

Item: 8

DC/21/1322/ARM

Approval of reserved matters (layout, scale, appearance and landscaping) on DC/16/2778/OUT

Land north of Walton High Street, Felixstowe, Suffolk



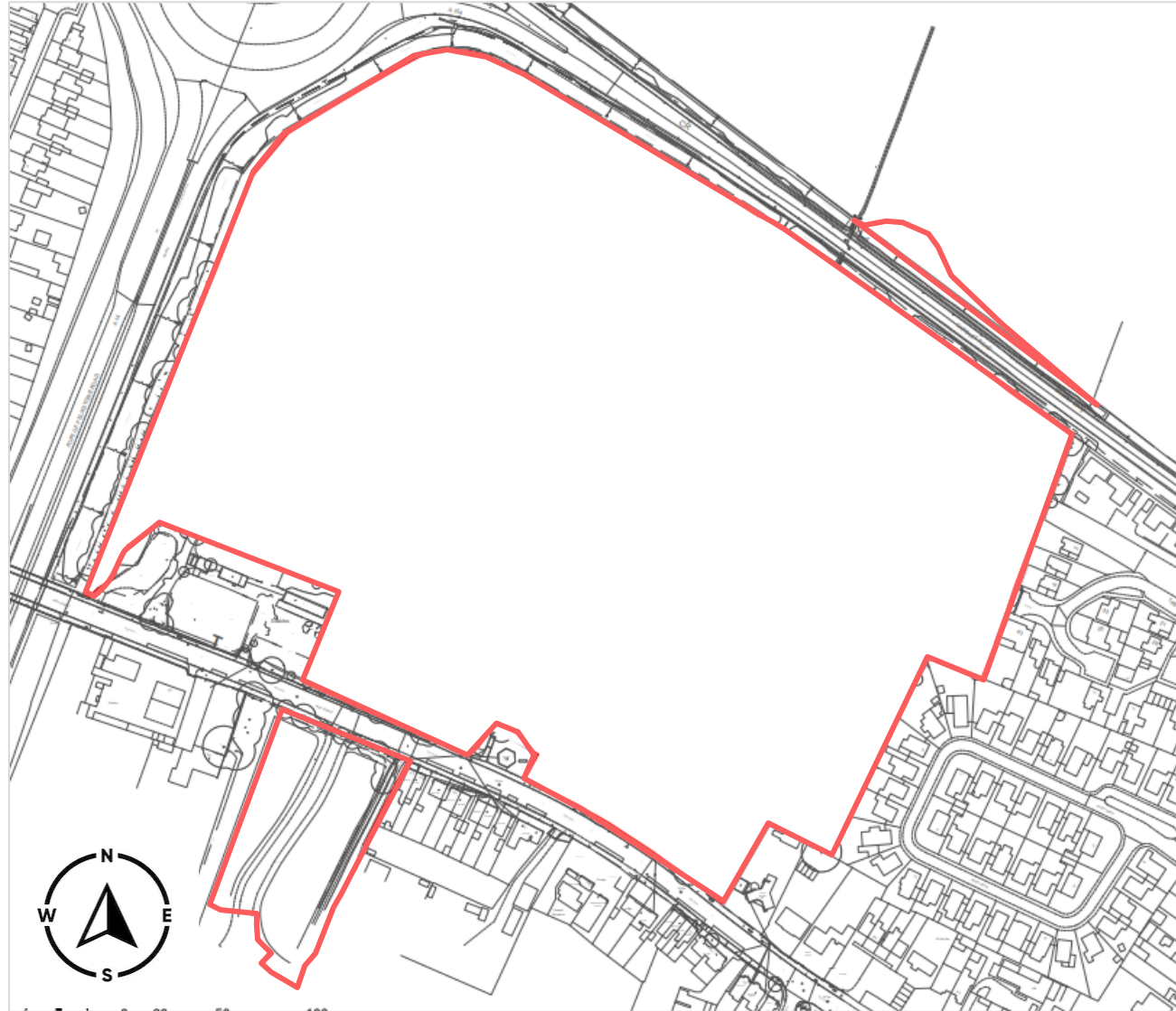
Summary

This **reserved matters submission** presents **scheme details relating to layout, scale, appearance and landscaping**, in respect of an outline aspect of an approved hybrid application - DC/16/2778/OUT – for the demolition of existing buildings and the phased construction of *‘up to 385 dwellings, including associated infrastructure, new public open space and a new link road and linear park between Walton High Street and Candlet Road’*.

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 public interest in the proposal.

Site location

The subject site comprises a broadly rectangular parcel of land to the north of Walton High Street, measuring approximately 14.3 hectares, which comprised agricultural land and the remnants of a rifle range.



Site location

The site is located within the wider urban area of Felixstowe, on the western edge of Walton, bounded by the A14 (Felixstowe Road) and Candlet Road, to the west and north respectively. The subject site also includes land to south of Walton High Street, which currently provides access to Felixstowe Academy and a housing development; this aspect of the site will deliver new landscaped open space.

