

Item 7

DC/21/4003/ARM

Approval of reserved matters - the construction of 22 dwellings together with associated works, landscaping and infrastructure for Brightwell Lakes (Phase W1a) - 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
- 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 22 dwellings together with associated works, landscaping and infrastructure for Brightwell Lakes (Phase W1a) - 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

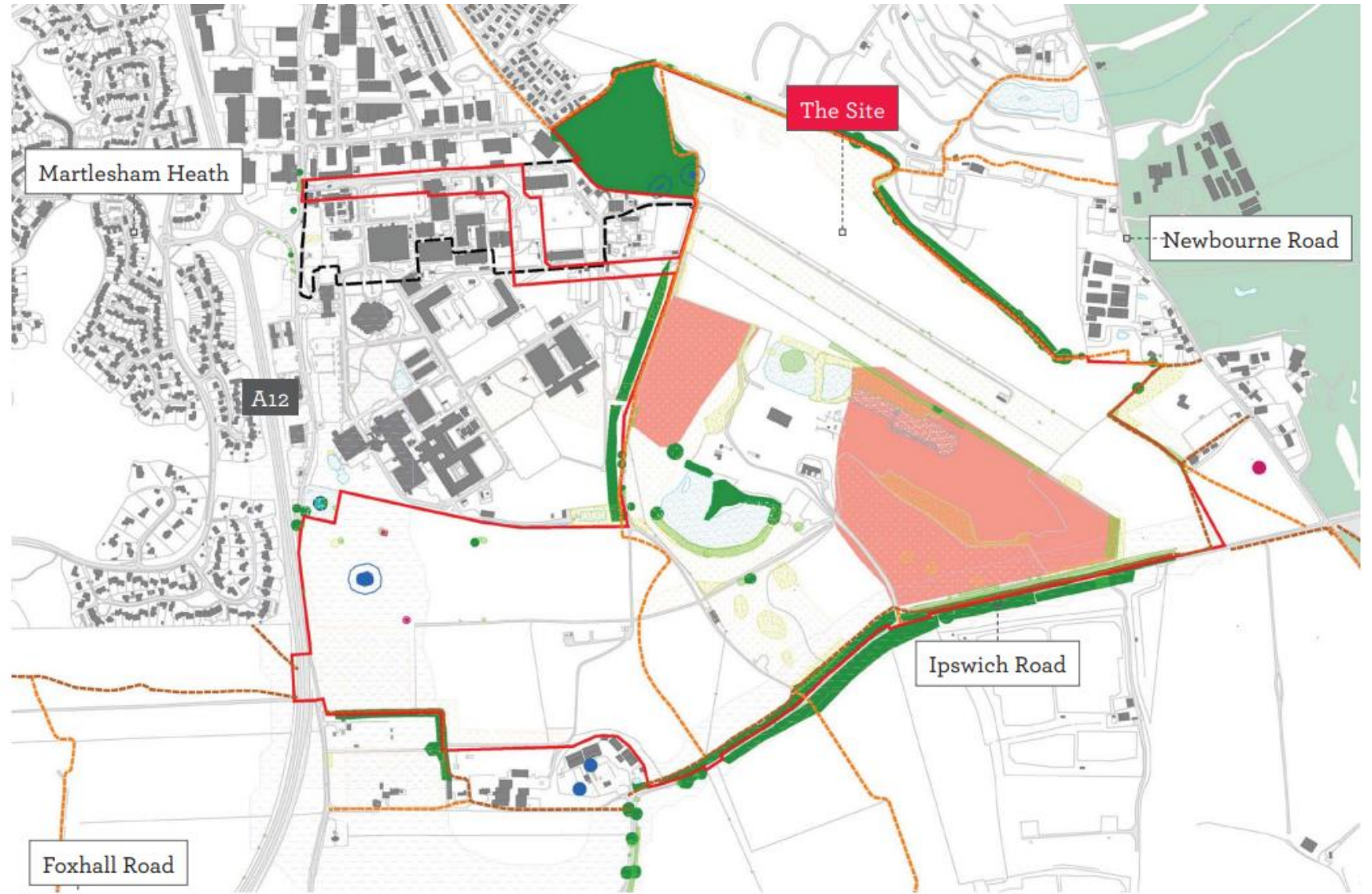
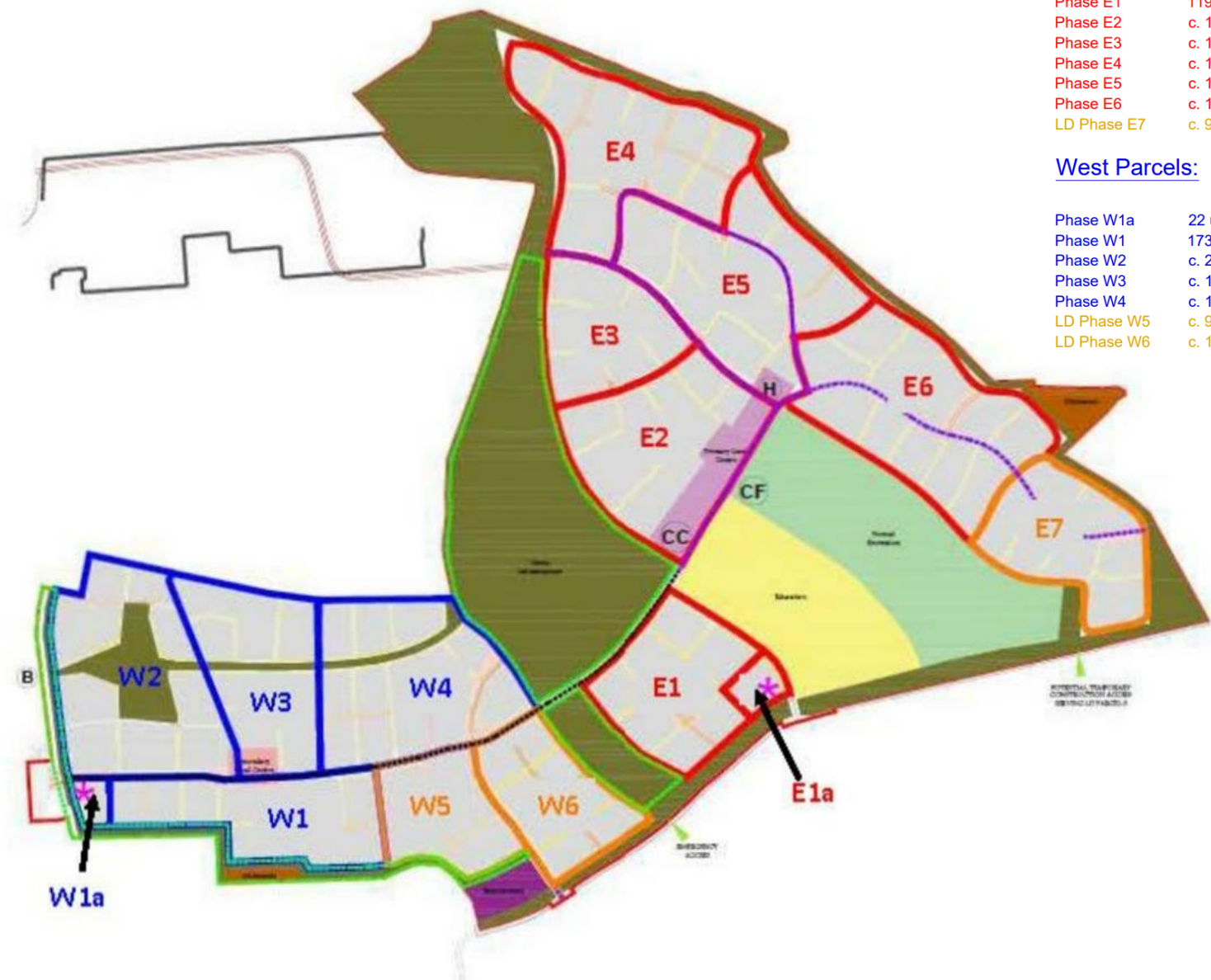


