

## Item 6

DC/21/4002/ARM

Approval of reserved matters - the construction of 173 dwellings (including 80 affordable houses) together with associated works, landscaping and infrastructure for Brightwell Lakes (Phase W1) - on DC/20/1234/VOC.

Land to the south and east of Adastral Park



# Update sheet

The update sheet raises the following points of amendment/further detail:

- Updated consultee responses
- Heritage impact response to Historic England's recent comments
- Design concerns summarised and addressed, following the recent set of revisions
- Additional affordable housing comments following discussion with the Housing Strategy and Enabling Manager

# Introduction

## **Proposal**

Approval of reserved matters - the construction of 173 dwellings (including 80 affordable houses) together with associated works, landscaping and infrastructure for Brightwell Lakes (Phase W1) - 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 forms part of the first reserved matters applications 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, which relates to appearance, landscaping, layout and scale.

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 11 – Access strategy
- Condition 12 – Landscaping details
- Condition 14 – Environmental Action Plan Part 2
- Condition 23 – Building materials
- Condition 24 – Boundary treatment plan
- Condition 25 – Recycling/bin storage plan
- Condition 26 – Cycle storage
- 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
- Condition 61 – External lighting
- Condition 65 – M4(2)/M4(3) compliance (5%)

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

**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 application 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 of DC/18/2774/ARM and DC/18/2775/ARM

