



PLANNING COMMITTEE NORTH - UPDATE SHEET
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14 February 2023

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

1.0 Highway Considerations

1.1 As will be noted in Paragraph 7.9 of the report further minor improvements to plans have been requested. These are summarised as follows:

- Plots 38-41 have been moved forward, with the associated car parking relocated to be provided via a rear parking court. This will reduce parking around the play area.
- Pavement/hard surface paths replace some utility strips with shared surface style pavements to improve pedestrian connections through the site to the play area.
- Informal mown paths leading to the play area have been upgraded to hard surfaced paths.
- The existing grass track along the southern boundary has been omitted.

1.2 These changes have been incorporated in the revised plan 002 F.

1.3 Paragraph 7.18 of Published Report

1.4 A revised Self-Build Design and Marketing Code has been submitted which is considered to be acceptable in accordance with Condition 33.

1.5 Add to the list of plans/documents in Condition 2 – Self-Build Design and Marketing Code Rev B February 2023

1.6 Proposed Neighbourhood Equipped Area of Play (NEAP)

1.7 Email from Cllr Keith Greenberg received 9 February 2023:

I had a very productive meeting with Sarah Shinnie and Norse's Simon Walker earlier today, when we discussed the above. This follows on from a meeting last year. and the subsequent proposals from Hopkin's Homes

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Sarah, Simon and we (Halesworth Town Council / Neighbourhood Plan Group) are very much on the same page about Hopkin's Homes proposals. I know Sarah will be communicating with you about it, and I said I would too. The view we take is as follows:-

We thought Hopkin's had put some effort into producing a decent-looking scheme. However, we were unanimous in our view that the equipment being proposed is too heavily skewed towards very young and slightly older children. In that respect, what Hopkin's has proposed is not a NEAP, where the bias is towards older children. This is not to say that some, or even most of the proposed equipment is unacceptable; it just needs to be augmented or in some cases, substituted with equipment that would be of interest to an older age groups. Given the above, and taking into consideration the wide-ranging survey of children undertaken by the Halesworth neighbourhood Plan Group, we propose the following:-

Equipment

- *The basketball area is replaced with a climbing wall, which was a high priority in the children's survey. The view of the meeting is that we already have a basketball facility in Town Park and this shouldn't be duplicated.*
- *A zip wire of 20 - 25 m in length, suitable for older children, is installed. There is potential for this to be located in the area below the main equipment grouping (see attached plan). This facility was the absolute top choice in the children's survey, by a very wide margin, and we should do everything we can to deliver it.*
- *A further attraction for older children would be the installation of a bike track, such as that in Harleston. Potentially, this could run around the perimeter of the main playing area but still remain within the space allocated for the NEAP.*
- *We discussed the provision of a teen shelter, similar to that in the Town Park. However, this is a difficult issue and the one in the Park has been the subject of tension with local residents. In addition, the work being undertaken by HTC in conjunction with YAH-R suggests that older children / young people would prefer a more organised meeting place. With this in mind, we agreed that seating and possibly a picnic table could be provided. Sarah noted that there is a range of imaginative seating available (curved, facing etc.), to create a social set-up. rather than plain standard seats.*
- *Bike racks / storage. Given the site's location and currently, limited access, older children may well use bikes to come to the space and some have expressed concerns about security / lack of racks.*
- *A general point raised in today's meeting was the tendency of developers to proposed lots of wooden equipment, because it looks 'nice'. The problem is that it doesn't stay looking very nice for very long. This is not to say there should be any, but the inclusion of equipment made from other materials is desirable.*

Maintenance

This is major concern. If Hopkin's site at Hill Farm is anything to go by, a residents association / committee structure will be proposed. In our view, this is always problematic

because it depends on the enthusiasm of people involved. What often seems to happen is that original members move, or their circumstances change and before long, the committee becomes dysfunctional and the play area falls into disrepair. What happens then? Will ESC take over the management? That seems unlikely as my understanding is that ESC is not taking over these types of provision any more, although I stand to be corrected. Then to throw another ingredient into the pot, you will be aware that ESC'S Cabinet approved the transfer of assets to HTC earlier this week. However, HTC doesn't want to pick up the pieces of failed maintenance management structure. It could only consider that if appropriate and ongoing funding was available. Your thoughts on this would be appreciated.

Generally, the overall design should be aimed at being as low maintenance as is practical.

Play Space Status

Finally, we noted that the Local Plan is clear in its expectation that a NEAP will be delivered on this site, so we look to ESC's Planners to ensure this happens, rather than getting a playground which focuses on very young children. Therefore, we think it reasonable for ESC planners to require Hopkin's to provide one through an appropriate legal mechanism. In addition, the Neighbourhood Plan has supported the principle of the NEAP and is a further reason for ensuring that this is what is provided, now that the Plan has been voted in by a very high majority.

We would all very happy to meet with Hopkin's and planners to discuss this further, to achieve a mutually satisfactory outcome. From an HTC / Neighbourhood Plan perspective, we want to keep faith with all the children who expressed their views, and this site is the opportunity to begin to do that.

I look forward to your response.

Please note, I have copied in the participants of todays meeting, as well as HTC's Town Clerk, the latter because I am acting in my capacity of both Councillor and Neighbourhood Planner.

- 1.8 As negotiations about the equipment to be provided on the site are ongoing it is considered that the imposition of a condition is necessary to ensure appropriate equipment is agreed and installed on the NEAP. An appropriate trigger point is also considered necessary to ensure the equipment is provided in a timely manner.

- 1.9 Additional Condition:

9. Full details of the play equipment to be provided on the Neighbourhood Equipped Area of Play shall be submitted to and agreed in writing by the Local Planning Authority. Upon occupation of the 80th dwelling the play equipment shall have been installed in accordance with the agreed details.

Reason: To ensure appropriate provision of play equipment.

Item 11 – DC/22/2539/FUL – Retrospective permission to replace the summerhouse which has been granted on DC/19/4812/FUL with a smaller new summerhouse/home office with extra pitched roof rather than lean to roof and move previous summerhouse to rear garden.

Updated Landscape plan received 1 February 2023. Condition 4 has therefore been amended to be a compliance condition, rather than further details needing to be submitted for approval.

Amended wording below:

The approved tree/shrub planting scheme proposed on plan 040.2 Rev F received 12 February 2023 shall be implemented no later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

Updated plans received to detail the location and elevations of the outbuilding to the rear. Condition 1 is therefore amended to the following wording:

The development hereby permitted shall be completed in all respects strictly in accordance with 040.1, 040.2, 040.3, 040.4, 040.5, 040.6, 04.07, 04.08 Rev. F received 12 February 2023, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.