

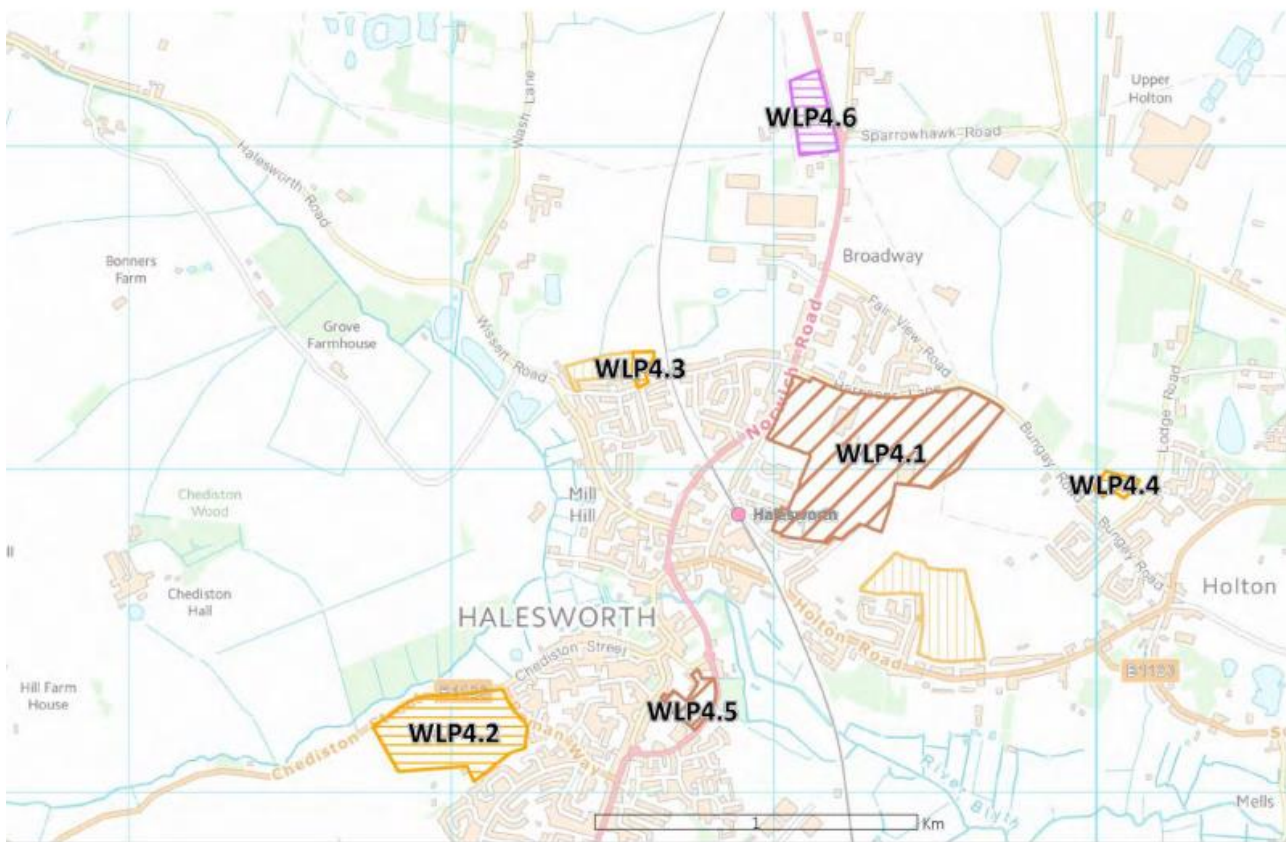
Item: 7

DC/22/3156/ARM - Approval of Reserved Matters of DC/18/4947/OUT - Outline Application (Some Matters Reserved) - for up to 190 dwellings (Class C3) with associated access, landscaping, open space and drainage infrastructure. All matters are reserved, save for access - and details to address the requirements of Conditions 2, 5, 6, 7, 10, 15, 16, 17, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33 and 34.

Land South of Harrisons Lane, Halesworth



Figure 14 - Strategic site allocations in Halesworth and Holton



Policy WLP4.1 – Halesworth/Holton Healthy Neighbourhood

The Halesworth/Holton Healthy Neighbourhood (22.05 hectares) as identified on the Policies Map is allocated for a comprehensive mixed use development comprising:

- Approximately 215 dwellings;
- Health Care Facility and Retirement Community (approximately 2.3 hectares);
- Sports Facilities including, playing pitch, 3G pitch, and indoor sport facilities (approximately 8.6 hectares); and
- Education/Training Facility.

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

- Residential development will be located on the northern and eastern parts of the site, which has an area of 7 hectares. The site will be developed at a density of approximately 30 dwellings per hectare.
- The health care facility and retirement community will be located on the north western parts of the site.
- The sports facilities will be located on the central parts of the site. Sports facilities on the site should include a 3G artificial pitch for all weather sports provision. This should be enabled by residential development on the site and appropriate delivery mechanisms and triggers will need to be agreed with the Council, in consultation with Sport England, to ensure the comprehensive development of the whole site in a coordinated and timely way.