Fig 3. Outline Planning Application - Site Features Plan

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 -

Scale Bar
0 10 20 30m



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Site layout

Key

- Application boundary
- Achieved density 47 dph



Key

- Outline Application Boundary
- Application Boundary
- High Density (35-50 dph)
- Medium Density (30-35 dph)
- Low Density (20-30 dph)



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.

Table 1: Proposed housing mix for Phase W1a

Phase W1a housing mix		Number of dwellings
Market	1-bed apartment	3
	2-bed apartment	3
	2-bed flat over garage	2
	3-bed house	7
	3-bed town house	7
Overall total		22

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, none of the dwellings would be affordable tenure.

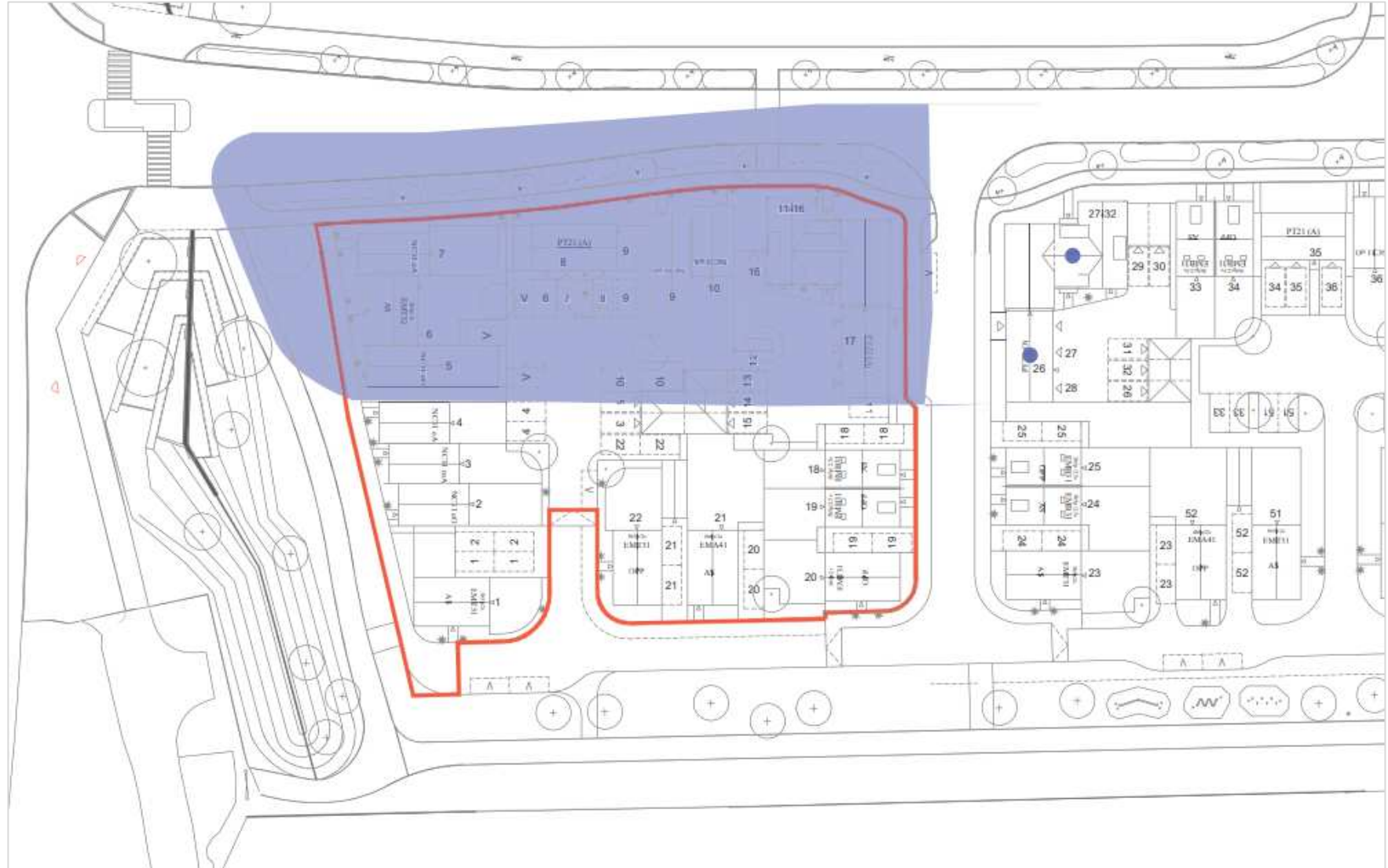
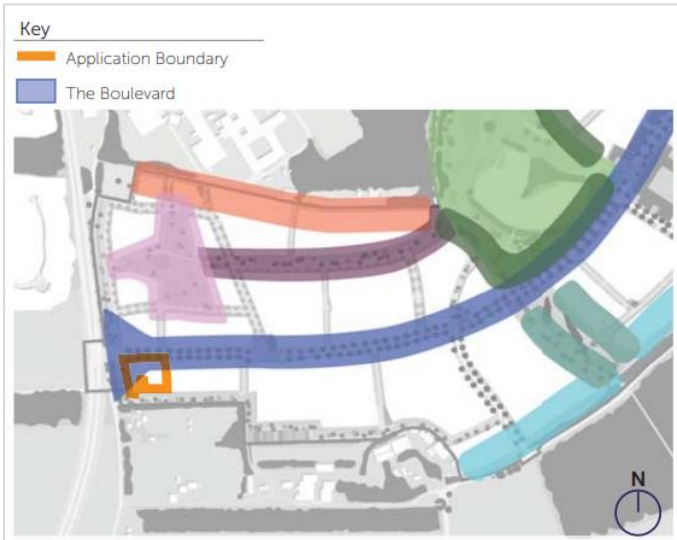
Overall housing mix

