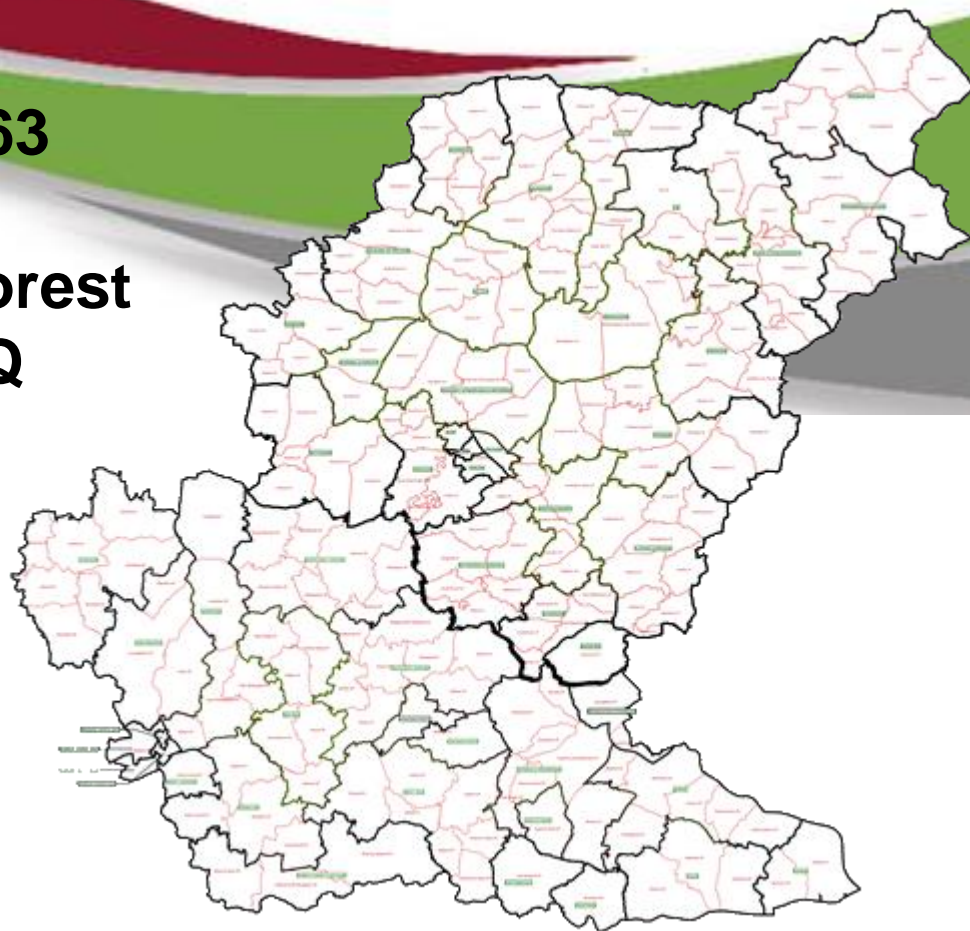
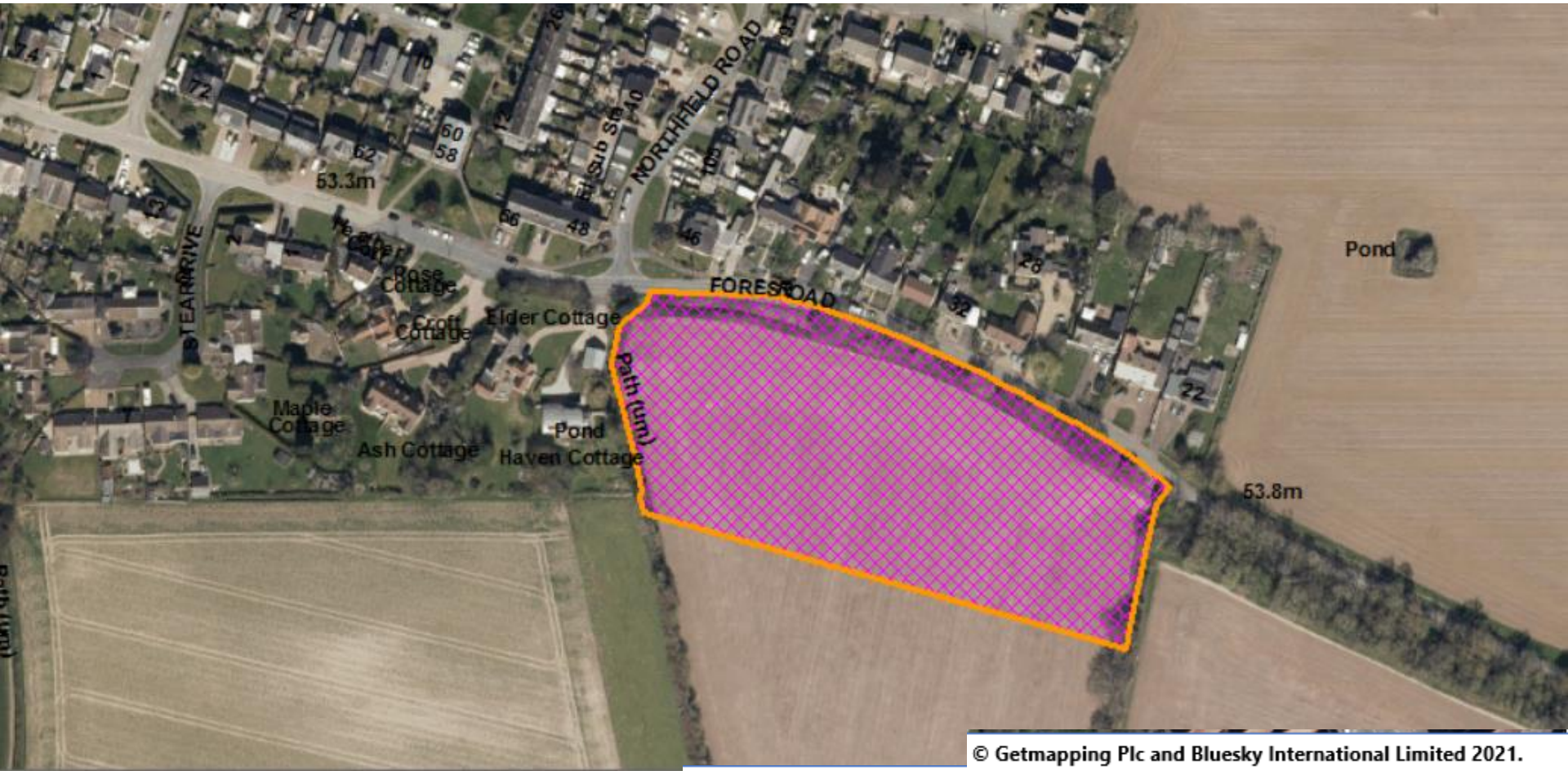