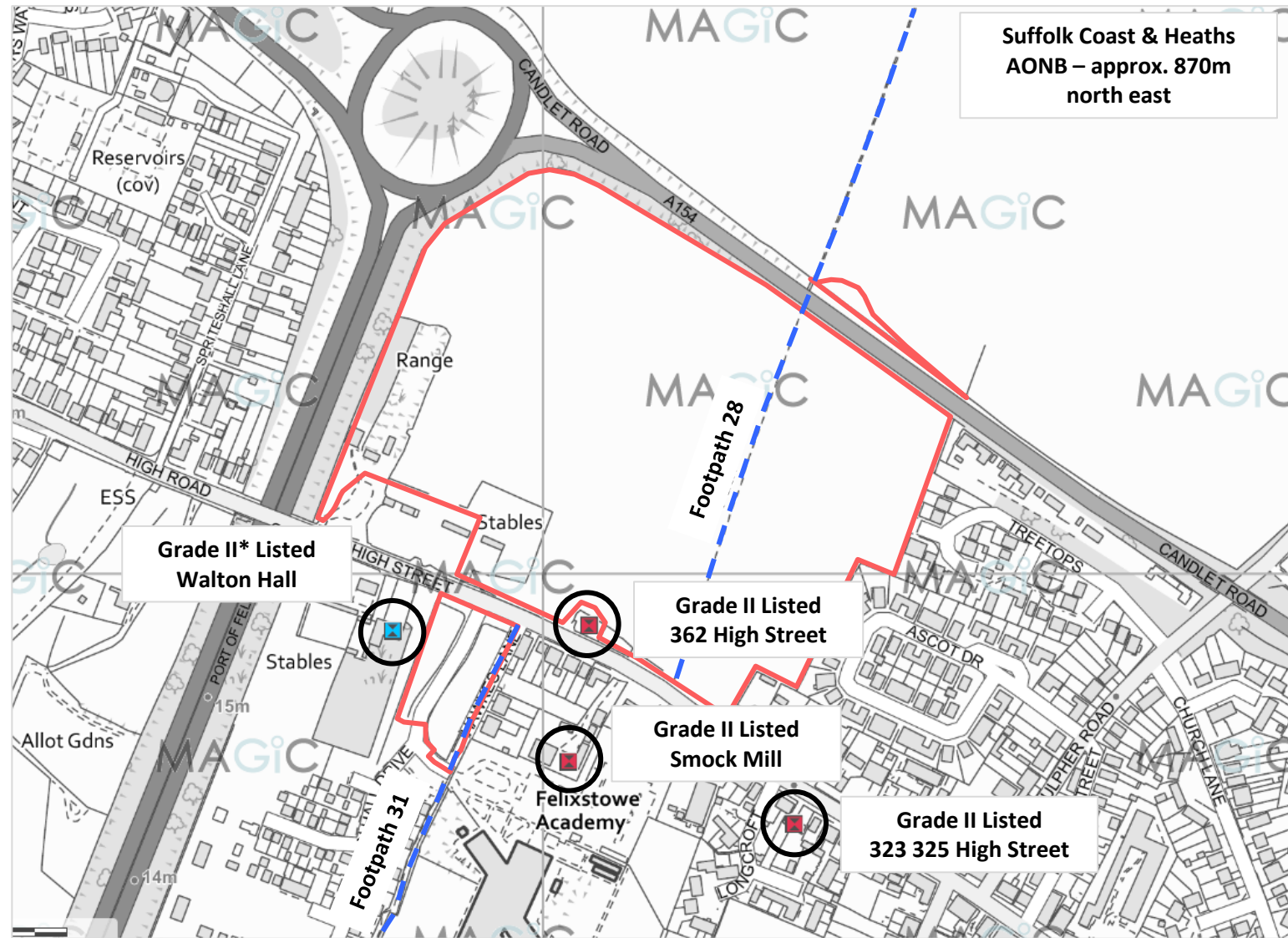
Topographically, the site is relatively flat, and trees/hedgerows demarcate the site boundaries.



Site context

A number of listed buildings are located along the southern extent of the site including Grade II* Walton Hall.

A public footpath (Footpath 28) crosses through the middle of the site in a north/south direction between Walton High Street and Candlet Road, continuing north and connecting with the wider public rights of way network.



Site photos



Site photos



Site photos



Site photos



Site photos



Site photos



Site photos



Site photos



Site photos



Site photos



Site photos



Site photos



Site photos



Planning history

Relevant extant planning history for the site includes the following:

- Outline planning permission - DC/16/2778/OUT
- Approved design brief - DC/19/0906/DRC
- Listed building consent re. stables - DC/20/0062/LBC

Pending applications in relation to the hybrid application include the following:

Reserved matters application - DC/21/3662/ARM

This is a duplicate application to the one presented; the applicant has confirmed that they will withdraw this duplicate application upon approval of DC/21/1322/ARM.