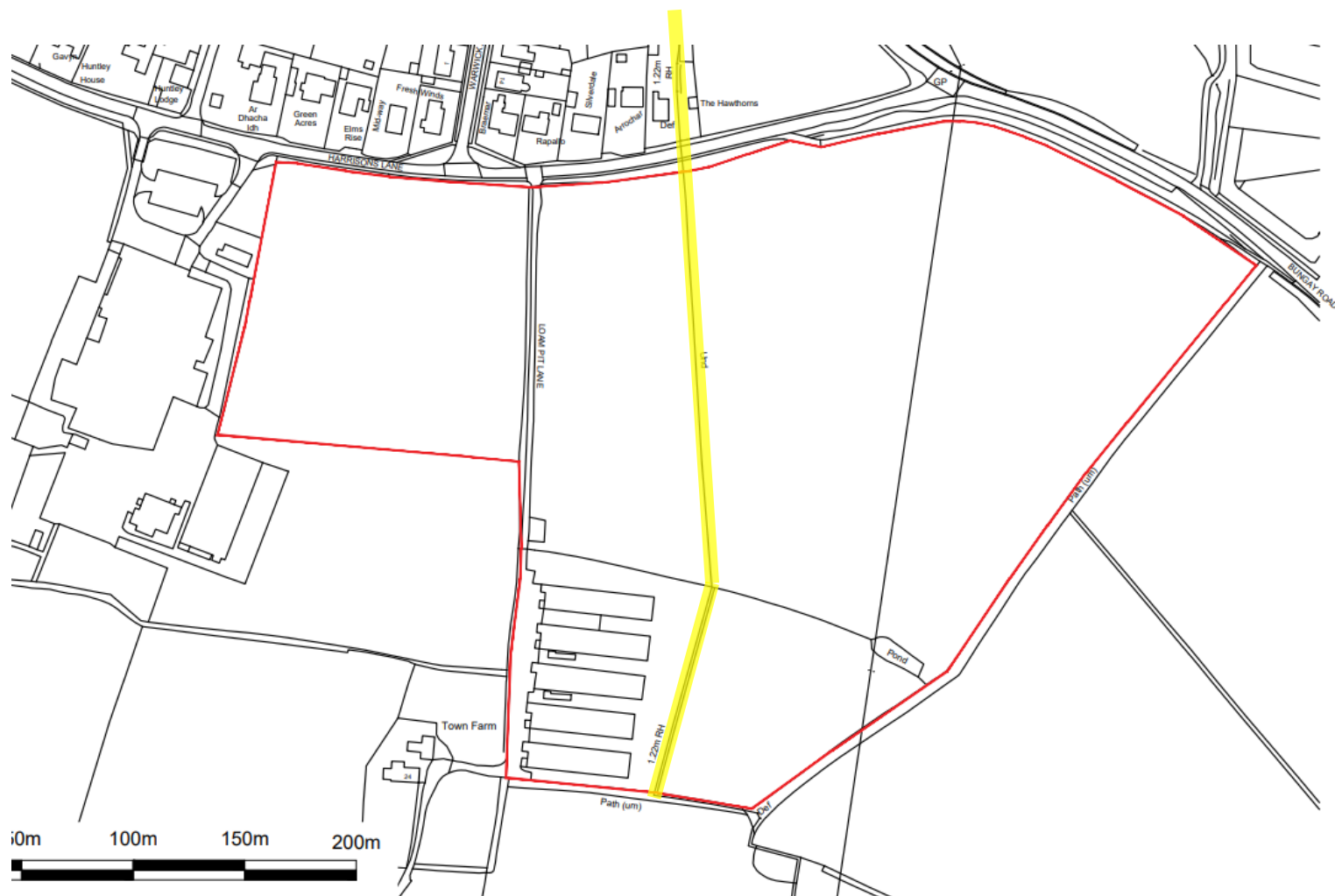
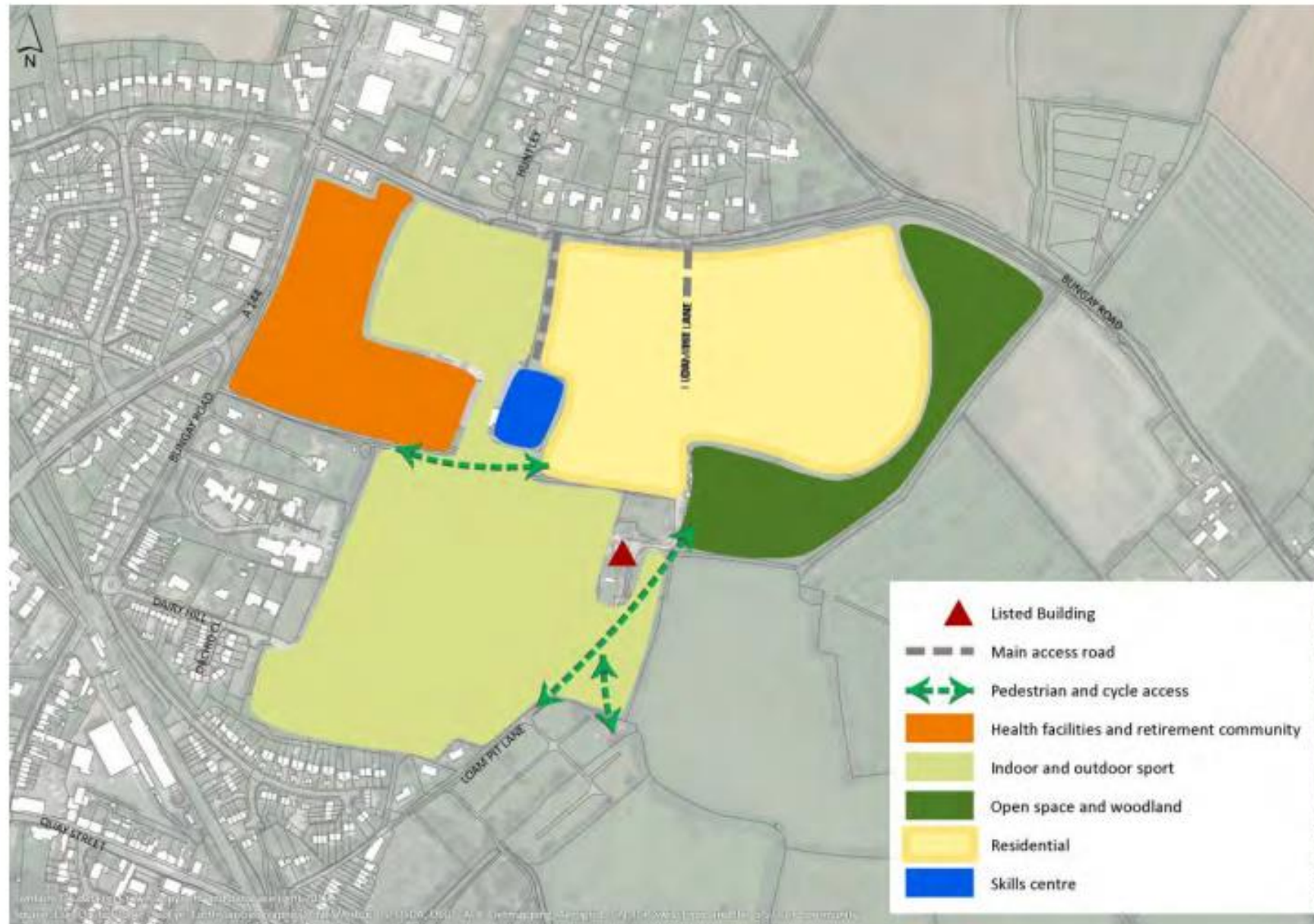
