

## Item 7

DC/21/4004/ARM

Approval of reserved matters - the construction of three dwellings together with associated works, landscaping and infrastructure for Brightwell Lakes (Phase E1a) - on DC/20/1234/VOC

Land to the south and east of Adastral Park



# Introduction

## **Proposal**

Approval of reserved matters - the construction of three dwellings together with associated works, landscaping and infrastructure for Brightwell Lakes (Phase E1a) - on DC/20/1234/VOC.

## **Reason for committee**

In accordance with the scheme of delegation, the Head of Planning and Coastal Management has requested that the decision is to be made by members at the respective planning committee due to the significance of the Brightwell Lakes proposal.

*This is the first reserved matters application for the design of housing and it is considered important to place this before planning committee. Future reserved matters application would not automatically be referred to committee unless triggered through the referral panel process.*

# Proposal

This reserved matters application relates to Condition 1 of the outline planning permission – ref. DC/20/1234/VOC.

A number of planning conditions within the outline permission require the submission of details as part of/or prior to a reserved matters submission. Those that are addressed within this submission are listed below:

- Condition 8 – Character banding plan
- Condition 10 – Public access connection
- Condition 11 – Access strategy
- Condition 12 – Landscaping details
- Condition 23 – Building materials
- Condition 24 – Boundary treatment plan
- Condition 25 – Recycling/bin storage plan
- Condition 28 – Arboricultural impact assessment and tree survey
- Condition 30 – Earthworks strategy plan
- Condition 41 – Details of estate roads and footpaths
- Condition 48 – Surface water drainage scheme
- Condition 60 – Noise attenuation scheme

*Other pre-commencement and prior-to-occupation conditions, as listed on the decision notice, will be subject to separate discharge of conditions applications.*

# Planning history

The relevant planning history for the site includes the following:

