

Item

DC/21/2710/OUT - Outline Planning Permission With Some Matters Reserved - a phased development to create up to 150 new homes, associated infrastructure and open space.

Land North Of Conway Close And Swallow Close
Felixstowe







Gulpher Rd

Hyem's Ln

Gulpher Rd

Ferry Rd

Ferry Rd

Ferry Rd

Ferry Rd

Ranson Rd

Holmhill Dr

Holmhill Dr

Abbey Walk

Rues Farm Rd

Conway Ct

Swallow Ct

Upperfield Dr

Estward Dr

Google Earth



TRIMLEY

Gulpher

A154

WALTON

OLD FELIXSTOWE

High St

Beatrice Ave

High Rd W

High Rd E

Amison Ln

A102

Port of Felixstowe Rd

Grange Farm Ave

ET

First allocated in 2017

Felixstowe Peninsula Area Action Plan

Development Plan Document

January 2017

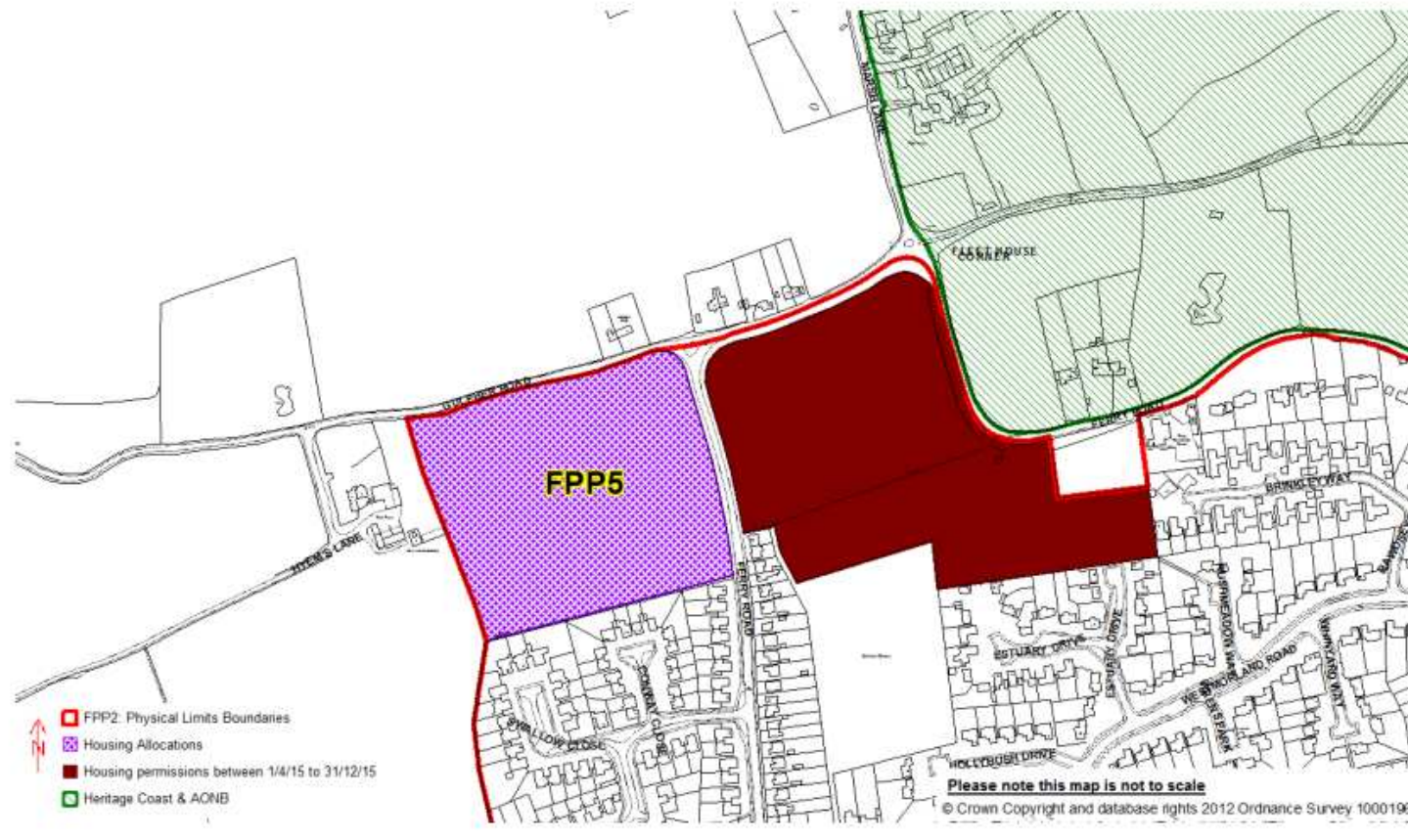


This document was superseded on 23rd September 2020 with the adoption of the East Suffolk Council - Suffolk Coastal Local Plan.