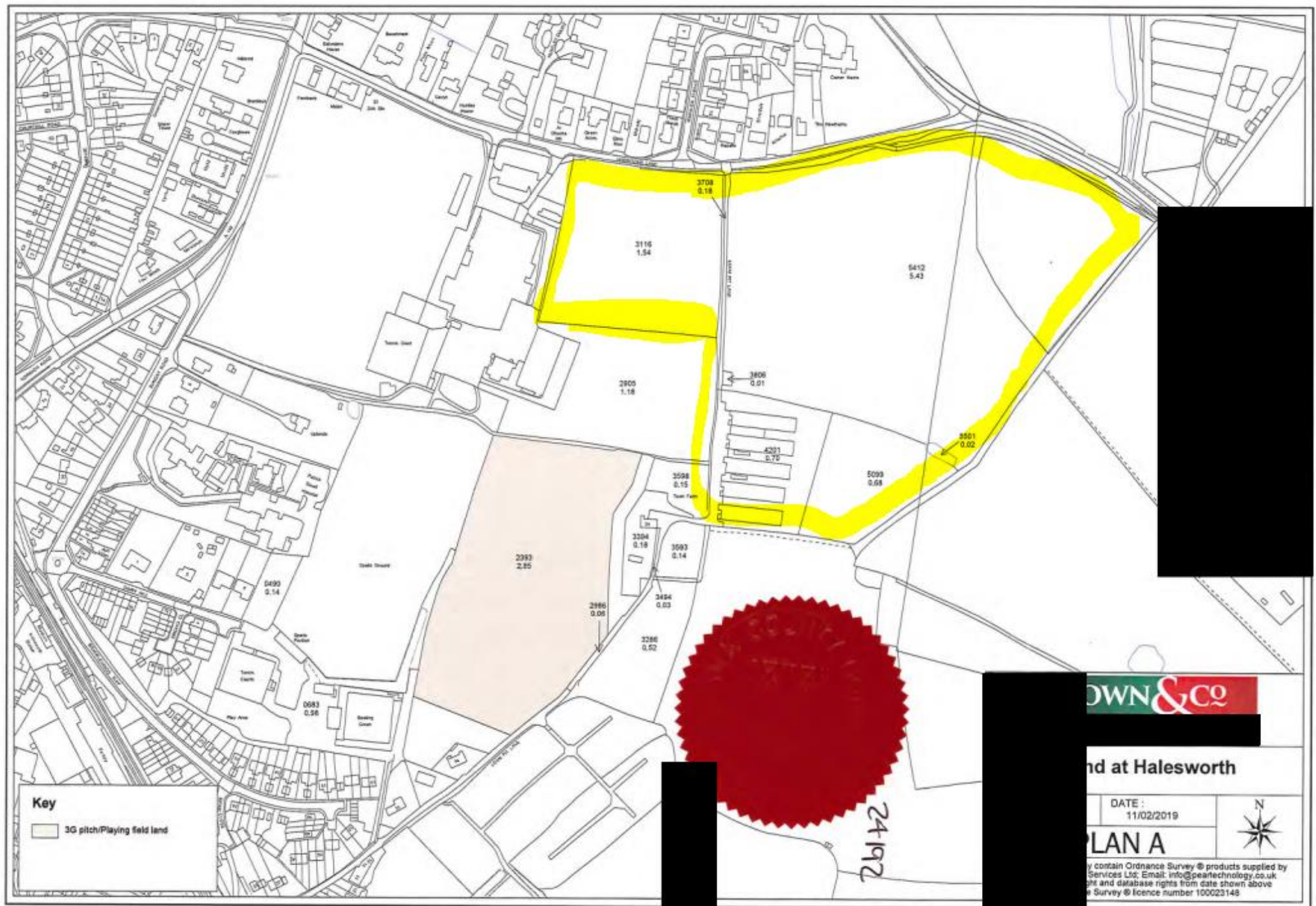


