

Items 6 and 7

DC/21/5669/ARM and DC/22/2016/ARM-

Residential development of 161 dwellings,
together with associated infrastructure and
open space - submission of Reserved Matters
under Outline Planning Permission

DC/20/1049/VOC and details to address the
requirements of Conditions 22, 23, 32 and 33

Land South of Chediston Street, Halesworth



Planning History

DC/17/3981/OUT – Outline application for up to 200 dwellings.

Submitted by Christchurch Land and Estates Ltd.

Proposed roundabout access at Roman Way/Chediston Street junction.

Submitted September 2017 and Approved 24 May 2019

Principle of development and access approved in full

Local Plan adopted March 2019 – Allocation policy WLP4.2

DC/20/1049/VOC – Application to vary the access from the roundabout to a junction off Roman Way.

Submitted by Christchurch Land and Estates Ltd.

Reason for application – due to the location of an underground surface water storage tank installed as part of the drainage strategy for the housing along Roman Way.

Submitted March 2020 and Approved 29 October 2020

The site was then purchased by Hopkins Homes

Current Reserved matters by Hopkins Homes

DC/21/5669/ARM – Submitted December 2021.

DC/22/2016/ARM- Submitted May 2022

Reserved Matters

Means of access - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site – **APPROVED AS PART OF THE OUTLINE**

Layout - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development

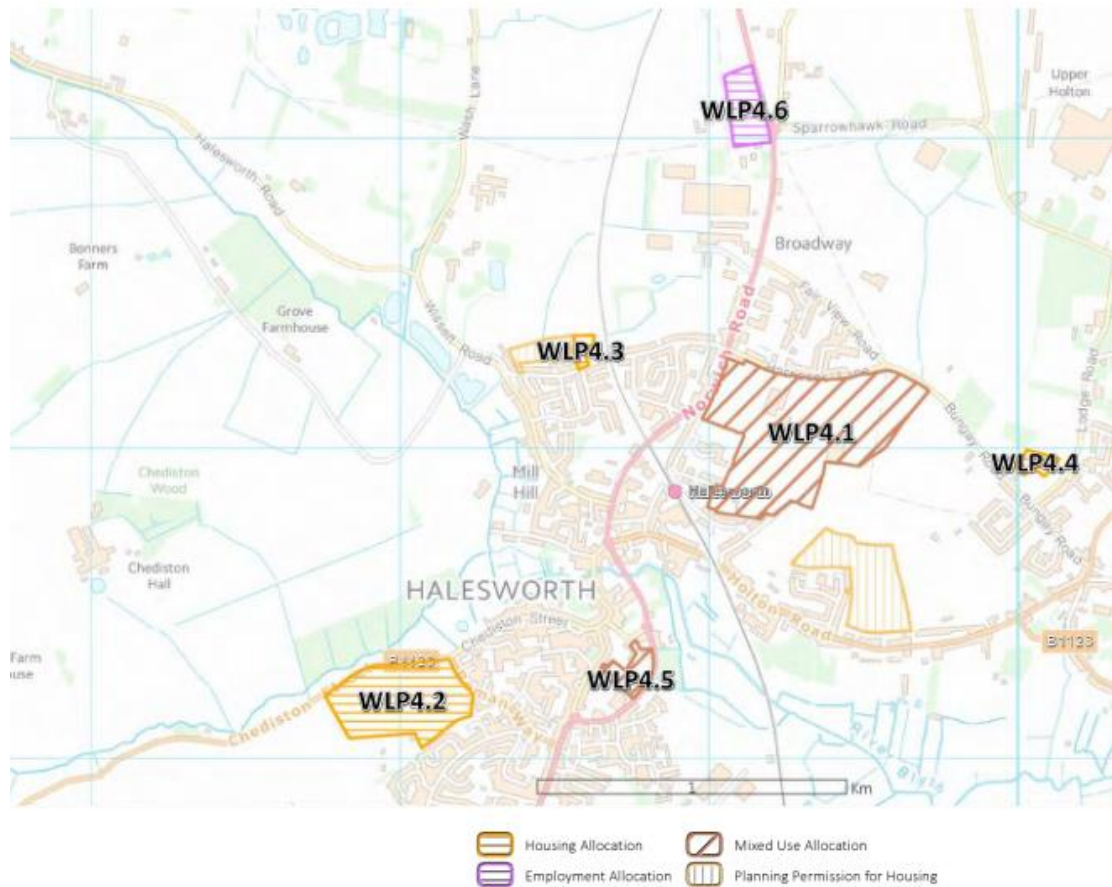
Landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen

Appearance - aspects of a building or place which affect the way it looks, including the exterior of the development

Scale - includes information on the size of the development, including each proposed building

Also includes full details of the Drainage Strategy and surface water flooding mitigations measures in the form of SuDS (Sustainable Drainage Systems)

Figure 14 - Strategic site allocations in Halesworth and Holton



Policy WLP4.2 – Land Adjacent to Chediston Street, Halesworth

Land adjacent to Chediston Street, Halesworth (9.17 hectares) as identified on the Policies Map is allocated for a residential development of approximately 200 dwellings.

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

- This site should be developed at a density of approximately 30 dwellings per hectare.
- Development should include provision of an open space of not less than 0.8 hectares in size, including a neighbourhood equipped area play space. The open space should be designed to have a street frontage on three sides or have a street corner position.
- A landscaping scheme should be prepared to integrate the site within the landscape.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Any planning application should be supported by evidence which assesses the quantity and quality of sand and gravel resources within the site in order to determine whether it is practical to make use of resources on site, in accordance with the Suffolk Minerals and Waste Local Plan.