Application No:DC/21/05063

**Address:Land South Of Forest
Road, Onehouse, IP14 3HQ**





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Site Location Plan

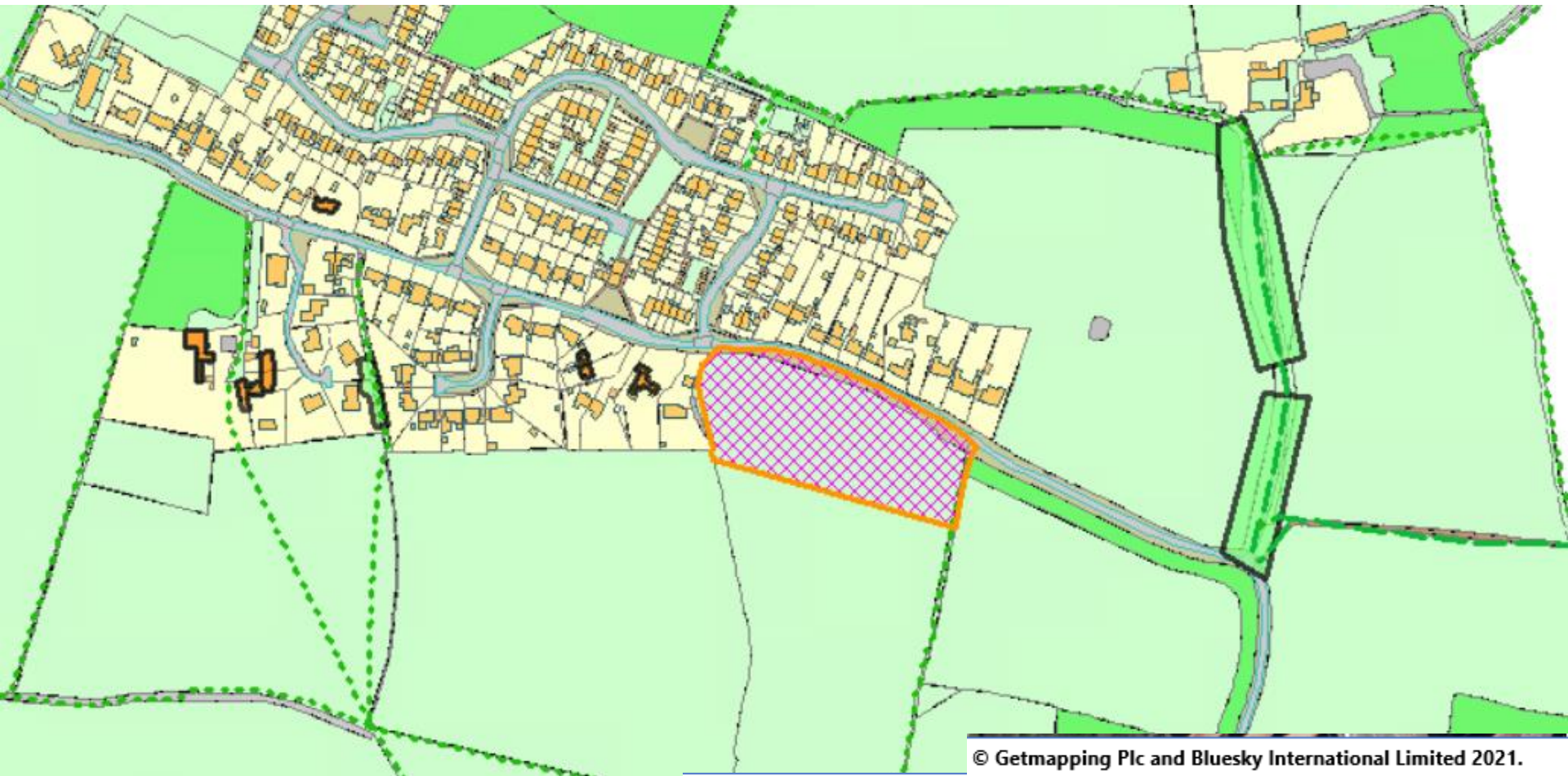
Slide 4



Constraints Map

Slide 5

-  Grade I
-  Area of Trees
-  Grade II
-  Footpath



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New houses to be set back from the western development boundary behind an area of public open space to respect the setting of the adjacent Grade II Listed Building.

Within the new development, bat and bird boxes could be implemented within the external walls, to further promote habitat creation and roosting potential. Hedgehog gaps in new rear garden fencing will promote habitat connectivity across and within the development.

Incorporation of native plants and those of wildlife importance into the landscaping scheme will provide foraging opportunities for birds, invertebrates and bats.

Retention of existing hedgerow along the development frontage, will reduce the visual effects on the adjoining residential properties along Forest Road, as well as retaining habitat value.

To promote adherence with the NPPF and Babergh and Mid Suffolk local policy, micro-pools will be created within the Basin, promoting a longer term water presence, enhanced with aquatic planting to provide new aquatic habitats and increase biodiversity.

Existing Public Footpath to be retained in its current alignment. A new recreational route along the development's southern boundary will connect into this.

The proposals allow for the retention of the existing farm access along the development's eastern boundary.

Proposed children's play area will be designed with a natural character and will incorporate grass mounds, boulders and logs to complement its rural setting.

A recreational footway will meander through the public open space. The footway will be formed of a self-binding hoggin gravel, in a natural colour to reflect the informal / semi-natural setting.