*Permitted applications*

**DC/17/1435/OUT:** Original application

**DC/18/4644/VOC:** Variation of DC/17/1435/OUT

**DC/20/1233/OUT:** Alternative access road to that under DC/18/1644/VOC

**DC/20/1234/VOC:** Variation to DC/18/4644/VOC

**DC/21/3434/DRC:** Partial discharge of Condition(s) 18, 28b, 57 on DC/17/1435/OUT

*Applications pending consideration*

**DC/18/2959/DRC:** Conditions: 6, 8, 9, 11, 14, 24, 28, 29, 30, 41, 43, 58, 61 on DC/18/2774/ARM and DC/18/2775/ARM

**DC/18/2774/ARM:** Site entrance and spine road

**DC/18/2775/ARM:** Green Infrastructure/SANG

**DC/21/4002/ARM:** Phase W1

**DC/21/4003/ARM:** Phase W1a

**DC/21/4004/ARM:** Phase E1

**DC/21/4005/ARM:** Phase E1a

# Brightwell Lakes

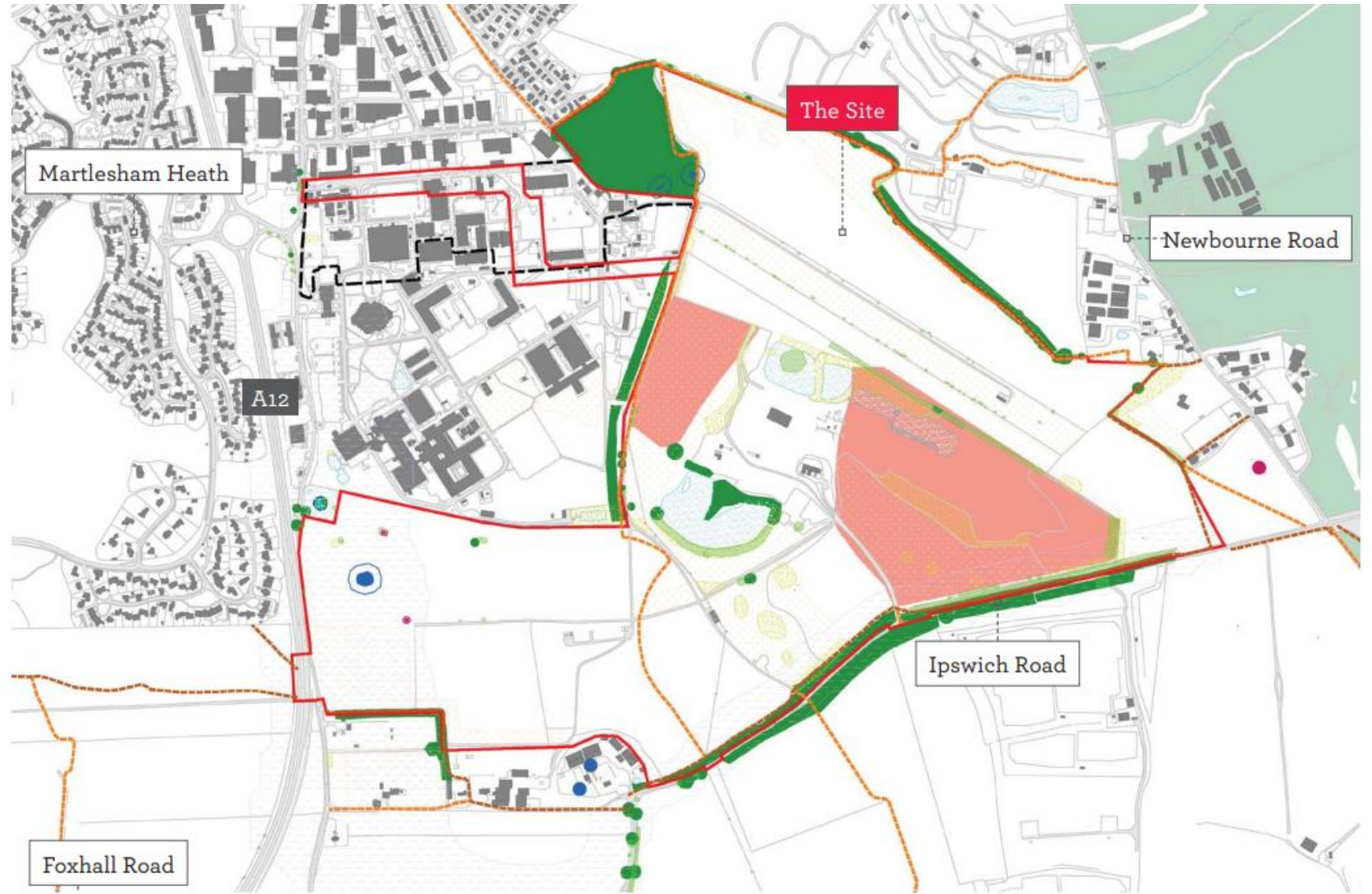


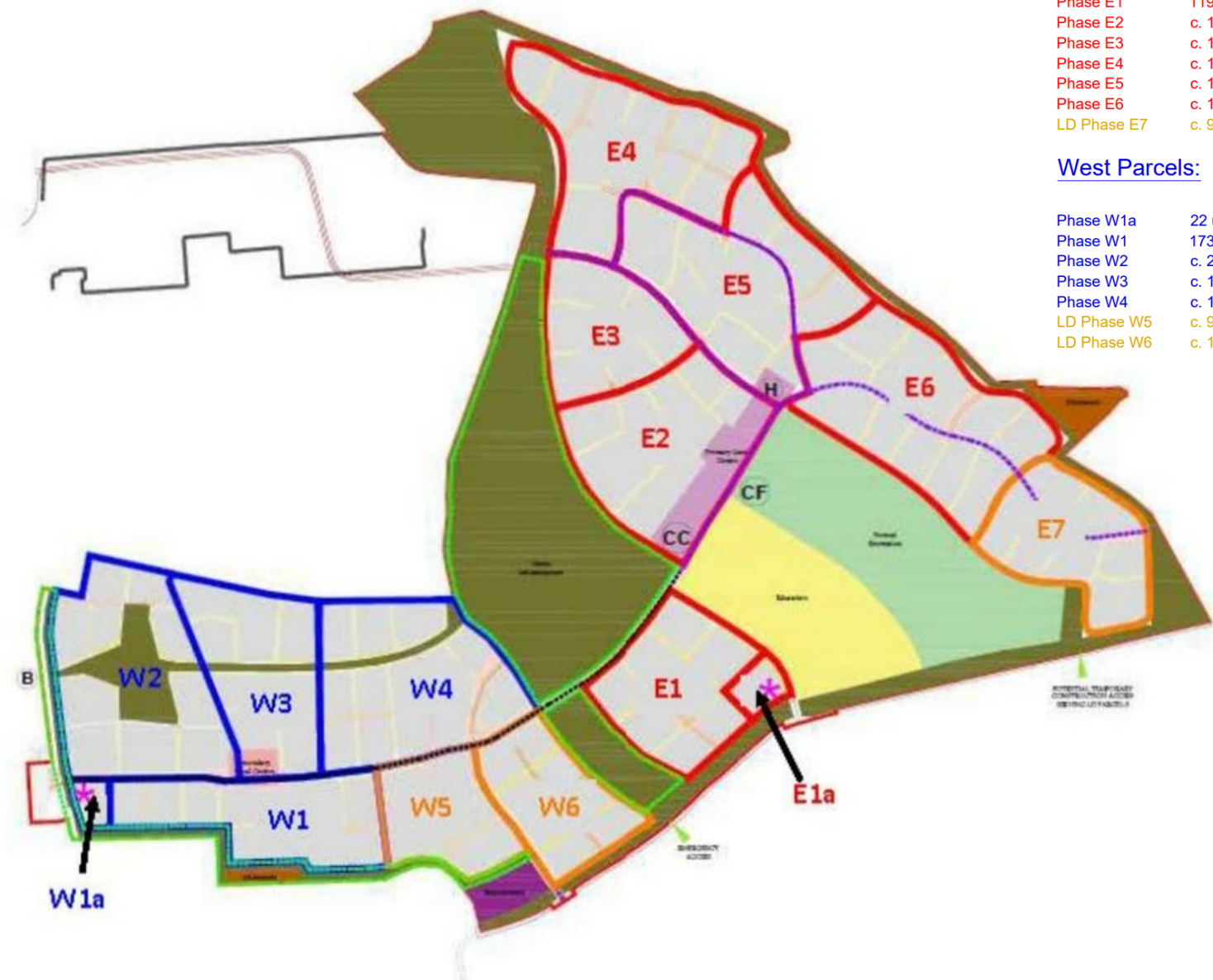
Fig 3. Outline Planning Application - Site Features Plan