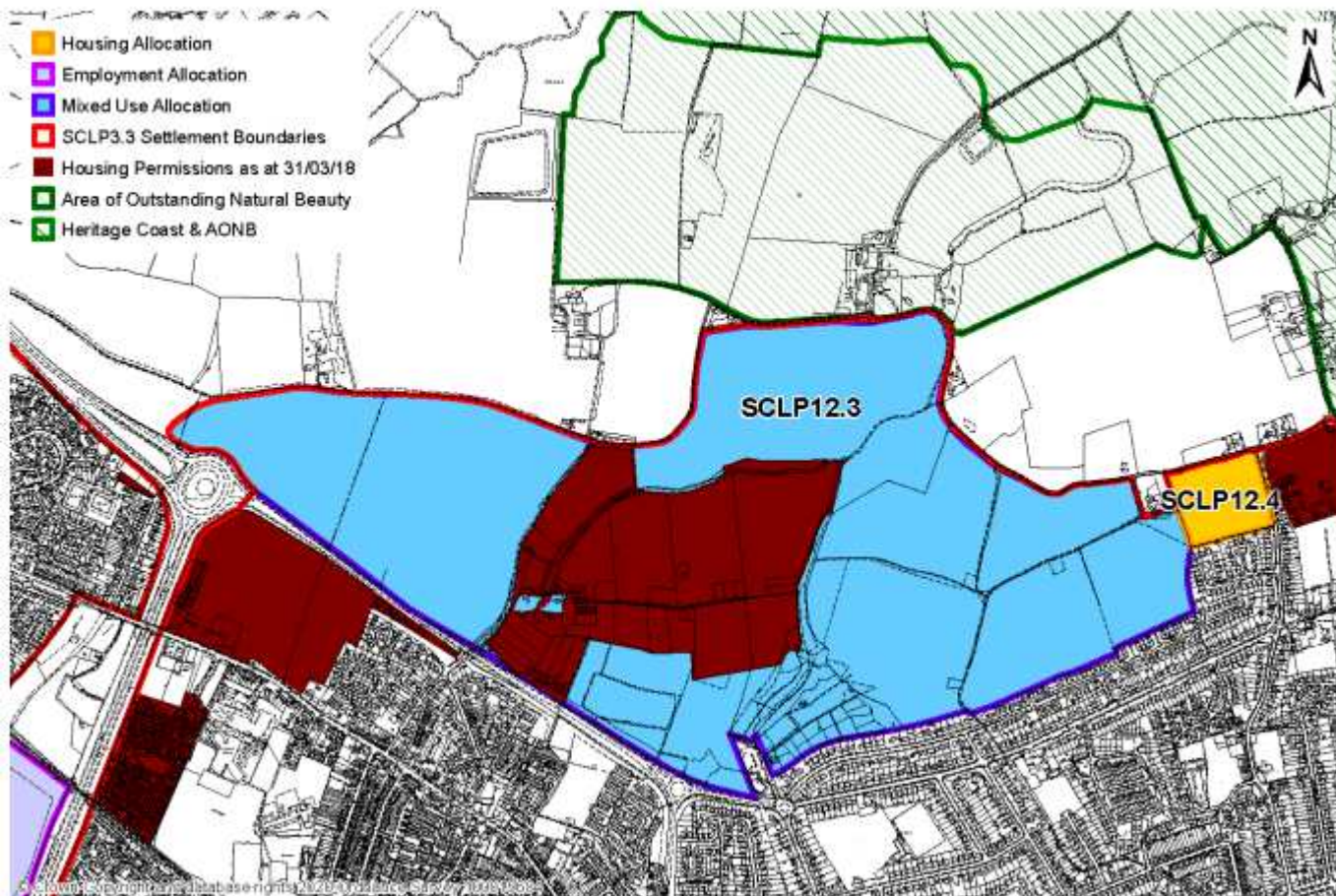


Land North of Conway Close and Swallow Close, Felixstowe

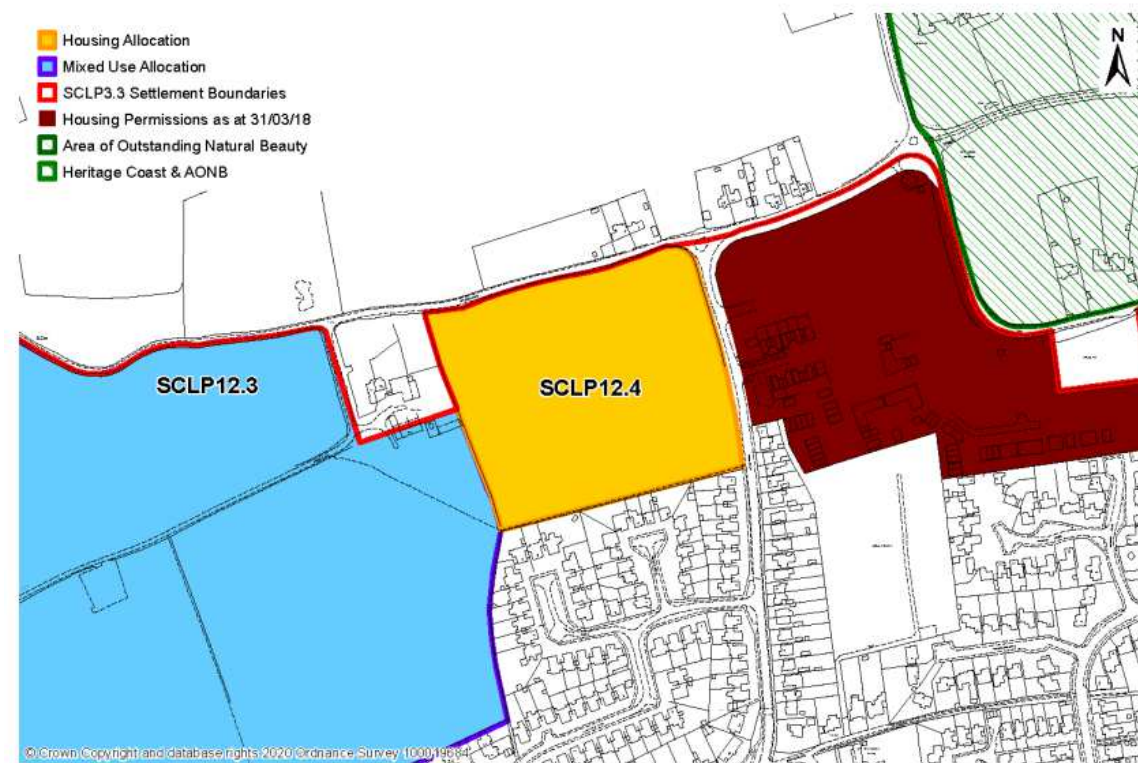
Site Area: 3.38ha



North Felixstowe Garden Neighbourhood



Land North of Conway Close and Swallow Close, Felixstowe



Policy SCLP12.4: Land North of Conway Close and Swallow Close, Felixstowe

3.83ha of land to the north of Conway Close and Swallow Close as shown on the Policies Map, is identified for approximately 150 residential units. Development will be expected to accord with the following criteria:

- a) Affordable housing provision to be in line with Policy SCLP5.10;
- b) A site-specific Flood Risk Assessment;
- c) A range of housing types (including bungalows) and tenures in keeping with surrounding area and in line with Policy SCLP5.8;
- d) Highway design which provides for appropriate vehicular access to the Garden Neighbourhood;
- e) Maximum building height of 2 storeys;
- f) Development will need to be high quality and sympathetic to the surrounding character of the area and Listed Building at Park Farm Cottages to the west of the site;
- g) On site open space and play facilities to meet needs identified in the Suffolk Coastal Leisure Strategy and to provide opportunities for all ages to be active;
- h) An Air Quality Assessment will be required, and any necessary mitigation provided;
- i) An Archaeological Assessment is required;
- j) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
- k) Green infrastructure to be complementary to the green infrastructure provided at Felixstowe Garden Neighbourhood;
- l) Creating links to the existing public rights of way network including upgrading Footpath 8 so as to allow cycling and to provide a circular route;
- m) A financial contribution towards the provision of a new primary school and new early years settings in Felixstowe;
- n) A Landscape and Visual Impact Assessment will be required, and any mitigation provided, including a lighting strategy to conserve and enhance the Natural Beauty and Special Qualities of the Area of Outstanding Natural Beauty; and
- o) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.















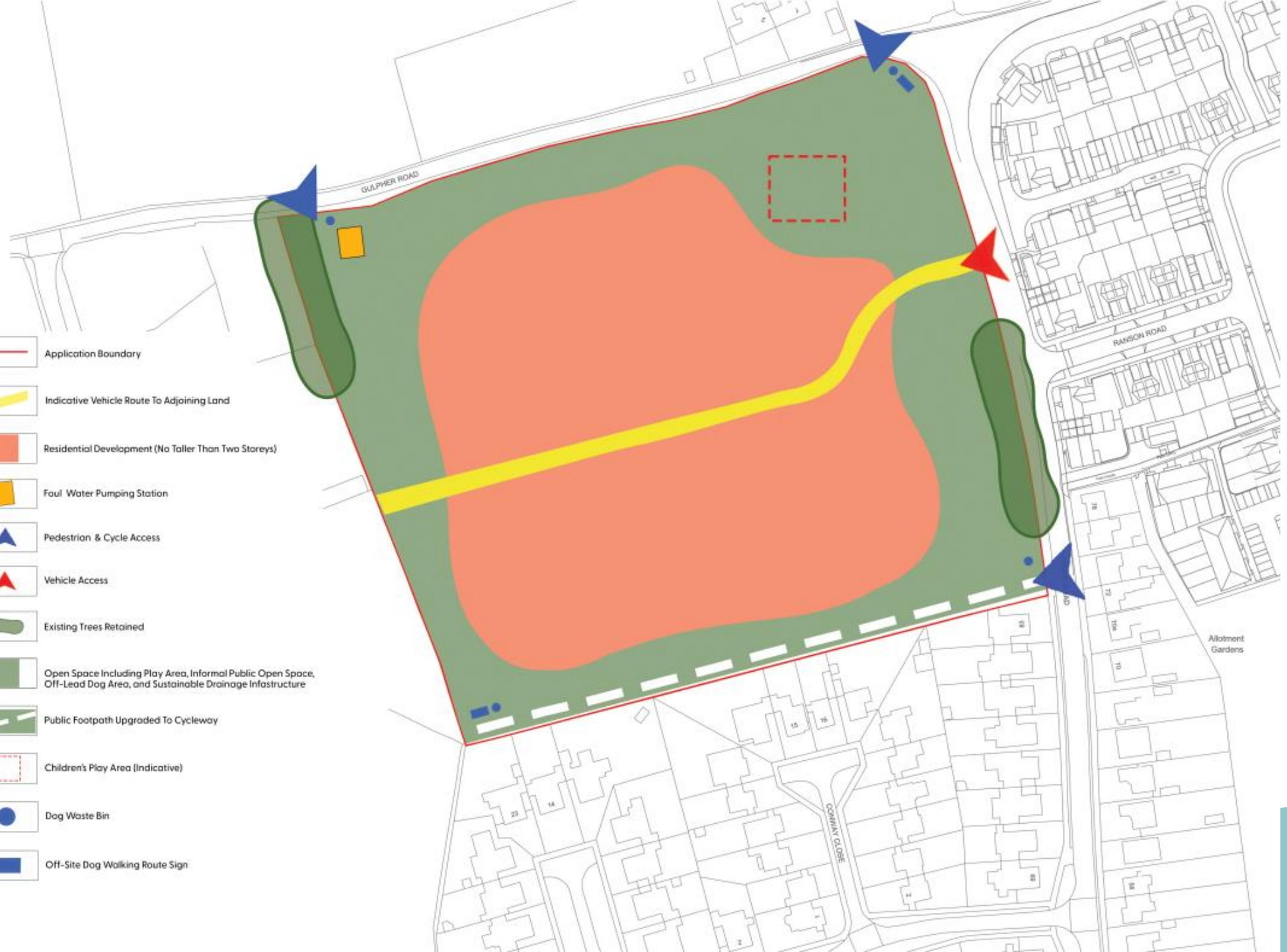
North Felixstowe Garden Neighbourhood – Indicative draft masterplan