Aerial Photograph / Site Location



Existing access /
Location of
proposed access.



View north along
Roman Way



View north along
Roman Way
Towards Chediston
Street junction



Roman Way /
Chediston St.
junction



View west
along Chediston
Street



View east towards
Halesworth



View east towards
Halesworth



View of the Western Boundary



View within the
site towards
Roman Way



Single storey
houses to the
south of the site



View along the
southern
boundary



View along the
Southern
boundary



View to the
north



Existing access
leading to
Roman Way

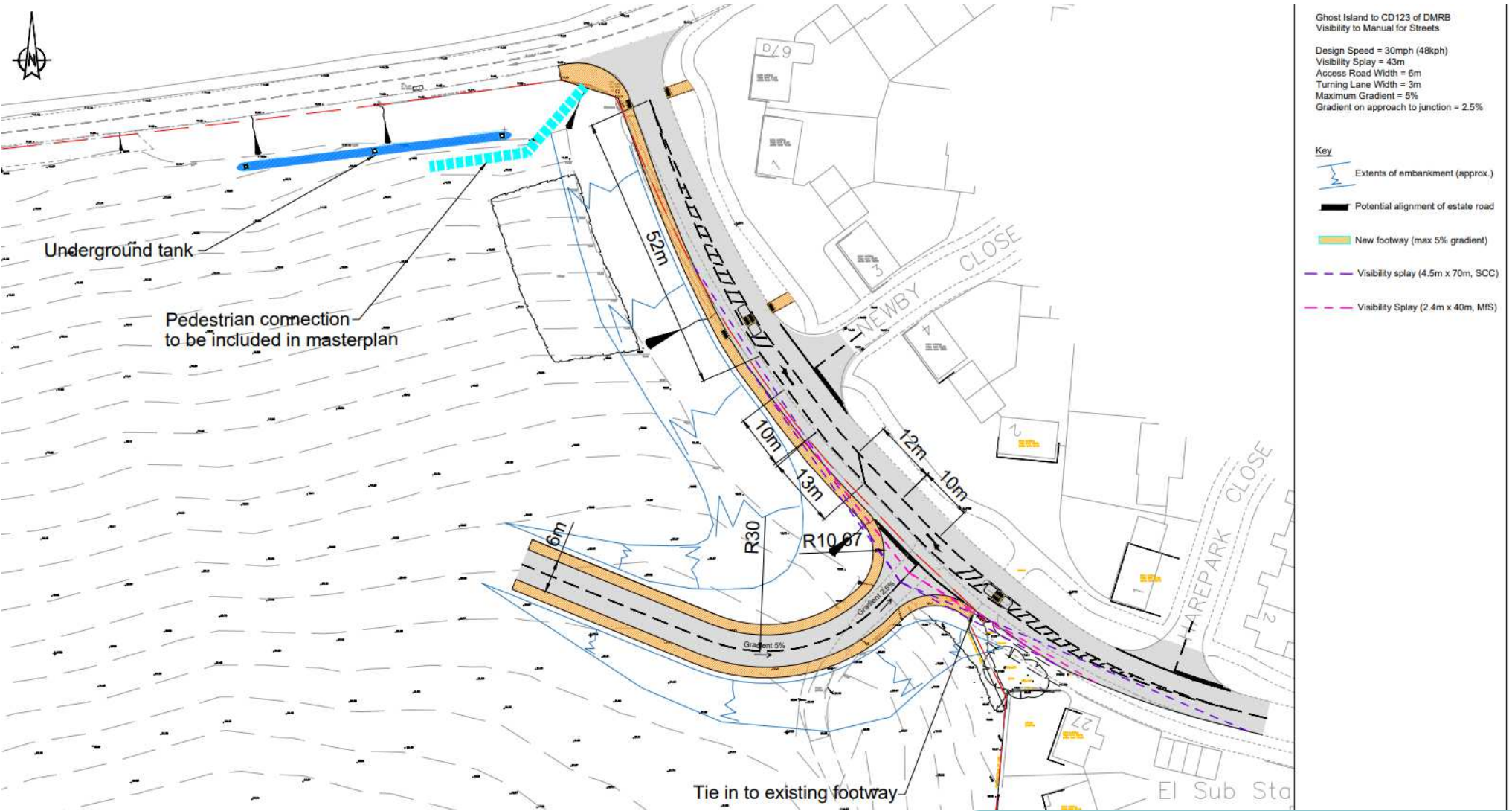


The Outline
illustrative
Masterplan
For up to
200 homes



DC/20/1049/VOC – Application to vary the access from the roundabout to a junction off Roman Way.

