

Item: 5

DC/19/1141/OUT

Outline Application - Development of up to 220 dwellings with associated open space.

Land To The West Of Copperwheat Avenue, Reydon, IP18 6YD.







St Margaret's Church

Copperwheat Avenue

Site

Reydon Primary School

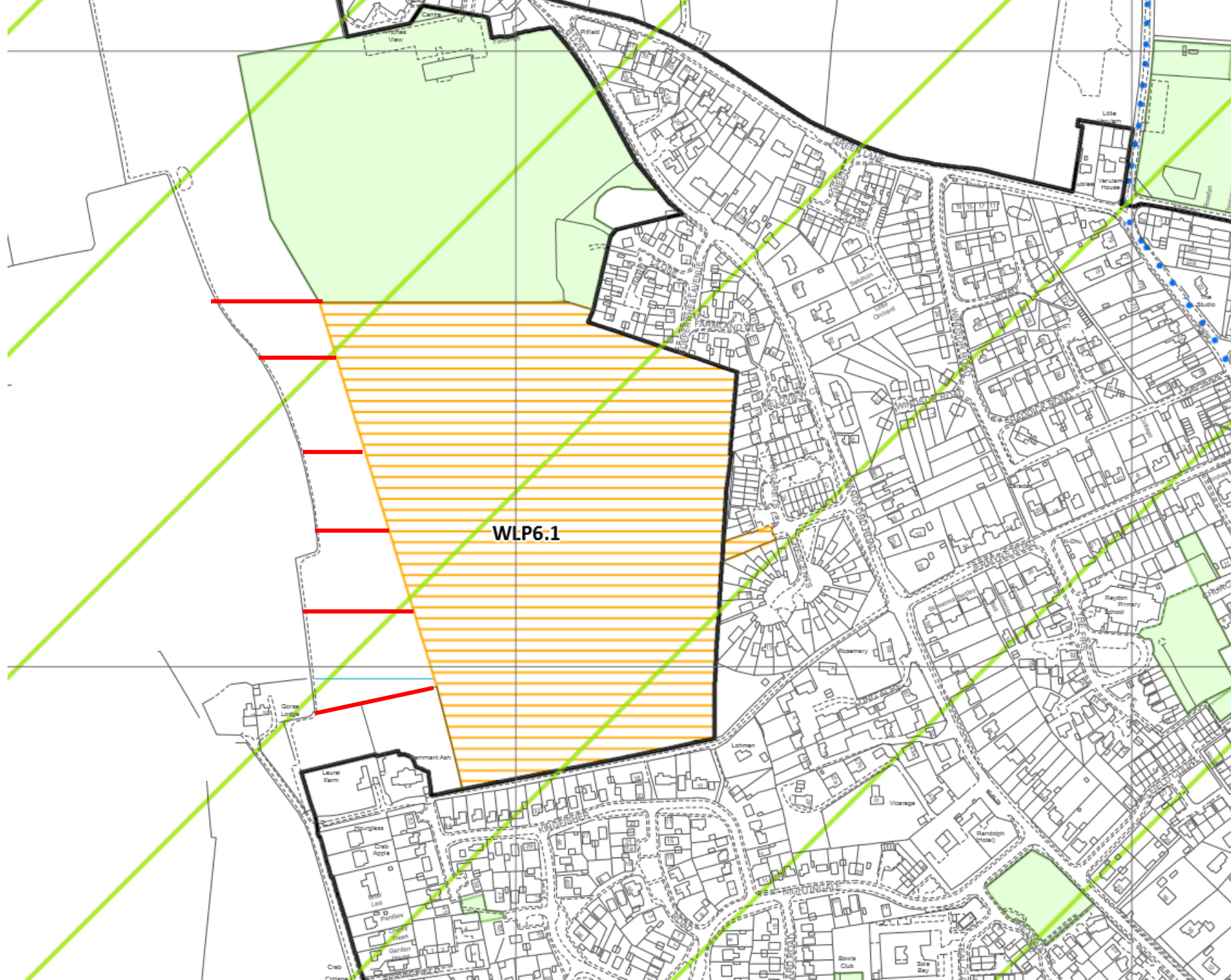
Lowestoft Road

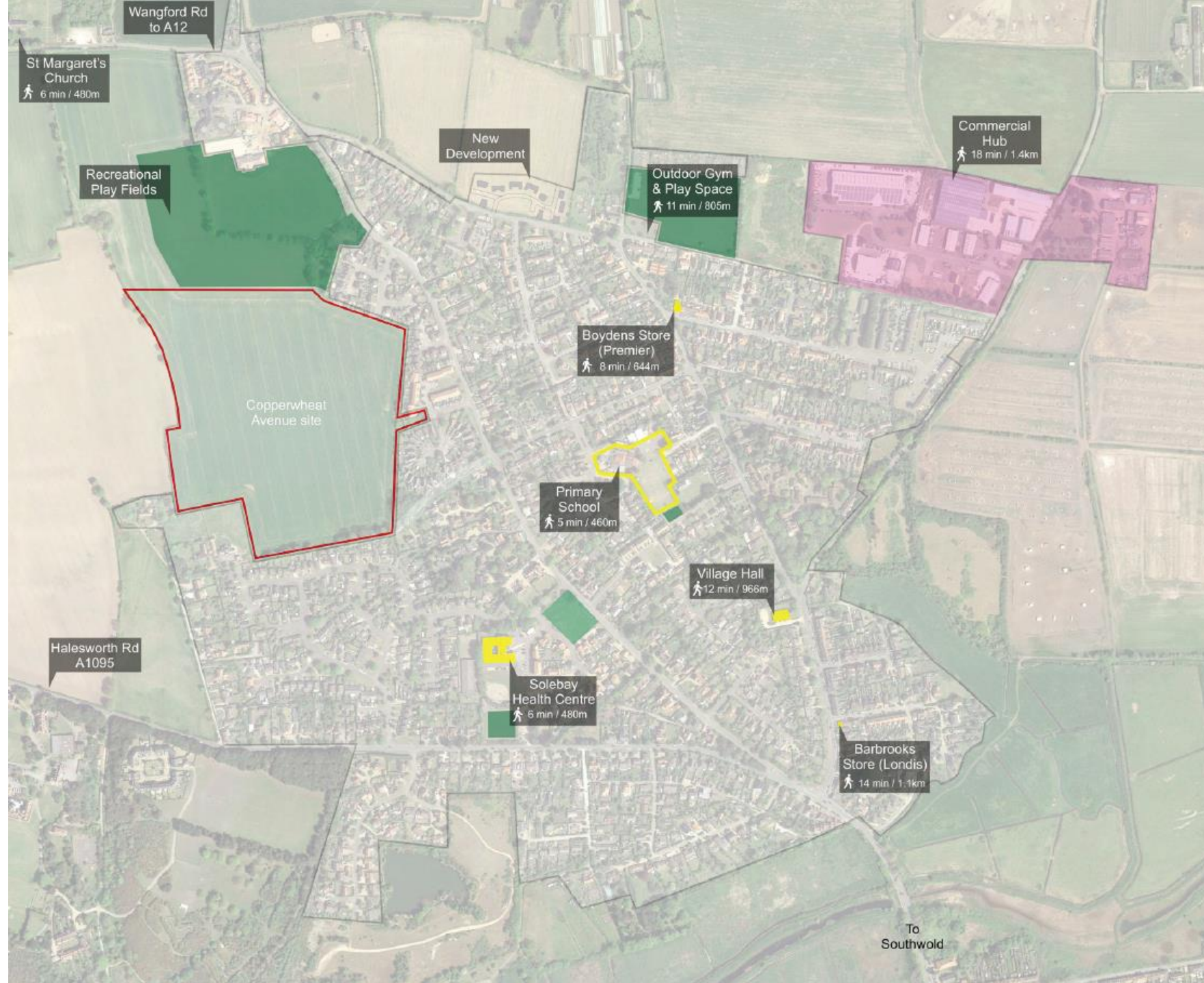