For context, the proposed mix across all four parcels (E1, E1a, W1 and W1a) 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	

Character areas



Access strategy

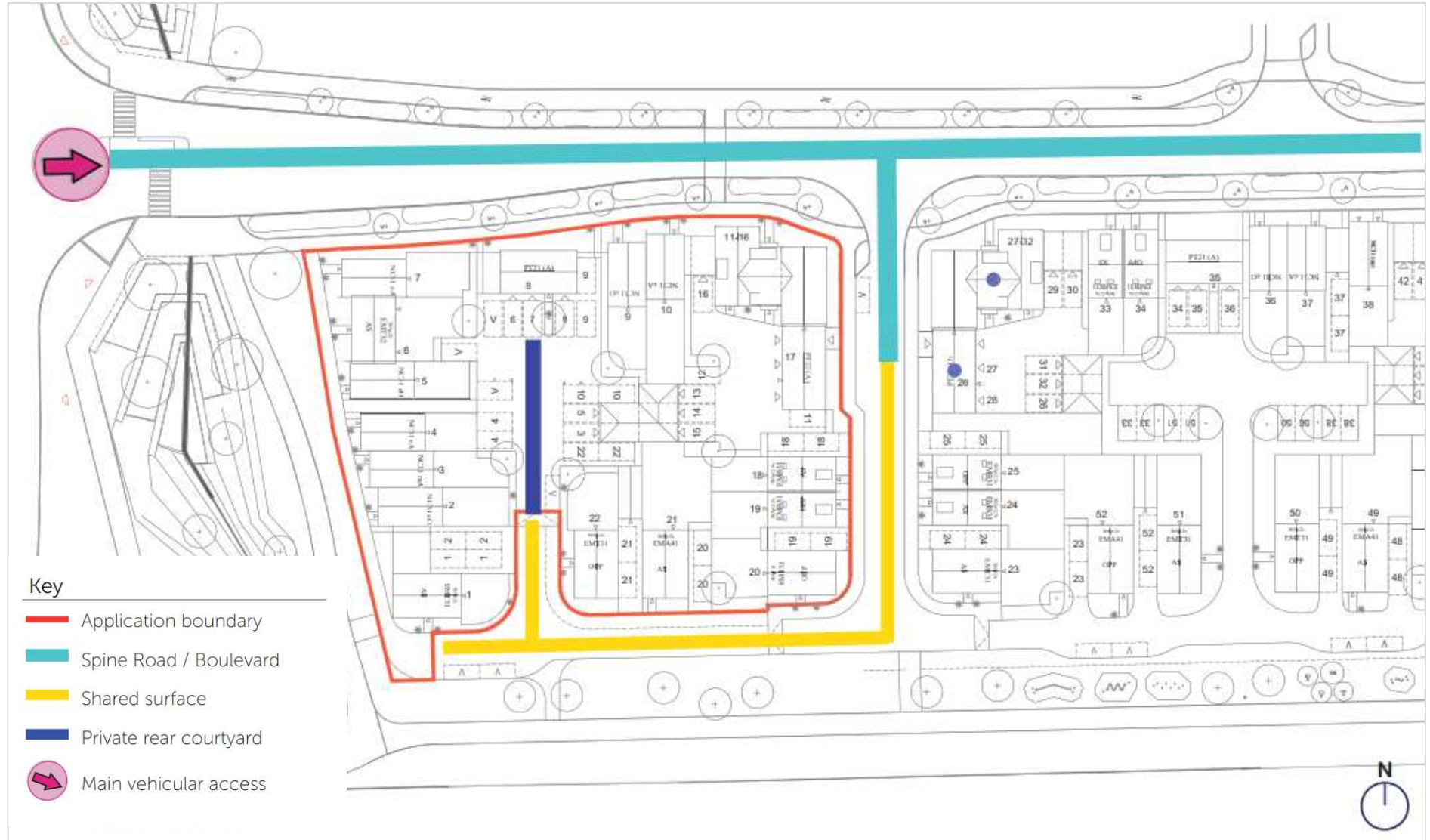
Key

- Outline Application Boundary
- Application Boundary
- Indicative Main Vehicular, Cycle and Pedestrian Route
- Indicative Pedestrian Route within site
- Indicative Bridleway Route within site
- Pedestrian Access Point