Approved 29 October 2020



Proposed Reserved Matters Layout For 161 homes





Recent minor changes to plans



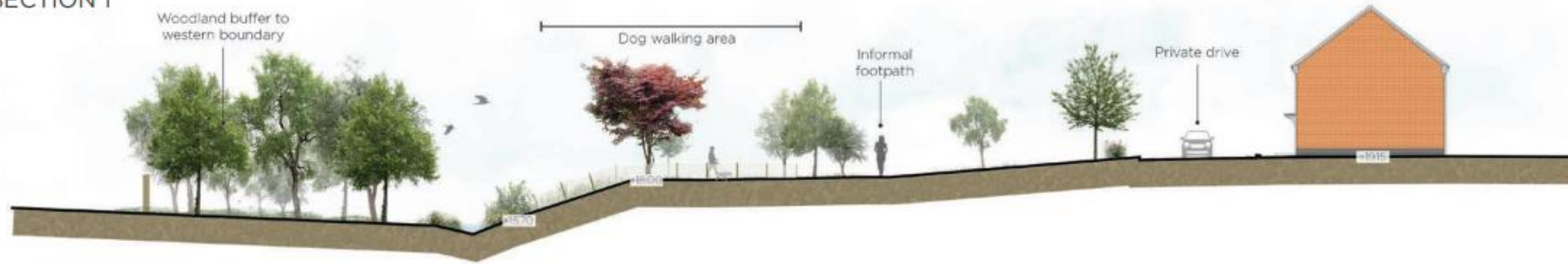
Site Characteristics



Section Locations



SECTION 1



SECTION 2



SECTION 3



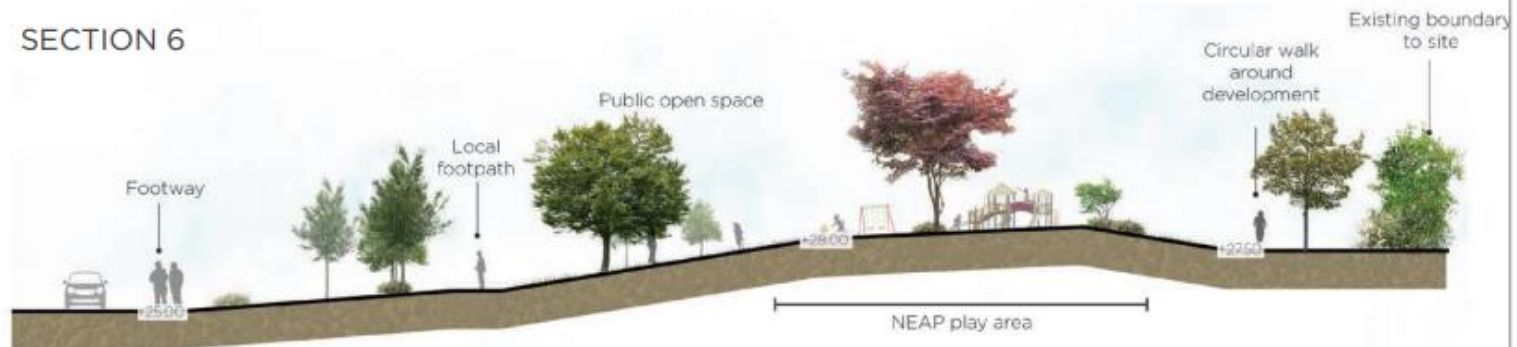
SECTION 4



SECTION 5

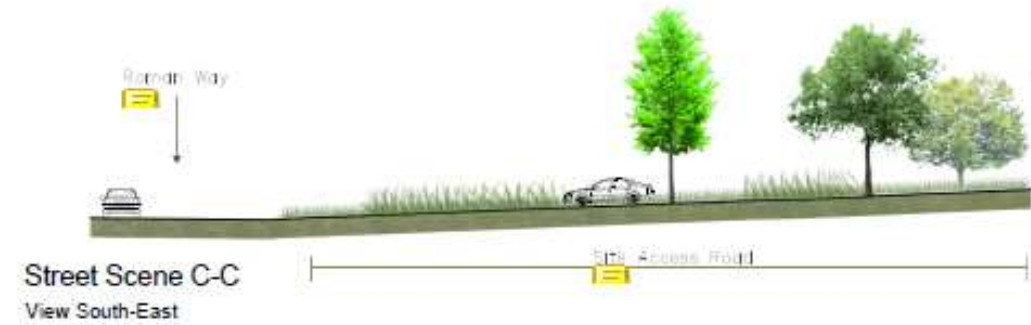
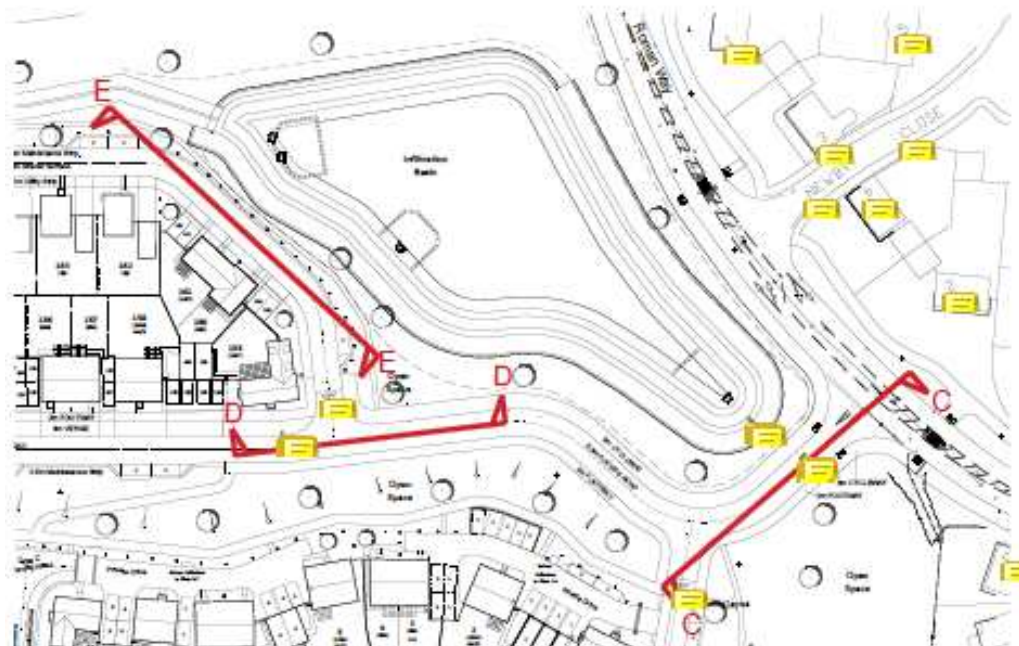
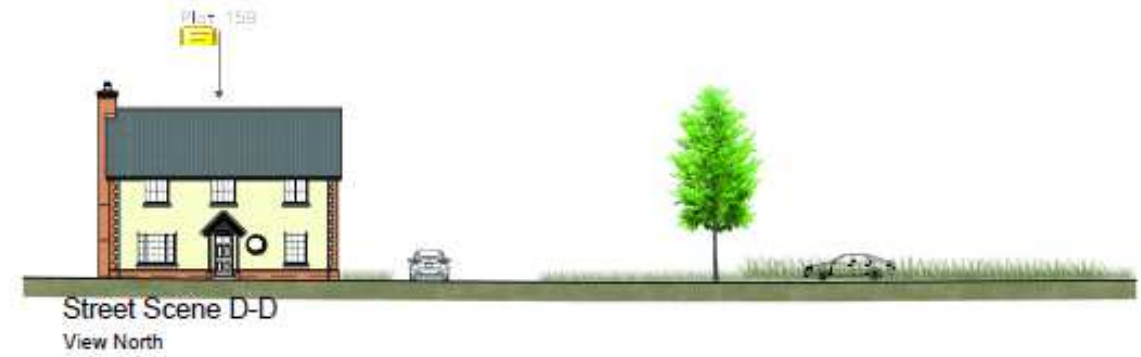