**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

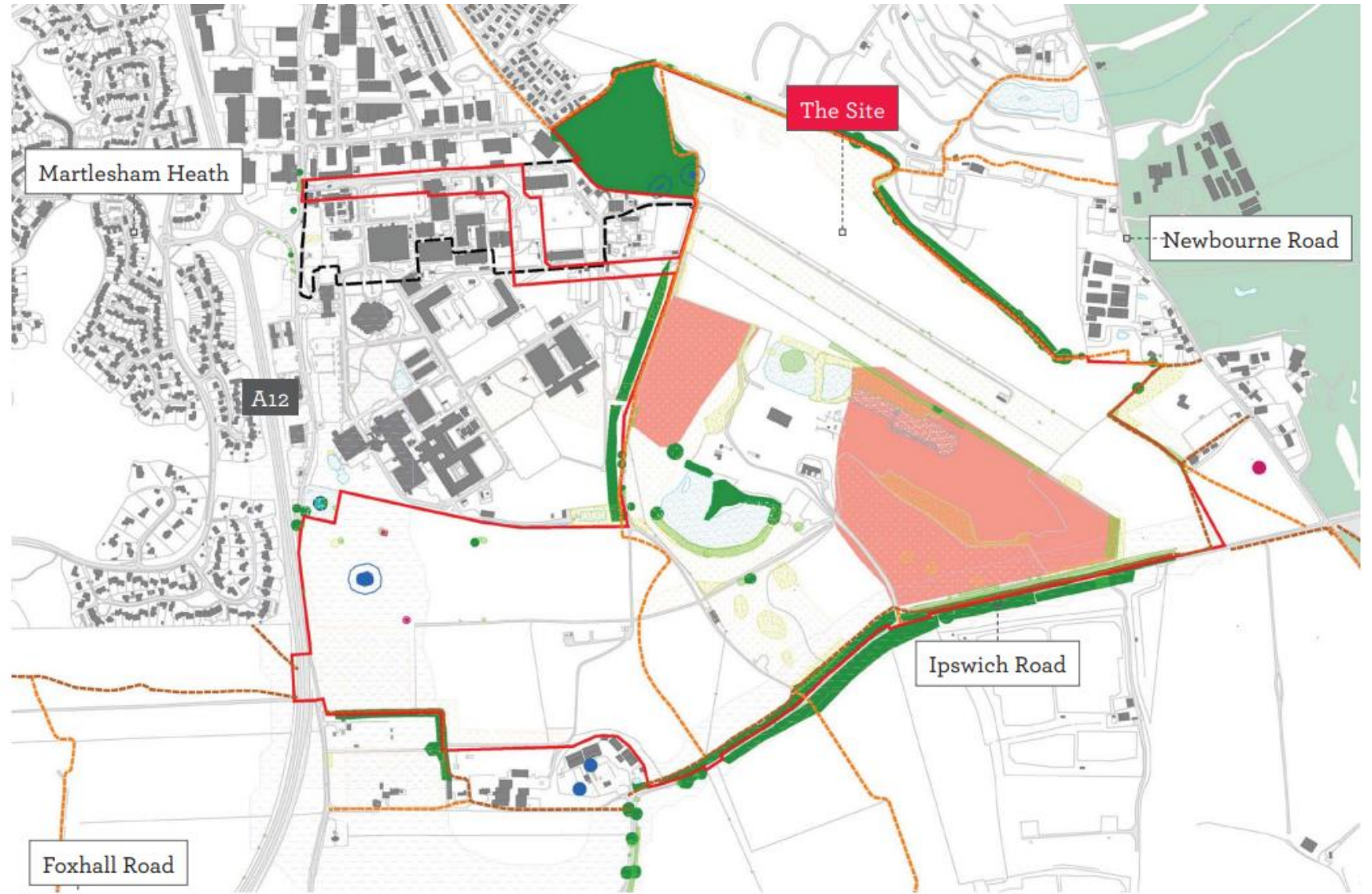


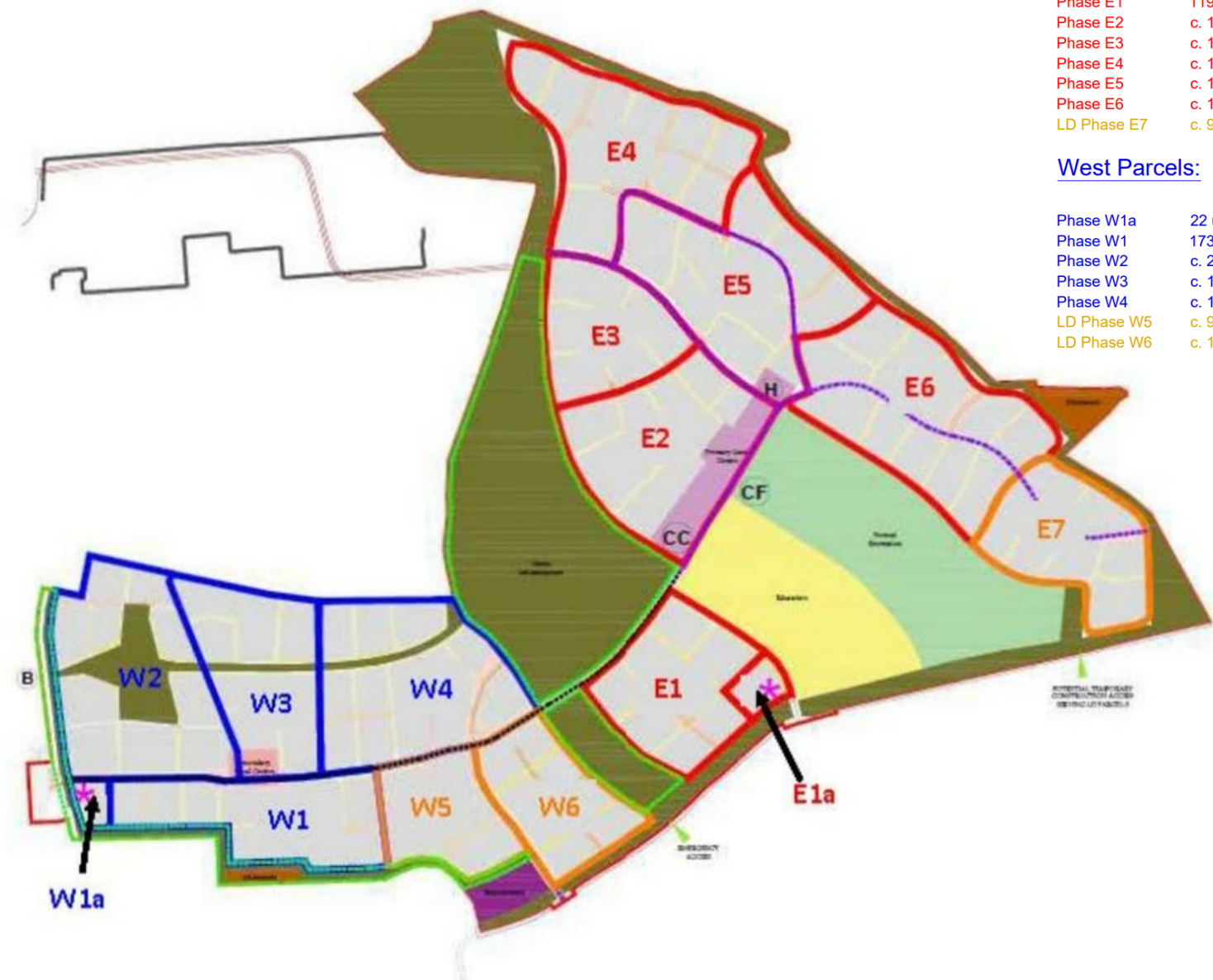
Fig 3. Outline Planning Application - Site Features Plan



# 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:

