

## Item: 8

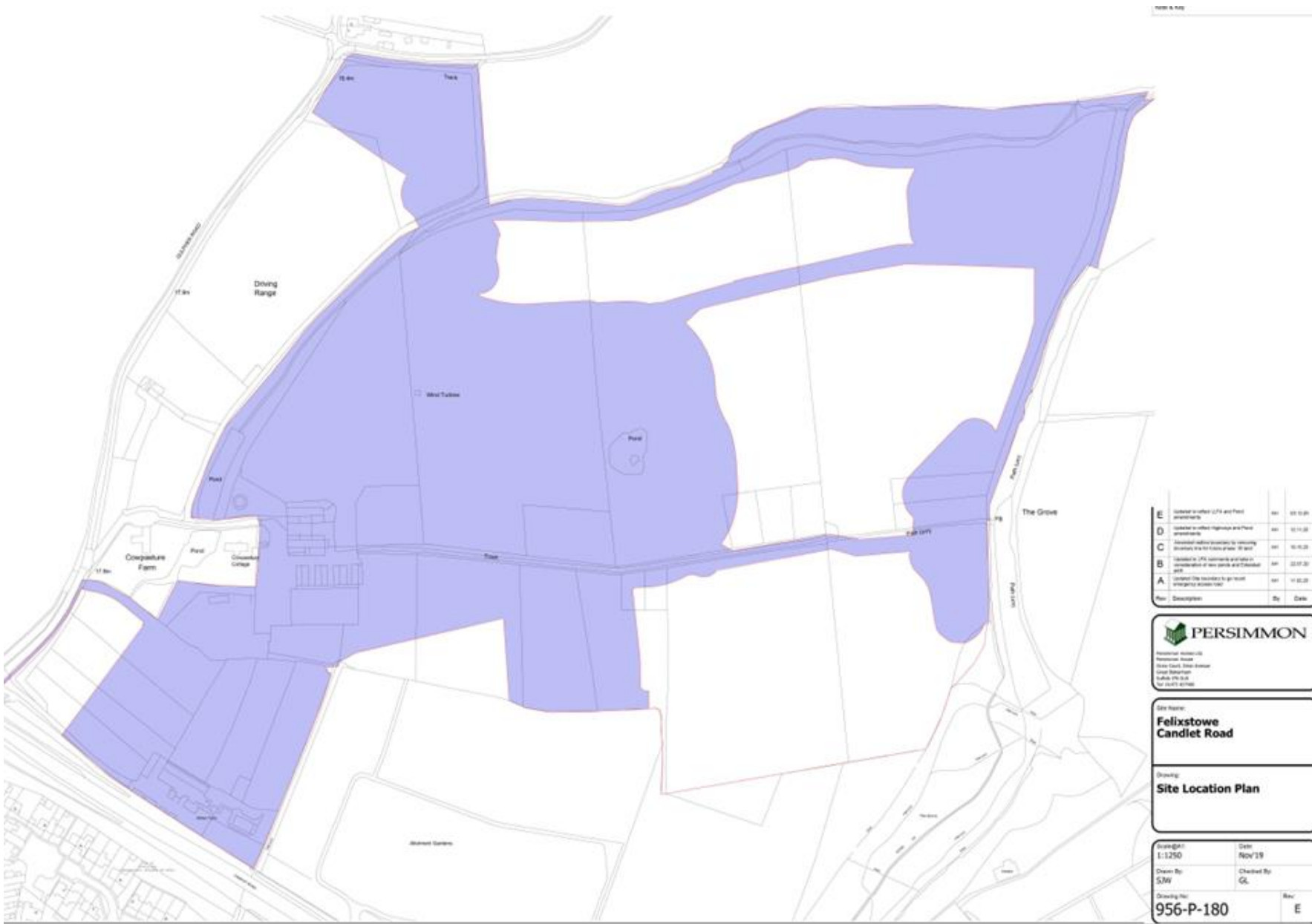
### DC/20/1002/ARM

Approval of Reserved Matters and Discharge of condition 18 of outline planning consent APP/J3530/W/15/3138710 - DC/15/1128/OUT