SECTION 6



7






Street Scenes



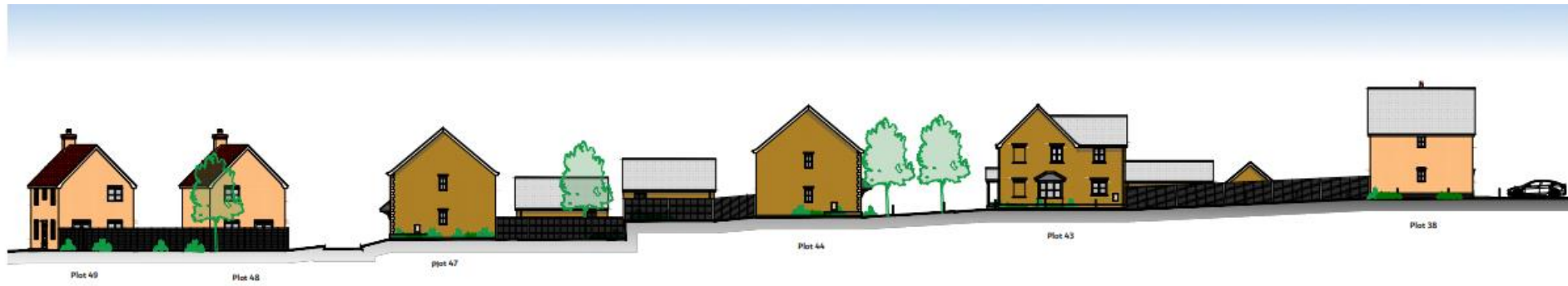
Planning Layout
Scale 1:1000





**HOPKINS
HOMES**

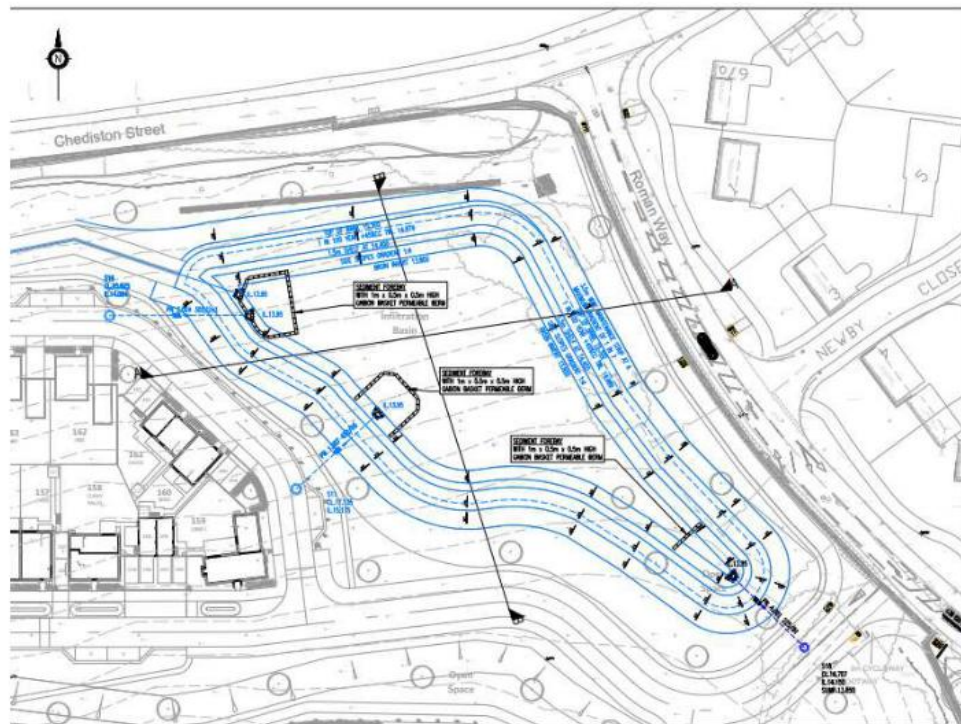
Architectural Services
