

## **Chappel and Wakes Colne**

12.28 Chappel and Wakes Colne are separate settlements but are located adjacent to one another and share services and facilities. Chappel has one core settlement area with three remote/dispersed small clusters of housing at Rose Green, Swan Street and Wakes Street. The core focus of Chappel is centred around the primary school. The settlement is defined to the east by the railway line, which is the operational Sudbury to Marks Tey branch line. Wakes Colne is the main settlement area with smaller dispersed clusters of housing around Inworth Lane and at Middle Green. The core focus of Wakes Colne is around the railway, defined to the east by the railway line, which is operational Sudbury to Marks Tey branch line. The railway station is also home to Chappel and Wakes Colne Railway Museum which hosts many events and houses a number of refurbished steam trains.

### **Policy PP27: Swan Grove, Chappel**

**In addition to the infrastructure and mitigation requirements identified in Policy ST 7 and subject to compliance with all other relevant policies, development will be supported on land within the area identified on the policies map which provides:**

- a) Approximately 35 new dwellings of a mix and type of housing to meet evidenced needs and be compatible with surrounding development;**
- b) Safe and suitable site access to required highway design standards. The point of vehicular access to be agreed with the Highway Authority and demonstrated that the proposal would not be detrimental to highway capacity or safety;**
- c) Provide a safe pedestrian access to ensure connectivity within and throughout the site to existing footways and any public rights of way. Ensure provision of green infrastructure connections and recreational access to the countryside, also securing active travel links and connections to the settlement;**
- d) Onsite BNG measures should focus on enhancing hedgerow condition, buffering Chappel Ponds and Millennium Green LoWS, and maintaining and strengthening ecological connectivity;**
- e) Screening comprising locally appropriate hedgerows and/or woodland will be required along the site boundaries to ensure that development is sensitively integrated into the landscape to reflect and reinforce rural character;**
- f) Development must conserve, and where appropriate, enhance the significance of heritage assets (including any contribution made by their settings). Designated heritage assets close to the allocated site includes a Conservation Area, Scheduled Monument, one Grade I, one Grade II\* and eight Grade II Listed Buildings within the Conservation Area and six further Grade II Listed Buildings outside of the Conservation Area as informed by the stage 1 HIA;**
- g) Demonstrate adequate capacity for managing wastewater including proposed phasing requirements or alternative solutions to the satisfaction of the Council and Anglian Water;**

- h) A range of measures in addition to prioritising SuDs (Policy EN8) and water efficiency measures to reduce the risk on impact on the WRC capacity as a result of planned growth including:**
  - i) Removal of unrequired network flows;**
  - ii) Targeted education to include new residents of the development;**
  - iii) Reduction in the demand for potable water.**