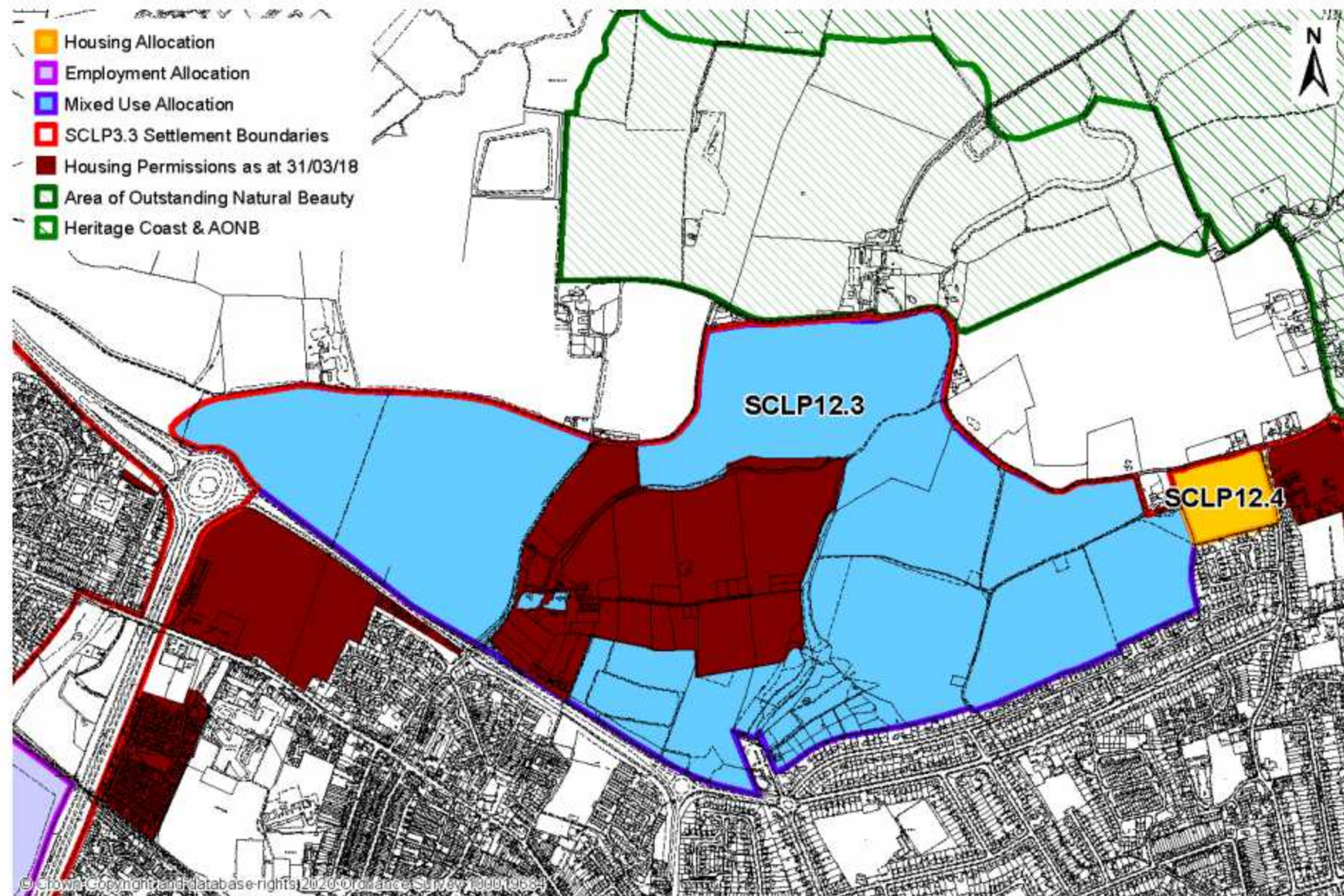
Land at Candlet Road, Felixstowe, IP11 9QZ