Key

- Application boundary
- Spine Road / Boulevard
- Shared surface
- Private rear courtyard
- Main vehicular access

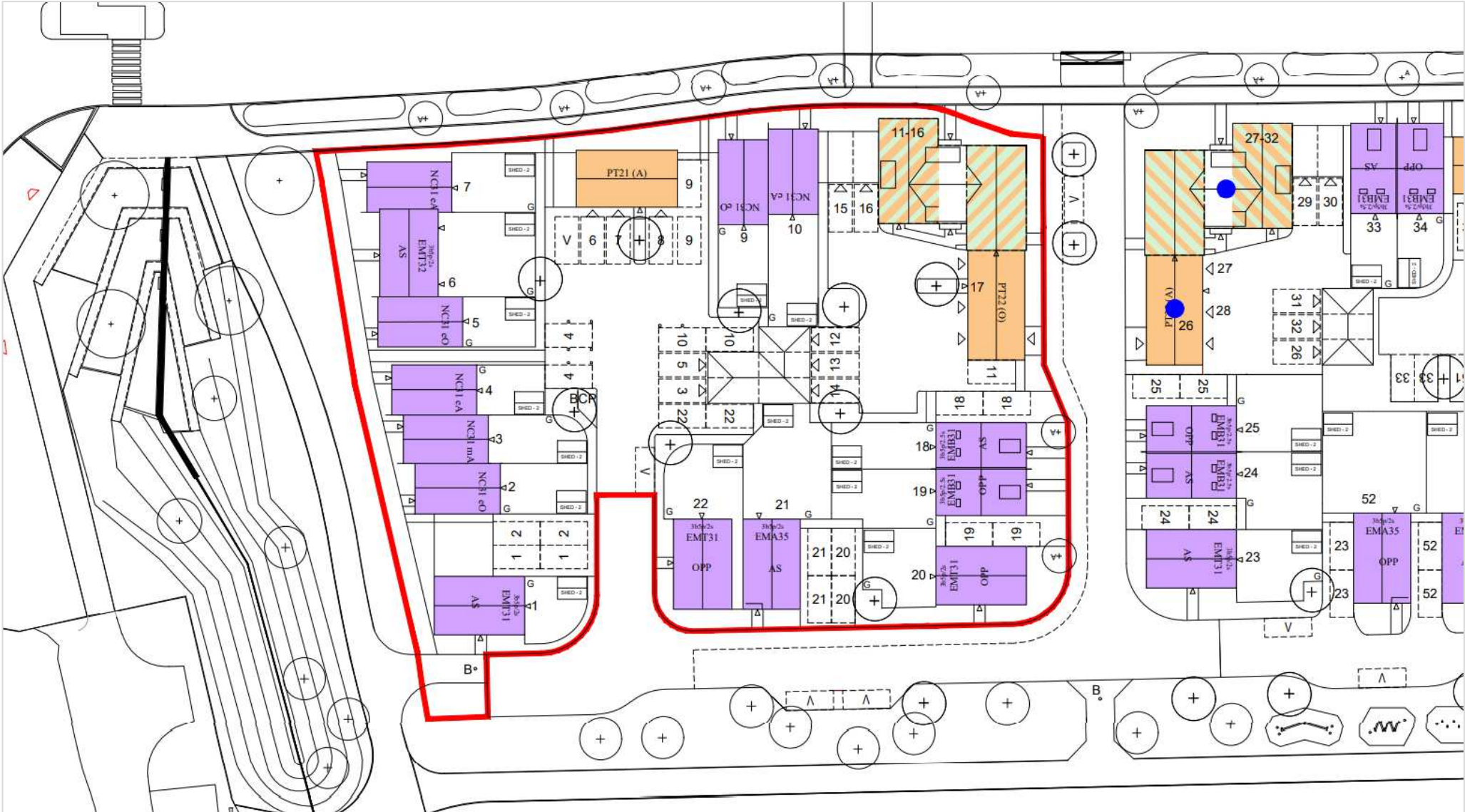


Housing mix

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)

Key:

- Application boundary
- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed
- 5 Bed



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)



Key:

- Application boundary
- 1 Storey
- 2 Storey
- 2.5 Storey
- 3 Storey



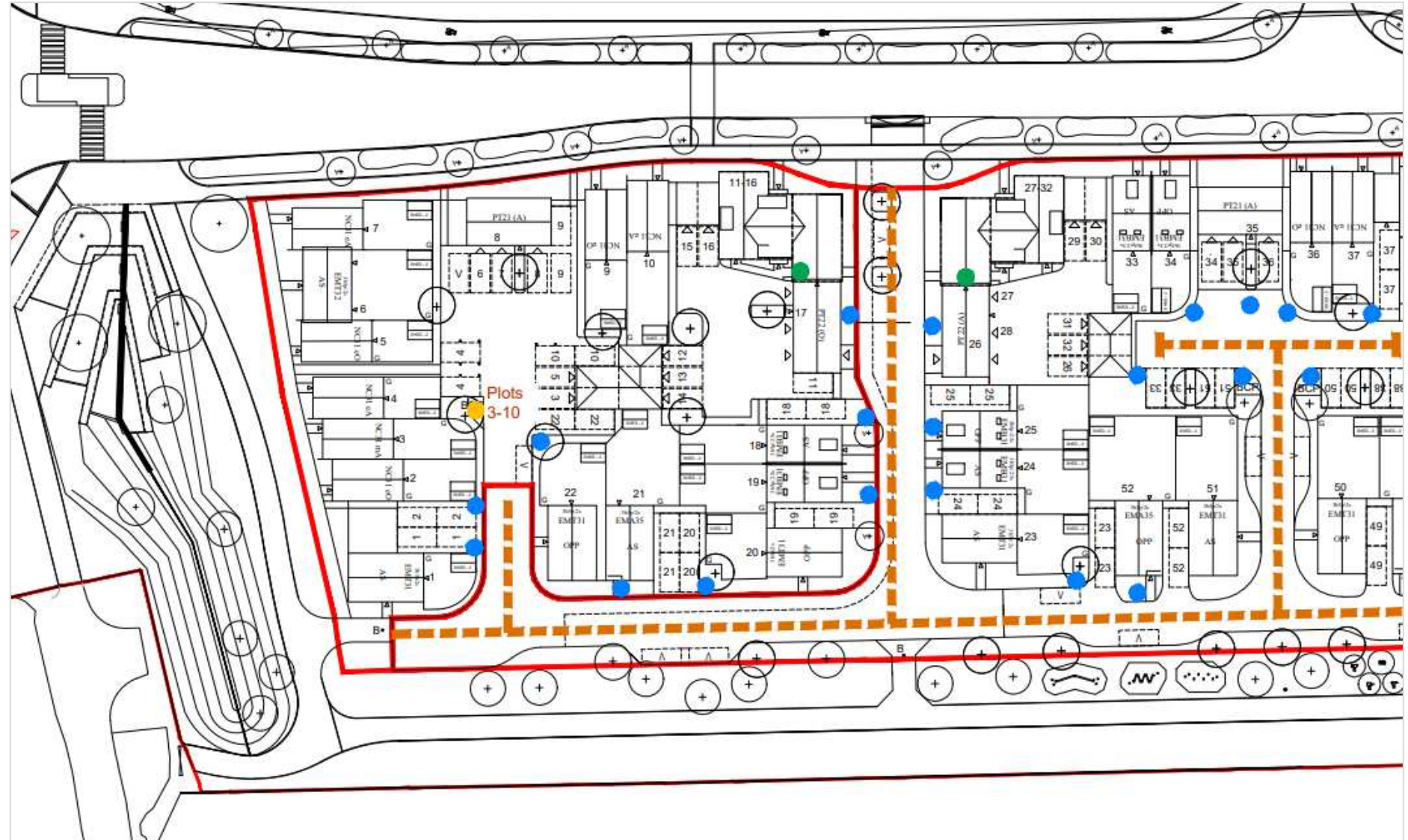
Materials

Key

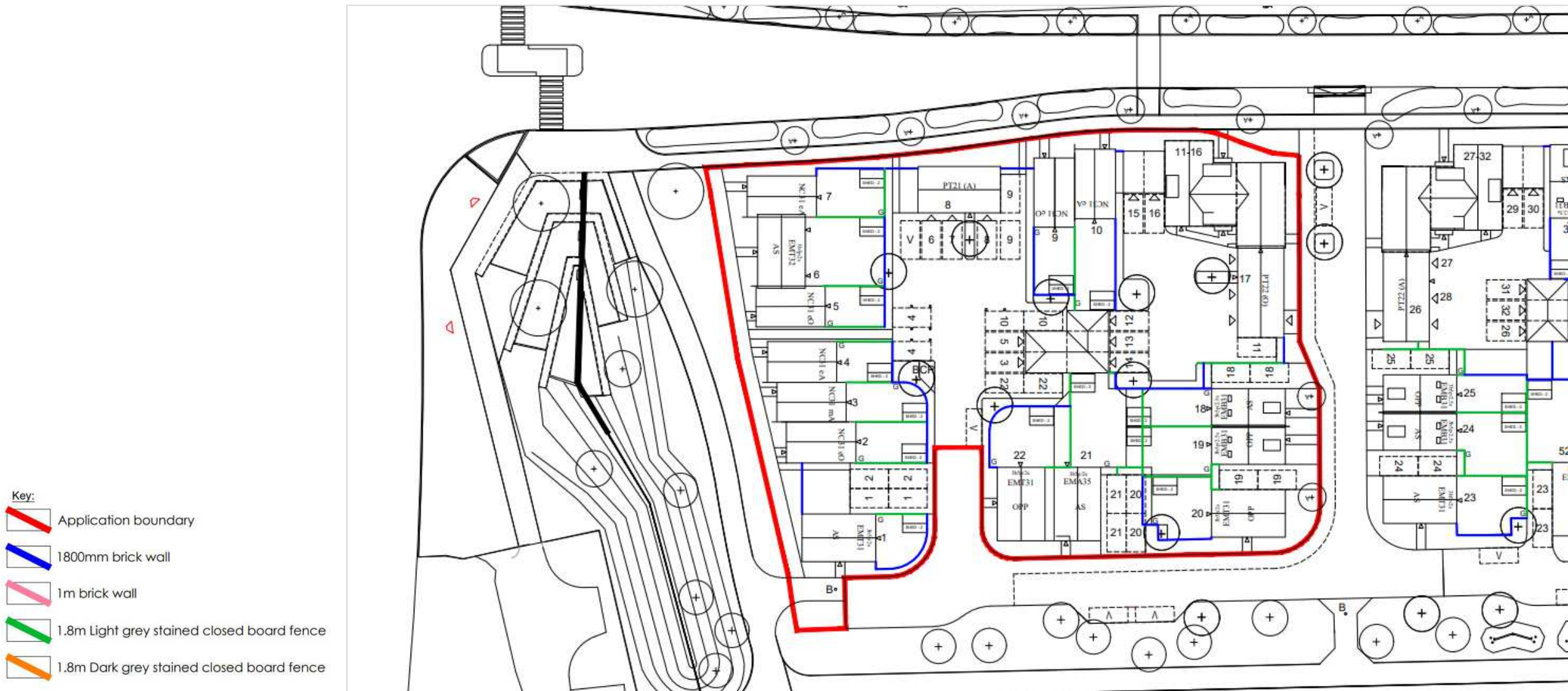
- Application boundary
- Smoked red multi brick
- Smoked red brick
- Multi cream stock brick
- Buff grey stock brick
- Off white render - Champagne colour
- Off white render - Polar white colour
- Horizontal grey boarding
- Vertical grey boarding
- Grey flat profile tiles
- Red pantiles
- Red / orange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



Refuse strategy



Boundary treatment



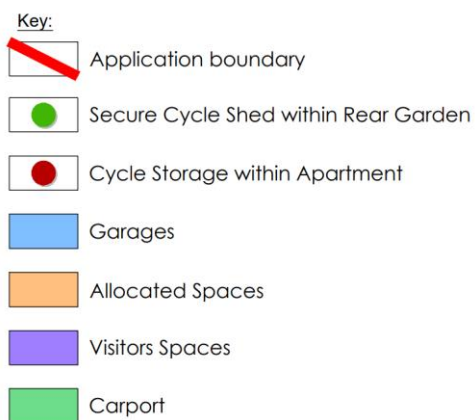
Parking plan

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)