# Brightwell Lakes: Outline masterplan



# Site context: residential phases



## East Parcels:

Phase E1a	3 units (show area) in tandem
Phase E1	119 units
Phase E2	c. 140 units
Phase E3	c. 120 units
Phase E4	c. 170 units
Phase E5	c. 170 units
Phase E6	c. 190 units
LD Phase E7	c. 95 units

## West Parcels:

Phase W1a	22 units (show area) in tandem
Phase W1	173 units
Phase W2	c. 200 units
Phase W3	c. 190 units
Phase W4	c. 190 units
LD Phase W5	c. 95 units
LD Phase W6	c. 110 units



# Site location – Phase E1





# Site layout – Phase E1a



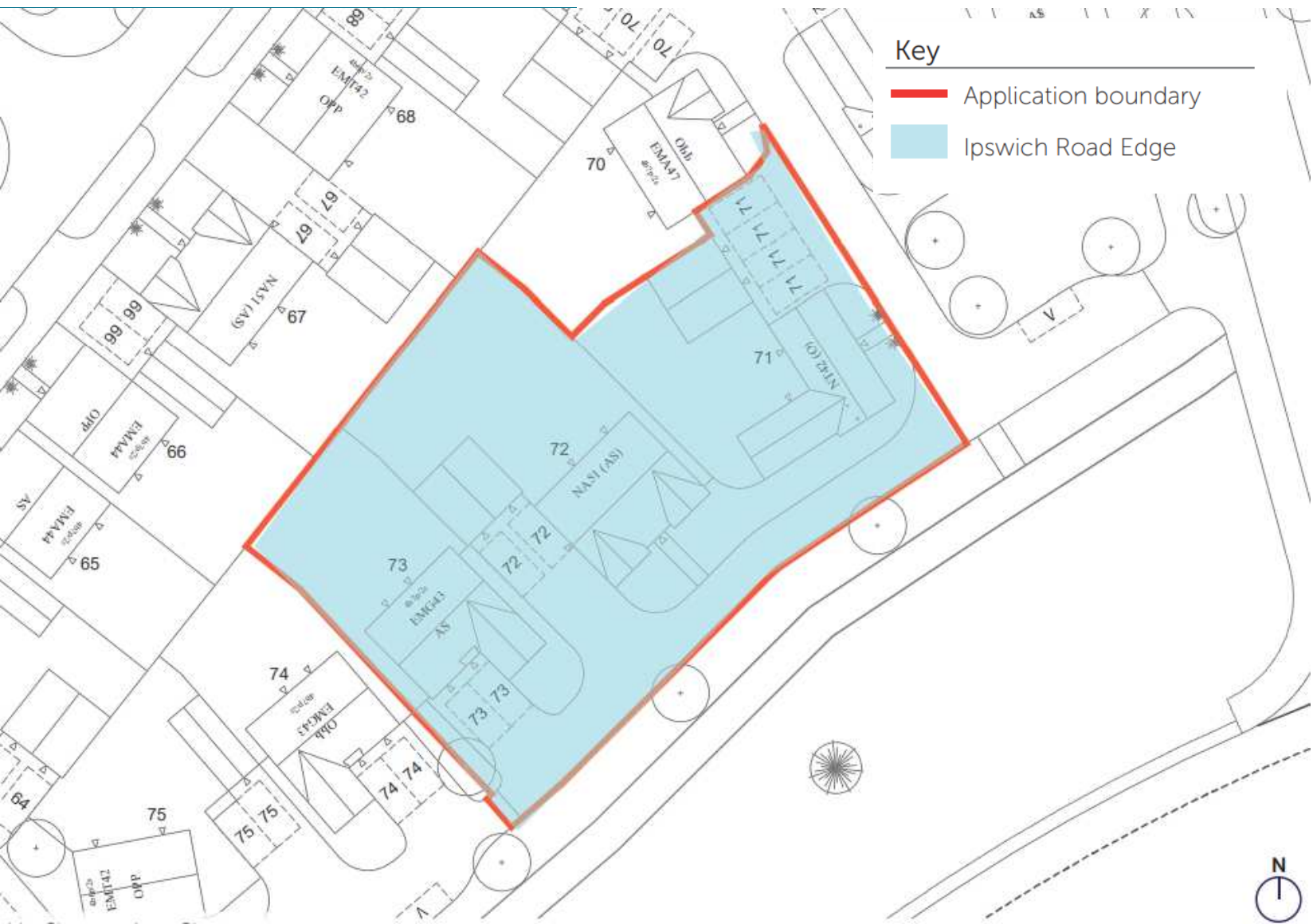




- 1 Site entrance from Phase E1
- 2 Phase E1 located adjacent to the Site
- 3 Corner turner with dual aspect
- 4 Southern green corridor
- 5 Pocket green located within Phase E1
- 6 Ipswich Road
- 7 Existing tree-belt
- 8 Informal frontage addressing the green corridor