Discharge of condition:

- Phasing plan and construction management plan - DC/21/4182/DRC
- Details of link road - DC/21/4184/DRC
- Details of roundabout junctions - DC/21/4183/DRC
- Archaeology - DC/21/5394/DRC

Material planning considerations

The following material planning considerations have been considered – as addressed within the reporting:

- Principle of development established at outline stage
- Design quality, residential amenity and heritage
- Housing provision and mix (inc. affordable housing)
- Highways: parking provision and standards
- Sustainable construction
- Flood risk and sustainable drainage
- Landscape and open space
- Environmental quality: air quality, noise, land contamination

These will be addressed in turn within this presentation

Principle of development

The [principle of development has been established](#) via the hybrid planning permission, which approved in part the construction of **‘up to 385 dwellings, associated infrastructure, new public open space and a new link road and linear park between Walton High Street and Candlet Road with all matters reserved except access’**.

The outline application confirmed that the scale and nature of a proposed development would be acceptable to the local planning authority, and confirmed that it was not EIA development.

The Suffolk Coastal Local Plan (2020) has been adopted between the approval of outline planning permission and this application. Whilst the adopted local plan is entirely relevant to determination of this application it must be acknowledged that there are parameters and limitations in the scope of what can be achieved based on elements consented or fixed within the outline.

Outline permission DC/16/2778/OUT



Design quality, residential amenity and heritage

A **Design Brief** was previously considered by planning officers to incorporate and satisfy comments previously raised at outline stage regarding design details and landscaping. However, despite securing a high-quality and contemporary approach, previous discussions between the applicant and local planning authority concluded that the use of the developers standard house types design would be acceptable.

This was initially disputed by the case officer and discussions were held to ensure the design detail aligned with previously secured aspirations. However, through the progression of design iterations and extensive discussions with the Council's design and conservation officer, a variation in architectural approach was agreed in principle.

As a result of the above discrepancies, an accompanying Design Brief Compliance Statement was submitted to address how each character area has been carefully designed with detailed consideration of the types of housing, materials and landscape setting within each character area.

Design quality, residential amenity and heritage

Overall, a constructive design dialogue with the applicant to secure improvements to the proposed development has resulted in an enhanced quality of design. Such that the Council's design and conservation officer confirms that the proposal receives their support with respect to respective urban design parameters.

The submitted information illustrates that the proposed development will come forward with a high-quality design, which would accord with the requirements of the NPPF and the local plan, specifically Policy SCLP11.1 (Design Quality).

Conditions apply to secure layout and design features

Proposed layout



Materials plan



PREDOMINANT FACING MATERIALS



RED BRICK 1
(IBSTOCK ATHERSTONE RED STOCK)

RED BRICK 2
(FORTERRA CLUMBER RED)

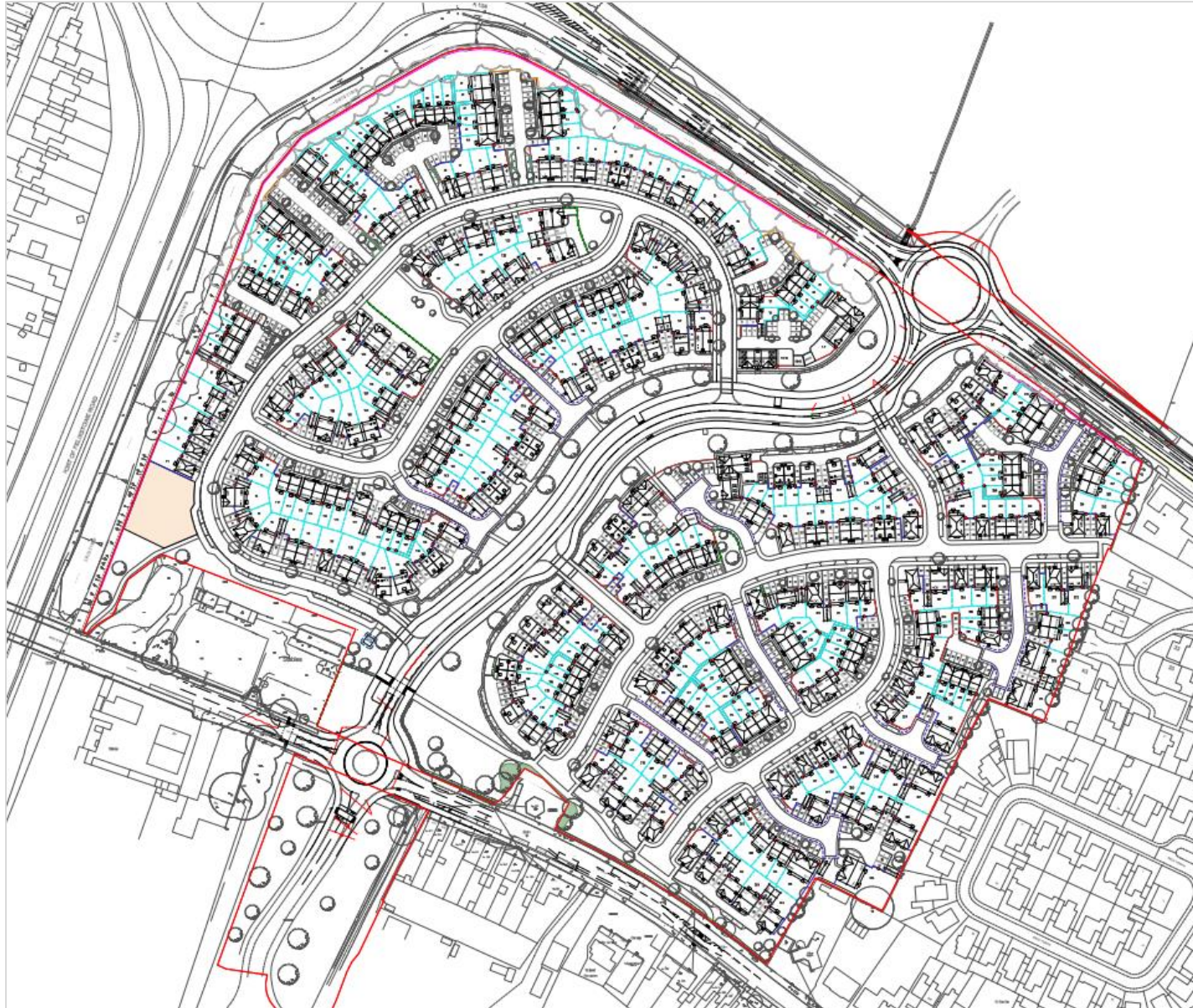
BUFF BRICK 1
(IBSTOCK HARDWICKE MINSTER CREAM BLEND)