Wangford Road

A1095 Halesworth Road









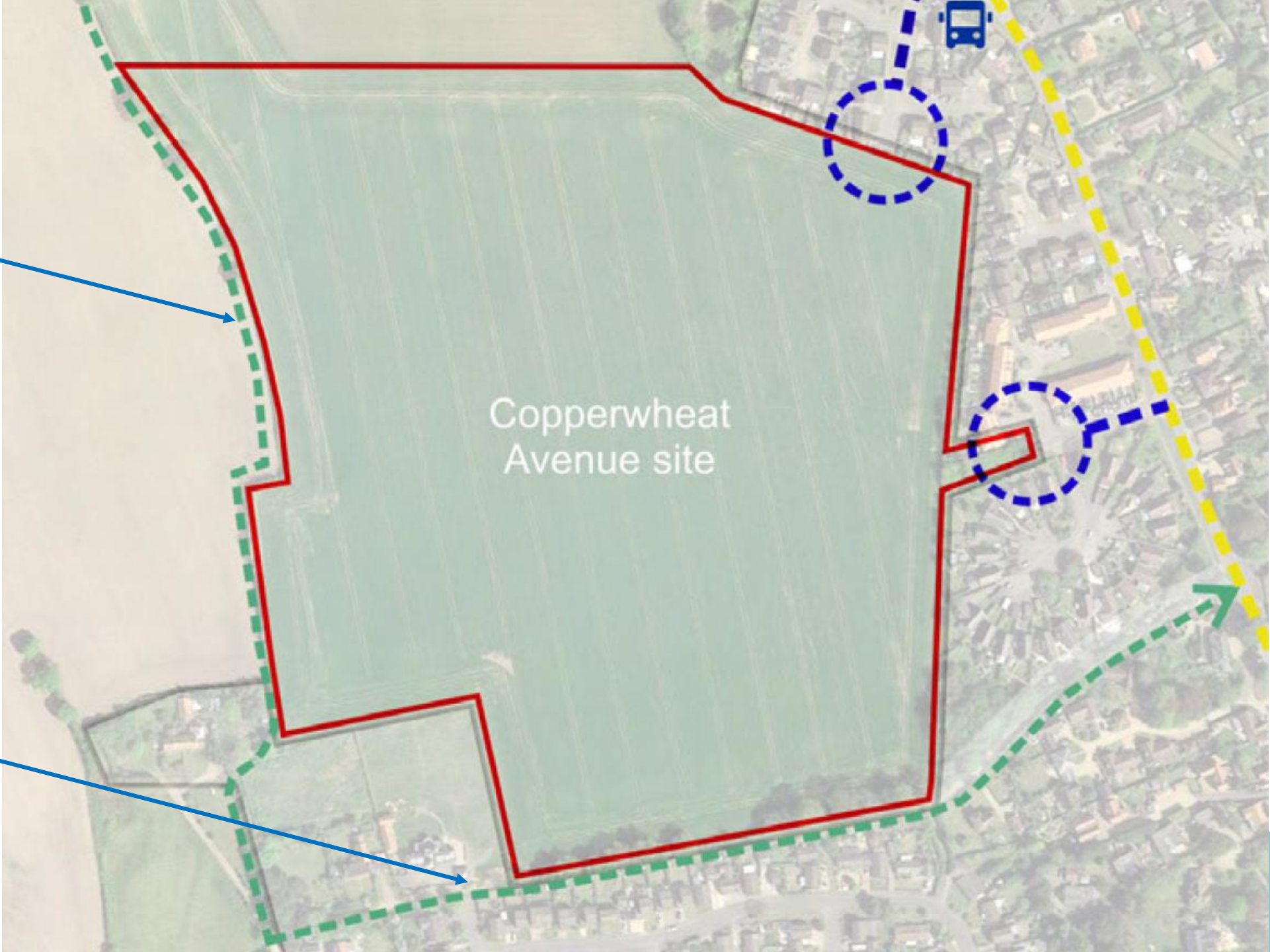
PRoW 1



PRoW 2



Copperwheat
Avenue site



Access from
Copperwheat
Avenue



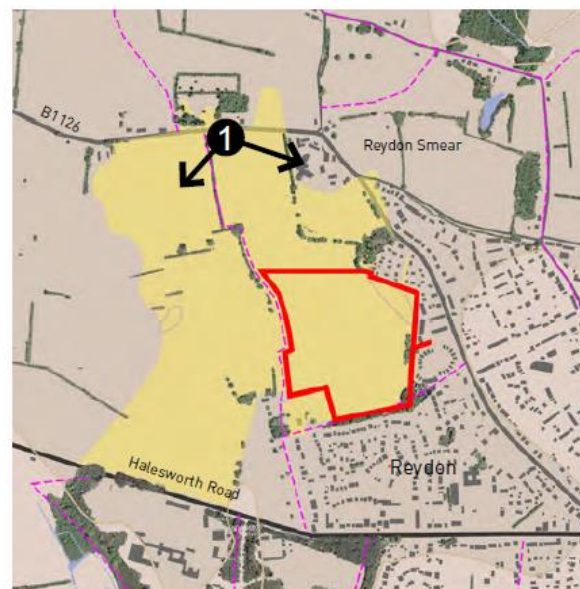
Access from the
Crescents



Approximate extent of site



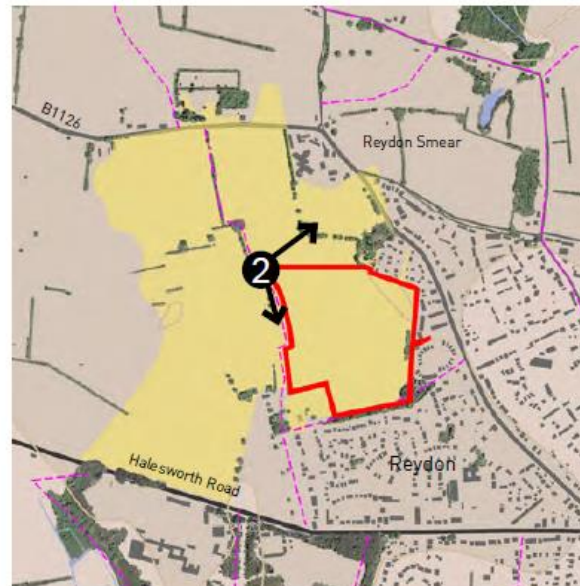