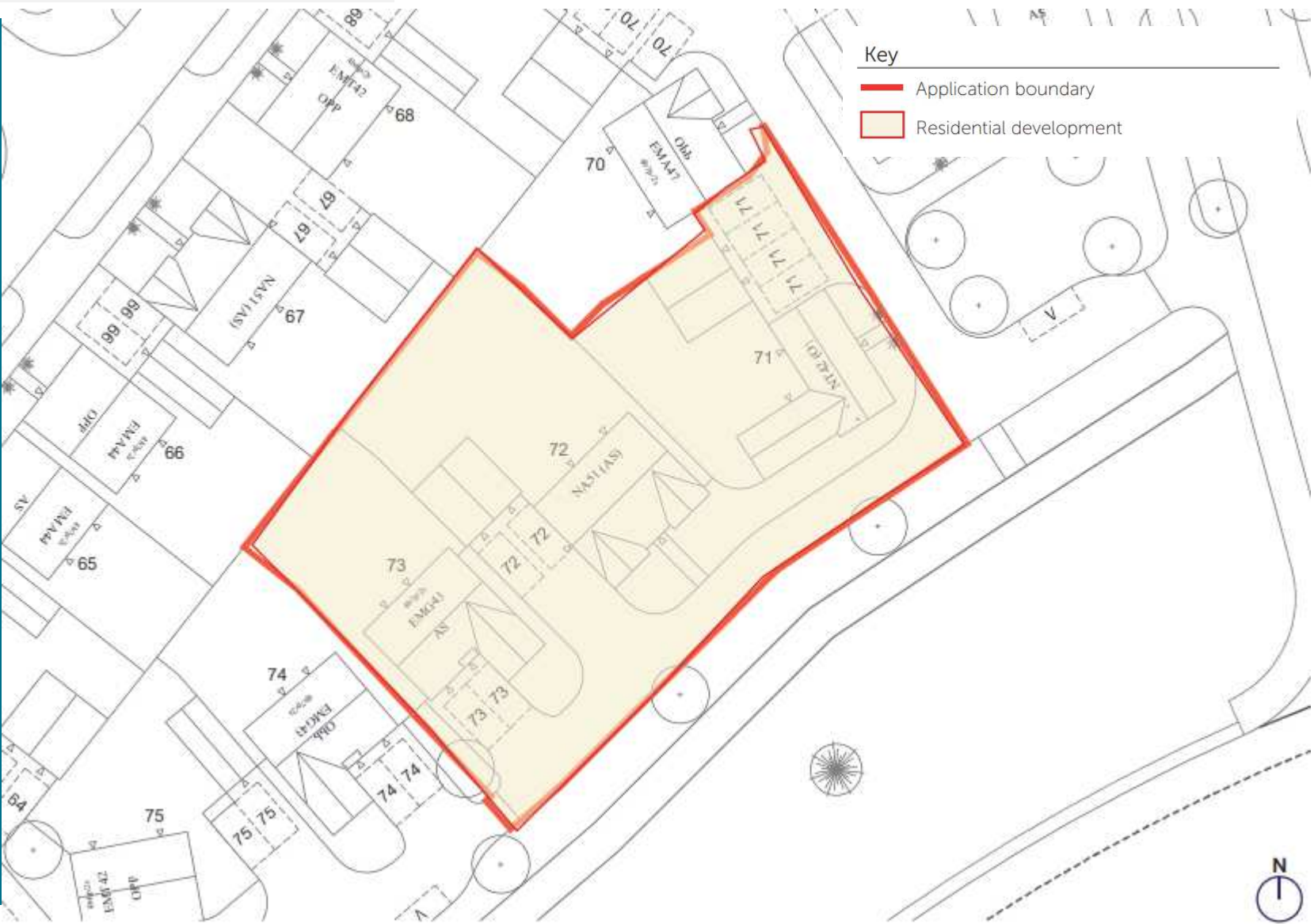
Two four-bedroom houses and one five-bedroom house

Character banding parameter plan



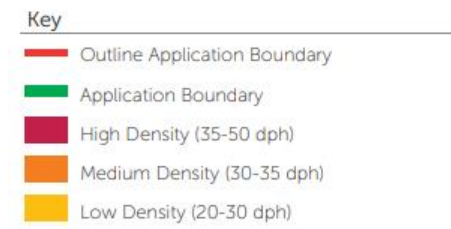
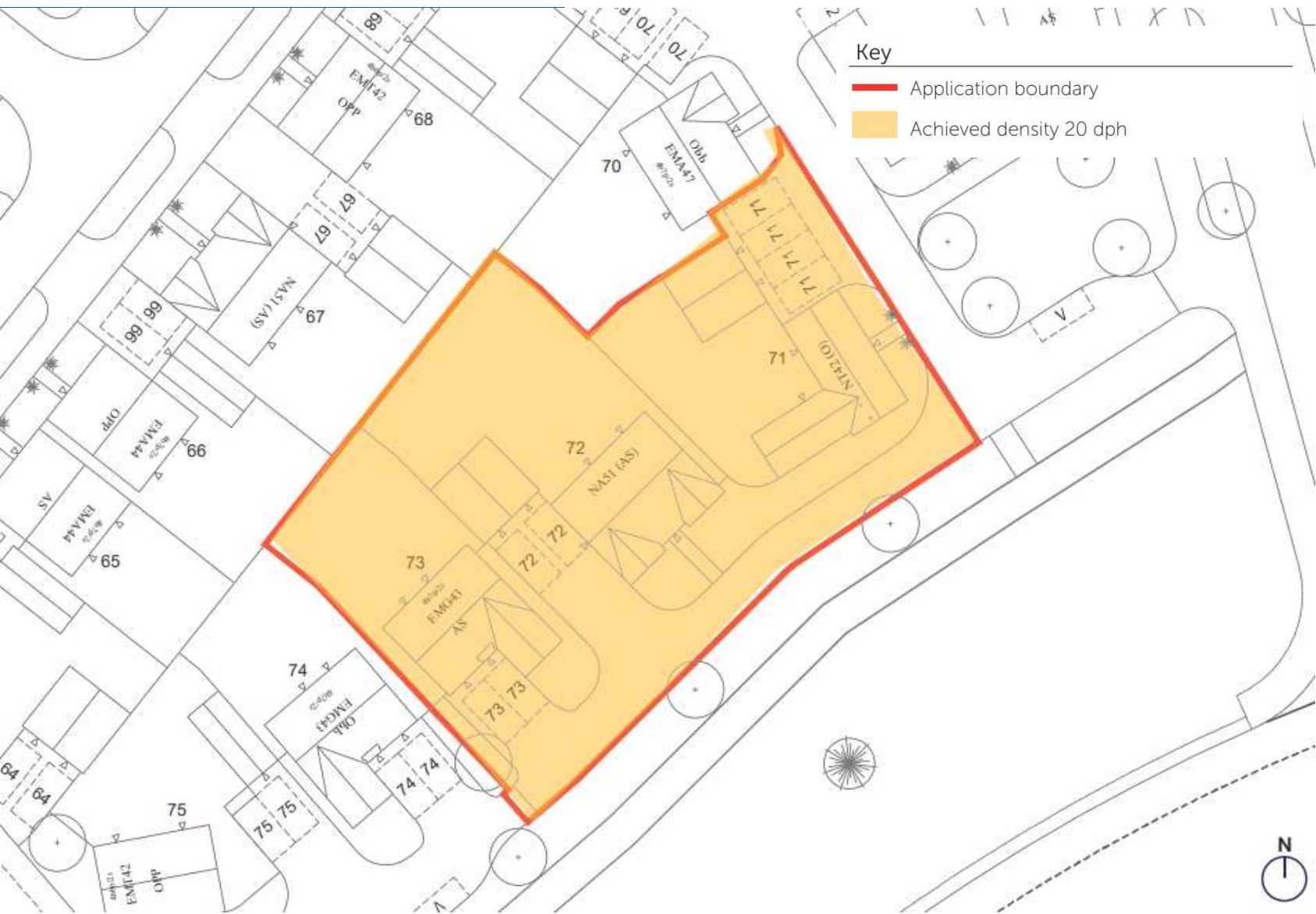