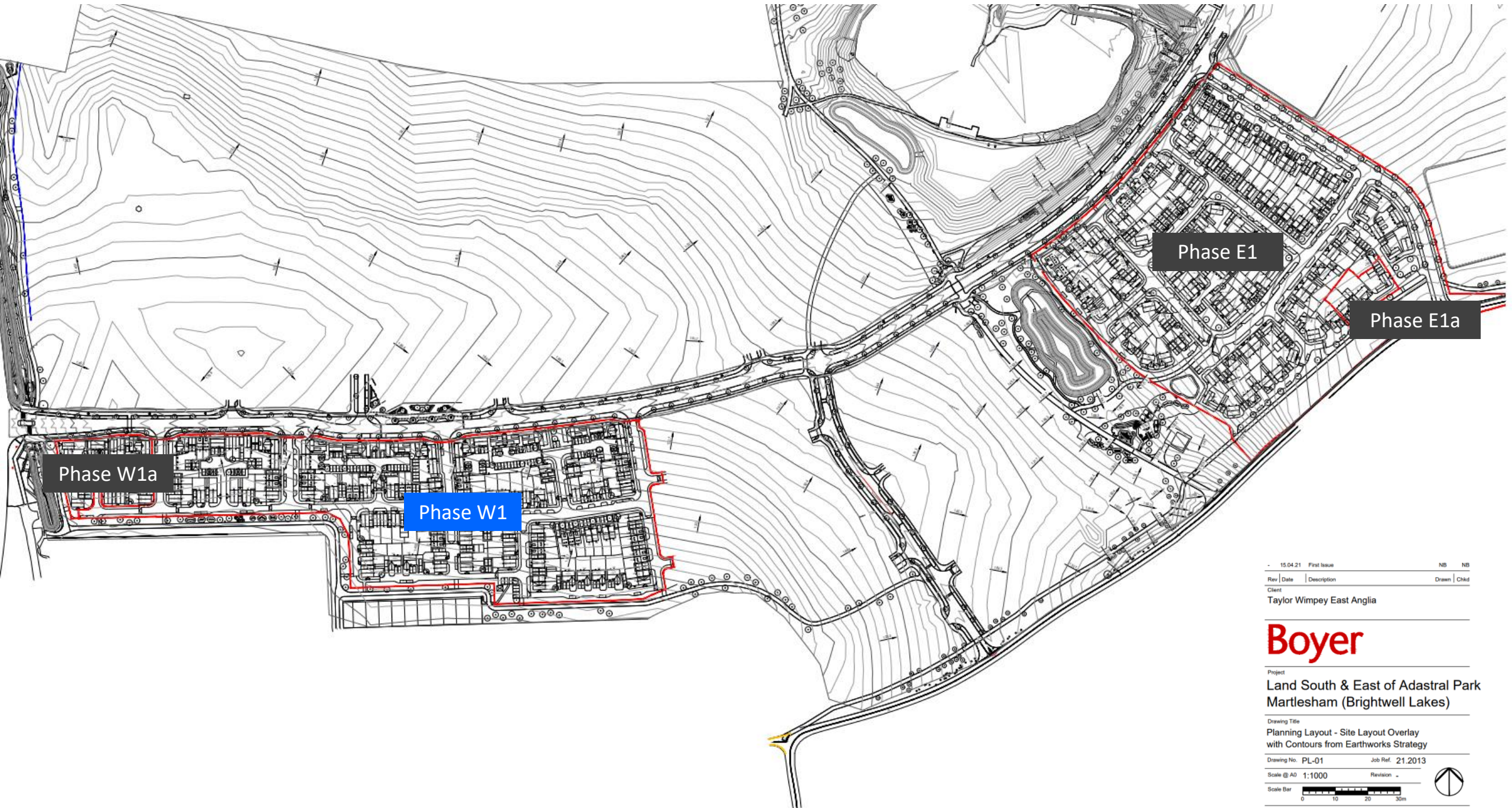
Phase W1a	22 units (show area) in tandem
Phase W1	173 units
Phase W2	c. 200 units
Phase W3	c. 190 units
Phase W4	c. 190 units
LD Phase W5	c. 95 units
LD Phase W6	c. 110 units