Figure 15 – Halesworth/Holton Healthy Neighbourhood indicative masterplan



Outline approved
s.106 land transfer



GENERAL KEY

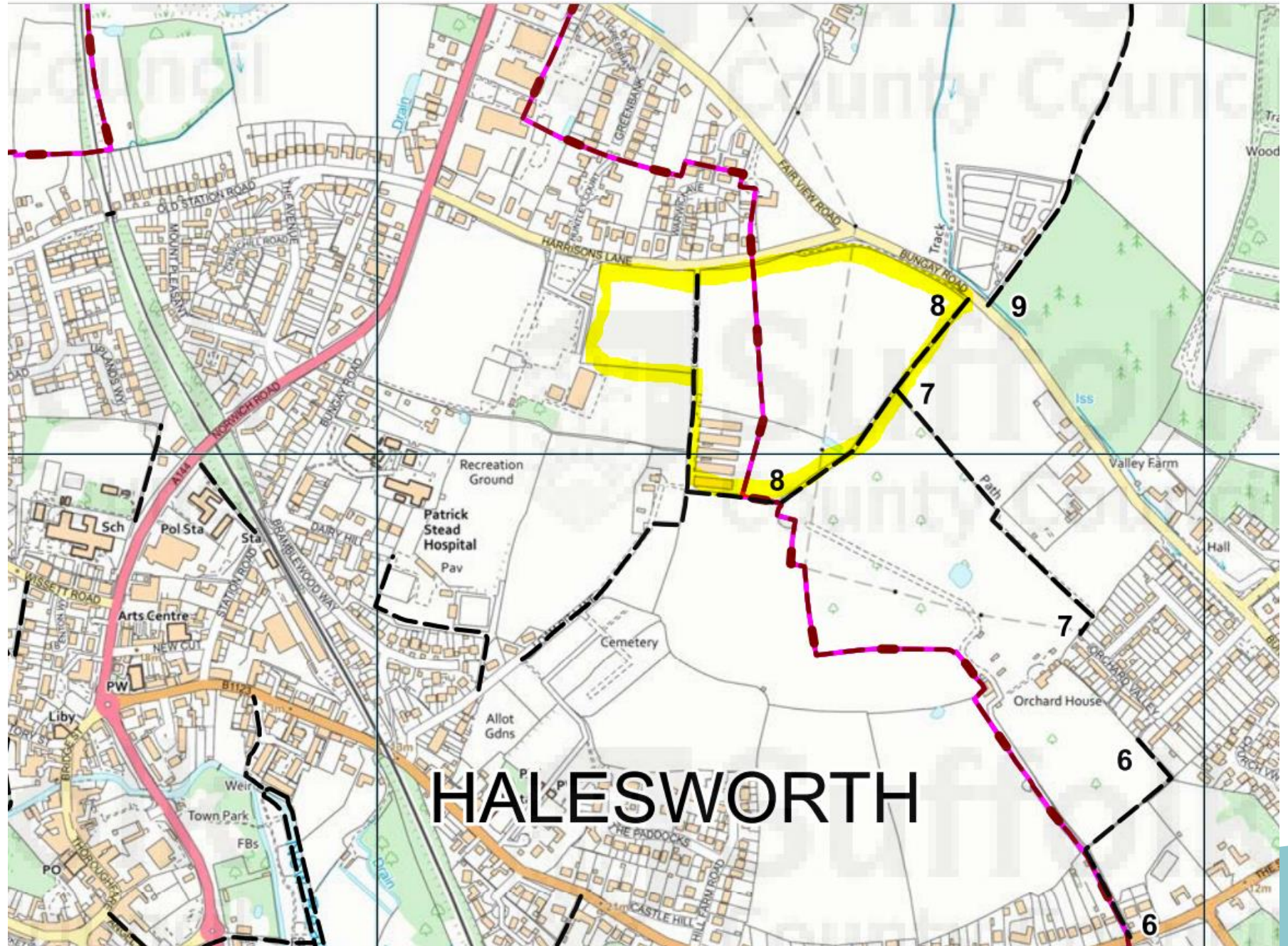
- OUTLINE APPLICATION BOUNDARY
AREA 27,134M2 / 2.7134 HECTARES
- FULL PLANNING APPLICATION BOUNDARY
AREA 9,355M2 / 0.9355 HECTARES
- SITE OWNERSHIP BOUNDARY
- HALESWORTH CAMPUS APPLICATION BOUNDARY

This site wide masterplan pulls together the adjacent developments within the area defined as the Halesworth / Holton Healthy Neighbourhood within the Waveney Local Plan, Policy WLP4.1. Proposals for the adjacent residential developments to the east of the Halesworth Campus site (blue line) are indicative and may not represent the final layouts.

	OUTLINE APPLICATION BOUNDARY AREA 27,134M ² / 2 7134 HECTARES
	FULL PLANNING APPLICATION BOUNDARY AREA 9,359M ² / 9 3595 HECTARES
	SITE OWNERSHIP BOUNDARY
	HALESWORTH CAMPUS APPLICATION BOUNDARY

This site wide masterplan pulls together the adjacent developments within the area defined as the Halesworth / Holton Healthy Neighbourhood within the Waveney Local Plan, Policy WLP4.1. Proposals for the adjacent residential developments to the east of the Halesworth Campus site (blue line) are indicative and may not represent the final layouts.

PROW network



Outline approved
Parameter Plan



Outline approved illustrative Layout



Proposed
Reserved
Matters
Layout for 188
homes





- Application Site Boundary
- Other land under the control of the applicant
- Existing trees & hedgerow
- Indicative planting
- Existing water body
- Proposed surface water attenuation basin
- Anticipated emergency access
- Activity Area
- Single story buildings



View west along
Harrisons Lane
from proposed
point of access



View east along
Harrisons Lane
from proposed
point of access



View south-east
towards Loam
Pit Lane from
proposed point
of access



View along Loam
Pit Lane



View along Loam Pit
Lane towards southern
boundary



View along Loam
Pit Lane towards
Southern
boundary



View from Loam
Pit Lane towards
Eastern boundary



View from Loam
Pit Lane towards
northern
boundary and
Harrisons Lane



View from Loam
Pit Lane towards
northern boundary
and Harrisons Lane



View to
Bungay Rd
from
Harissons
Lane





View from Bungay Rd with Harissons
Lane junction on right

View from
Bungay Rd
with site and
footpath on
left



Poultry buildings
at Town Farm



Poultry buildings at Town Farm



Grade II listed
Town Farm



Recently
improved
public footpath
adjacent to the
southern
boundary (CIL
funding)