Land use parameter plan

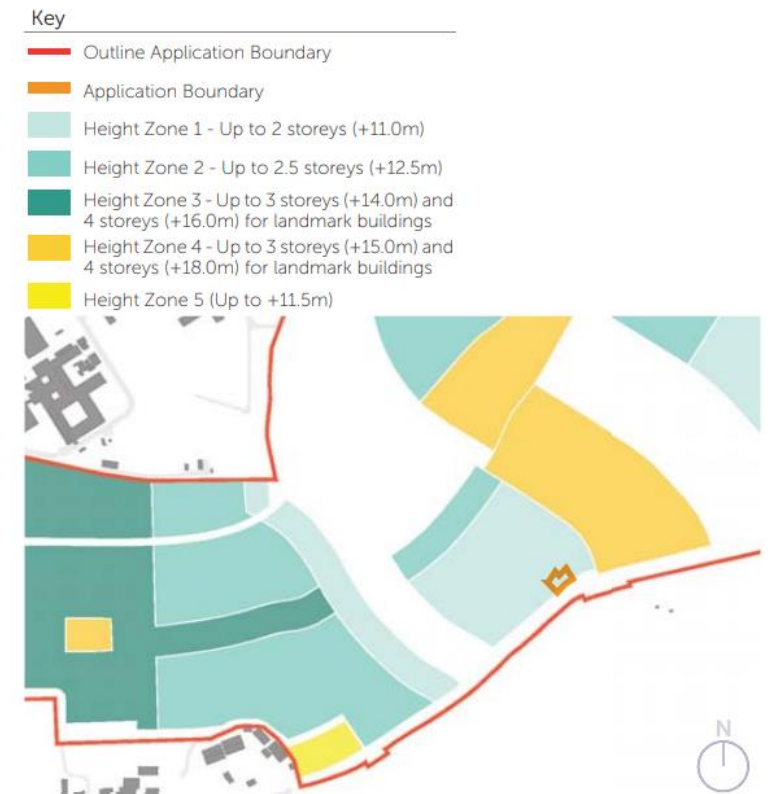
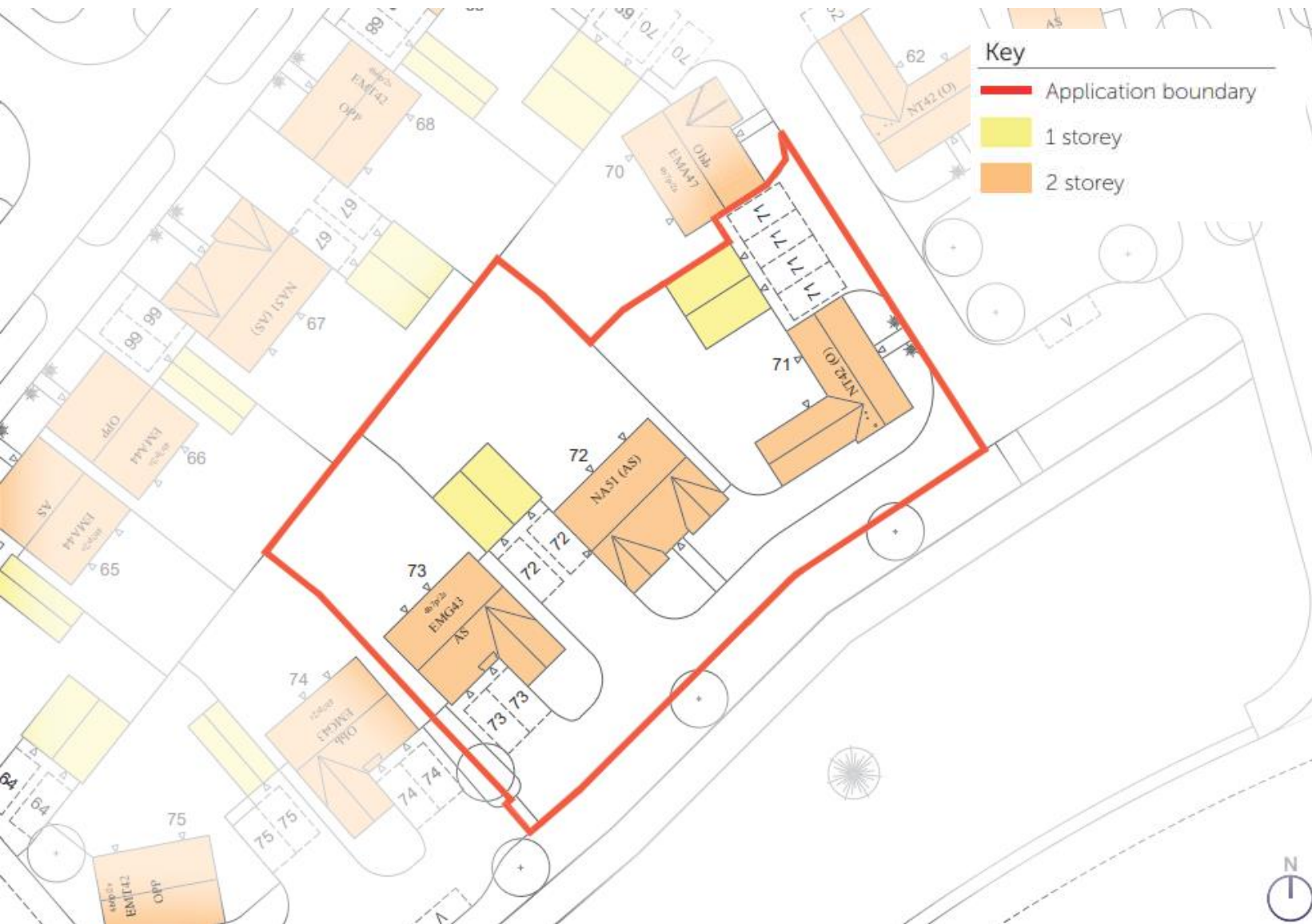