# Site location – Phase W1







Phase W1a

Phase W1

Phase E1

Phase E1a

Rev	Date	Description	Drawn	Chkd
1	15.04.21	First Issue	NB	NB

Client  
Taylor Wimpey East Anglia

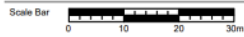
**Boyer**

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 -



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

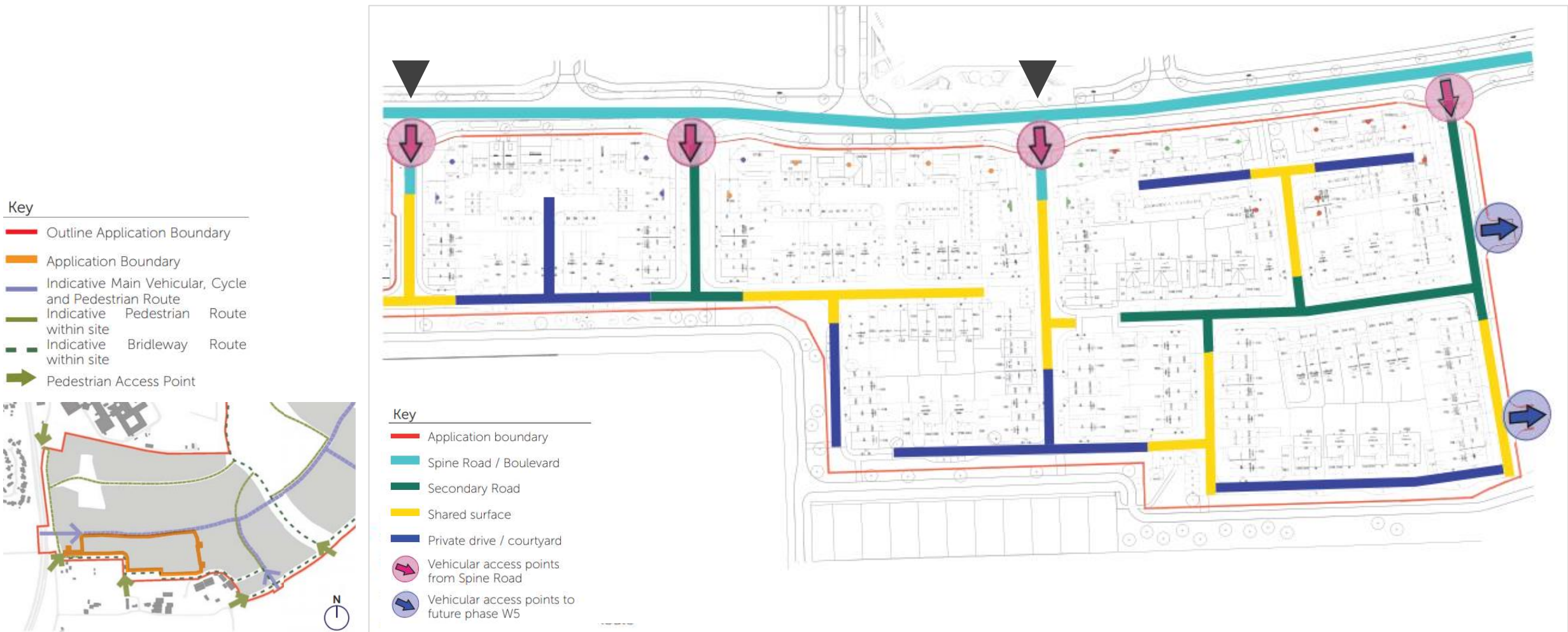


# Character areas



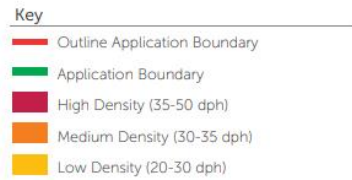
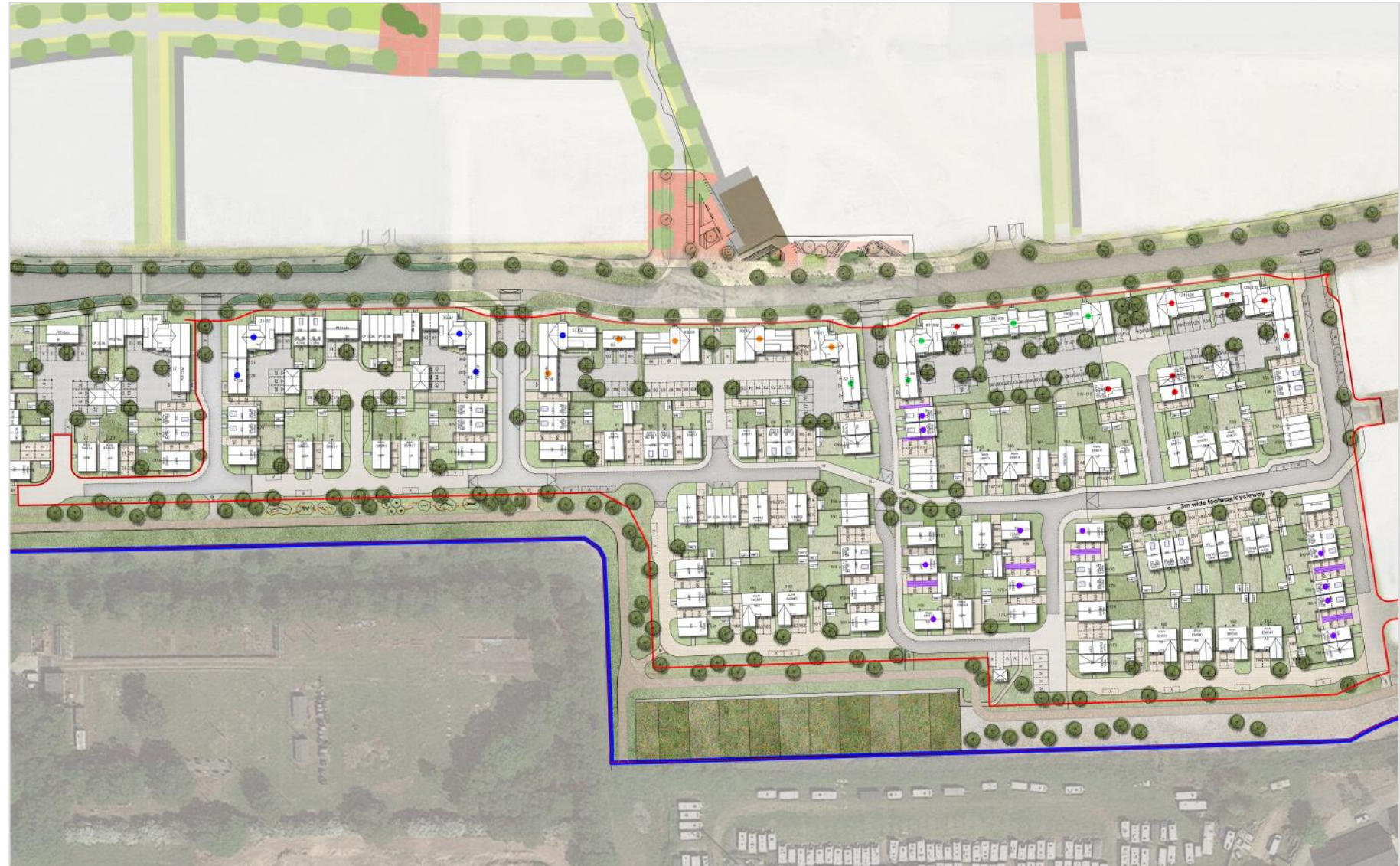
# Access strategy