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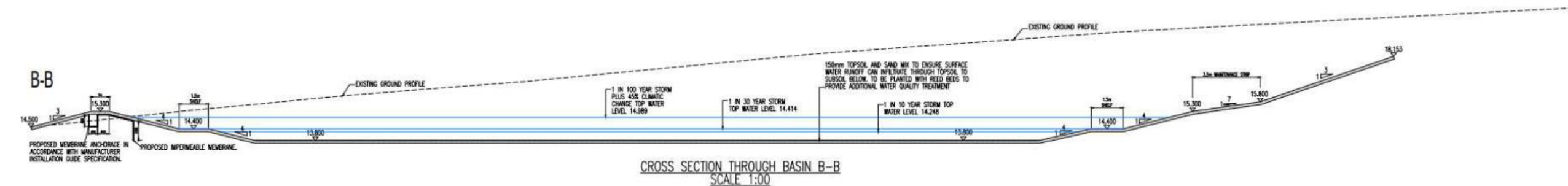
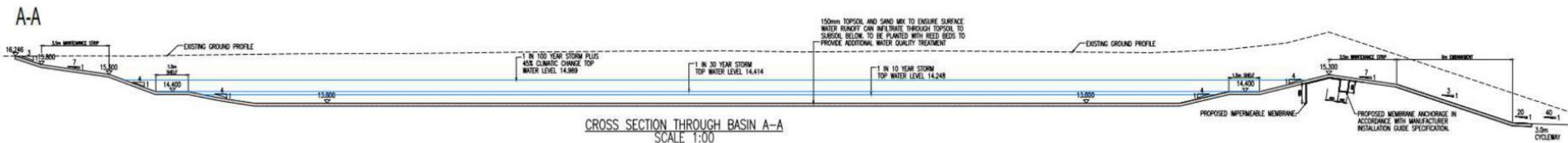
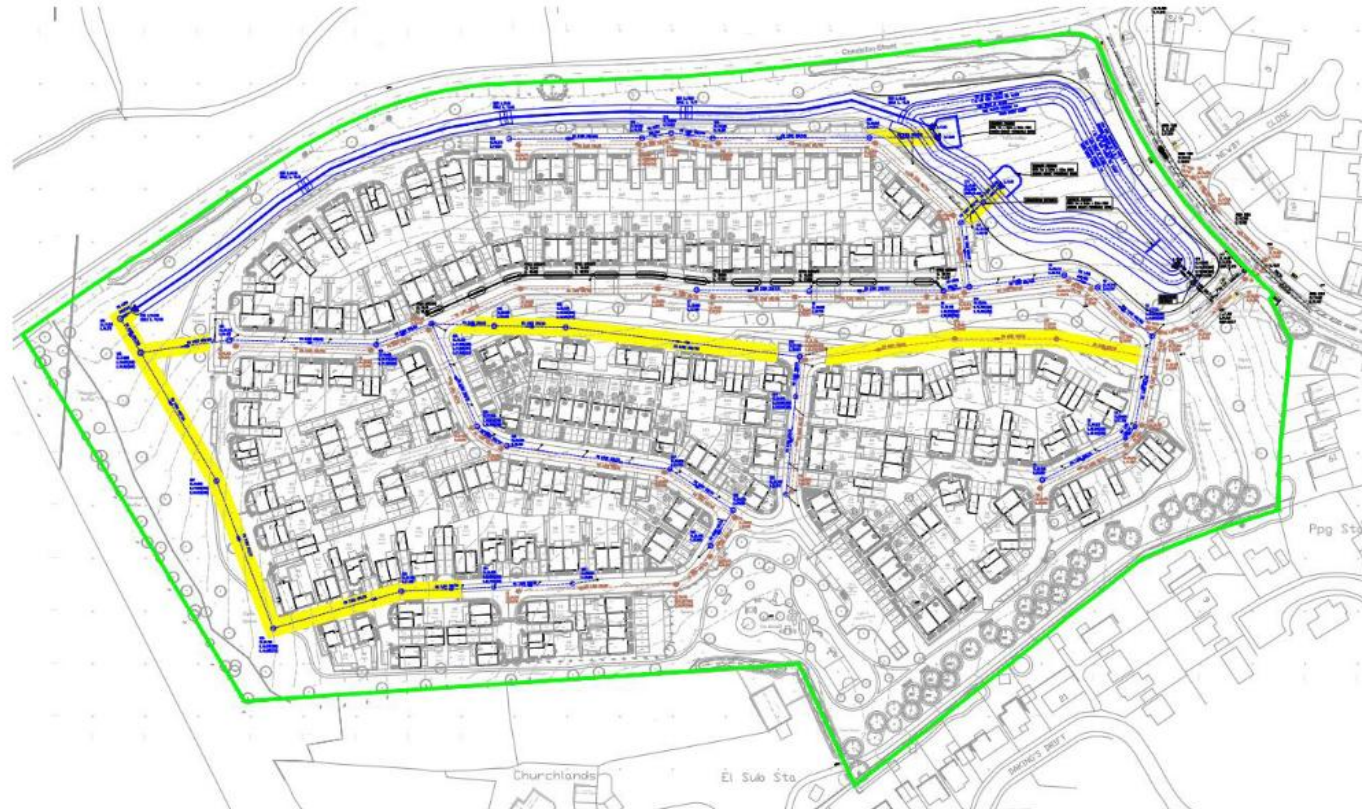
Section BB
Scale 1:150