Viewpoint 1 - Location



Extent of site



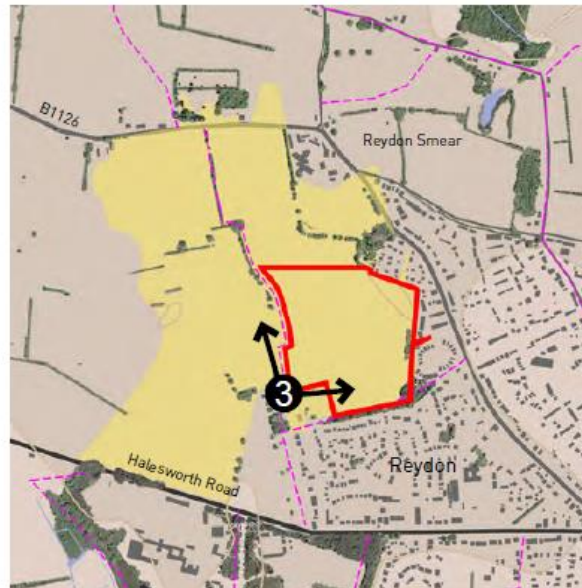
Viewpoint 2 - Location



Approximate extent of site



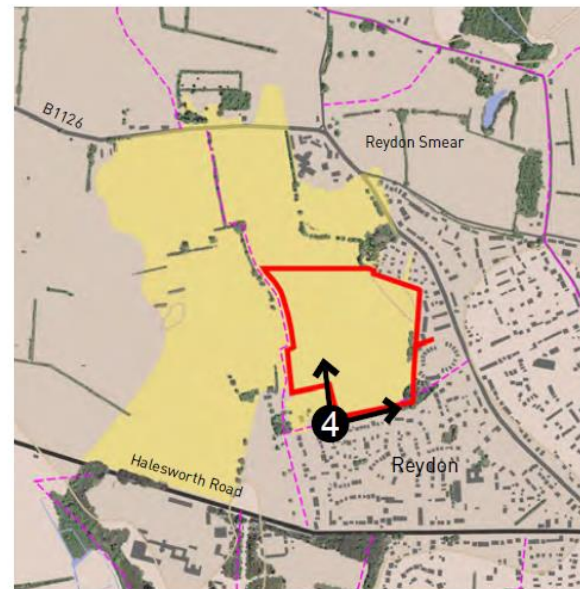
Viewpoint 3 - Location



Approximate extent of site



Viewpoint 4 - Location

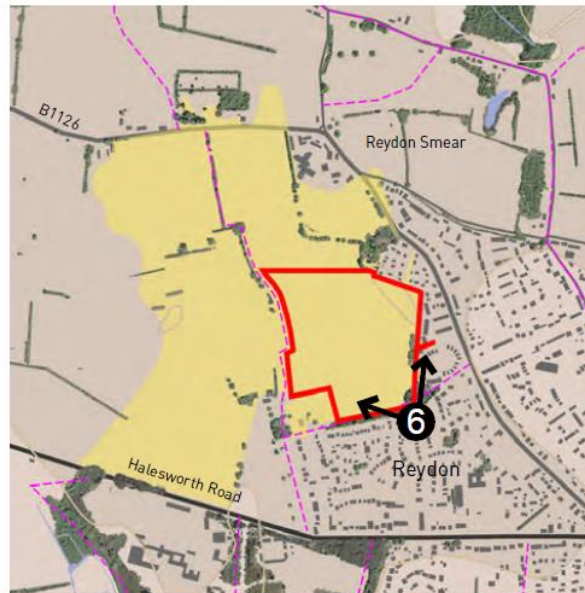


Approximate extent of site