RENDER - CHALK
(REFER TO ELEVATIONS FOR RENDER PLACEMENT)

BOARD CLADDING
(MARLEY CEDRAL LAP - C18 SLATE GREY)

TUDOR BOARDING TO FRONT GABLE

Boundary treatment plan



-  SITE LOCATION
-  1.8M TIMBER PANEL FENCE
-  1.8M HIGH CLOSE BOARD TIMBER FENCE
-  1.8M BRICK WALL
-  3M HIGH ACOUSTIC FENCE
-  1M HIGH 3 BAR METAL RAILINGS
-  1.2M HIGH TIMBER POST AND RAIL FENCE
-  1.8M HIGH TIMBER GARDEN ACCESS GATE

Hard surfaces plan

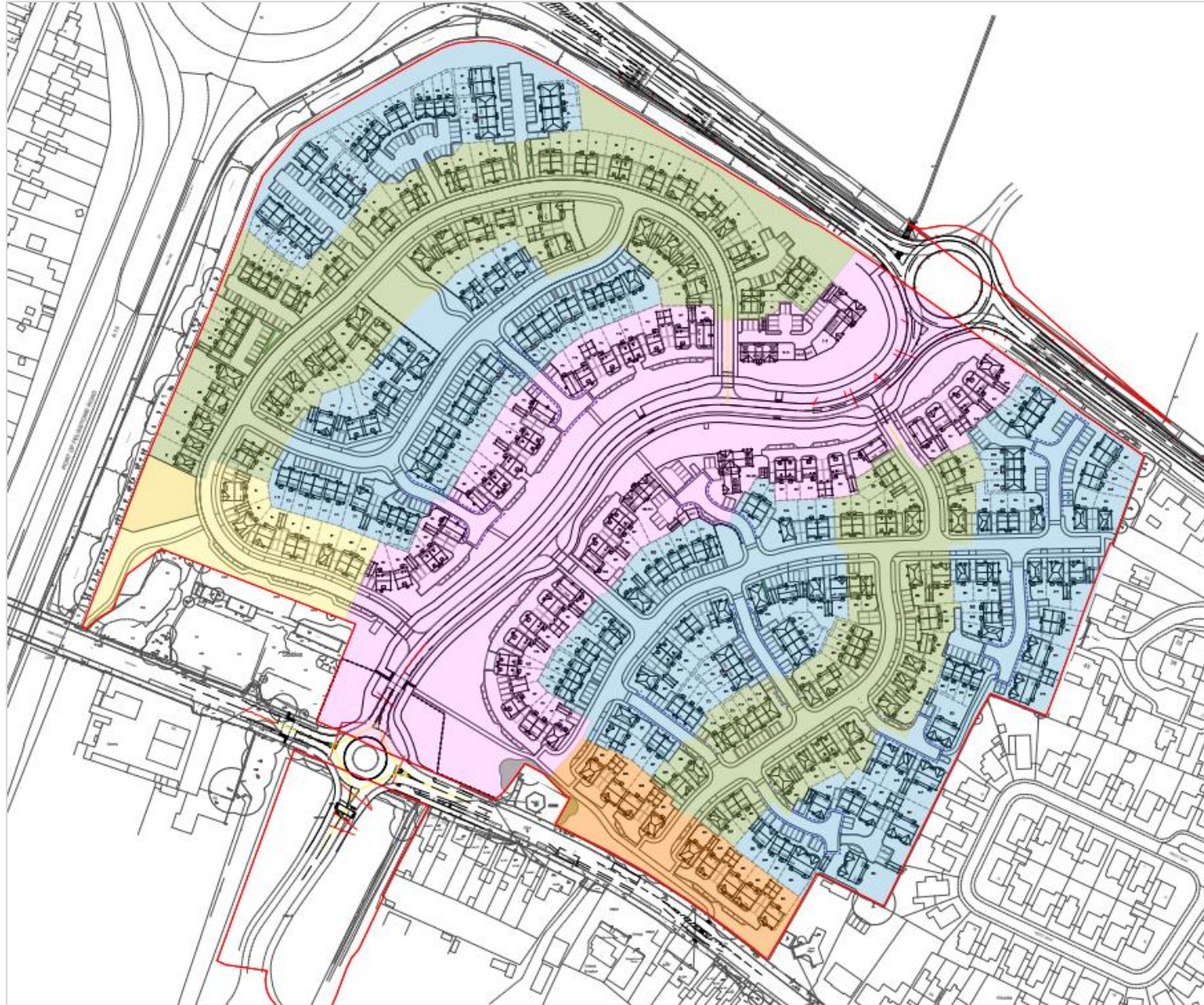








- MACADAM
- PERMEABLE BLOCK PAVING - BRINDLE
- PAVING SLABS

Residential height and massing plan



Character area plan



-  **SITE LOCATION**
-  **CHARACTER AREA A**
LINEAR PARK AND SPINE
-  **CHARACTER AREA B**
SECONDARY ROADS
-  **CHARACTER AREA C**
CORE HOUSING
-  **CHARACTER AREA D**
HIGH STREET FRONTAGE
-  **CHARACTER AREA E**
STABLES

Streetscene – Character Area A; B and C



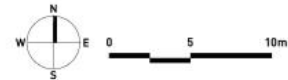
CHARACTER AREA A



CHARACTER AREA B



CHARACTER AREA C



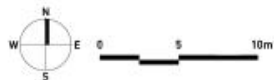
Streetscene – Character Area A/B; D and E



CHARACTER AREA D



CHARACTER AREA E



LAND NORTH OF WALTON HIGH STREET, FELIXSTOWE - STREETSCENES

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | WWW.PEGASUSDESIGN.CO.UK | TEAM LEAD BY: TOLUWUNMI | APPROVED BY: PFM, MDC | DATE: 01/11/21 | SCALE: 1:1000 | DRAWN: PFM, MDC | SHEET NO. 02 OF 02 | CLIENT: BLOOR HOMES



Streetscene – Character Area A



CHARACTER AREA A











Housing provision and mix

A total of 366 dwellings proposed