INFILTRATION BASIN PLAN VIEW
SCALE 1:500



Artistic Site Overview



Affordable Housing - Rented

| House type Description | Sq.Ft | No. | |
|---|-------|-----|-----|
| 526 M4(2) 1 Bed GF apartment 1b 2p (2 storey) | 526 | 3 | 12% |
| 656 1 Bed FF apartment 1b 2p (2 storey) | 656 | 3 | 12% |
| 631 M4(2) 1 Bed semi / terraced house 1b 2p (2 storey) | 631 | 6 | 23% |
| 859 M4(2) 2 Bed semi / terraced house 2b 4p (2 storey) | 859 | 12 | 46% |
| 1009 M4(2) 3 Bed semi / terraced house 3b 5p (2 storey) | 1009 | 2 | 7% |

TOTAL 26 PLOTS - 50%

Affordable Housing - Shared Ownership

| House type Description | Sq.Ft | No. | |
|---|-------|-----|-----|
| 859 M4(2) 2 Bed semi / terraced house 2b 4p (2 storey) | 859 | 10 | 67% |
| 1009 M4(2) 3 Bed semi / terraced house 3b 5p (2 storey) | 1009 | 5 | 33% |

TOTAL 15 PLOTS - 30%

Affordable Housing - Discounted Market

| House type Description | Sq.Ft | No. | |
|---|-------|-----|-----|
| 859 M4(2) 2 Bed semi / terraced house 2b 4p (2 storey) | 859 | 5 | 50% |
| 878 M4(2) 2 Bed semi detached house 2b 4p (2 storey) | 878 | 2 | 20% |
| 1009 M4(2) 3 Bed semi / terraced house 3b 5p (2 storey) | 1009 | 3 | 30% |

TOTAL 10 PLOTS - 20%

51 Affordable houses





Front Elevation



Side Elevation



Rear Elevation

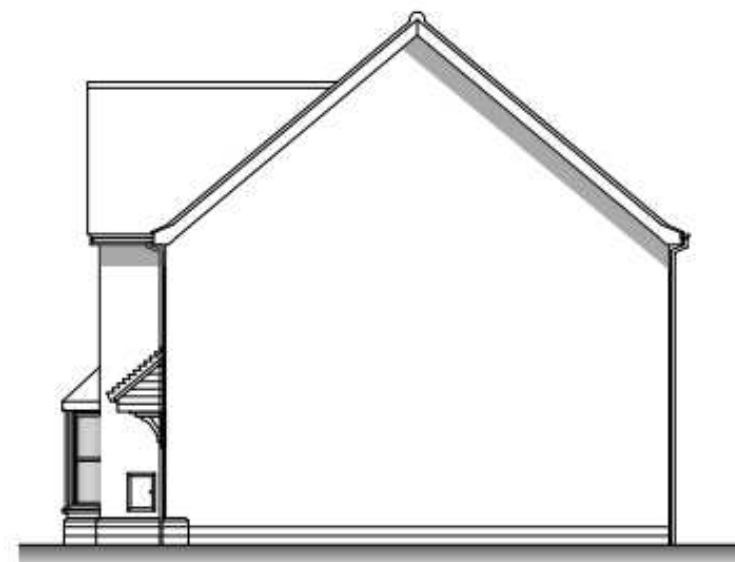


Side Elevation

Refer to External
Works Site Plan for
fence line position.