# Site Location Plan



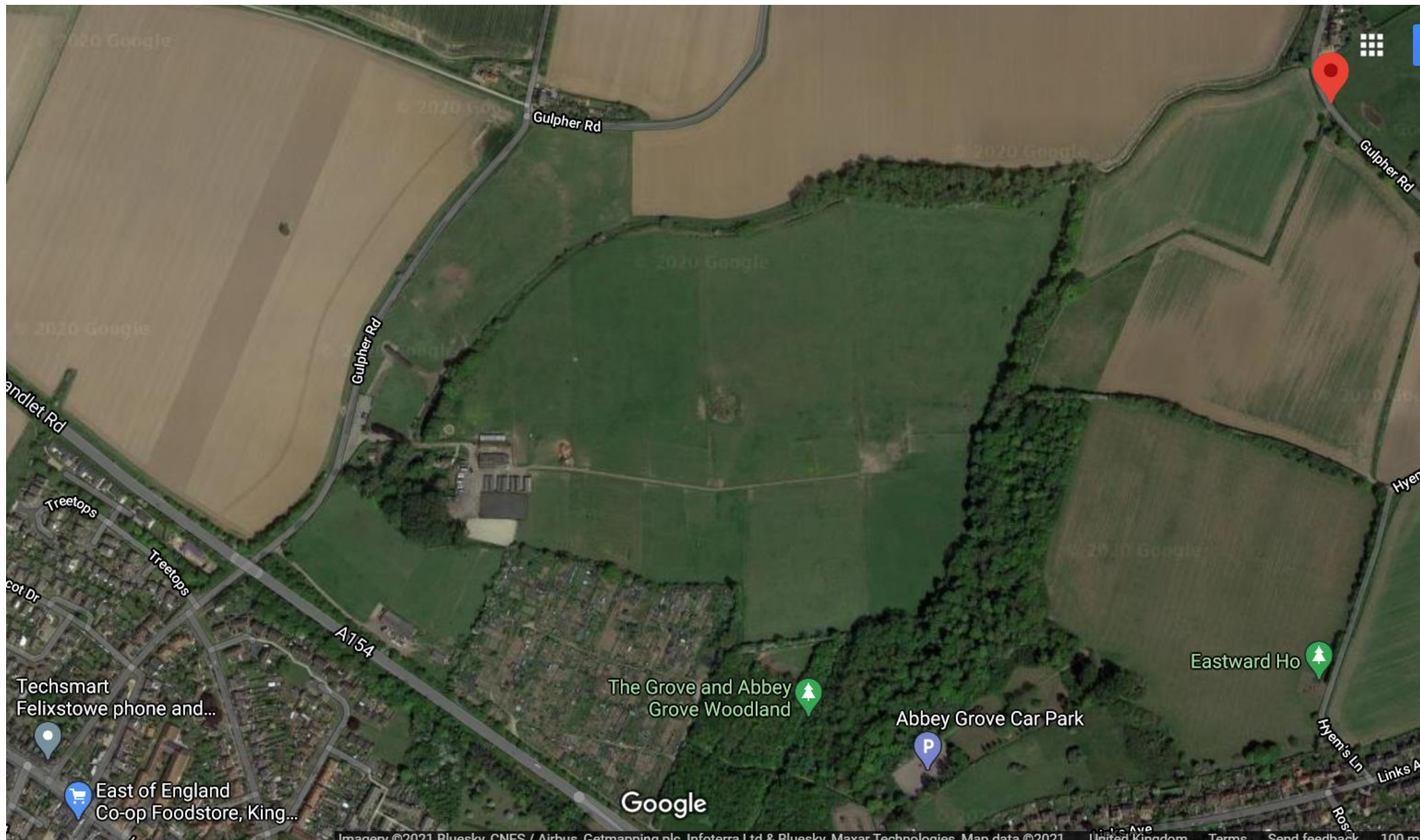
# North Felixstowe Garden Neighbourhood















View west along  
Candlet Road



View east along Candlet  
Road





View north along Foortpath 24  
from Candlet Road





View north towards  
Cowpasture Farm  
from Footpath 24



View north across the site





View east to Grove Wood



View north



England



Google

Street View









View north along  
Gulpher Road



View south along  
Gulpher Road





View north along Gulpher  
Road with Candlet Road over





CANDLET ROAD, FELIXSTOWE - INDICATIVE MASTERPLAN





North Felixstowe  
Garden  
Neighbourhood  
and Leisure Sites  
Framework 2018

Development  
Framework

Bus route and strategic footpath strategy



Landscape Framework



Development Framework







FOOTPATH/CYCLE WAY  
CONNECTION TO GULPHER ROAD

SITE ACCESS

PEDESTRIAN  
LINK TO  
'THE GROVE'