Street scene



Street scene



11-16
Block C.3 A

10
NC31 A

9
NC31 O

8
PT21 A

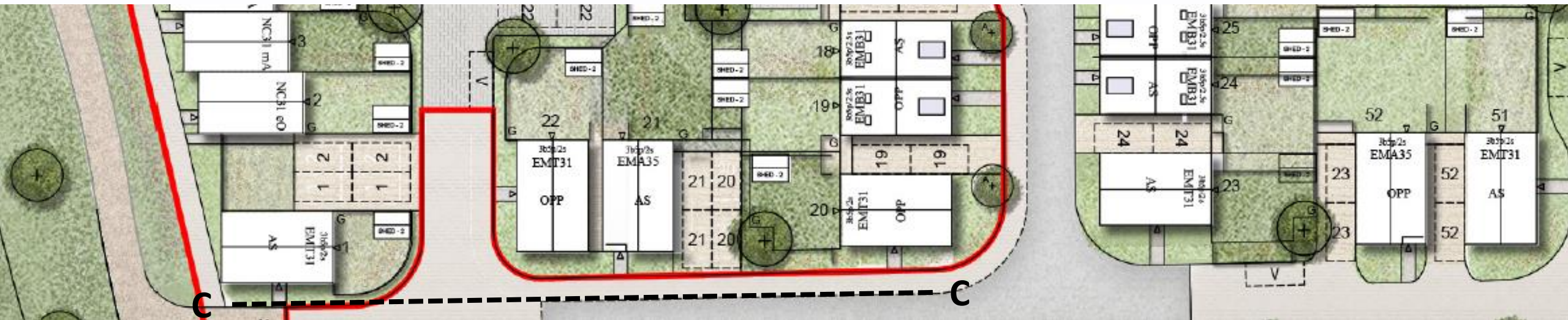
7
NC31 A



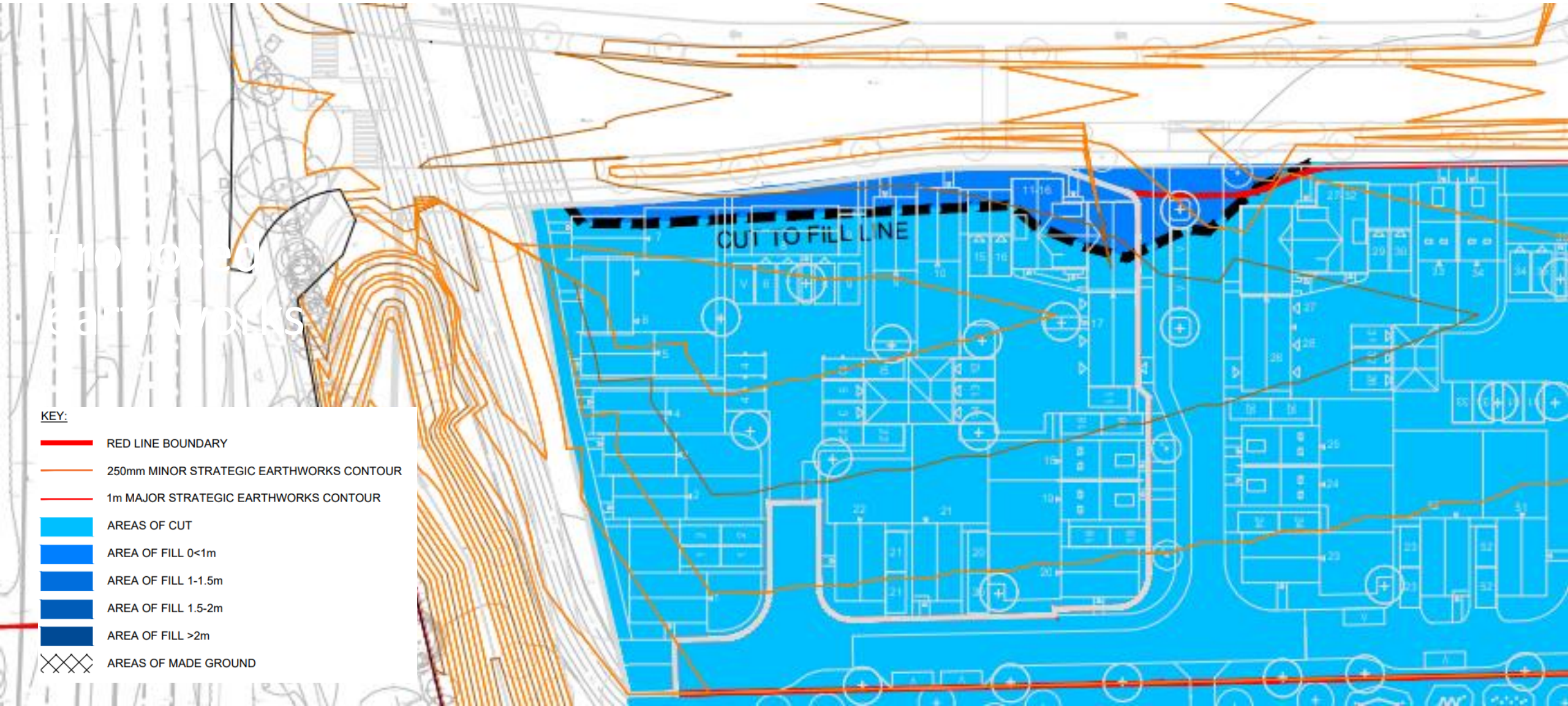
Street scene



Street scene



Earthworks



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
- 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 W1a 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