One and two-bedroom properties broadly meet policy requirements, only where the 'two-bedroom plus study' house types are incorporated. It is unfortunate that there is a sufficient lack of one-bedroom units within the proposal especially given the sustainable location of the site. However, it is appreciated that the shift towards homeworking presents the need for an additional room that may serve as a study – *see Table 1 of report for details.*

The majority of the proposal comprises three-bedroom houses, equating to 36%. Subsequently, the shortfall in four-bedroom properties (24%) reflects the delivery of smaller properties and is not considered to be a reason for concern in this instance.

The East Suffolk Council housing officer has reviewed the application and has confirmed that the proposed housing mix and affordable housing provision meets policy requirements – *see Table 2 of report for details.*

M4(2) requirements to be secured by condition

Highways: parking provision and standards

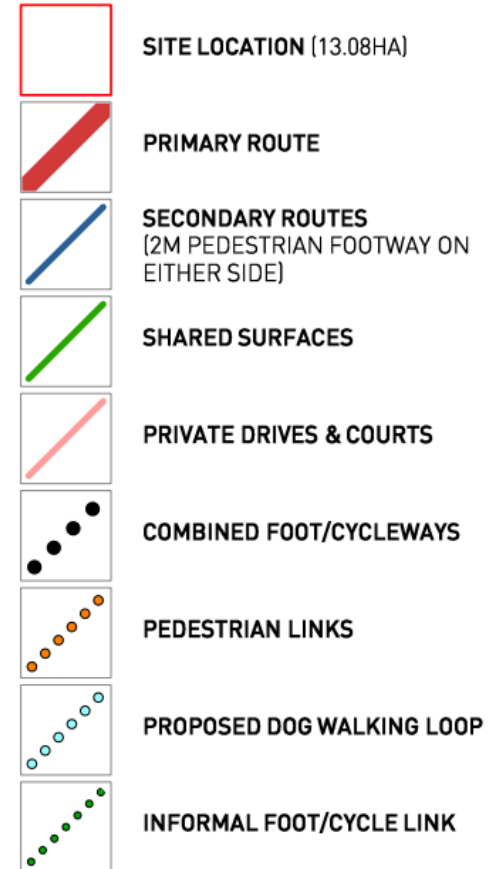
The means of access and impact of the development on the surrounding highway network was assessed and approved under hybrid planning permission, which comprised the creation of two roundabouts: one serving the site access at Candlet Road and one serving the site access at High Street, as well as an associated link road.

As the masterplanning of the North Felixstowe Garden Neighbourhood progresses, this may have an influence on the eventual design of the Candlet Road roundabout, ensuring that it is also capable of serving that development. However, for this stage the proposal need not accommodate that, though there is some recognition towards future connections.