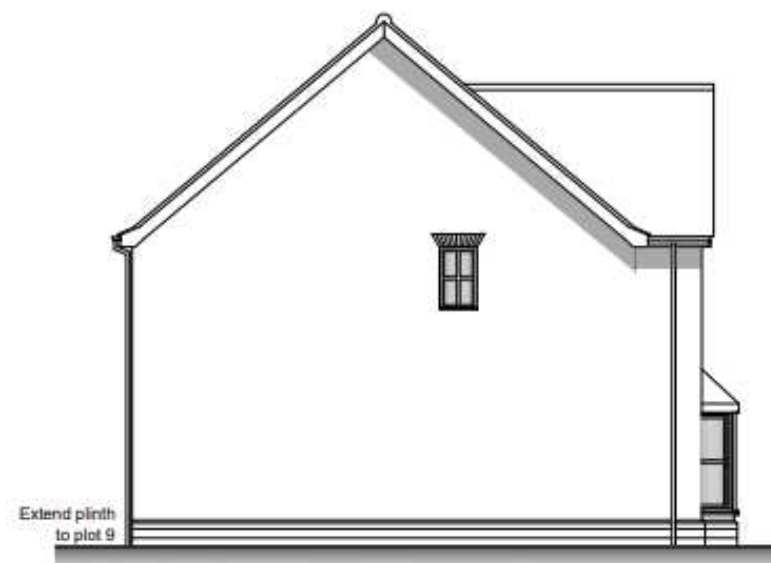
Front Elevation



Side Elevation



Rear Elevation



Side Elevation





Front Elevation - 86

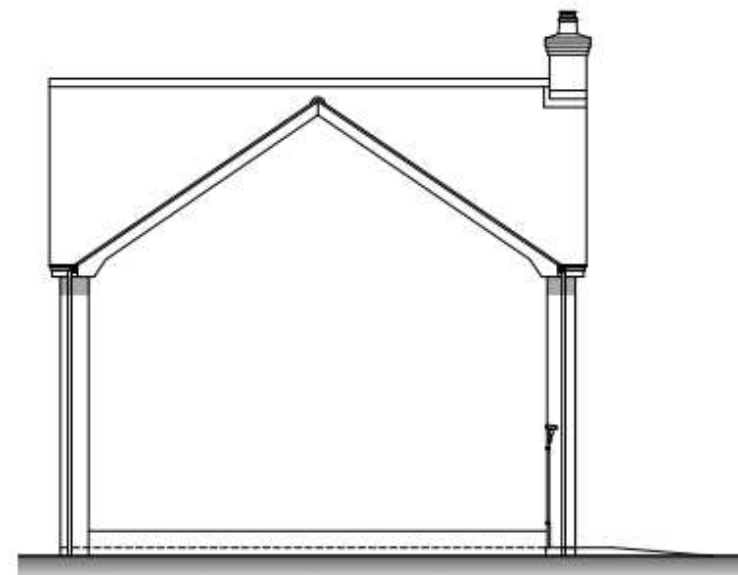
Side Elevation - 87



Front Elevation - 87



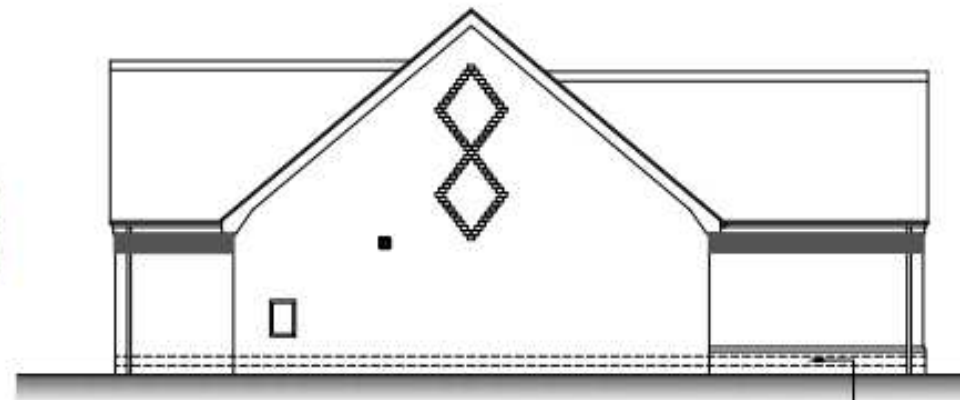
Rear Elevation



Side Elevation

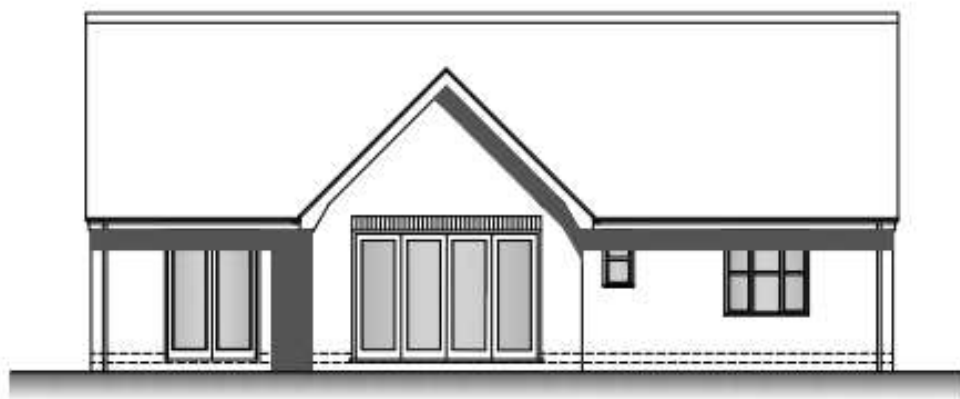


Front Elevation

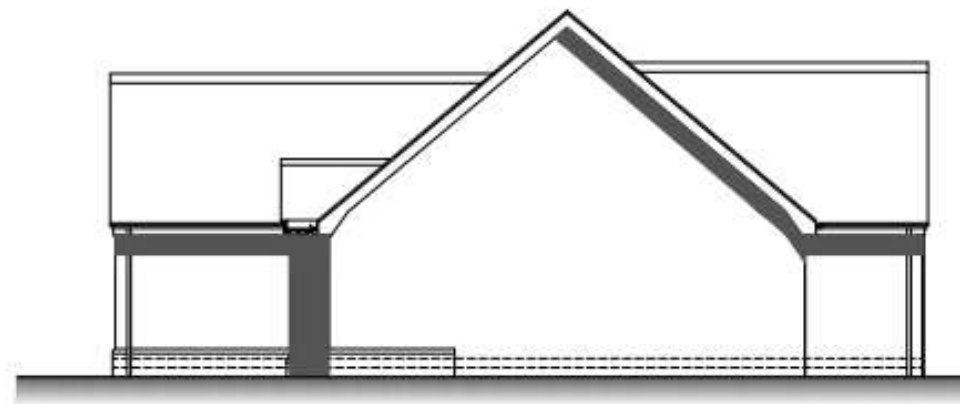


Side Elevation

Refer to External
Works Site Plan for
fence line position.