*Note: Access between Plots 11-16 and 27-32, as well as between Plots 76-81 and 97-102, is now a shared surface. This road layout has been designed to prioritise pedestrian/cycle connectivity and is a design approach supported by the highway authority*





# Site layout





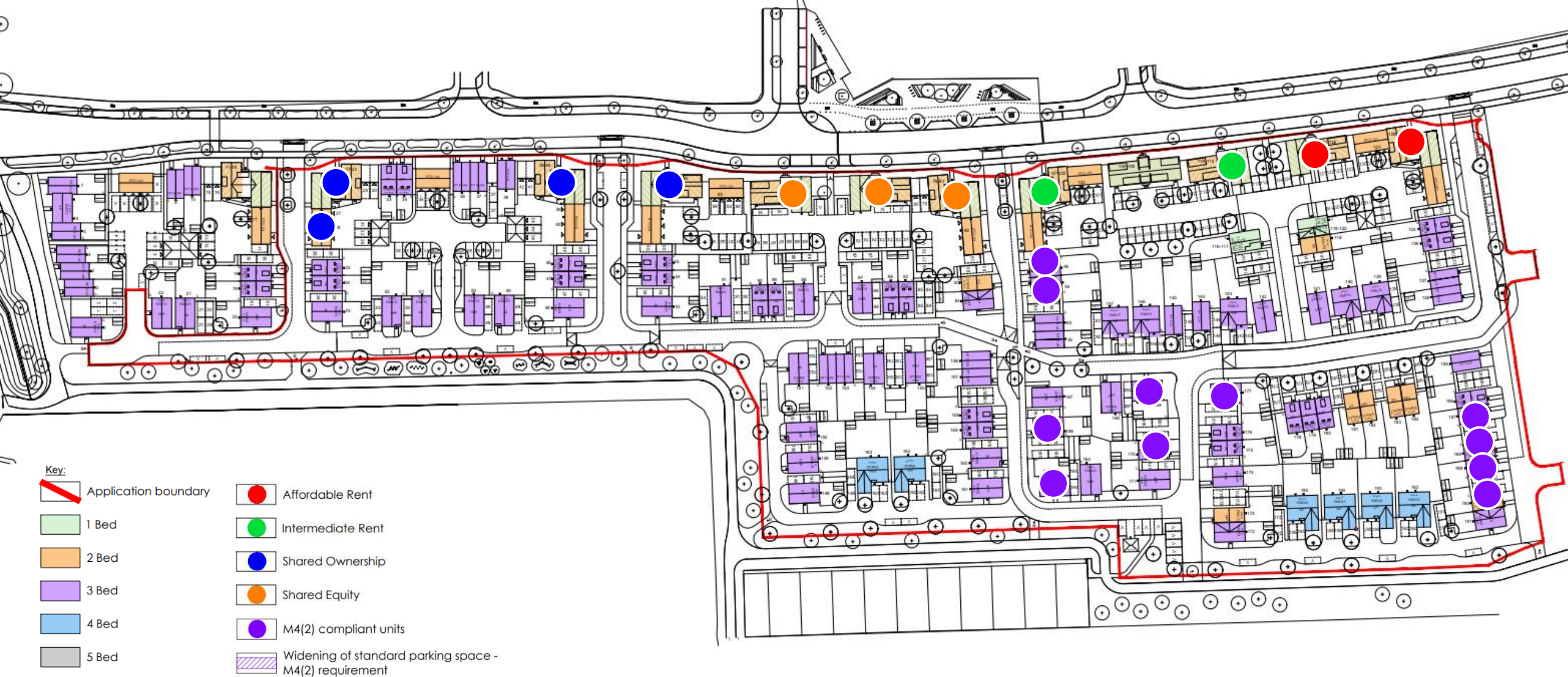
# Housing mix

## M4(2) provision 5%

W1: 8.65 min. req. (11 provided)

W1a: 1.1 min. req. (0 provided)

Total: 9.75 min. req. (11 provided)



## Housing mix

Given the spatial extent of the Brightwell Lakes proposal, and the manner in which the development will come forward in phases, it was agreed that it is appropriate to consider the proposed housing mix in the context of the wider site as a whole, rather than calculated per individual parcel.

Due to varying site sizes, characteristics, uses and constraints, it is acknowledged an individual parcel may not necessarily achieve the required housing mix within its defined site.

The delivery of the required housing provision will be assessed collectively throughout the development of each phase.