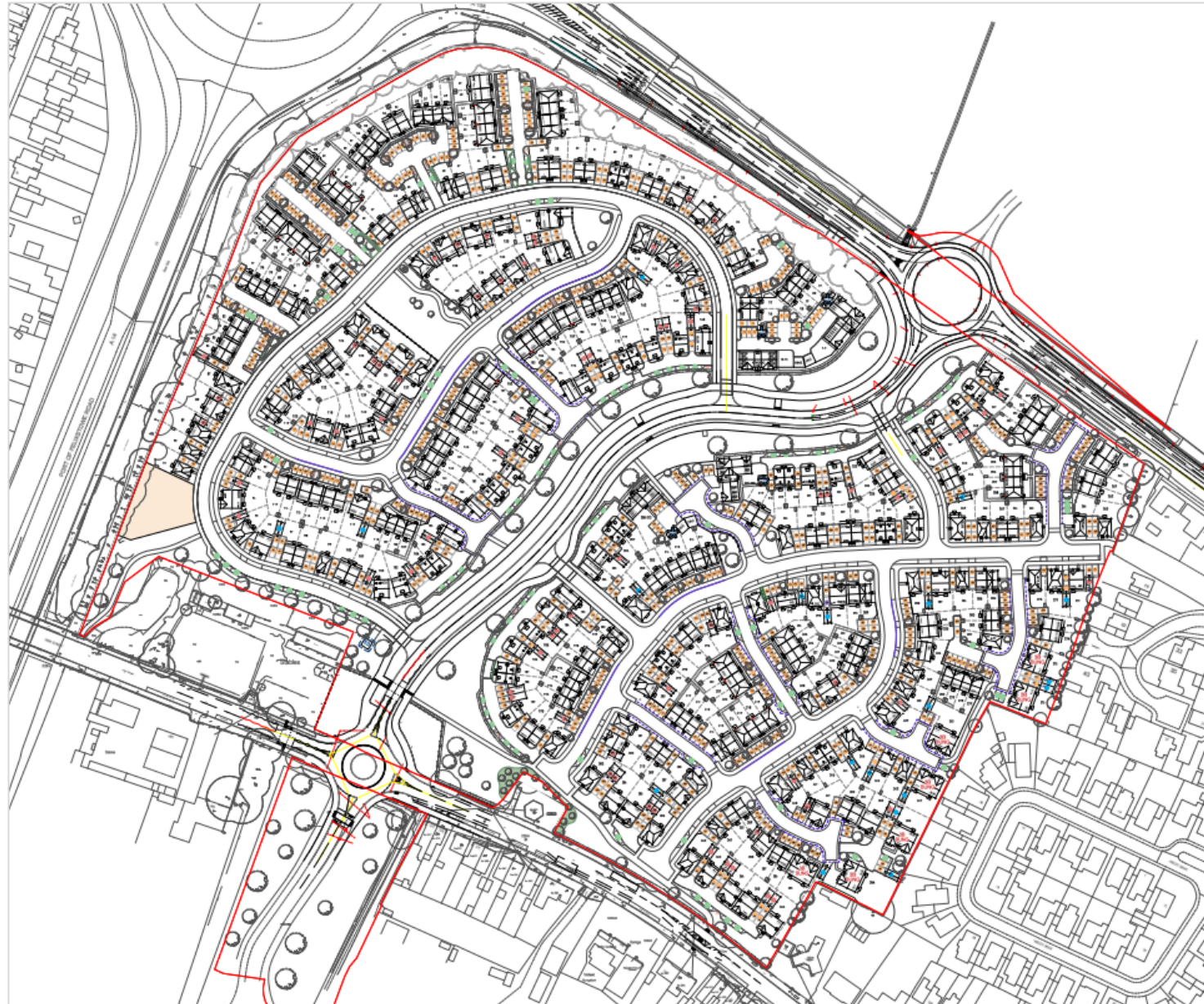
The site layout has been reviewed and redesigned as per requests by the highways authority, to ensure that the development provides sufficient parking levels/highway design.










No objection is raised subject to conditions

Movement and accessibility plan



Parking and cycling strategy



-  **SITE LOCATION** (13.08HA)
-  **ALLOCATED SPACE** (721 NO.)
-  **GARAGE SPACE** (73 NO.)
-  **VISITOR SPACE** (98 NO.)
-  **ADDITIONAL GARAGE SPACE
(OVER AND ABOVE PARKING REQUIREMENT)**
(19 NO.)
-  **ADDITIONAL DRIVEWAY SPACE
(OVER AND ABOVE PARKING REQUIREMENT)**
(1 NO.)
-  **INDICATIVE LOCATION OF CYCLE
STORES PROVIDED FOR DWELLINGS
WITHOUT GARAGES**
-  **CYCLE STORES PROVIDED FOR FLATS**
-  **ANTICIPATED CONTINUOUS EXTENTS
OF LONG DROP KERBS**
(DETAIL SUBJECT TO S.38
AGREEMENT)

Sustainable construction

The submission is supported by an **Energy Strategy Statement**, which demonstrates how the development will include a scheme for the provision and implementation of water, energy and resource efficiency measures.

A **Water Use Calculator** was also submitted that sets out how dwellings will achieve water usage of 110 litres/person/day.

The submission incorporates a range of measures that meet the requirements of Policy SCLP9.2, which include but are not limited to, the installation of solar photovoltaic panels and waste water heat recovery systems across the development.

The applicant has advised that this will contribute to the development achieving a 31% reduction in carbon emissions and energy demand.