Proposed
Reserved
Matters
Layout for 188
homes



Dwelling size plan

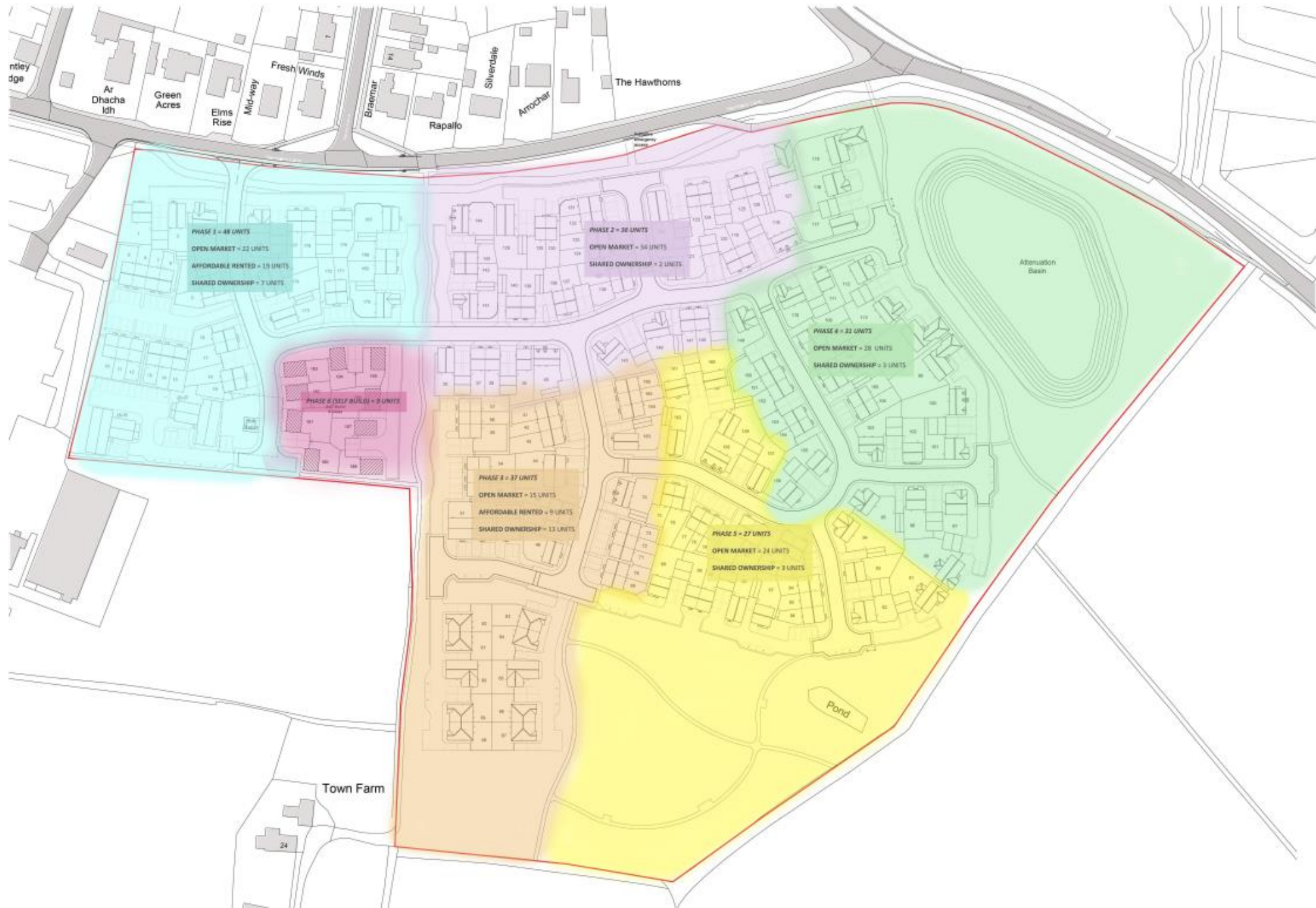


- Key
- Site Boundary
 - 1 Bed Dwelling
 - Two Bed Dwelling
 - Three Bed Dwelling
 - Four Bed Dwelling

Building heights plan



Phasing Plan



A variety of house types



- 1 bed - 16 flats (All affordable)
- 2 bed - 60 dwellings (3 affordable bungalows and 26 affordable houses)
- 3 bed - 69 dwellings (11 affordable houses)
- 4 bed - 34 dwellings
- Self-build - 9 dwellings

30% affordable in total (50% affordable rent, 25% shared ownership, 25% First homes)

Landscape Masterplan

Masterplan



KEY TO MASTERPLAN

- Red Line Boundary
- Prop (Public Right of Way)

Soft Landscape

- Existing Vegetation
- Existing Pond
- Proposed Native Hedge Planting
- Proposed Native Buffer Planting
- Proposed Ground cover Planting
- Amenity Grass to Public Open Space Areas
- Mown Path
- Wildflower Meadow
- Earth Mounds

Tree Strategy

- Native Trees such as Quercus robur, Betula pendula and Carpinus betulus
- Feature Trees such as Fagus sylvatica
- Conifer Trees such as Pinus sylvestris and Cedrus atlantica
- Fruit Trees such as Malus sylvestris and Prunus avium
- Street Trees such as Acer campestre "streetwise" and Carpinus betulus "Lucas"
- Ornamental Trees such as Pyrus salicifolia "Chanticleer" and Prunus "Amanogawa"