POTENTIAL  
LINK  
TO PHASE 2

POTENTIAL  
ACCESS  
ROUTE TO  
ALLOTMENT

PEDESTRIAN LINK  
TO  
'MILLENNIUMWOOD'

- KEY**
- FOOTPATH/CYCLE WAY
  - PEDESTRIAN LINKS
  - PROW
  - EMERGENCY ACCESS
  - VEHICULAR ACCESS

F	Document title: This drawing is a highway	Rev	10.12.20
E	Document title: This drawing is a highway	Rev	10.12.20
D	Document title: This drawing is a highway	Rev	10.12.20
C	Document title: This drawing is a highway	Rev	10.12.20
B	Document title: This drawing is a highway	Rev	10.12.20
A	Document title: This drawing is a highway	Rev	10.12.20
Rev	Description	By	Date

**PERSIMMON**

Persimmon Homes Ltd.  
Persimmon Homes  
One Oak, One Avenue  
One Avenue, One Avenue  
One Avenue, One Avenue

Site Name:  
**Candlet Road  
Felixstowe**

Drawn by:  
10.12.20

# Material Planning Considerations and Key Issues

- Principal of development

National Planning Policy Framework:

11c) approving development proposals that accord with an up-to-date development plan without delay

Outline Planning Permission granted 2017

Suffolk Coastal Local Plan – September 2020

Site allocated under Policy SCLP12.3

Forms part of the Strategy for Growth – Policy SCLP3.1 – to significantly boost the supply of housing, mix of housing and affordable housing

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# Material Planning Considerations and Key Issues

- Housing mix and Affordable Housing

## Policy SCLP5.8 – Housing Mix

Focus on smaller dwellings (at least 40% 1 and 2 bed properties)

13% (28) – 1 bed properties

27% (74) – 2 Bed properties

35% (89) – 3 bed properties

25% (64) – 4+ bed properties

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# Material Planning Considerations and Key Issues

- Housing mix and Affordable Housing

## Policy SCLP5.10 – Affordable Housing

85 affordable dwellings

74% (63) Affordable Rent

26% (22) Shared Ownership

33% (28) 1 bed properties

39% (33) 2 bed properties

23% (20) 3 bed properties

5% (4) 4bed properties

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# Material Planning Considerations and Key Issues

- Layout, scale and appearance



Street Scene 7











Street Scene 1



Street Scene 2



Street Scene 4


















# Material Planning Considerations and Key Issues

- Ecology
  - Landscaping
  - Sustainable Construction
  - Surface Water Drainage
  - Foul Water Drainage
  - Renewable Energy
- 
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# Recommendation

