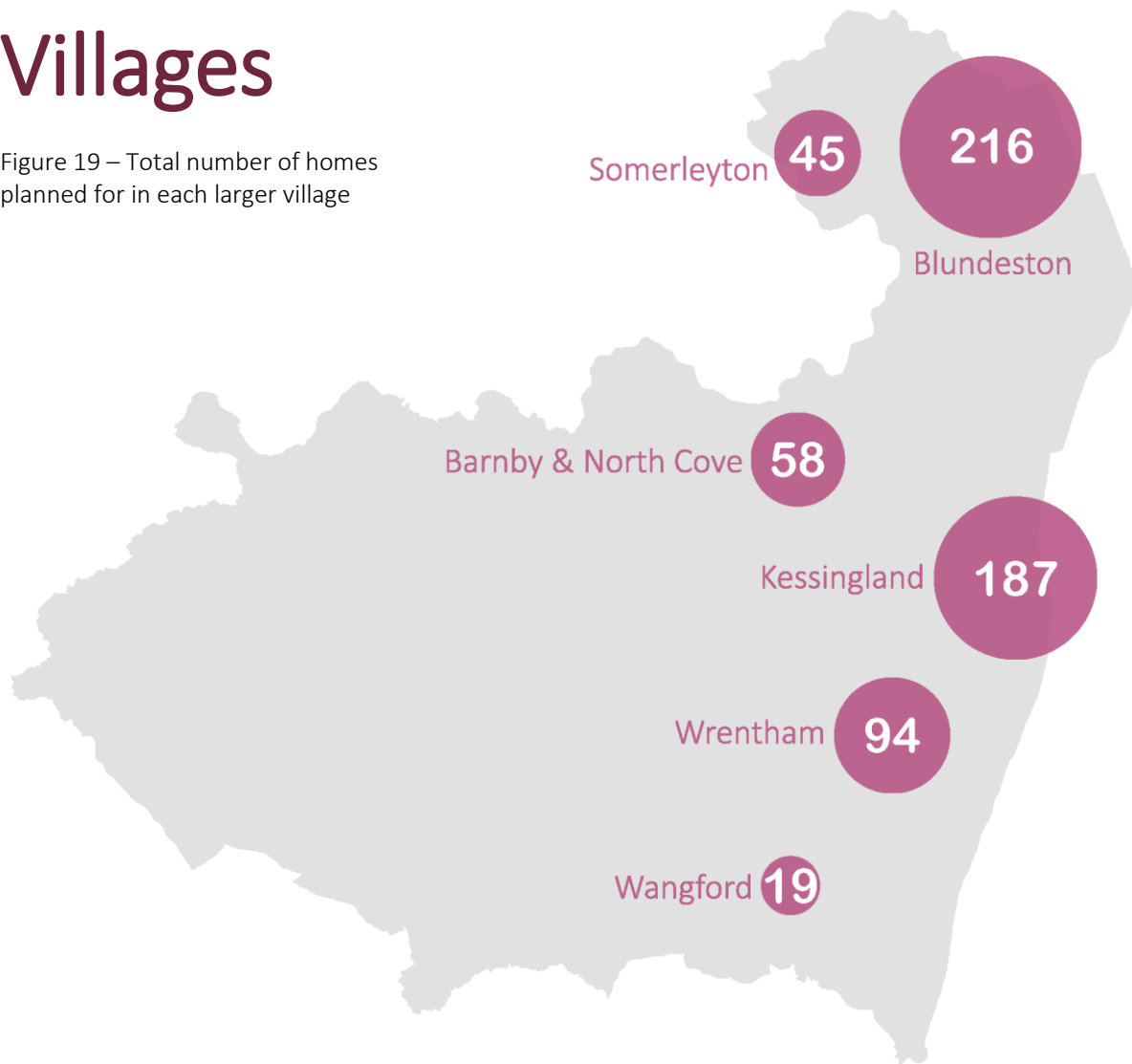


# Larger Villages

Figure 19 – Total number of homes planned for in each larger village



Larger Village	Housing completions and planning permissions 2014-2017	Number of homes allocated in the Local Plan
Barnby & North Cove	8	50
Blundeston	155	61
Kessingland	187*	0
Somerleyton	0	45
Wangford	3	16
Wrentham	34	60