Proposed hedgerows to be enhanced with supplementary planting to reinforce their function as wildlife corridors, and habitats of interest in their own right.

Proposed new hedgerow and tree planting along southern boundary of the development, will improve connectivity for wildlife and will soften views of the development from vantage points further south. A gap will be left at the western end to retain views southwards to countryside.

1.8m high brick walls to boundaries of new homes which overlook the public realm will be detailed to create an interesting street scene.

Proposed housing set back from eastern boundary to retain farm access and the existing public footpath along current alignment. This will also help in mitigating the visual effects of the development on users of the footpath.

Site: Land off Forest Road, Onehouse
Client: Harris S.L. (James Bailey Planning Ltd)
Ref: 5398 - Schedule of Accommodation (SoA)
Date: 26.08.2021

Plot Ref.	Type	No.
2.1	2a1p	3
5.1	3a2p (Bungalow)	3
5.2	3a2p	3
5.3	3a2p	3
6.1	6a2p	1
TOTAL UNITS		13

85% Market Housing

Plot Ref.	Type	No.
AR1	1a2p	3
AR2	2a2p	3
SO2	2a2p	1
AR3	2a2p	1
SO3	2a2p	1
TOTAL UNITS		7

33% Affordable Housing

TOTAL 20

SoA Glossary:
 b - Bedroom
 p - Person
 AR - Affordable Rent
 SO - Shared Ownership



Planting strategy

Public open space
 The public open space within the western part of the site will be planted with native hedgerow in large swathes either side with the path winding through the middle. This should be a mix of trees and shrubs. The edges of the open space will be formed by native trees and the existing hedgerow will be protected and coppiced for planting to new 11' high posts.

Native hedgerow and trees
 The southern boundary of the site will be planted with hedgerow and hedgerow trees. In addition new trees will be planted within the public open space in the west and east. Similar varieties will be planted in areas within the development blocks. Native hedgerow alongside the new access road will link to other levels of the development from local roads.