Density parameter plan

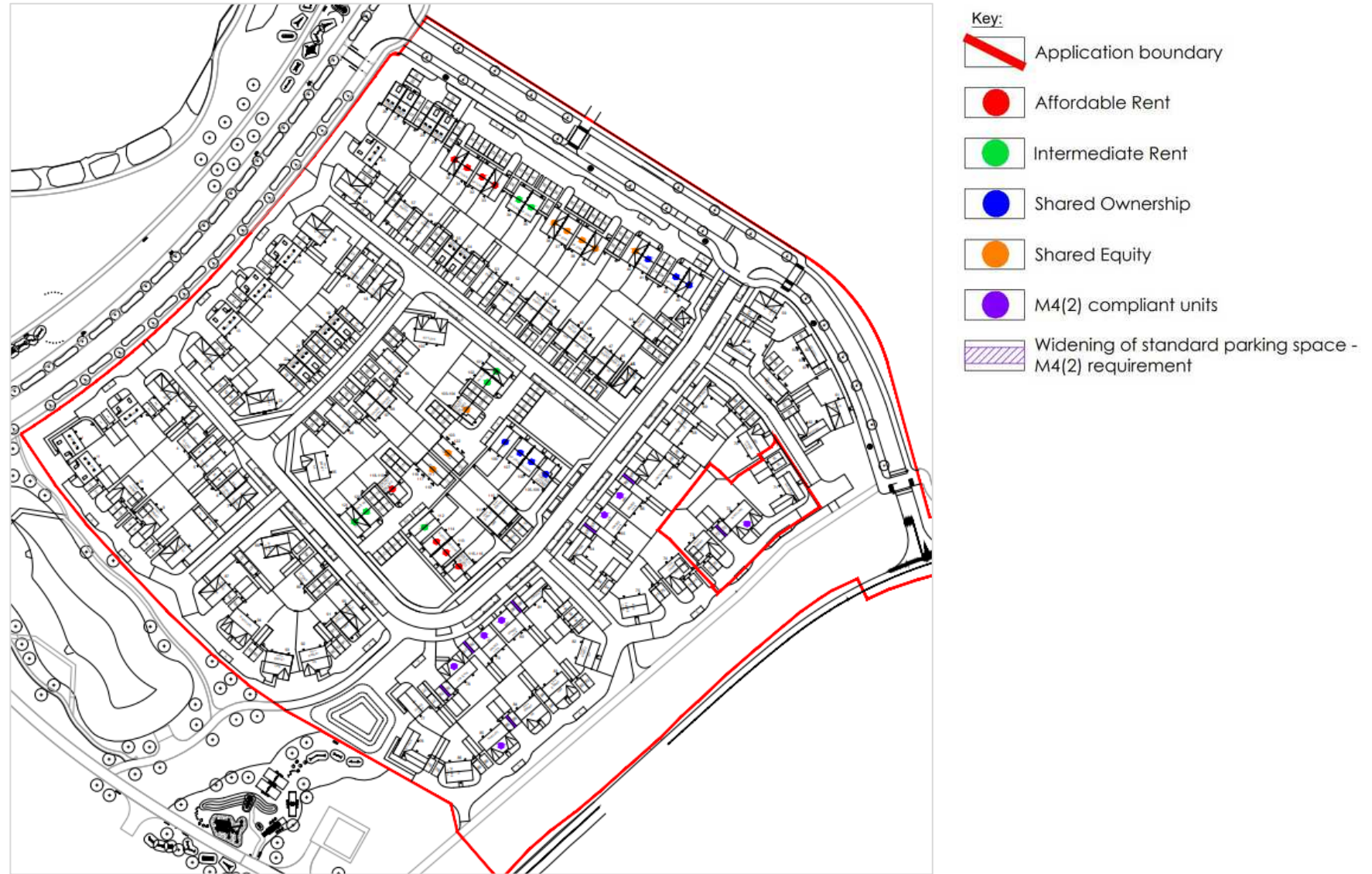


### Building heights parameter plan

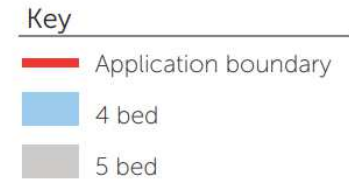
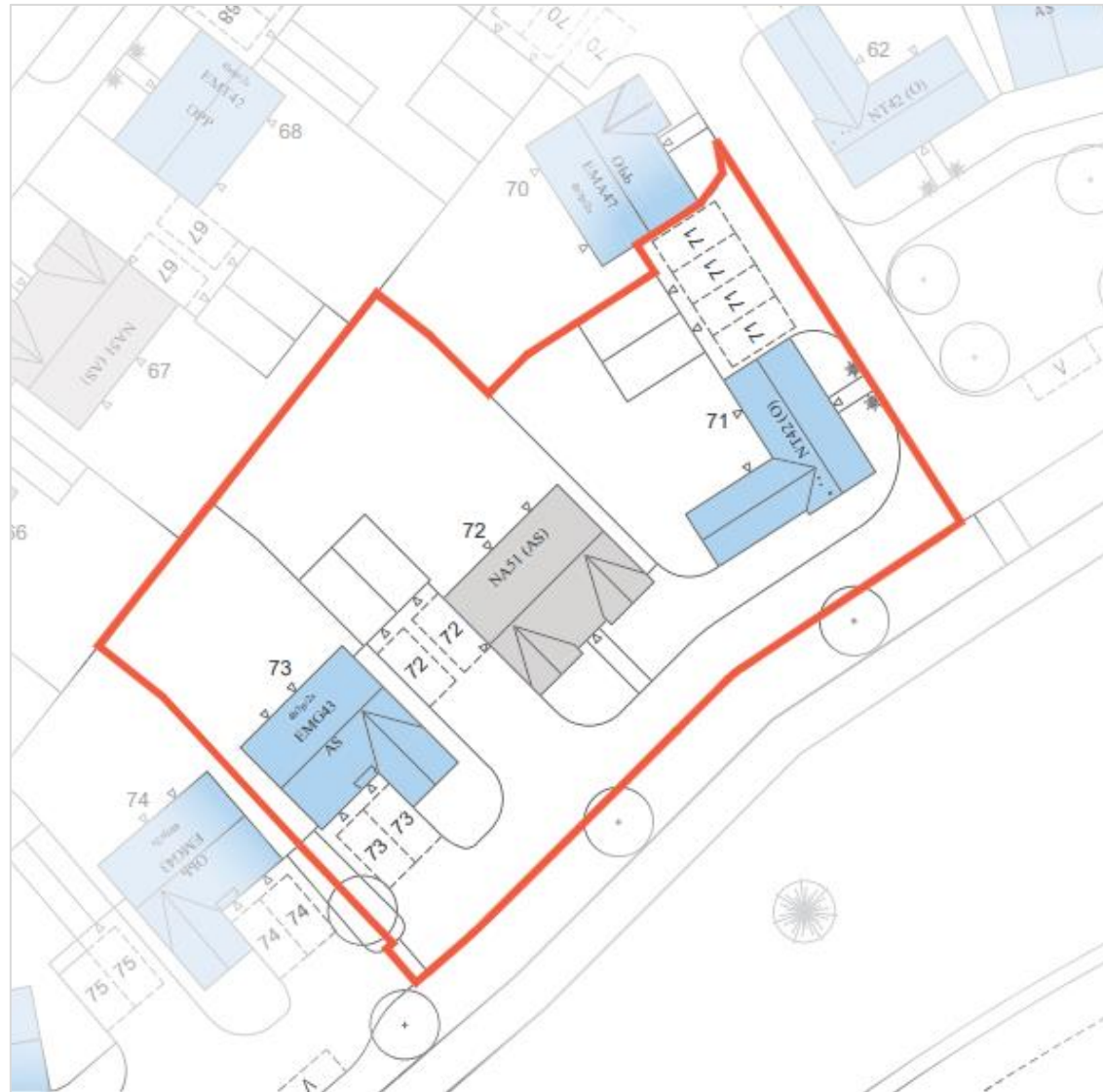




# Planning layout



# Housing mix and tenure





# Materials plan



## Key

- Application boundary
- Buff grey stock brick
- Off white render - Champagne colour
- Grey flat profile tiles



Camtech Allwhite  
Bromo or similar



Redland Cambrian  
Slate Grey or similar




Off-white Render Champagne

# Storey height




Key:

 Application boundary

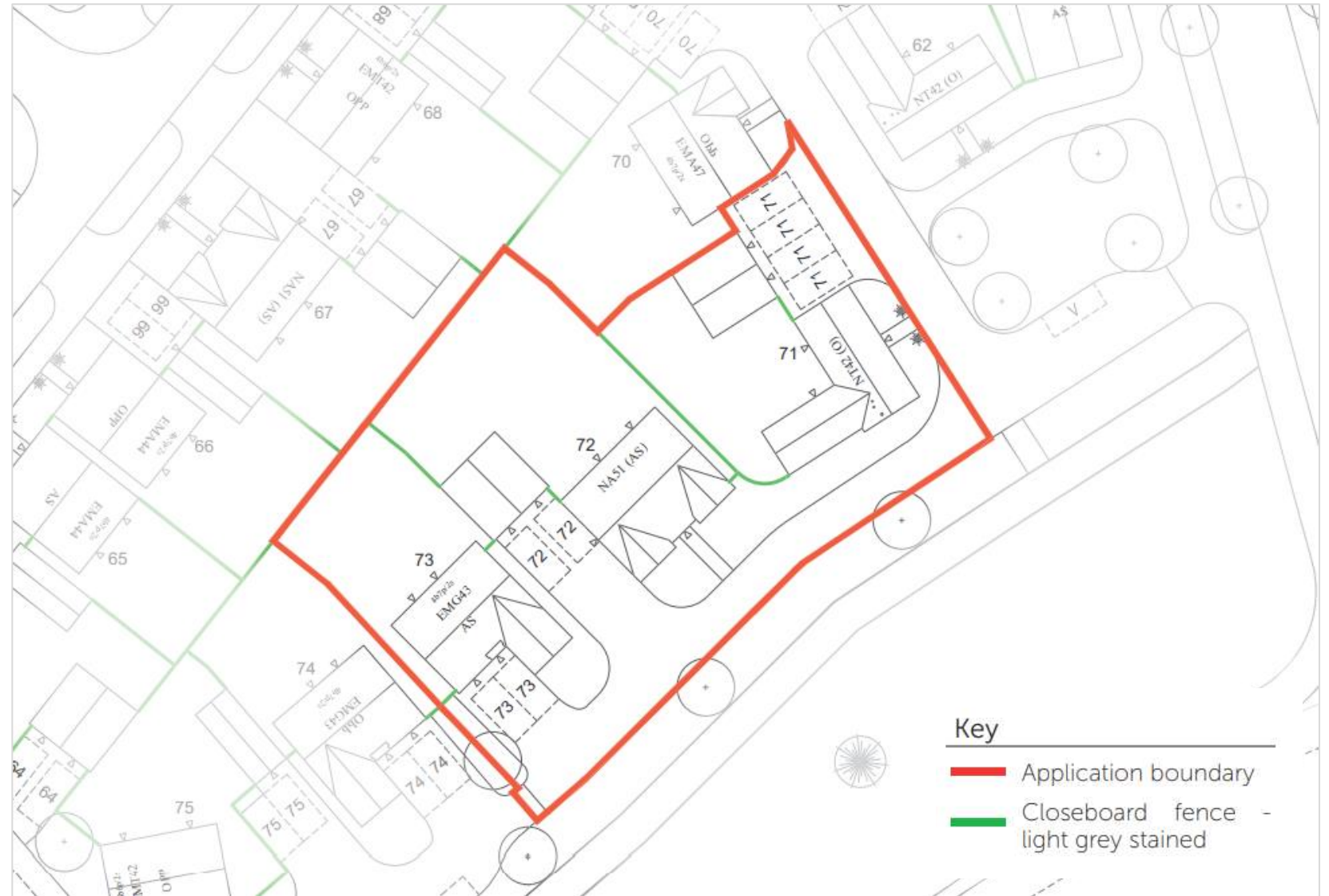
 1 Storey

 2 Storey

 2.5 Storey

 3 Storey

# Boundary treatment plan





Southern edge fronting Ipswich Road



73  
EMG43 A

72  
NA51 A

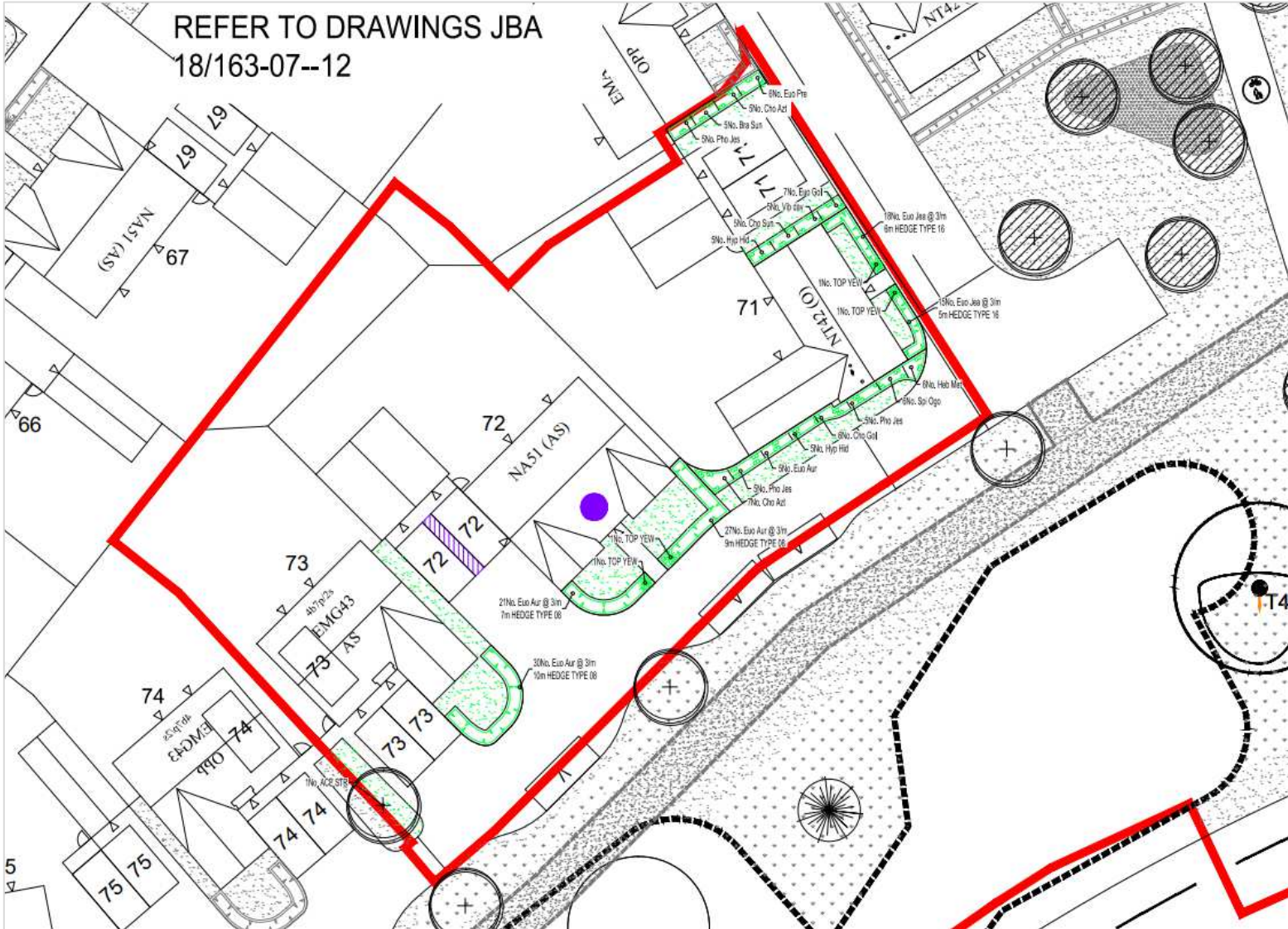
71  
NT42 O



# Landscape masterplan

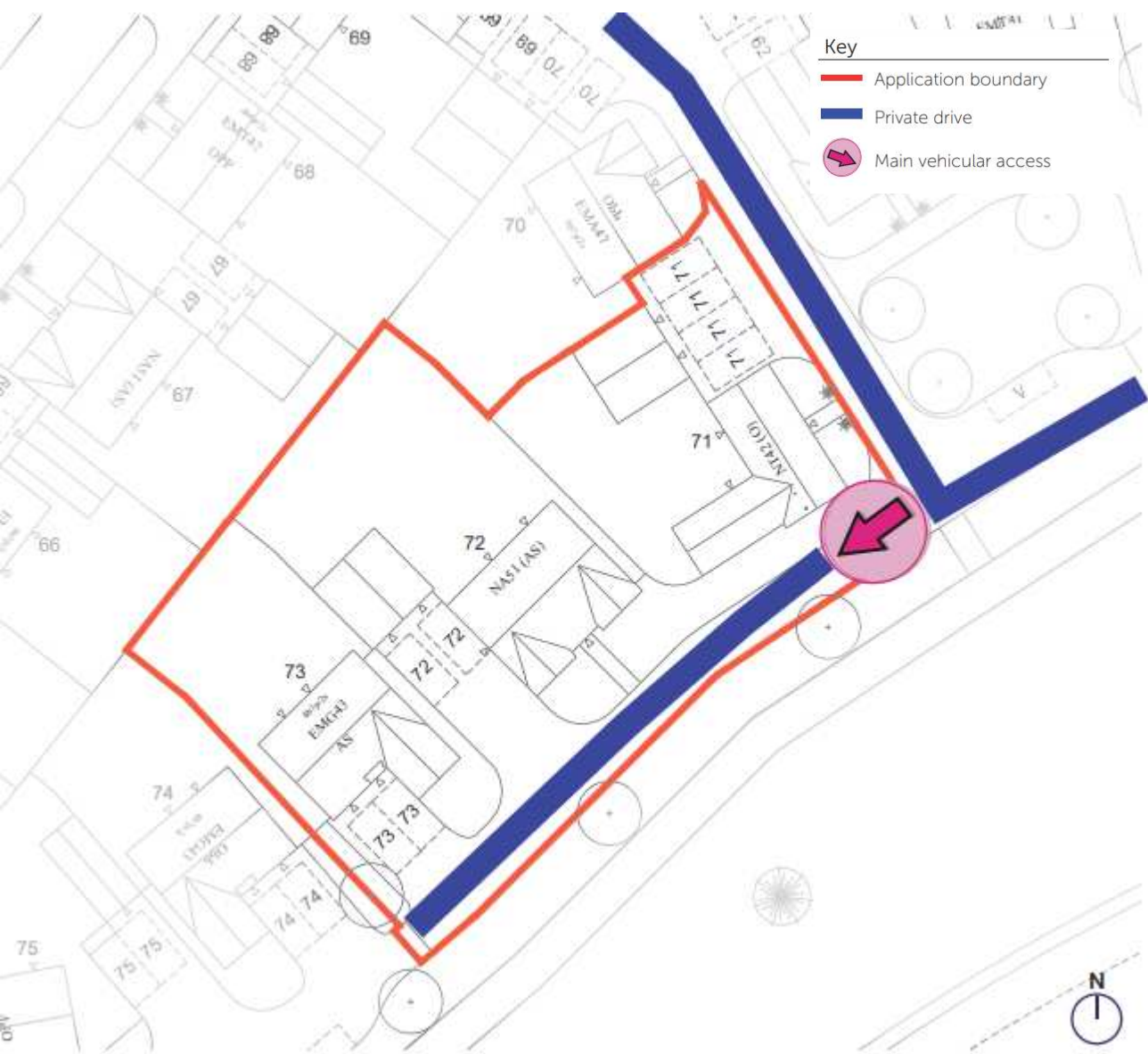


# Detailed landscaping





Movement & access parameter plan



# Parking and cycle strategy



## Key

- Application boundary
- Secure cycle shed within rear garden
- Cycle storage within garage
- Cycle storage within flatted blocks
- Garages
- Carports
- Allocated spaces
- Visitor spaces



# Refuse strategy



## Key

- Application boundary
- Bin collection point for single plots
- Bin collection point for multiple occupancy
- Communal bin store - apartments
- Refuse vehicle route

# Highways adoption plan





# Connectivity plan



ROUTE 1 - PEDESTRIAN / CYCLE  
(WILL BE ACCESSIBLE PRIOR TO  
THE OCCUPATION OF ANY DWELLING SERVED OFF  
IPSWICH ROAD).

ROUTE 2 - PEDESTRIAN / CYCLE  
(WILL BE ACCESSIBLE PRIOR TO THE OCCUPATION  
OF ANY DWELLING ON IPSWICH ROAD).

ROUTE 3 - VEHICULAR / PEDESTRIAN / CYCLE ROUTE.  
(WILL BE ACCESSIBLE PRIOR TO THE OCCUPATION  
OF ANY DWELLING ON IPSWICH ROAD).

## NOTES.

- 1) ROUTE 3 WILL BE AVAILABLE AT ALL TIMES  
FOLLOWING OCCUPATION OF THE FIRST DWELLING.
- 2) WE WILL ENSURE THAT AT LEAST ONE OF ROUTE 1  
OR 2 IS AVAILABLE AT ALL TIMES.
- 3) ROUTE 1 & 2 WILL NOT BE AVAILABLE IN THEIR FINAL  
FORM FROM FIRST OCCUPATION. HOWEVER, BOTH  
WILL BE FINISHED IN A SUITABLE TEMPORARY  
SURFACE TO ENSURE ACCESSIBILITY.