- a) Affordable housing provision to be in line with Policy SCLP5.10
- d) Highway design which provides for appropriate vehicular access to the Garden Neighbourhood
- e) Maximum building height of two storeys
- f) Development will need to be high quality and sympathetic to the surrounding character of the area and listed building at Park Farm Cottages to the west of the site
- k) Green infrastructure to be complementary to the green infrastructure provided at Felixstowe Garden Neighbourhood
- Creating links to the existing public rights of way network including upgrading Footpath 8 so as to provide cycling and a circular route
- A financial contribution towards the provision of a new primary school and new early years setting in Felixstowe

Parameter Plan

-  Application Boundary
-  Indicative Vehicle Route To Adjoining Land
-  Residential Development (No Taller Than Two Storeys)
-  Foul Water Pumping Station
-  Pedestrian & Cycle Access
-  Vehicle Access
-  Existing Trees Retained
-  Open Space Including Play Area, Informal Public Open Space, Off-Lead Dog Area, and Sustainable Drainage Infrastructure
-  Public Footpath Upgraded To Cycleway
-  Children's Play Area (Indicative)
-  Dog Waste Bin
-  Off-Site Dog Walking Route Sign



Indicative
Concept Plan



Project:-
Land West of Ferry Road, Felixstowe, Suffolk

Description:-
Concept Layout

Date:-
March 2023

Drawing number:-

Drawing Scale:-
1-500

Revision:-

**Laureate Fields Development
4.8 Hectares**

2015 Outline Planning
Permission approved for up to
200 homes

2017 Reserved Matters approval
granted for 197 homes



**Current application
3.38 Hectares**

Allocated for approximately
150 homes
Due to design and
infrastructure parameters
the site is likely to achieve
50-75 homes



PROW 12 and PROW 13 | Ref F56



Zoom to

Key Corridor Recommendation

Description

Footpaths 12 and 13 are currently in need of re-orienting, merging together, upgrading and appropriately re-surfacing to create a connection between Hyem's Lane (F55, for access into the wider North Felixstowe Garden Neighbourhood area) and Colneis Road (for access to the primary schools). This is considered a high priority route.

