximately £742,000 to benefit community and infrastructure projects. Approximately 15% (£11,300) to be passed to the Parish or Town Council.
- 35% affordable housing provision (26 of the 75 homes will be dedicated to affordable rent or shared ownership).

- Highway improvement works to include dropped kerbs and a tactile paving crossing point to The Strand as well as the provision of a toucan crossing on Wherstead Road.
- £15,000 Special Protection Area Contribution.
- £22,000 Sustainable Transport Contribution.
- Improvement and safety works to the woodland to the south of the site enhancing biodiversity throughout the woodland.

Contact Us

Please do not hesitate to contact Sarah Cornwell at Bellway Homes (Essex) Ltd if you would like any further information or if you have any questions:

01245 259989 or sarah.cornwell@bellway.co.uk



Indicative street scene of main spine road through site.