# Housing mix

Table 1: Proposed housing mix for Phase W1

Phase W1 housing mix		Number of dwellings
Market	2-bed house	7
	2-bed flat over garage	1
	3-bed house	65
	3-bed town house	14
	4-bed house	6
Affordable rent	1-bed flat	6
	1-bed maisonette	4
	2-bed flat	6
	2-bed flat over garage	3
Intermediate rent	1-bed flat	10
	2-bed flat	8
	2-bed flat over garage	2
Shared ownership	1-bed flat	9
	2-bed flat	9
	2-bed flat over garage	2
Shared equity	1-bed flat	9
	2-bed flat	9
	2-bed flat over garage	2
Total affordable		80
Total market		93
Overall total		173

# Affordable housing

As dictated by the s106 legal agreement, the affordable housing provision for the Brightwell Lakes development is set to twenty five percent (25%). This proportion is to be addressed across the whole site and there will be reserved matters policies which provide greater and lesser quantities and proportions dictated by the characteristics of that parcel. It will remain important closely monitor the accumulating mix as the site progresses.

Of the total provision for this parcel, 80 dwellings would be affordable tenure – equating to 46.2%

# Housing mix

For context, the proposed mix across all four parcels (E1, E1a, W1 and W1a), which are pending consideration is as follows:

*Table 3: Overall housing mix across Phases E1, E1a, W1 and W1a*

Mix	Parcels W1 & W1a		Parcels E1 & E1a		Total	
	# of units	%	# of units	%	# of units	%
Private						
1 bed	3	2.6%	0	-	3	1.5%
2 bed	13	11.3%	6	6.8%	19	9.3%
3 bed	93	80.9%	34	38.6%	127	62.6%
4 bed	6	5.2%	36	41%	42	20.7%
5 bed	0	-	12	13.6%	12	5.9%
Affordable						
1 bed	38	47.5%	8	23.5%	46	40.3%
2 bed	42	52.5%	2	5.9%	44	38.6%
3 bed	0	-	14	41.2%	14	12.3%
4 bed	0	-	10	29.4%	10	8.8%
Overall – 317 dwellings (114 affordable [35.9%])						
1 bed	41	21%	8	6.6%	49	15.4%
2 bed	55	28.2%	8	6.6%	63	19.9%
3 bed	93	47.7%	48	39.3%	141	44.5%
4 bed	6	3.1%	46	37.7%	52	16.4%
5 bed	0	-	12	9.8%	12	3.8%
Total	195		122		317	



# Storey height

- Key
- Outline Application Boundary
  - Application Boundary
  - Height Zone 1 - Up to 2 storeys (+11.0m)
  - Height Zone 2 - Up to 2.5 storeys (+12.5m)
  - Height Zone 3 - Up to 3 storeys (+14.0m) and 4 storeys (+16.0m) for landmark buildings
  - Height Zone 4 - Up to 3 storeys (+15.0m) and 4 storeys (+18.0m) for landmark buildings
  - Height Zone 5 (Up to +11.5m)



# Materials

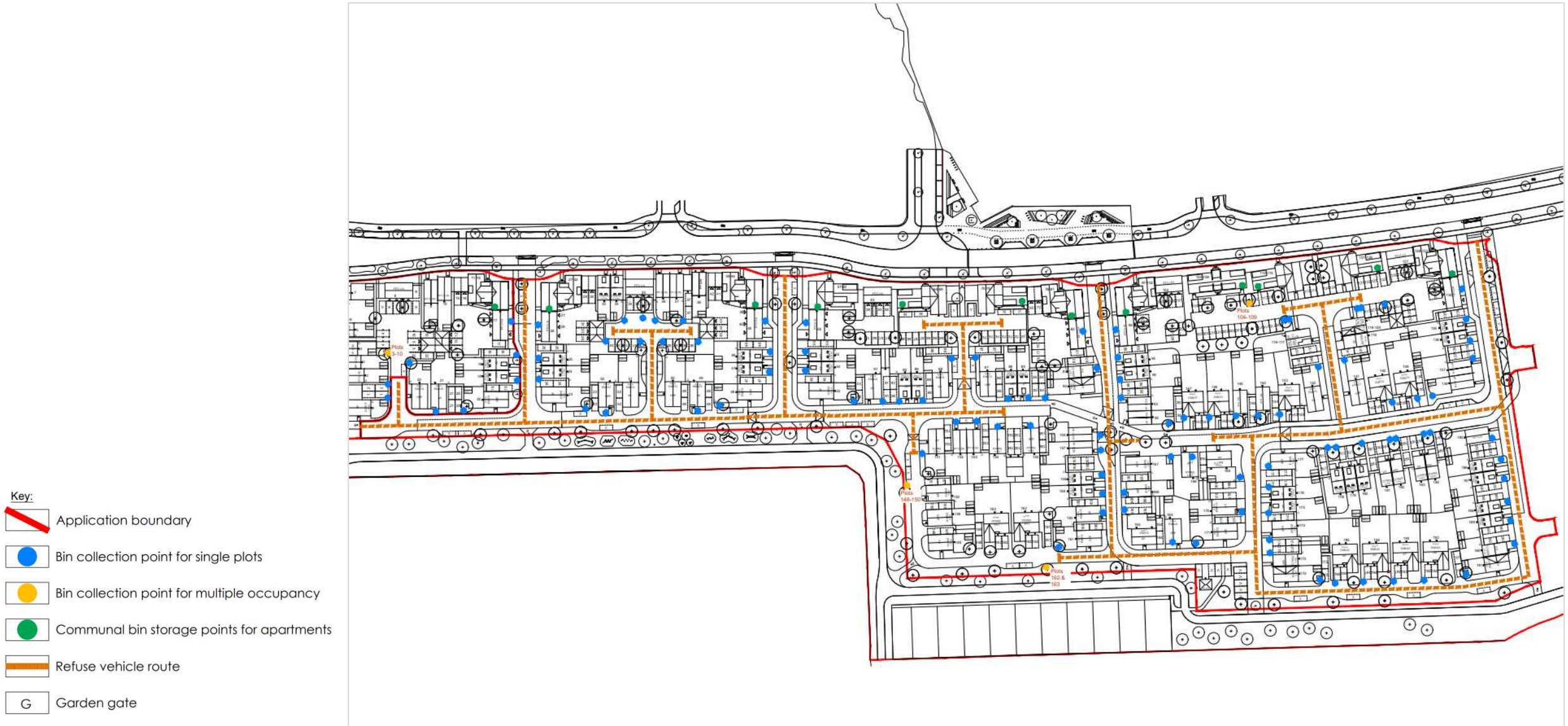
## Key

- Application boundary
- Smoked red multi brick
- Smoked red brick
- Multi cream stock brick
- Buff grey stock brick
- Off white render - Champagne colour
- Off white render - Polar white colour
- Horizontal grey boarding
- Vertical grey boarding
- Grey flat profile tiles
- Red pantiles
- Red / orange flat profile tiles
- Grey flat profile tiles with riven texture