\* includes 105 homes allocated in the Kessingland Neighbourhood Plan  
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# Wrentham Strategy and Site Allocations



**Population**  
**966**  
*Census 2011*



**Dwellings**  
**484**  
*Census 2011*



Primary school



GP surgery



Public house



Food shop



Post office



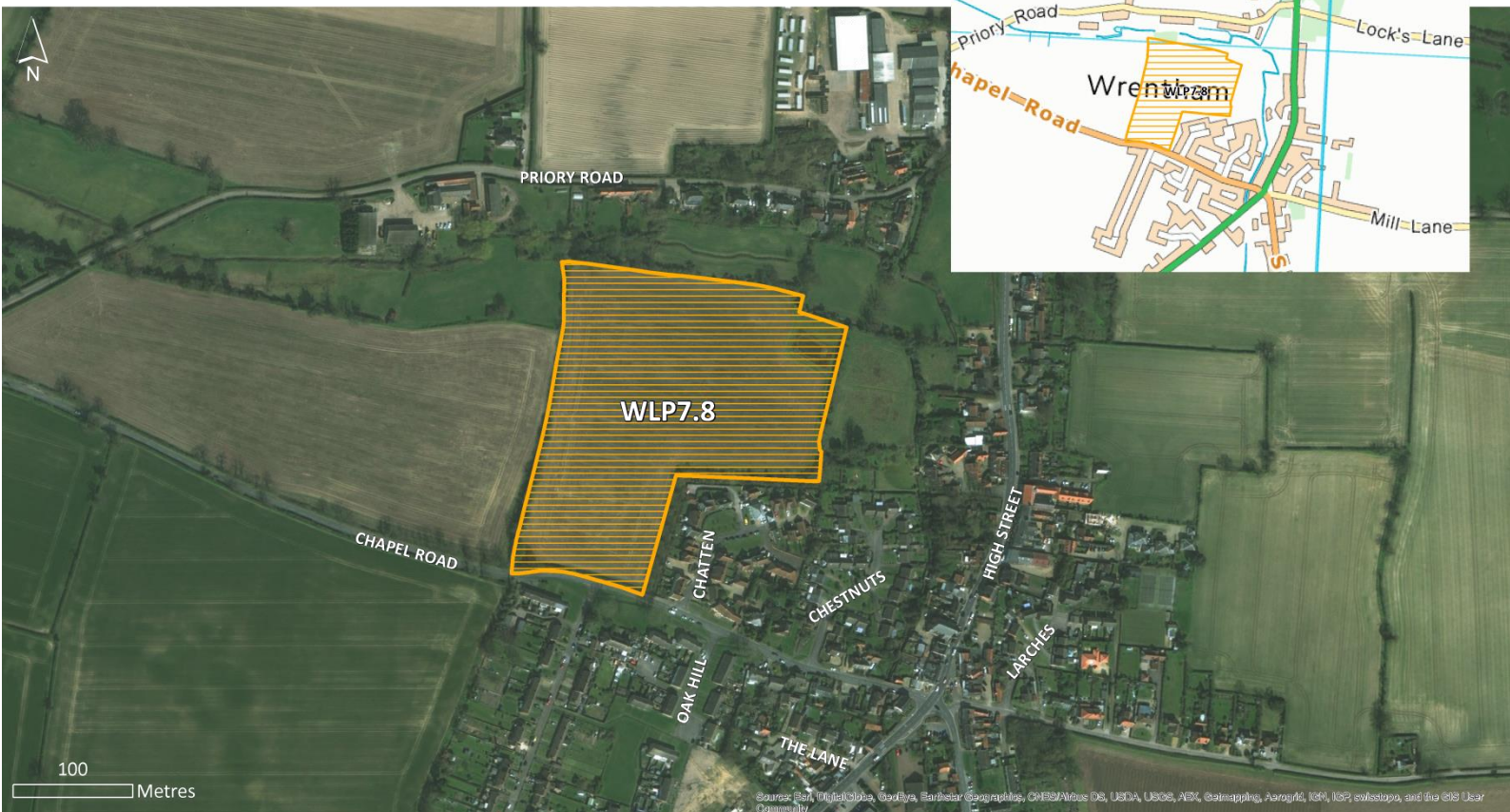
Meeting place

*As at September 2016*



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Figure 24 - Strategic site allocations in Wrentham