Church of St Margarets

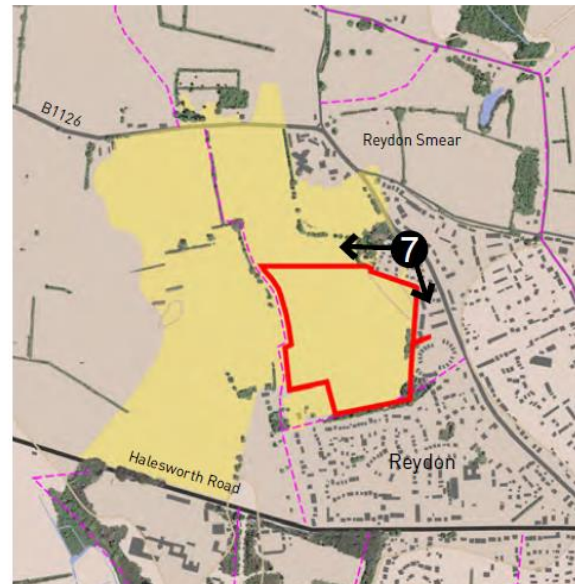
Viewpoint 6 - Location



Approximate extent of site

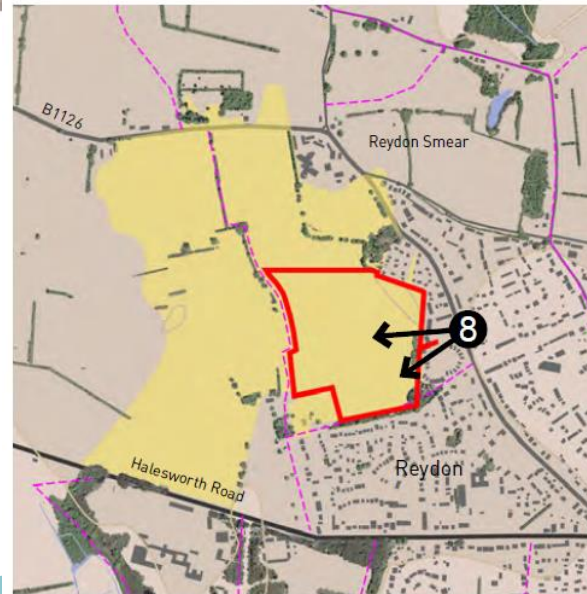


Viewpoint 7 - Location



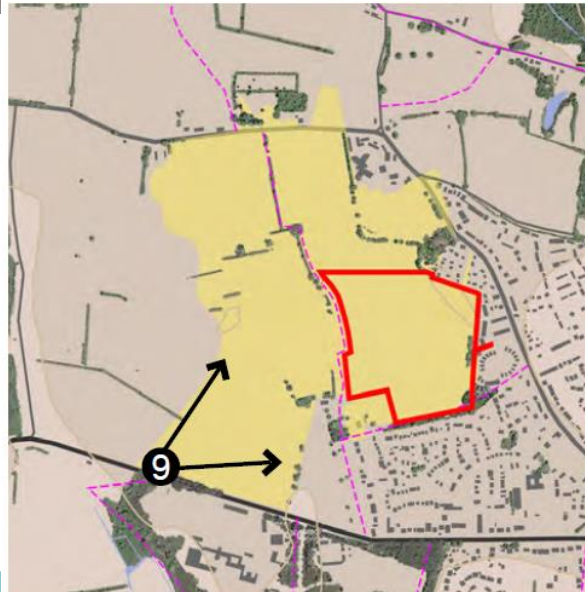


Viewpoint 8 - Location

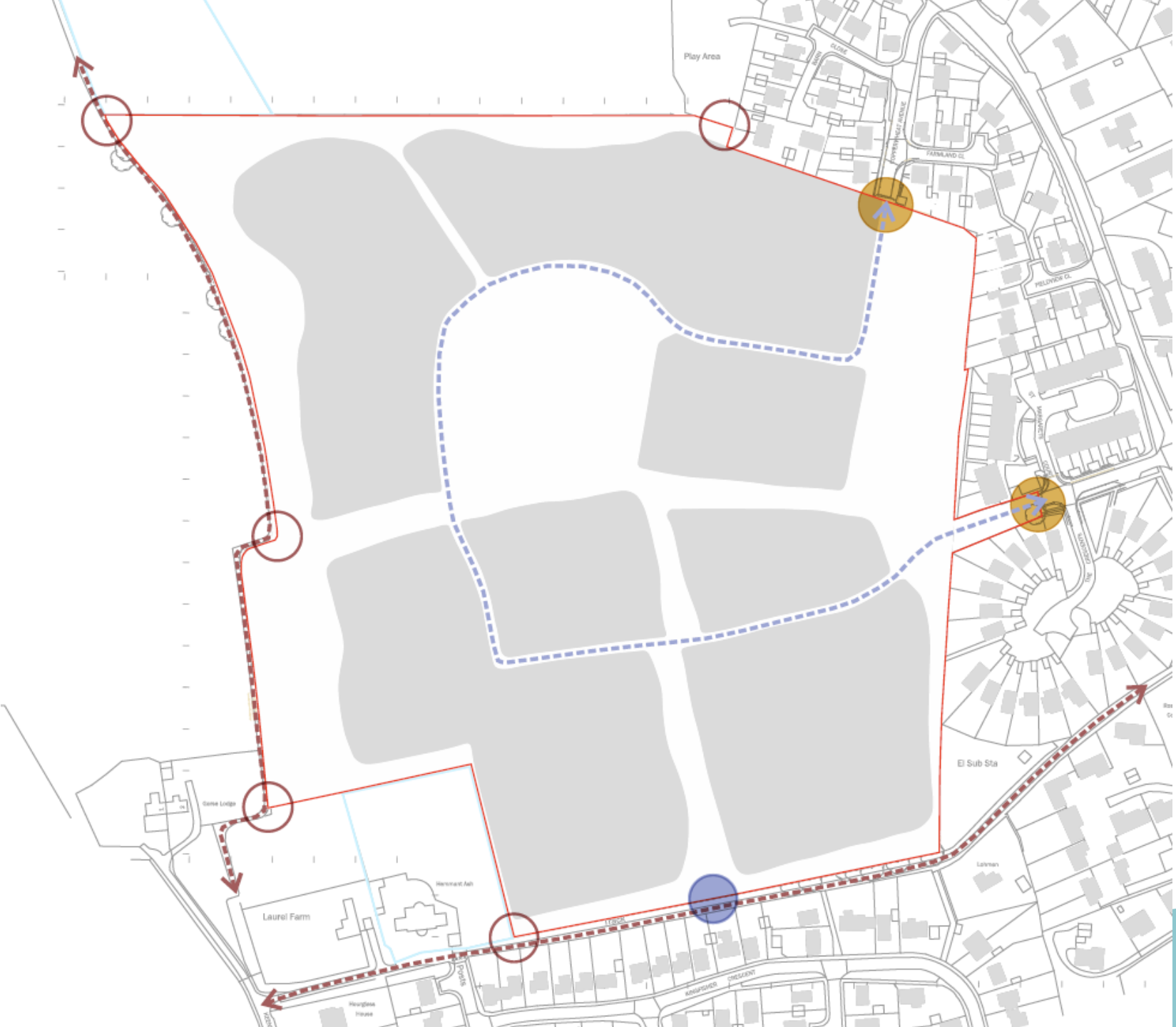




Viewpoint 9 - Location