**Approve** subject to the Suffolk RAMS contribution being made and the following conditions

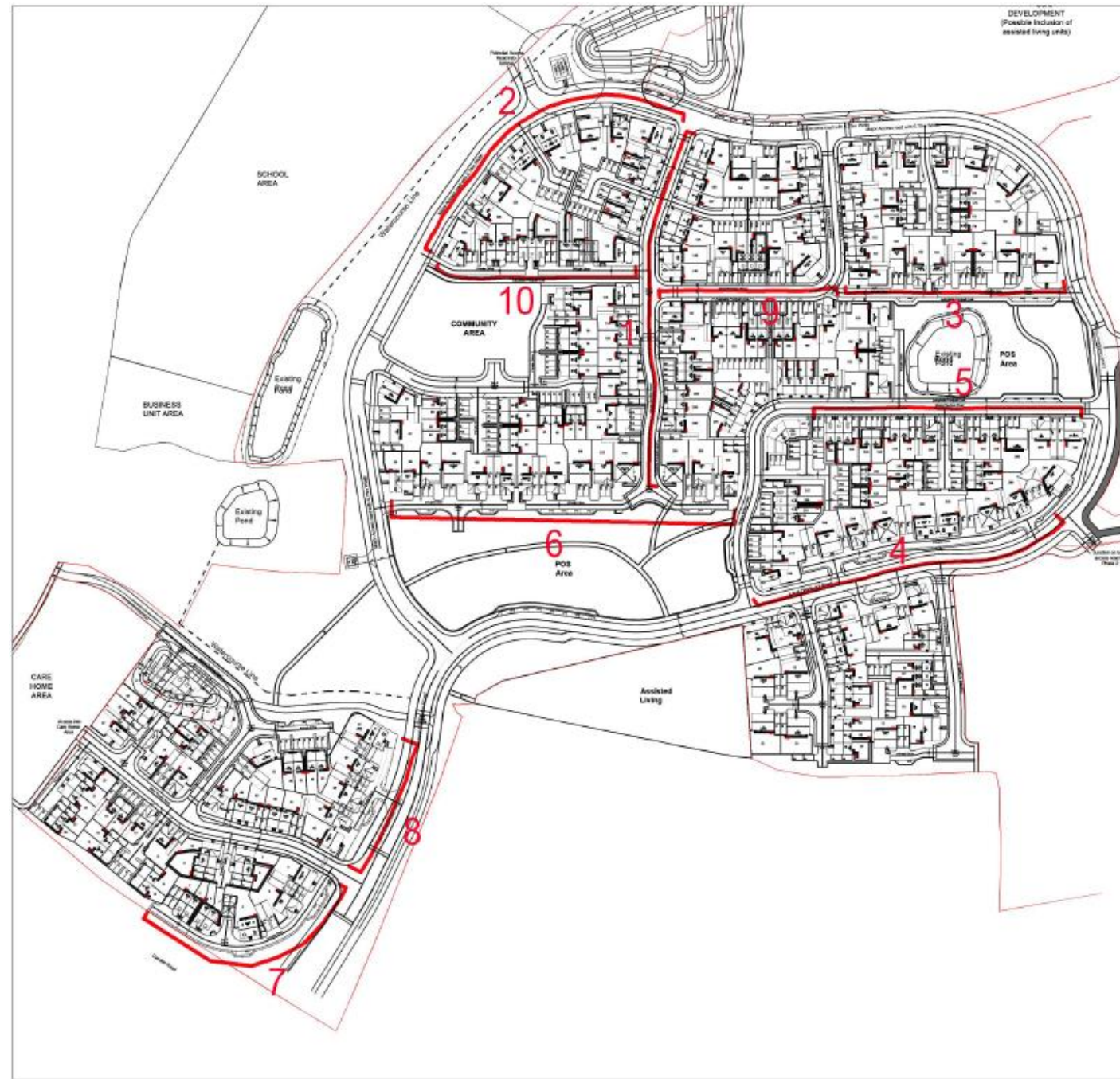
- In accordance with submitted plans
- Submission of details of footway from Gulpher Road as shown on drwg. 956-P-Rev G
- Submission of details of footway/cycle links and hoggin path as shown on drwgs. 956-P-Rev G, 956-P-101-Rev F, 956-102-Rev F and 956-104-Rev F
- Ecological Enhancement Strategy
- Details of materials
- Landscaping details and retention of hedgerows
- Scheme for the installation of fire hydrants