- 7.69 The village is located on the A12 between Lowestoft and Southwold and has historically expanded along the road network, creating a built up area characterised by development branching out from the village centre.
- 7.70 The historical development of Wrentham is reflected in the number of listed buildings and the conservation area in the village.
- 7.71 Public transport connects the village to larger service centres.
- 7.72 Wrentham is rural in character and lies just to the west of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The Wren River stretches through the village north to south creating an area at risk from flooding along its length.
- 7.73 The strategy for Wrentham is to allow for a reasonable level of growth to help support the shops and services in the village. A mix of housing types and tenures will provide choice in the market and enable new housing to meet the needs of the community.
- 7.74 To support growth in Wrentham localised improvements to the foul sewerage network will be required. Currently, Wrentham is within the catchment of Reydon Primary School. However, with the growth allocated to Reydon, it is unlikely there will be capacity to accommodate the growth from Wrentham as well. It is likely therefore that children from the new developments will travel to primary schools in either Brampton or Kessingland. New development will also help deliver improvements to tennis courts in Wrentham and improvements to the playing field as identified in the Playing Pitch Assessment (2014).

## **Land North of Chapel Road, Wrentham**

### **Residential development and open space**

- 7.75 The site (4.82 hectares) is located at the north west periphery of the village. The site is used for agriculture and can be accessed from Chapel Road.
- 7.76 The site is reasonably contained in the wider landscape by existing development to the north, east and south and is unlikely to significantly affect the open character and setting of the village. The site provides an opportunity to deliver a variety of housing types and tenures in a location that has good access to the strategic road network and facilities in the village centre.
- 7.77 There is an equipped play area located to the south at the end of Bonsey Gardens. The facility lies some distance from the site, is poorly overlooked, requires improvement and is not suitable to provide for the needs of the proposed development. Therefore a recreation area should be provided that is well designed and integrated into the residential surroundings to positively contribute towards the perception of the development and provide a focal point in the area. To be an attractive destination and provide greater value to the area, the open space should include an equipped play area equivalent to a neighbourhood equipped area for play and an ancillary open space to support natural play and be used for informal and amenity uses. The open space should be located towards the south of the site so it can also benefit the existing community.
- 7.78 The site is closely related to the conservation area that stretches along Priory Road to the north of the site and along the High Street to the east of the site. Several heritage assets are located along Priory Road to

the north including Priory Farm, The Priory and several locally listed buildings. These have prominent rear frontages and views from the north across the site. To preserve their setting, development to the north of the site should be restricted. Landscaping along this boundary will contribute towards mitigating potential impact on these properties. The northern edge of the site is also at risk from flooding. Paddocks located immediately east of the site contribute towards the setting of existing residential properties and create a sense of openness in the area. These paddocks are to be preserved and any development should be designed innovatively to make use of this setting. The landscape to the west has a more open character and to minimise the impact on the landscape dwellings along this boundary should be no higher than 1.5 storeys.

- 7.79 The site has potential for archaeology. An archaeological condition will be required to support any planning application.

### Policy WLP7.8 – Land North of Chapel Road, Wrentham

Land north of Chapel Road, Wrentham (4.82 hectares) as identified on the Policies Map is allocated for a residential development of 60 dwellings and open space.

The site should be developed in accordance with the following site specific criteria:

- The residential part of the site will be developed at a density of approximately 30 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes including single and two storey dwellings.
- Dwellings in the north part of the site and along the west boundary should be no higher than 1.5 storeys.
- Low density development is to be supported with a landscaping scheme to provide openness on site and provide screening along the west boundary of the site.
- An equipped play area equivalent to a neighbourhood equipped area for play and ancillary open space for amenity use will be provided of a size not less than 0.5 hectares. The ancillary open space should have landscaping that lends itself to natural and informal forms of play.
- The public open space is to be located at the south side of the site and designed to have street frontages on three sides ideally being on a corner plot.
- Hedgerows and trees located along the site boundaries should be protected and reinforced where possible.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A footway along the frontage of the site with Chapel Road should be provided.
- A Transport Statement should be submitted with any planning application.