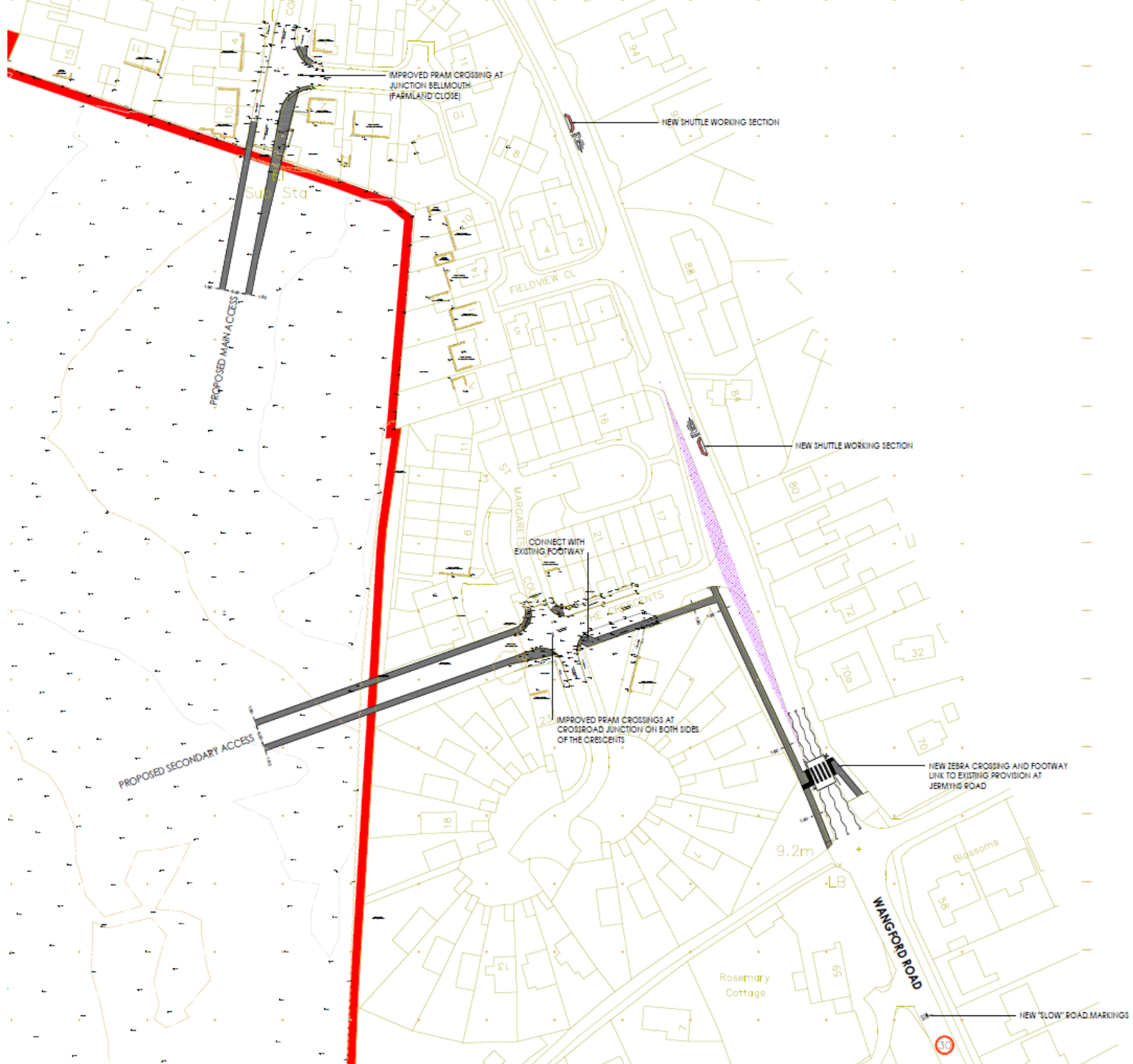


Access and Movement Proposals









AONB: Landscape and Visual Impact

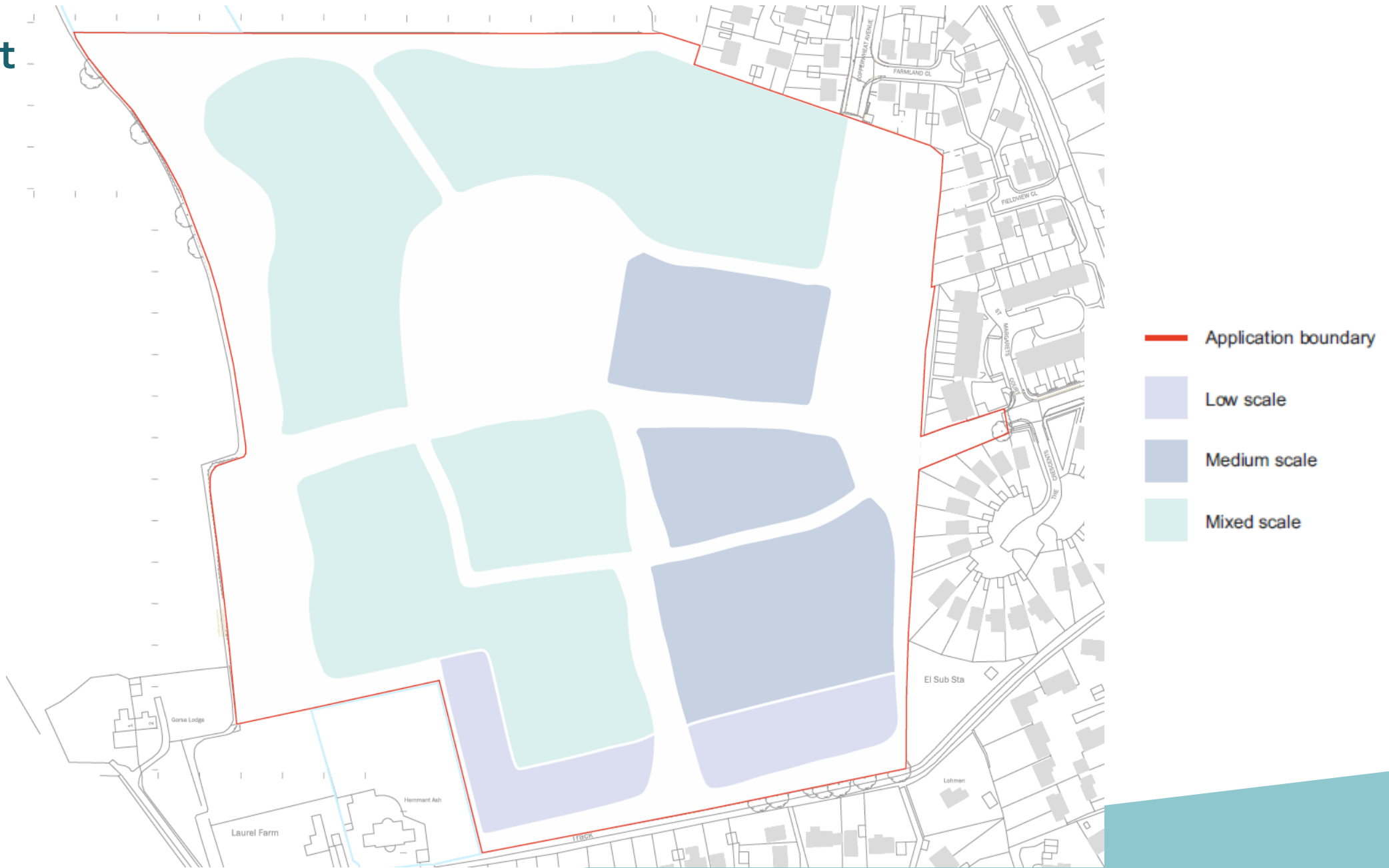




Development Parameters: Land use and green infrastructure



Development Parameters: Massing and Scale



Design Principles and Place-Shaping

5.4 Shaping the character

5.4.1 Farmland heritage

Area specific opportunities

Paying homage to Suffolk's rural agricultural nature and in turn farmstead plots, the 'farmland heritage' character area draws in this aspect of living environment entwined within a residential development along the western edge of the site, enabling a 'stitch' between nature and home. An increase in informal arrangements of both appearance and plot creates a softer edge to the development and allows for permeation of both clear and un-defined routes to the countryside beyond. Strategic links to historic assets, such as, St Margaret's Church collectively form the character area.