Hard Landscape

- Tarmacadam Paths

Play Features

- Play Equipment
- Bin and Bench
- Rock Feature
- Natural Tree Play Features



PLAY EQUIPMENT



LAP PLAY EQUIPMENT



LEAP PLAY EQUIPMENT



STREET FURNITURE



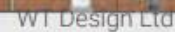
Rev.	Date	Initials	Comments
A	02.08.2022	KK	Updated to the latest layout
B	02.12.2022	PB	Updated to the latest layout
C	23.12.2022	PB	Updated to latest TPP

Site	Hampton Lane, Halesworth, Suffolk	Dwg Number	JSA/21/234-SK01
Client	Bedger Building (E. Angle) Ltd		
Drawn by	HWS/PB	Date	Mar 2023
Scale	1:250 @ A1	Rev	C

James Blake Associates Ltd.
LANDSCAPE ARCHITECTURE • LANDSCAPE PLANNING • ECOLOGY • ARBORECUITURE

7.1

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The development offers a significant number of dwellings with active frontage to the main or secondary roads, creating an overall ambience of a public street and promoting social interaction in the area.

PROPOSED ELEVATIONS

Modern Edge



Wangford Detached Bungalow



Starson Semi Detached House



Yoxford Detached House



Blythburgh Detached House

PROPOSED ELEVATIONS

Traditional Centre



Glenham Detached House



SO 2 Bed Terrace House

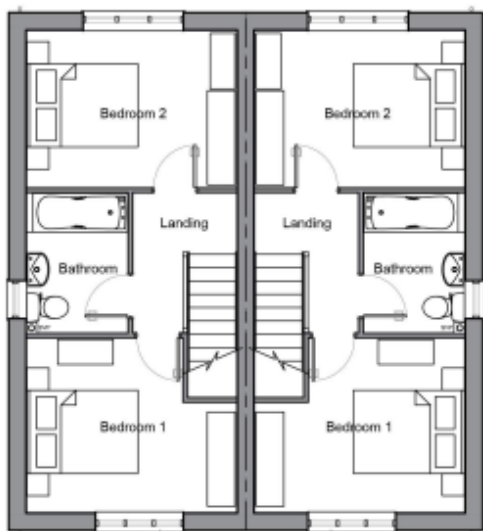


Benarcre Semi Detached Bungalow



SO 3 Bed Semi Detached House

Starson
House
Type
2 bed



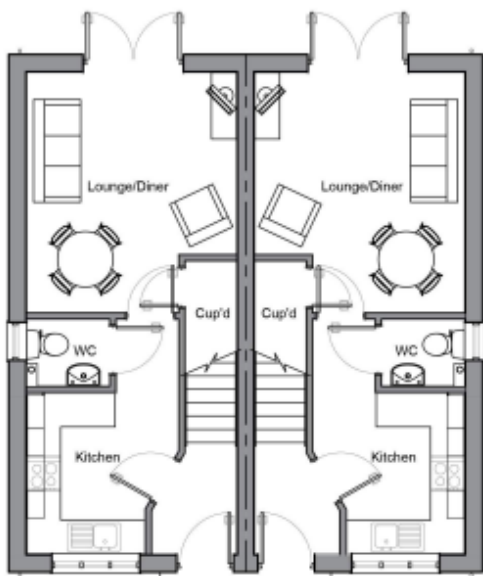
First Floor Plan



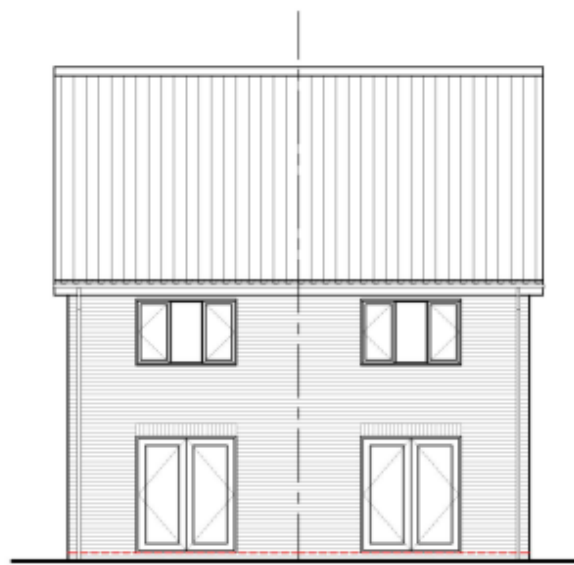
Front Elevation



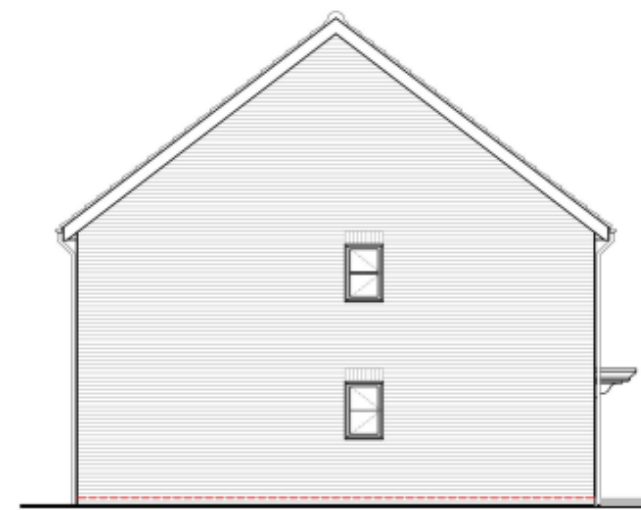
Side Elevation



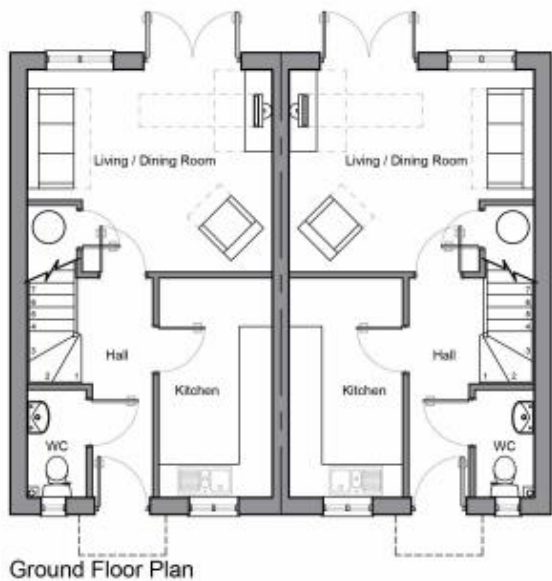
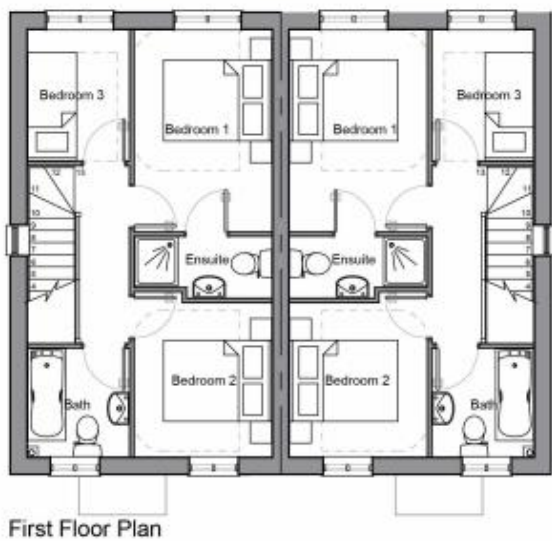
Ground Floor Plan