Rear Elevation



Side Elevation



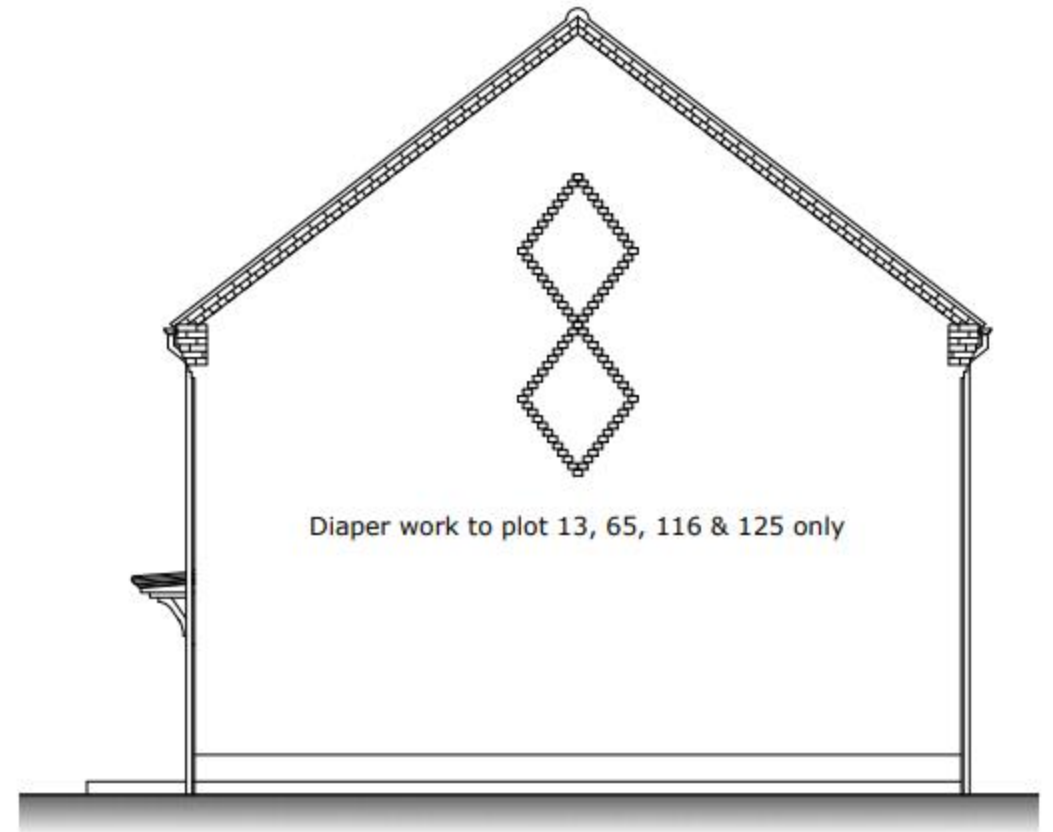
Front Elevation - Plots - 100 & 114



Front Elevation - Plots - 99 & 113



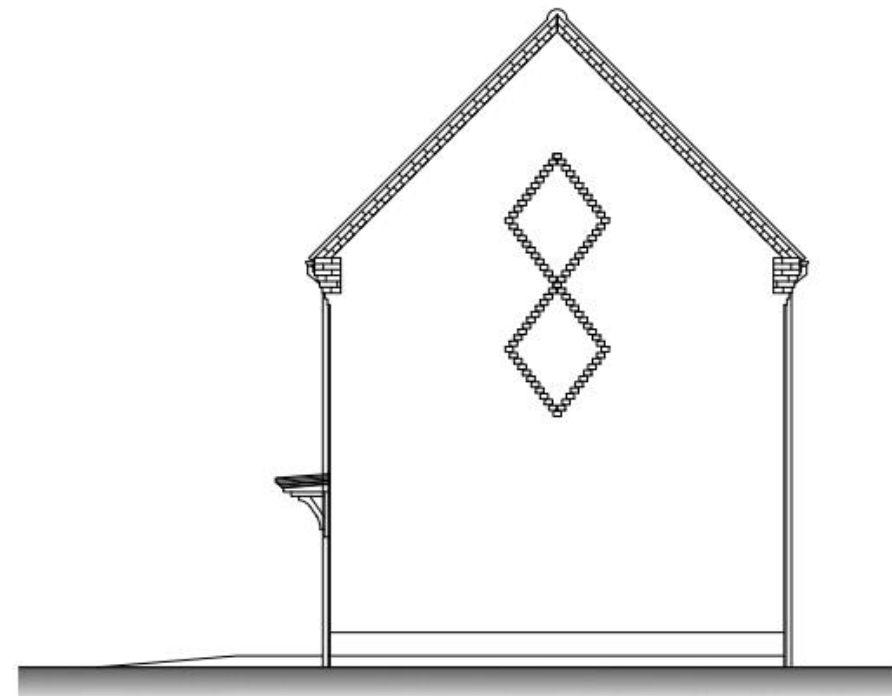
Front Elevation



Side Elevation



Front Elevation



Side Elevation



Front Elevation

Proposed Reserved
Matters Layout
For 161 homes




Material Planning Considerations and Key Issues

- Principle of Development established
 - Highway Considerations – access and off-site approved
 - Housing Mix / Affordable Housing
 - Self Build and Custom Build Housing
 - Layout, Scale and Appearance
 - Landscape and Visual Impact
 - Flood Risk
 - Halesworth Neighbourhood Plan
 - Play Equipment
 - Public Benefits
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide, extending from the bottom edge towards the right side.

Recommendation

Authority to Approve subject to receiving a revised Design Code and Marketing Strategy for the self-build dwellings and subject to the Conditions on pages 65-67 of the report:

- Approved plans
 - Details of Materials
 - Access details
 - Access gradient to be no more than 1:20
 - Surface water verification report (within 28 days of the completion of the last dwelling)
 - Construction surface Water Management Plan
 - Details of play equipment
- 
- A teal-colored decorative shape, resembling a stylized hill or a large arrow pointing right, located at the bottom right of the slide.