Characteristics and place-shaping

- » Mixed scale and massing approach with a lower scale encouraged directly adjacent western boundary edge
- » Maximise outlook of homes to countryside to west of the site
- » Strong permeability between internal spaces and the countryside edge

Built form

- » Frontage to countryside edge to be dispersed, loose and informal
- » Frontage to central open space to be tighter providing spatial enclosure
- » Colour palette derived from the materials choice must reference the Suffolk Coast & Heaths Area of Outstanding Natural Beauty Guidance on the selection and use of colour in development

Landscape and public realm

- » Soft surface material palette to be used on those streets immediately adjacent to western and northern edges
- » Planting on the western countryside edge to allow filtered views of the countryside from within the site
- » Public realm to consist of usable public open space, tree clusters and low-level planting

Design Principles and Place-Shaping

5.4 Shaping the character

5.4.3 Village edge

Area specific opportunities

The 'village edge' is characterised by the adjoining residential homes along the northern and eastern boundaries of the site and creates areas of both formality and informality. Acting as the primary gateway into the proposal via Copperwheat Avenue and The Crescents, the 'village edge' seeks to define entrances through 'landmark' forms with a strong landscape and public realm rationale.



Characteristics and place-shaping

- » Signify entrance to development through bespoke spatial, landscape or architectural treatment
- » Hierarchy of routes to characterise streets e.g.. Good street enclosure and continuous built form to principal vehicular route
- » Maximise outlook of homes onto green infrastructure

Built form

- » Built form to provide key presence at corners, edges and entrance
- » Formal frontage to internal streets
- » Colour palette derived from the materials choice must reference the Suffolk Coast & Heaths Area of Outstanding Natural Beauty Guidance on the selection and use of colour in development

Landscape and public realm

- » Active residential frontages along primary vehicular route is encouraged to define a good sense of enclosure
- » Central open space to provide equipped play area and accessible natural green space whilst maintaining key vista from the south-east corner through to St Mary's Church
- » Primary drainage area (attenuation basin) to be positively designed to provide an attractive green outlook for new and existing residents
- » Planting strategy to the secondary drainage feature (swale corridor) to provide incident and enclosure

Design Principles and Place-Shaping

5.4 Shaping the character

5.4.2 Rural settlement

Area specific opportunities

The 'rural settlement' defines the 'heart' of the Copperwheat Avenue design proposal and takes reference from a more formal arrangement, similar to that characterised within Reydon itself, whilst defining usable public realm and landscaped spaces. The 'rural settlement' is transitional between the 'farmland heritage' and 'village edge' character areas, ensuring a seamless character evolution.



Characteristics and place-shaping

- » Hierarchy of routes to characterise streets eg. Good street enclosure and continuous built form to principal vehicular route
- » Define permeability between southern edge and central open space

Built form

- » Accentuated key corners using architectural detailing
- » Built form to meet built form along northern edge
- » Colour palette derived from the materials choice must reference the Suffolk Coast & Heaths Area of Outstanding Natural Beauty Guidance on the selection and use of colour in development

Landscape and public realm

- » Active residential frontages along primary vehicular route and green infrastructure to ensure positive overlooking and enclosure
- » North-south green infrastructure to afford character, continuity and connection
- » Retain and enhance mature planting along southern edge where possible





[Link to Recommendation](#)

Coastal Erosion at Easton Bavents and Re-Location Opportunity



2002

Coastal Erosion at Easton Bavents and Re-Location Opportunity



2010

Coastal Erosion at Easton Bavents and Re-Location Opportunity



2012

Coastal Erosion at Easton Bavents and Re-Location Opportunity



2019

Material Planning Considerations and Key Issues

- Principle of development
 - Access and Connectivity
 - Landscape and Visual Impact
 - Design of Development
 - Residential Amenity
 - Heritage Considerations
 - Ecology and European Sites
 - Affordable Housing
 - Self Build and Coastal Relocation Opportunity
 - Public benefits of the Development Proposal
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned at the bottom right of the slide, extending from the left edge towards the right and upwards.

Recommendation

- **Authority to Approve** with conditions, subject to securing agreement from Natural England on the conclusions of the HRA - Appropriate Assessment; and
- the completion of a S106 Legal Agreement.
- As per recommendation detailed in pages 55-68 of the Committee report.







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