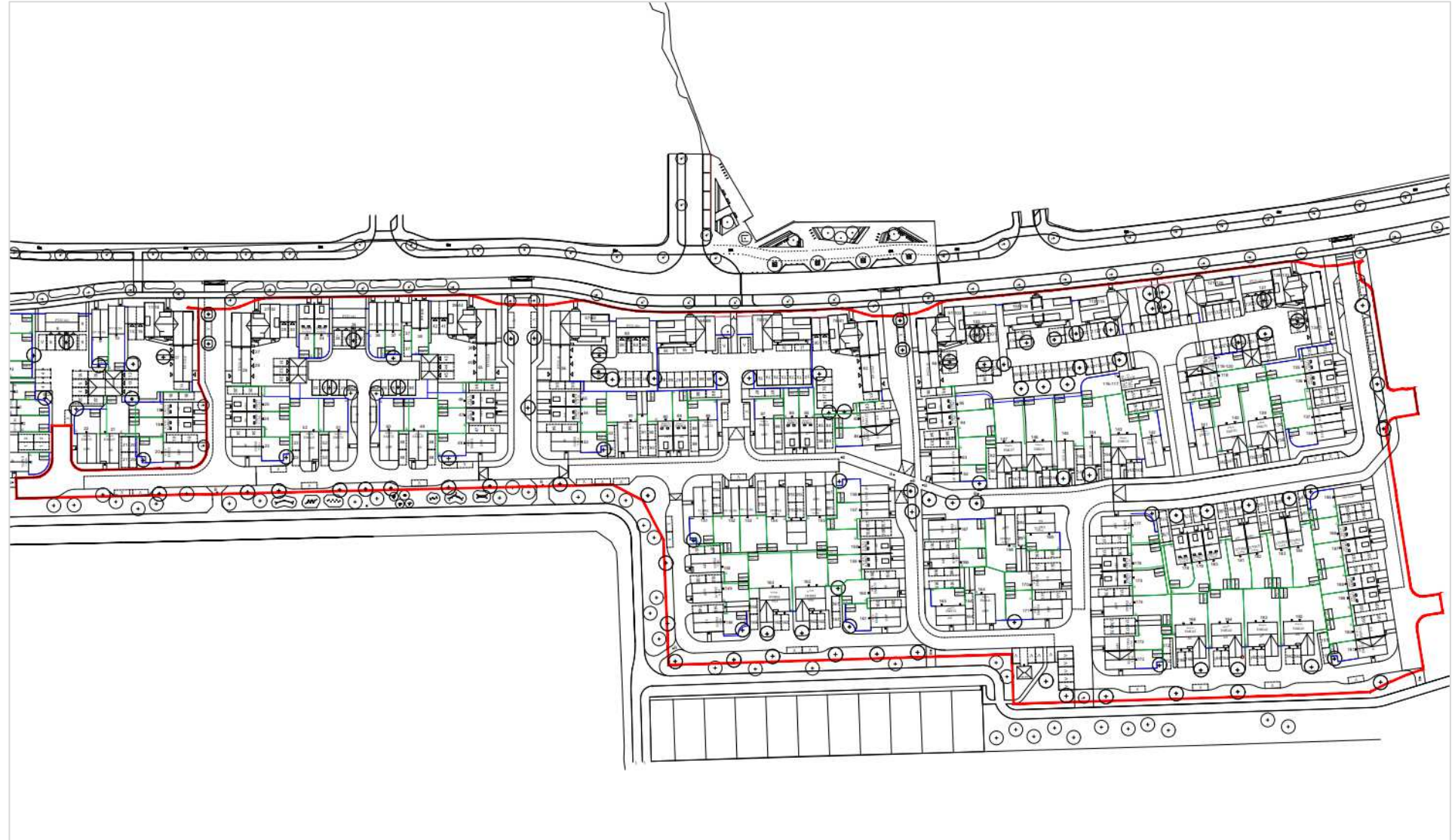




# Refuse strategy



# Boundary treatment





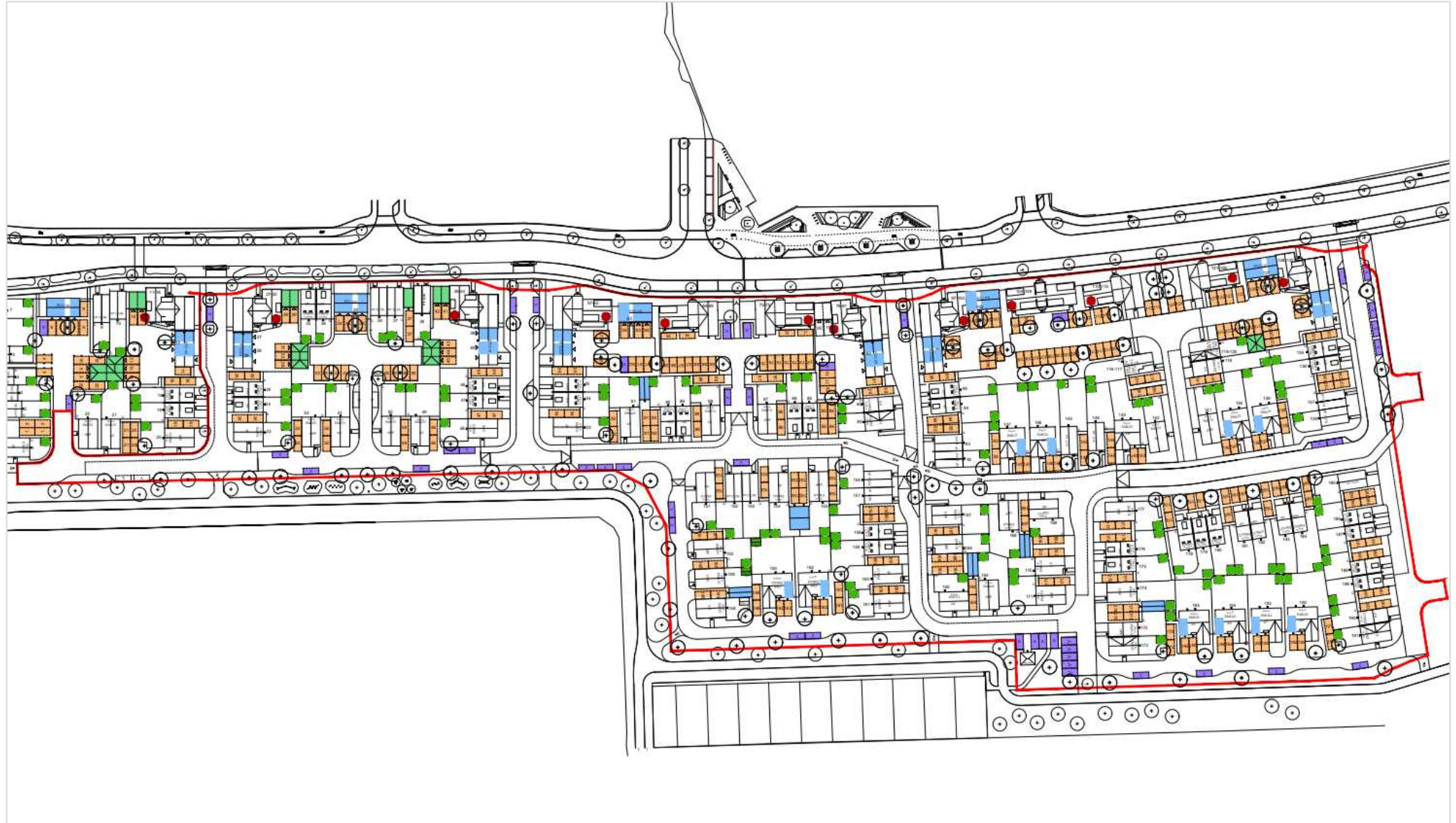
# Parking plan

## Visitor parking:







W1:  $0.25 \times 173 = 43.25$  min. req. (46 provided)

W1a:  $0.25 \times 22 = 5.5$  min. req. (2 provided)

Total:  $0.25 \times 195 = 48.75$  min. req. (48 provided)



## Key:

-  Application boundary
-  Secure Cycle Shed within Rear Garden
-  Cycle Storage within Apartment
-  Garages
-  Allocated Spaces
-  Visitors Spaces
-  Carport



# Street scene





# Street scene



128 - 133  
Block C.2 A

127  
PT21 A

121 - 126  
Block B.2 A

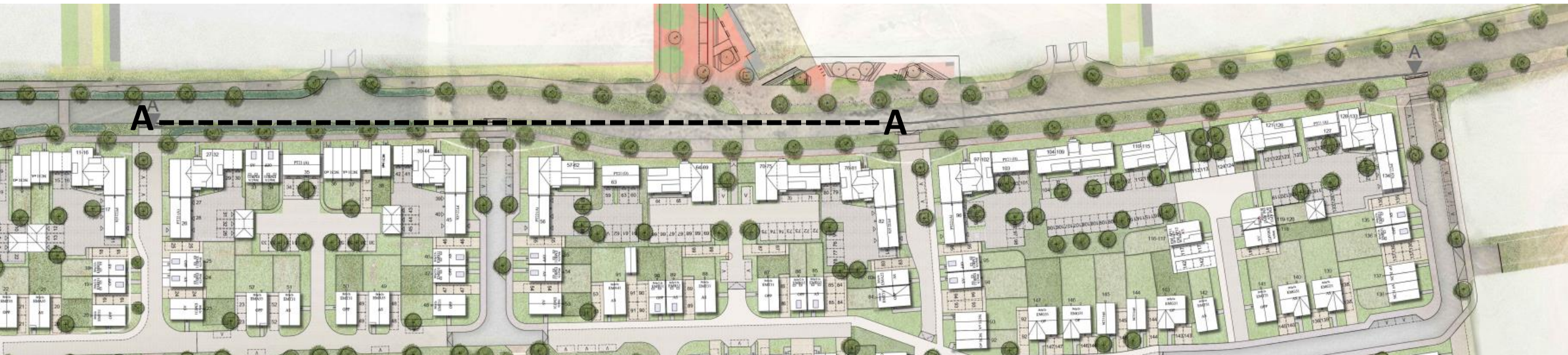
110 - 115  
Block B.1 A

104 - 109  
Block A.1 A

103  
PT21 D

97 - 102  
Block C.2 D

76 - 81  
Block C.2 A





# Street scene



70-75 Block B.2 A  
84-89 Block B.1 A  
92 PT21 D  
97-102 Block B.1 D  
108-114 Block C.2  
120 NC91 D  
121 NC91 A  
122 NC91 D  
123 PT21 A  
124 EM91 D  
125 EM91 A  
126-132 Block C.1 D