Rear Elevation

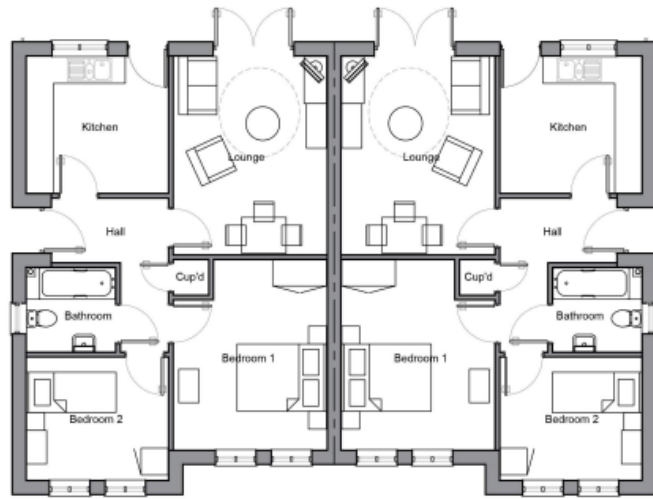


Side Elevation



Hales
House
Type
3 bed

Benacre Bungalow 2 bed



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

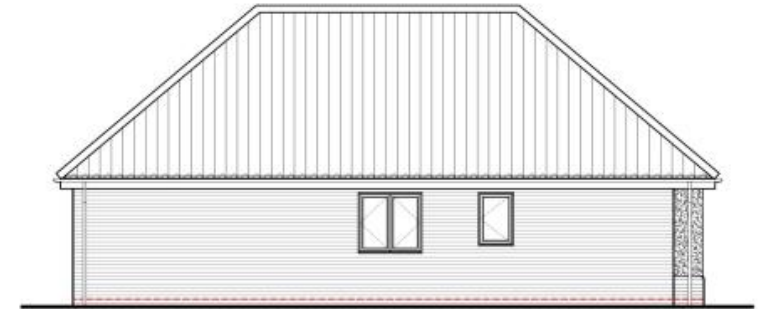
Wangford Bungalow 3 bed



Ground Floor Plan



Front Elevation



Side Elevation

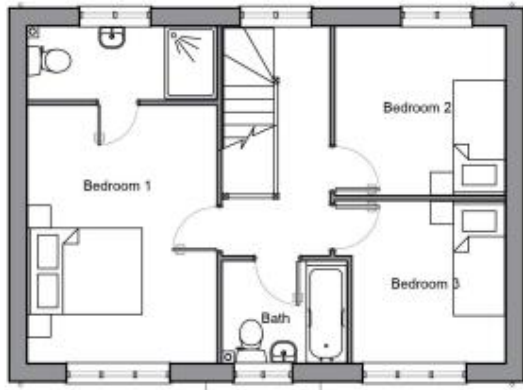


Rear Elevation



Side Elevation

Thurlton
House Type
3 bed



First Floor Plan



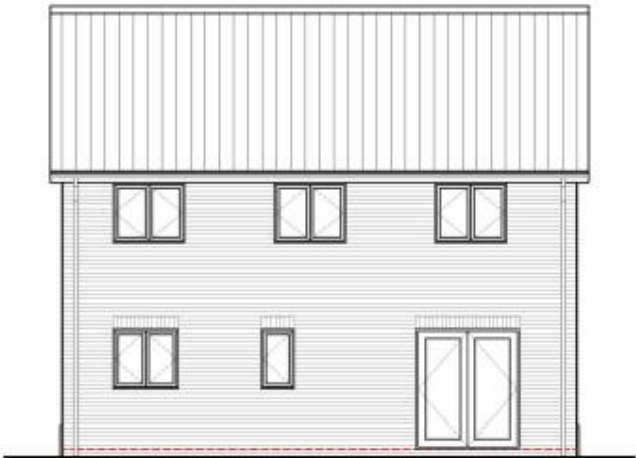
Front Elevation



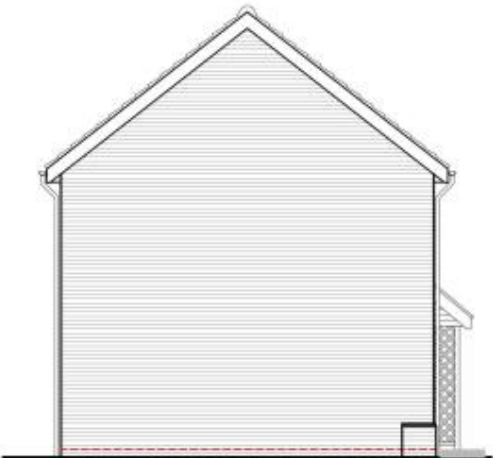
Side Elevation



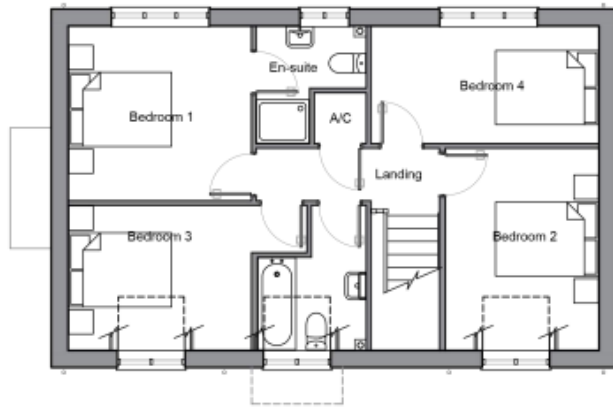
Ground Floor Plan



Rear Elevation



Side Elevation



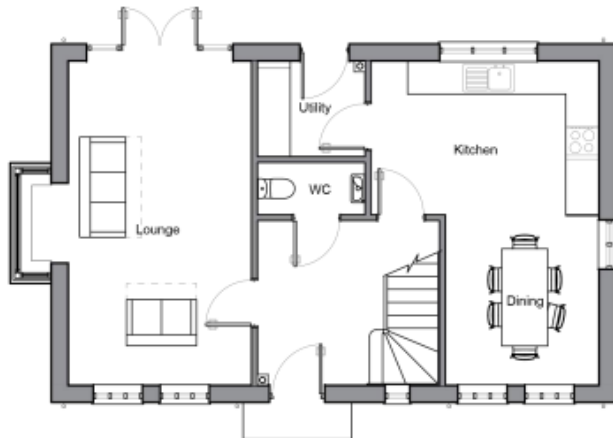
First Floor Plan



Front Elevation



Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

Redgrave House Type 4 bed

Yoxford House

Type

4 bed



First Floor Plan



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

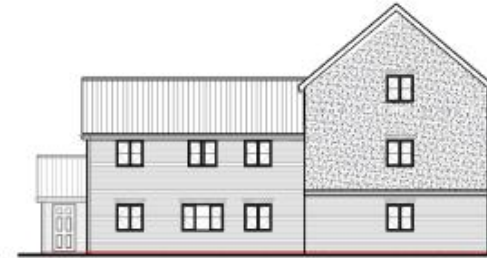
Flat Block Units 28-35 All 1 bed



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan

Harrisons Lane frontage



Main access Road/Loam Pit Lane



Footpath alongside attenuation basin



Proposed
Reserved
Matters
Layout for 188
homes




Material Planning Considerations and Key Issues

- Principle of Development
- Highway Considerations
- Housing Mix / Affordable Housing
- Self Build & Custom Build Housing
- Layout, Scale and Appearance
- Landscape and Visual Impact
- Flood Risk
- Ecology
- Heritage Considerations
- Contaminated Land
- Public Benefits

- 6.8. In order to address the infrastructure needs of the town and area resulting from the combined amount of growth planned the following essential and desirable infrastructure was identified in the Local Plan. Updates on their delivery are also stated:
- Secondary Education - Expansion of Bungay High School - £624,070 CIL funding - project completed.