These measures will be secured by condition

Flood risk and drainage

Following extensive discussions with the lead local flood authority and subsequent site-wide revisions, the site wide drainage strategy is considered acceptable.

It comprises soakaways, rain gardens (to be adopted by the highways authority), permeable paving and private crates – as per drawing 60724/C/003.

Landscape and open space

The main area of public open space aligns with the expectations of the design brief, with the provision of a linear park that sits on either side of the link road, extending from Walton High Street northwards to Candlet Road.


There are further areas of public open space and pocket greens situated within the site that form an integral part of the development through providing connectivity to these spaces and footpaths.


The scheme builds upon the indicative landscaping detail set out in the hybrid permission and design brief and will deliver a range of green infrastructure and publicly accessible open space, including a green gap on the frontage of the site to preserve the setting of existing buildings, together with new planting.


Natural England have raised no objection subject to the adequate mitigation measures being secured


Landscape elements plan





- 


Existing Vegetation to be Retained
 - Managed as part of the POS scheme
 - 


**Proposed POS trees/
planting/ wildflower**
 - Managed as part of the POS scheme
 - 


Proposed Street Trees
 - Public. Managed as part of the POS scheme
 (detailed locations shown in landscaping proposals)
 - 

Swales with Wet Seed mix
 - Managed as part of the POS scheme
 - 

Proposed built development
 - 

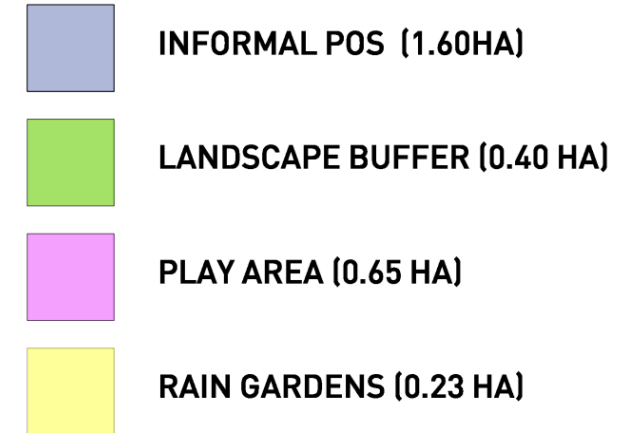
Play Areas
 - 

Seating
 - 

POS Pathways
 - Within the POS areas, no development pavements
 - 

Pedestrian Links
 - Within the development parcels

Open spaces plan



Environmental quality: Noise

Following liaison with Suffolk County Council, the environmental protection officer is satisfied that the original transport assessment that accompanied the outline planning consent (dated 2016), can still be relied upon in terms of future road traffic predictions. This assessment data underpins the predicted noise levels and subsequent assessments for the site. On this basis therefore there is no justification to request a new transport assessment, and the predicted site noise levels as modelled and presented in the report are agreed.

Queries regarding predicted noise levels and therefore mitigation requirements in terms of window and ventilator specifications/performance have also been resolved to dwellings exposed to the highest road traffic noise.

A number of dwellings within the site that will require a very good level of noise attenuation in terms of window and ventilation systems in order to achieve the guideline internal noise levels for habitable rooms. A pre-occupation condition will apply to ensure that internal noise guidelines are met, and that the noise mitigation measures are effective.

Conditions apply to secure mitigation measures

Environmental quality: Air quality

Air quality concerns regarding assessment of air quality associated with the development have been resolved; given that the original transport assessment is considered to satisfactorily account for road traffic from existing traffic, development site traffic, and future developments, then the previously accepted air quality assessment is considered to remain valid.

Should future concerns arise regarding air quality in this area, the East Suffolk Council environmental protection team may monitor and assess air quality under other statutory provisions and duties related to Local Air Quality Management

Environmental quality: Land contamination

Land contamination has unfortunately not been captured in the outline planning consent in the form of any conditions. However, the applicant and their consultants have worked closely with the Council to meet expected procedures/steps for the investigation of the site, and then the development of a Remediation Method Statement with a view to ensuring that the site is suitable for development (residential, and an early years facility).

Subsequently, no objection is raised subject to conditions.