# Street scene





# Street scene





# Street scene

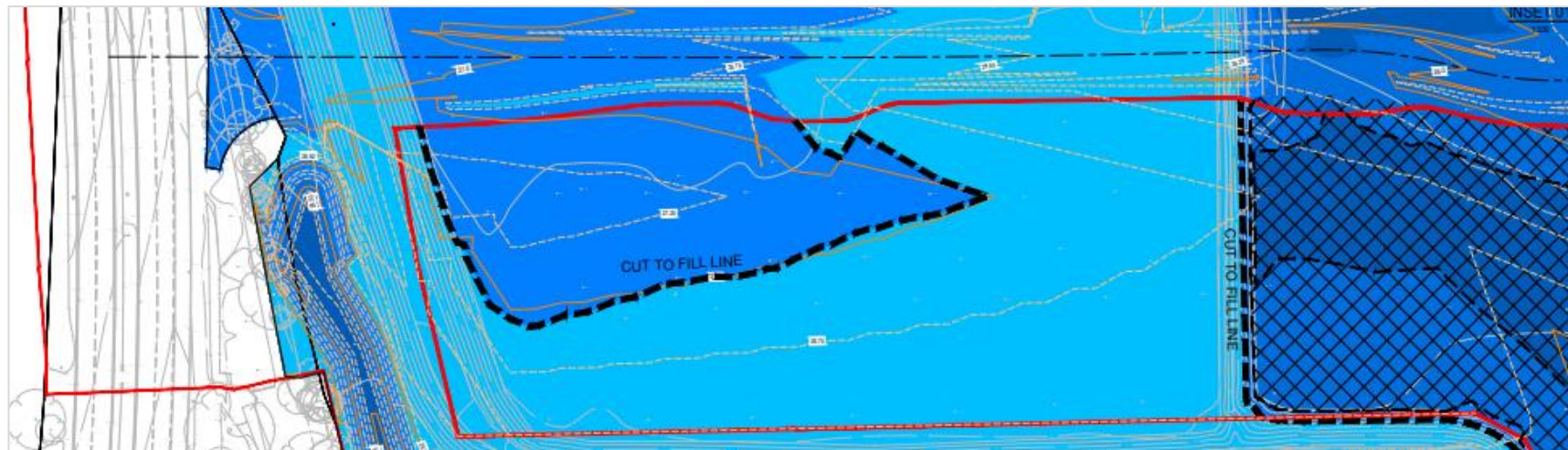
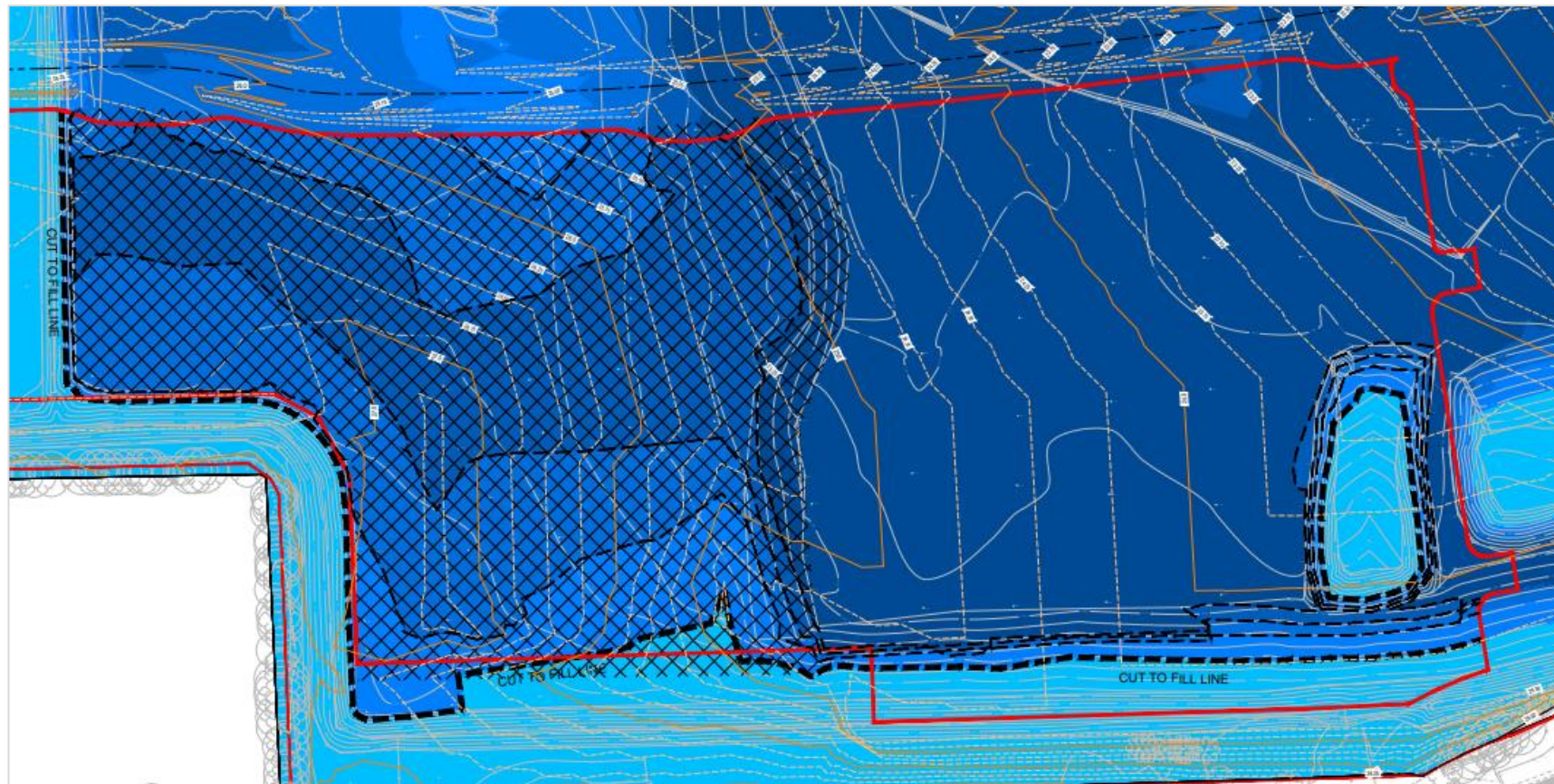




# Earthworks

## KEY:

- RED LINE BOUNDARY
- 250mm MINOR STRATEGIC EARTHWORKS CONTOUR
- 1m MAJOR STRATEGIC EARTHWORKS CONTOUR
- AREAS OF CUT
- AREA OF FILL 0<1m
- AREA OF FILL 1-1.5m
- AREA OF FILL 1.5-2m
- AREA OF FILL >2m
- AREAS OF MADE GROUND



# Planning considerations

The following considerations have been addressed within the reporting:

- Condition 1 – Appearance, landscaping, layout and scale
- Condition 8 – Character banding plan
- Condition 24 – Boundary treatment plan
- Condition 12 – Landscaping details
- Condition 14 – Environmental Action Plan Part 2
- Condition 23 – Building materials
- Condition 28 – Arboricultural impact assessment and tree survey  
*No objection from ESC design, landscaping or ecology – subject to conditions*  
*Historic England/ESC housing objections addressed by Planning Manager (see update sheet)*
- Condition 11 – Access strategy
- Condition 25 – Recycling/bin storage plan
- Condition 26 – Cycle storage
- Condition 41 – Details of estate roads and footpaths
- Condition 61 – External lighting  
*No objection from highway authority – subject to conditions*
- Condition 30 – Earthworks strategy plan
- Condition 48 – Surface water drainage scheme  
*No objection from the Lead Local Flood Authority – subject to conditions*
- Condition 60 – Noise attenuation scheme  
*No objection from ESC environmental protection*
- Condition 65 – M4(2)/M4(3) compliance (5%)  
*Meets this requirement when combined with W1 parcel*

# Conclusion

The suite of submitted material demonstrates that Phase W1 of the development promotes a high-quality design that responds positively to the characteristics defined by established parameter and character plans, set by the outline planning permission. 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 components of the submitted scheme are considered acceptable.

## Recommendation

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

*Conditions and informatives to be agreed. These are expected to be minimal, with extensive conditions already applied on the outline consent still applicable.*



End of presentation