# Surface water drainage plan





# Surface water catchment plan

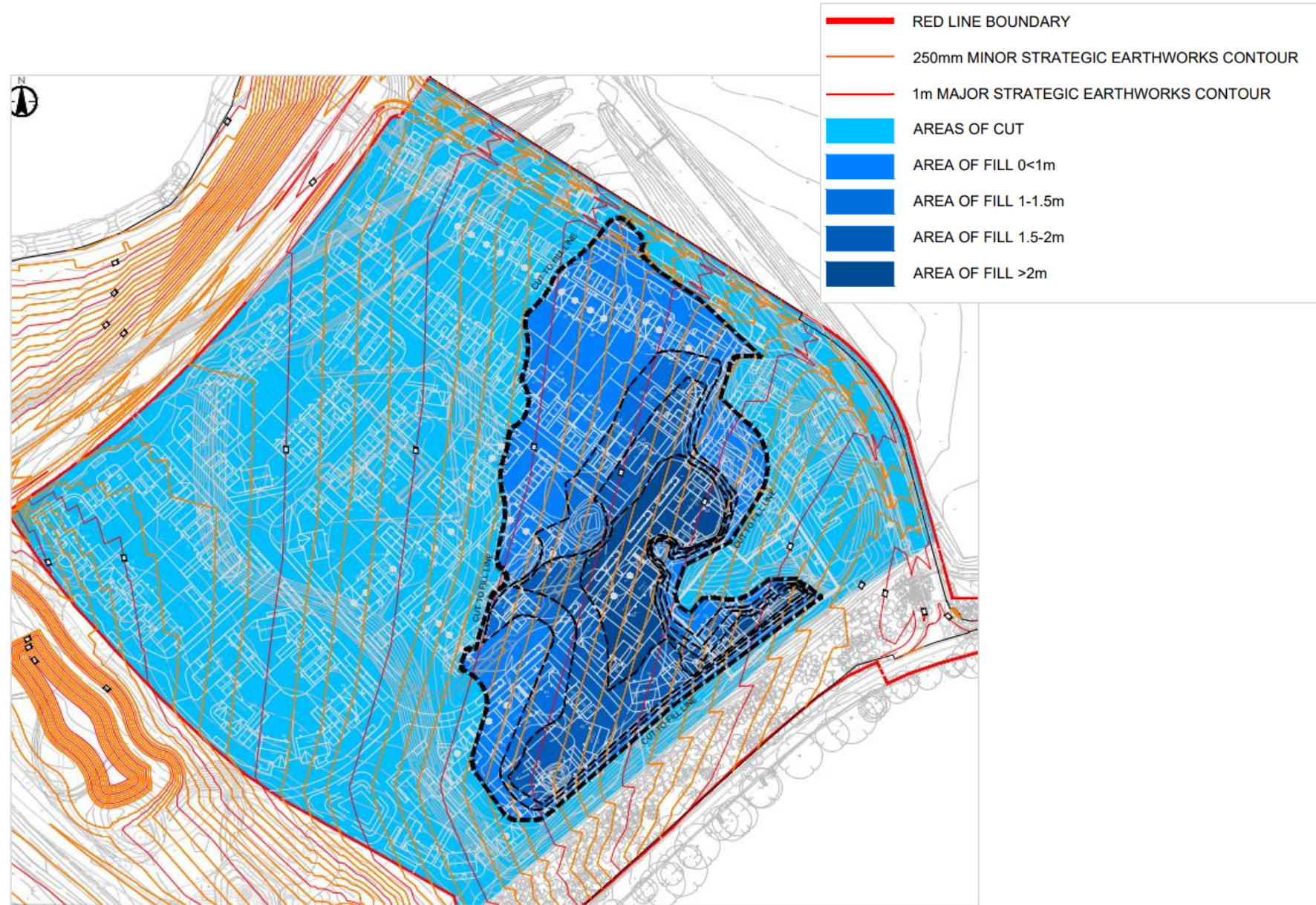
HEALTH, SAFETY & ENVIRONMENTAL NOTES		
1	IDENTIFY THE LOCATION OF HAZARD OR RISK FOR WORK INFORMATION REFER TO RISK MANAGEMENT AND DESCRIPTION BELOW	
NOT TO THE HAZARD AND RISK NORMALLY ASSOCIATED WITH THE WORK DESCRIPTION DESCRIBED ON THIS DRAWING, THE FOLLOWING MEASURES SHOULD BE CONSIDERED:		
INSTRUCTIONS: A) IN EMERGENCY / MAINTENANCE, B) IN CONSTRUCTION / DEMOLITION		
NO.	RISK DESCRIPTION	RISK RATING
01	GROUND CONTAMINATION RISK: EXISTING UNDEVELOPED SITE AREAS OF THE SITE ARE SUSPECTED FOR CONTAMINATION TO BE REPORTED IMMEDIATELY TO LOCAL	CRITICAL
02	HAZARDOUS SUBSTANCE: PRIOR TO WORKING UNDEVELOPED CONTRACTOR TO CHECK FOR HAZARDOUS SUBSTANCES AND CONTAMINANTS TO PREVENT FURTHER	CRITICAL
03	UNEMPLOYED CONTRACTOR: SITE FORMER PART OF FORMER SALVARY AIR BASE. CONTRACTOR TO ADDRESS AND MANAGE WORK PRIOR TO UNEMPLOYED WORKING	CRITICAL



- DRAINAGE CONTRIBUTING AREAS**
- HIGHWAY RUNOFF DRAINING TO HIGHWAY INFILTRATION FEATURES / SWALES.**
  - PRIVATE DRAINAGE DISCHARGING LOCALLY. ROOFS TO DRAIN VIA HOUSE SOAKAWAYS. PRIVATE DRIVES AND PARKING TO DRAIN VIA PERMEABLE PAVING AND / OR HOUSE SOAKAWAYS, DEPENDING ON WHETHER TANKED OR NON-TANKED PAVING USED.**
  - PRIVATE DRAINAGE DISCHARGING TO INFILTRATION TRENCH. ROOF RUNOFF, PRIVATE PARKING AND PRIVATE DRIVES TO DRAIN TO THE INFILTRATION TRENCH IN THE PERMEABLE PAVING.**
  - ADOPTABLE DRAINAGE SYSTEM TO CATER FOR ROOF, PRIVATE DRIVE / PARKING AND HIGHWAY RUNOFF. RUNOFF TO BE CONVEYED INTO INFILTRATION BASIN VIA SWALE-PIPE SYSTEM. ADDITIONAL INFILTRATION IN SWALE TRENCHES SUBJECT TO FILL DEPTH.**



# Proposed earthworks







15.04.21 First Issue NB NB

Rev | Date | Description | Drawn | Chkd

Client

Taylor Wimpey East Anglia

# Boyer

Project

Land South & East of Adastral Park  
Martlesham (Brightwell Lakes)

Drawing Title

Planning Layout - Site Layout Overlay  
with Contours from Earthworks Strategy

Drawing No. PL-01 Job Ref. 21.2013

Scale @ A0 1:1000 Revision

Scale Bar 0 10 20 30m

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Boyer Planning Ltd, Crowthorne House, Nine Mile Ride, Wokingham, Berkshire, RG40 3GZ

# Planning considerations

The following considerations have been addressed within the reporting:

- Condition 1 - Details of appearance, landscaping, layout and scale
- Condition 8 – Character banding plan
- Condition 12 – Landscaping details
- Condition 23 – Building materials
- Condition 24 – Boundary treatment plan

*Supported by ESC design and conservation team*

- Condition 10 – Public access connection
- Condition 11 – Access strategy
- Condition 25 – Recycling/bin storage plan
- Condition 41 – Details of estate roads and footpaths

*No objection – although awaiting final response from highways authority re. Phase E1*

- Condition 28 – Arboricultural impact assessment and tree survey

*No objection raised by ESC arboricultural and landscape team*

- Condition 30 – Earthworks strategy plan
- Condition 48 – Surface water drainage scheme

*No objection from the LLFA, subject to conditions – awaiting response from ESC EP*

- Condition 60 – Noise attenuation scheme

*Awaiting response from ESC EP – further information previously requested*

# Conclusion

This reserved matters proposal has been informed by the parameters established within the outline planning permission. The suite of submitted material demonstrates that Phase E1a of the development promotes a high-quality design that responds positively to the characteristics defined by established parameter and character plans. The scale, appearance, and layout of the proposal is considered policy compliant, with the aim of providing a well-integrated and sensitively designed scheme, in terms of connectivity and green infrastructure.

Whilst there are still outstanding comments to address, the fundamental component of the submitted scheme is considered acceptable.



## Recommendation

**Authority to approve** subject to no new material issues being raised during the latest re-consultation period, all outstanding statutory holding objections and other matters being resolved, and agreement of conditions.

Conditions and informatives to be agreed upon receipt of all consultation responses. However, based on the extent of conditions on the outline consent, conditions applied to the reserved matters application should be minimal.

End of presentation