Street Scene 5



Street Scene 6



Street Scene 8



Street Scene 10







North east corner looking  
south along Gulpher Road



View south along Gulpher Road





Further south along  
Gulpher Road looking east



View south from Gulpher  
Road







View east towards  
Grove Wood





View north



View south from  
Gulpher Road





View east towards  
Cowpasture Farm from  
Gulpher Road



Access to Abbey Farm





Gulpher Road looking  
south



Gulpher Road looking north

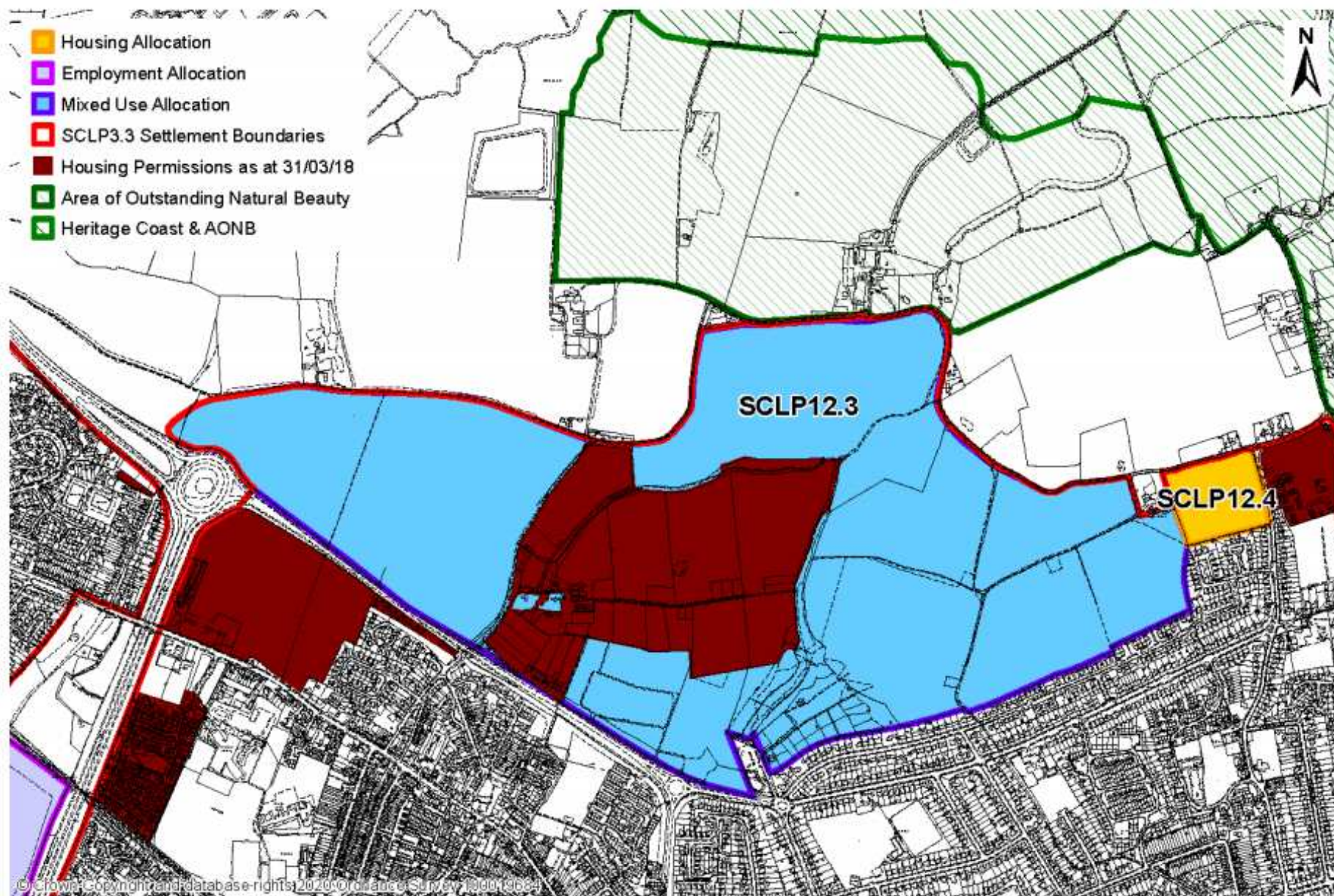




Gulpher Road



# North Felixstowe Garden Neighbourhood







Indicative Draft  
Masterplan

Suffolk Coastal Local  
Plan  
September 2020



Notes:  
Indicative Landscaping  
Indicative Roof Colours

[illegible]

**Candlest Road  
Felixstowe**

Drawing:  
**Overview Layout**

Score: 1.1000	Date: 3/23
Drawn By: AH	Checked By: GL
Grading No: 956-P-103	Page: F





Item	Description	Quantity	Unit
1	Grass	1000	m <sup>2</sup>
2	Gravel	500	m <sup>2</sup>
3	Concrete	100	m <sup>2</sup>
4	Asphalt	200	m <sup>2</sup>
5	Brick	1000	m <sup>2</sup>
6	Stone	500	m <sup>2</sup>
7	Wood	100	m <sup>2</sup>
8	Plastic	100	m <sup>2</sup>
9	Paint	100	m <sup>2</sup>
10	Lighting	100	m <sup>2</sup>
11	Security	100	m <sup>2</sup>
12	Fire	100	m <sup>2</sup>
13	Water	100	m <sup>2</sup>
14	Gas	100	m <sup>2</sup>
15	Electricity	100	m <sup>2</sup>
16	Telecoms	100	m <sup>2</sup>
17	Other	100	m <sup>2</sup>

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15	Electricity	100	m <sup>2</sup>
16	Telecoms	100	m <sup>2</sup>
17	Other	100	m <sup>2</sup>

**PERSIMMON**

**Candlet Road Polystown**

**Planning layout Sheet 2 of 3**

**956-P-101**

- Pedestrian/cycle Access