Indicative Species:	Common Name
Species: Corylus avellana	Common Name: Hazel
Species: Prunus avium Flange	Common Name: Double flowered cherry
Species: Acer campestre	Common Name: Field maple
Species: Tilia cordata	Common Name: Linden

Street Trees
 Species: Acer campestre street tree / Prunus avium / Ulmus var. / Camus tree

Common Name
Field maple
Linden
Common cherry

Native hedgerow
 Species: Corylus avellana, Crataegus monogyna, Berberis vulgaris, Prunus spinosa, Viburnum opulus

Common Name
Hazel
Hawthorn
Holly
Blackthorn
Guelder Rose

Beds and areas
 All areas of the site are to be planted to provide biodiversity and habitat enhancements as well as providing a long season of flowering display to enhance the character of the public open space.

Indicative Species for Beds:

Species:	Common Name
Species: Galium aparine	Common Name: Wash margot
Species: Galium aparine	Common Name: Greater garden sage
Species: Echinops purpureus	Common Name: Purple globe thistle
Species: Thymus serpyllifer	Common Name: Wild thyme
Species: Galium aparine	Common Name: Wood betony
Species: Galium aparine	Common Name: Wild thyme
Species: Galium aparine	Common Name: Wild thyme
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Species: Galium aparine	Common Name: Wild thyme
Species: Galium aparine	Common Name: Wild thyme

Not landscaping indicative planting schedule
 The proposed planting for front gardens will include a high proportion of native species and flowering herbaceous species and are to be visible to maintain biodiversity across the new development. The variety of species will also help to achieve a high quality landscape design and assist in integrating the new development into the surrounding landscape and townscapes. The proposed planting will create a vibrant character to the development which will complement the meadow planting within the western public open space and provide an attractive guide to life.

Suggested planting schedule
Ornamental hedge Planting

Species:	Common Name
Species: Corylus avellana	Common Name: Hazel
Species: Cornus alternifolia	Common Name: Dogwood
Species: Viburnum fraxinifolium	Common Name: Winter hawthorn

Ornamental Street Planting

Species:	Common Name
Species: Echinops purpureus	Common Name: Purple globe thistle
Species: Echinops purpureus	Common Name: Purple globe thistle
Species: Echinops purpureus	Common Name: Purple globe thistle
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Species: Echinops purpureus	Common Name: Purple globe thistle
Species: Echinops purpureus	Common Name: Purple globe thistle

Herbaceous
 Species: Echinops purpureus, Crataegus monogyna, Galium aparine, Prunus spinosa, Galium aparine, Prunus spinosa, Galium aparine, Prunus spinosa

Common Name
Hawthorn
Blackthorn
Guelder Rose
Wild thyme
Wild thyme

Boundary treatments
 It is envisaged that near garden boundaries will be defined by 2m dark brown timber fencing. The new homes which face onto and overlook the public open space and public realm will be enclosed with 1.8m high brick walls to provide a clear demarcation in the street scene. The existing hedgerow on the northern site boundary will be retained as part of the development providing the view from adjacent residential properties and Street Scene. The hedgerow on the western site boundary will be enhanced with additional trees and shrubs providing a more substantial barrier, leading surfaces into the meadow grassland providing an enhanced seasonal edge.

The southern site boundary will be defined by a new hedgerow with hedgerow trees with a gap of the western end to retain views southwards to the countryside. This will help mitigate the view from the house from the cottage to the south.

Connectivity

A new road facility will wind its way through the western public open space, connecting the southern site boundary, hedgerow, to join the existing public footpath along the western site boundary. To reduce visual influence on the character of the public open space, this path will be formed of a self-draining hedgerow grown in a natural slope. To ensure for pedestrian use will be provided alongside the major vehicular spaces. The site will provide space used in the other side of access within the development.

Public open space

The main area of public open space will be located within the western part of the site. This area will be planted with native hedgerow in large swathes either side with the path winding through the middle. This should be a mix of trees and shrubs. The edges of the open space will be formed by native trees and the existing hedgerow will be protected and coppiced for planting to new 11' high posts.

Hard landscape

The road works facility will be formed of self-draining hedgerow grown in a natural slope to complement the rural setting of the development. The width of the site will be formed of a mix of concrete paving options alongside the hedgerow. The meadow grassland, which will be formed of a mix of concrete paving options alongside the hedgerow, will be planted with native trees and shrubs. The hedgerow will be protected and coppiced for planting to new 11' high posts.



Soil Strategy

The site within the site hedgerow has been one in the west and one in the east which will include Hedgerow. These will be connected into a drainage which will allow water to flow naturally from the western part of the site to the east through the road and into the hedgerow. This strategy will ensure the soil water table is maintained above the water table. The hedgerow on the western site boundary will be enhanced with additional trees and shrubs providing a more substantial barrier, leading surfaces into the meadow grassland providing an enhanced seasonal edge.