 - Primary Education - Expansion of Edgar Sewter Primary School - £1,364,272 CIL funding - project completed.
 - Pre-School Education - Delivery of a new 30 place Nursery at Holton St Peter Primary School - £ 1,230,000 CIL Funding - Planning Permission granted and due to be completed Autumn 2023.
 - Sports and Leisure - Delivery of improved pitch facilities and a 3G pitch at Halesworth Campus - £1,641,997 CIL funding - Planning permission pending due to be delivered 2023/24.
 - Community Building - Land secured in pending Dairy Farm application. Subject to funding.
 - Youth - Town Council and Community led project underway (Youth Action Halesworth and Rural YAHR) to plan for a replacement of the Apollo youth club facility and other youth needs.
 - Healthcare - Opportunities to expand Cutlers Hill Doctors Surgery have been discussed with the Integrated Care Board (ICB) and CIL funding offered (subject to a bid) however this is dependent on the Practice Partners/building owners bringing forward an expansion project in conjunction with the ICB.
 - Neighbourhood CIL - Halesworth Town Council is already receiving Neighbourhood CIL and based on all planned growth this is likely to total in excess of £600,000 for local infrastructure projects. Approximately half of the Neighbourhood CIL collected from this site will go to Holton Parish Council based on the parish boundary through the site.

Recommendation

Authority to Approve subject to outstanding matters relating to highway, surface water drainage and contaminated land being resolved and subject to the Conditions on pages 57-60 of the report:

- Approved plans
 - Highway details approval
 - Surface water drainage details approval
 - Contaminated Land details approval
 - Ecological enhancement measures
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is located in the bottom right corner of the slide. It starts from the bottom edge and slopes upwards towards the right.

