

Notes of a site meeting held on **Tuesday, 10 January 2023** commencing at 11.25am at Land South of Chediston Street, Halesworth.

Planning Committee North Members present: Councillors Ashdown (Chairman), Brooks, Pitchers and Plummer

Other Members Present: Councillor Goldson (Ward Member)

Others Present: Halesworth Town Councillors Dutton and Greenberg

Officers present:

Ben Woolnough (Planning Manager (Development Management, Major Sites and Infrastructure)), Phil Perkin (Principal Planner), Ben Bix (Democratic Services Officer)

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The site meeting was undertaken in accordance with the Council's Constitution which sets out details of the arrangements for site visits by Members associated with planning applications.

Apologies for absence were received in advance of the site meeting from Councillors Ceresa, Cooper, Coulam and Gee.

The purpose of the site meeting was a 'fact finding' exercise only and to provide Members with an opportunity to view the site and its surroundings.

The Committee met on the pavement opposite the site access off Roman Way. The weather conditions were heavy rain with a blustery wind. The Planner gave a brief introduction to the proposal, illustrated with a plan of the site. The Committee then crossed the road and met a representative from Hopkins Homes who allowed access to the site through the gate.

Members observed the steepness of the proposed vehicular entrance to the site, which the Planning Manager explained would be addressed with a detailed plan to account for the gradient to meet highways standards.

The Planning Manager explained that the developed site would follow the existing site contours and utilise retaining earth banks. Members noted that the site was mostly of heavy clay soil and there was evidence that archaeological investigations had commenced.

The Planning Manager explained the role of the planned attenuation basin and indicated to Members its planned location. The basin would store excess rain and storm water and allow for its release over time into the wider drainage network at a controlled rate to avoid increased flood risk. Members also noted the part of the site that was allocated for self-build properties.

The Planning Manager emphasised that the developer was required to mitigate and manage drainage for the site but was not required to address existing drainage issues elsewhere in the surrounding area. Members heard that most of the immediate Roman Way side of the site would be undeveloped, and rainwater would runoff from the site the same as it did currently. Drainage swales would be utilised, and a construction management plan would be required by condition.

Members left the site and walked along the pavement to the junction of Roman Way and Chediston Street. The Planning Manager advised that the extant junction would not be replaced

with a roundabout as this proposal had previously been varied. Local Members spoke about ongoing rainwater flooding issues along Chediston Street and the immediate surrounds. The highest point of the site was 14m above road level and dwelling elevations would be visible from the Street. Members were asked if they wished to walk any further parts of the area but were satisfied with the extent of the site they had seen.

The Committee then left the site by car.

The site visit concluded at 11:40am