Recommendation

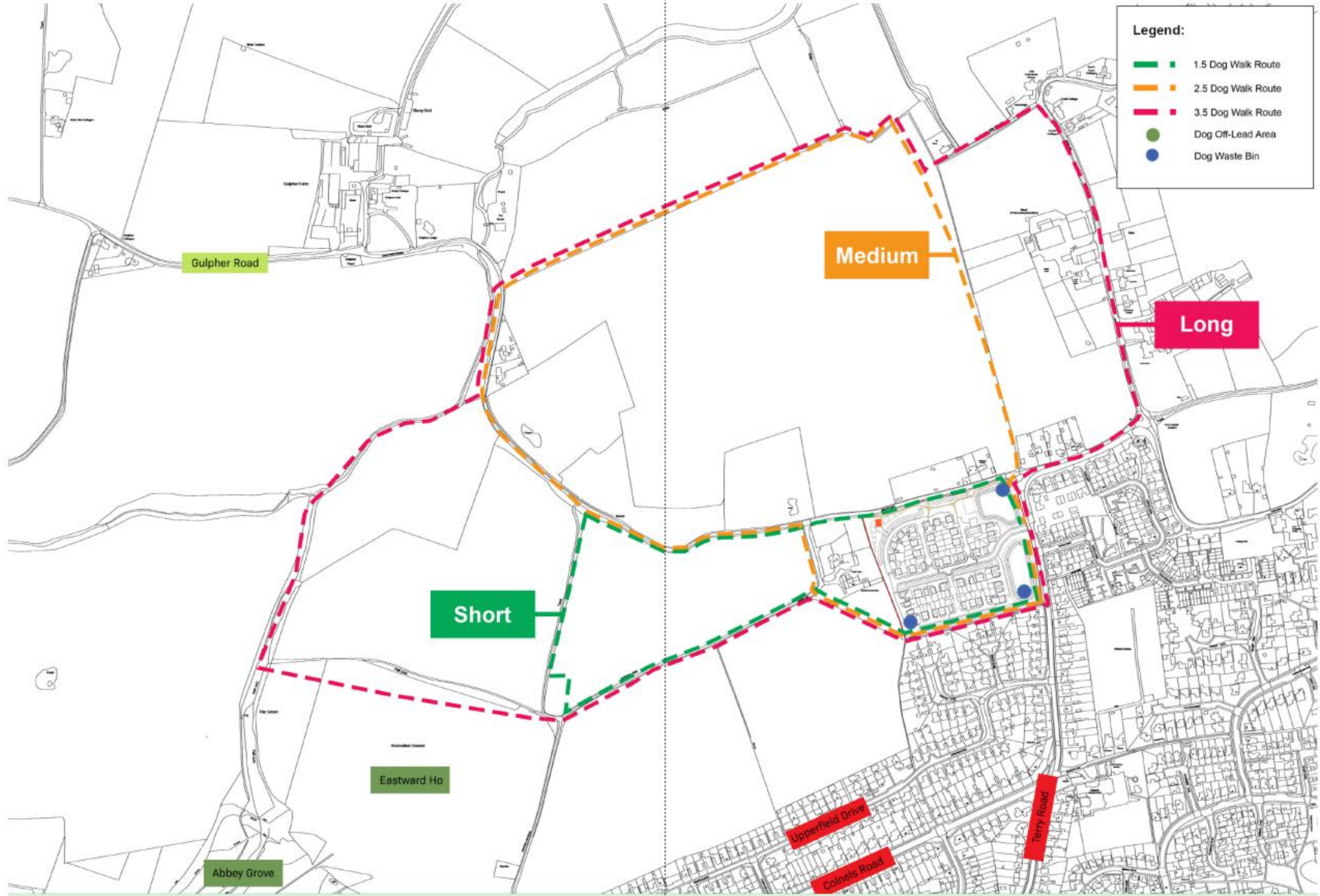
Footpaths 12 and 13 to be upgraded and merged into a single continuous brideway, and appropriately re-surfaced for cyclist and pedestrian use. The new merged brideway should be well connected to Hyem's Lane (F55), Ferry Road (via the southern boundary of the Policy SCLP12.4 Land North of Conway Close and Swallow Close site allocation) and Colneis Road (for Colneis Junior School and Kingsfleet Primary School).



East Suffolk Cycling and Walking Strategy Recommendations



500 ft



View North along Ferry Road



Ferry Rd


stowe, England

Google Street View

022 See more dates

View North along Ferry Road

← 84 Ferry Rd
Felixstowe, England

 Google Street View

Jun 2022 [See more dates](#)



View from Ferry Road, west across application site



Ferry Road/Gulpher Road junction

Jun 2022 [See more dates](#)



View South along Ferry Road from Gulpher Road

Jun 2022 [See more dates](#)



View west along Gulpher Road

Jun 2022 [See more dates](#)