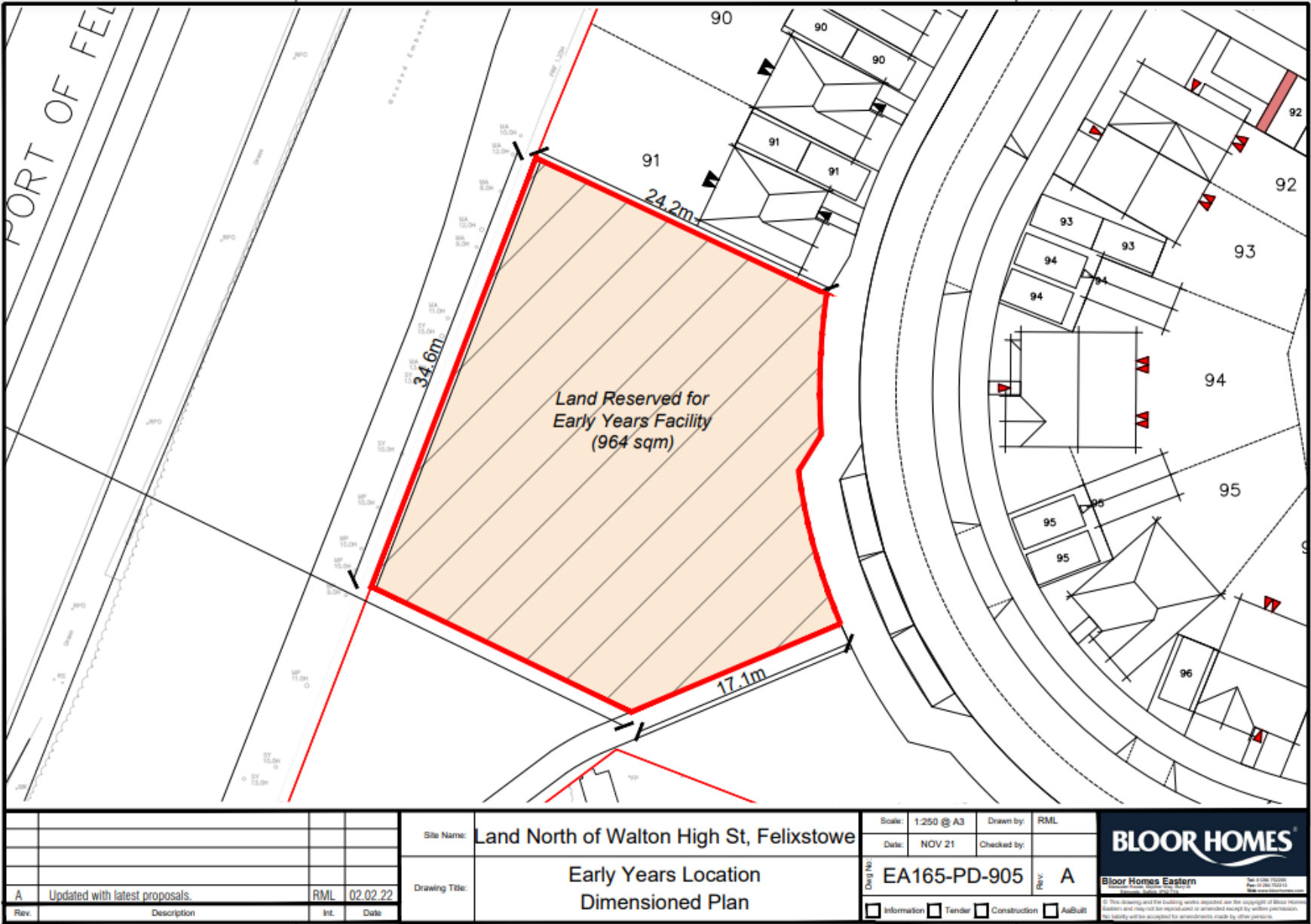
Conditions apply to secure mitigation methods

Early years facility

As set out and incorporated in the s106 agreement pertaining to the outline planning permission, a pre-school land plan should be submitted to and approved by Suffolk County Council before the commencement of development (with a minimum site size of 845.2 square metres and 200th dwelling land transfer trigger).

Following detailed discussions and the receipt of technical reporting, relating to environmental matters in respect of noise and contamination, Suffolk County Council confirm acceptance of the siting of area secured for an early years facility subject to a condition that secures pre-development works (i.e., erection of acoustic fencing and future maintenance, minimum level of topsoil etc.).

Early years facility



Conclusion

Having regard to the additional information provided and extensive revisions to the overall scheme design, the proposed reversed matters submission is deemed acceptable and is supported subject to agreement of conditions.

- The principle of development has been established at outline stage, along with the means of access comprising the creation of two roundabouts and a link road.
- The reserved matters submission provides a suitable mix of dwellings in terms of the type and tenure; and the layout includes the use of the character areas, key buildings on corners, and focal buildings at key vistas.
- The properties will be provided with appropriate level of private amenity space to meet their functional requirements, and there is an adequate level of parking to ensure that each property has sufficient provision to ensure that there is no detrimental impact on highway safety.
- The built form complemented in part by landscaping that acts as a buffer to the neighbouring landscape and provide an attractive linear connection through the site.
- The layout includes areas of managed open space, the majority formed as part of the 'green link' providing an interface with both sides of development, a wider expanse at the southern extent and further pockets of green areas within the site; this also incorporates sustainable drainage infrastructure in the form of rain gardens.
- Any associated matters relating to highways, flooding, ecology, landscape and environmental protection can be sufficiently mitigated, methods of which are to be secured by way of conditions; whilst any impacts upon facilities and public services can be mitigated through Community Infrastructure Levy finance and respective s106 obligations secured under DC/16/2778/OUT.

Recommendation

Authority to approve subject to agreement of conditions with the applicant and an upfront payment of RAMS.

Proposed conditions as outlined within the report – summarised below:

- Plans
- Materials
- Highways
- Flood risk and drainage
- Landscape
- Ecology
- Environmental protection
- Fire hydrants
- Waste management
- Removal of permitted development rights
- Obscure window
- Accessible dwelling requirements
- Energy and sustainability