View east along southern
boundary towards Ferry
Road



View North from southern boundary















Grade II listed Park Farm
Cottage

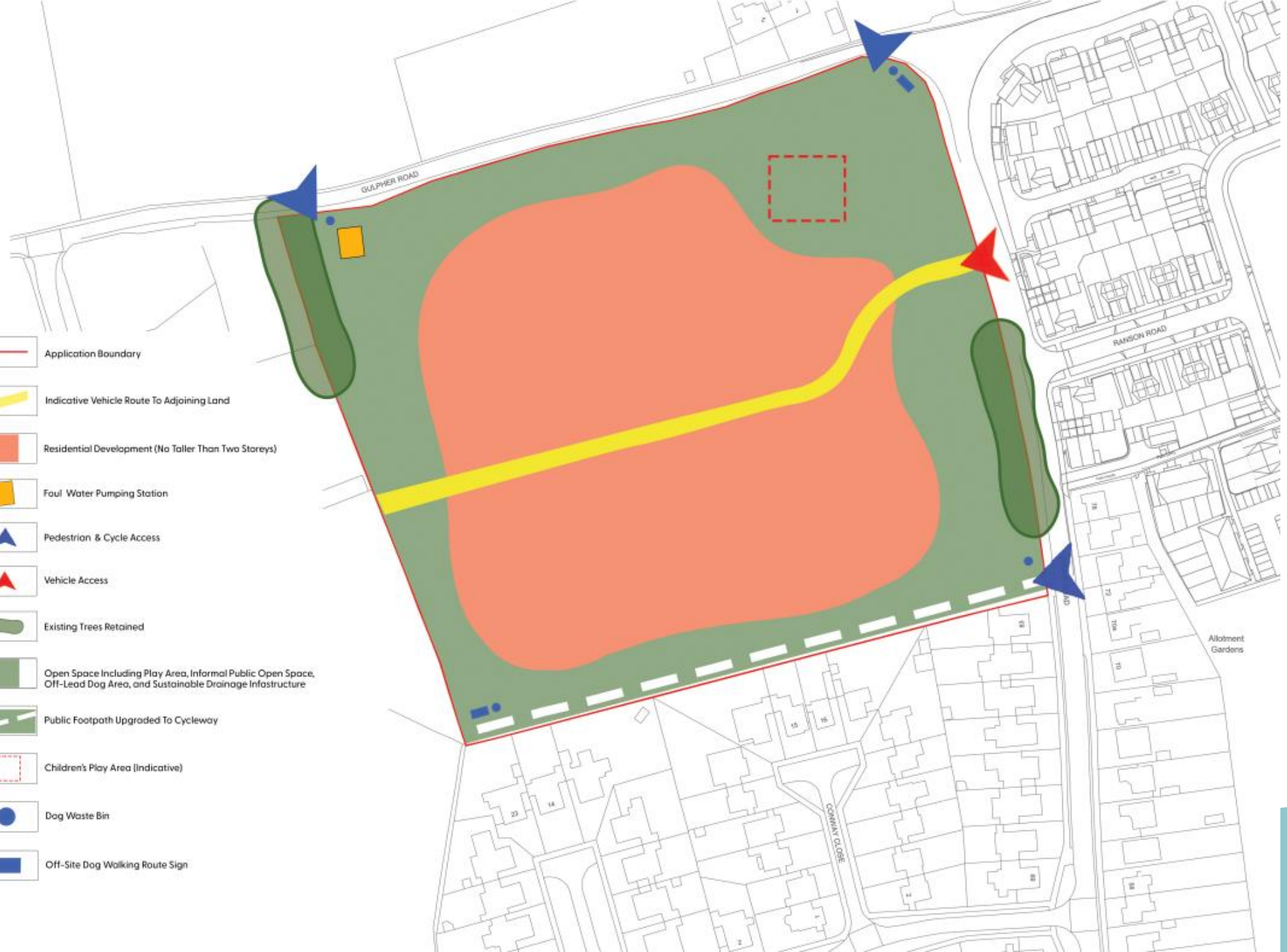


View to the west



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Material Planning Considerations and Key Issues

- Principle of Development
 - Design and Layout Considerations
 - Highway Considerations
 - Landscape and Visual Impact
 - Heritage Considerations
 - Flood Risk
 - Ecology
 - Public Benefits
- 

Recommendation

AUTHORITY TO APPROVE with conditions subject to the Highway Authority not raising an objection to the application (and their recommended conditions) and subject to the completion of a S106 Legal Agreement to secure obligations including:

- Provision of affordable housing;
- 5% of the residential development as self build or custom build plots;
- Per dwelling contribution to the Suffolk RAMS
- Provision and long term management of public open space
- Financial contributions towards early years and primary school new builds

Highway Authority conditions (based on the Parameter Plan):

- Provision of visibility splays;
- Details of the proposed access;
- Details of the roads and footpaths;
- The gradient of the vehicular access shall not be steeper than 1 in 20 for the first five metres;
- No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level;
- Details showing the means to prevent the discharge of surface water from the development onto the highway;
- Details of parking and cycle storage
- Bin storage and presentation points
- Construction Management Plan