

### Design and appearance

The development of the site is an opportunity to create a new entrance to the village when approaching from the south. The scheme combines traditional appearance and familiar materials such as bricks and render with modern methods of construction to make the construction process as sustainable as possible.

### Construction management

We recognise that some disruption can be experienced during construction. From our engagement with the Parish Council it was identified that the construction phase of the proposed scheme is a concern for local residents. Primarily, the concerns raised related to construction traffic movements, on the basis that the main route through the village, and the frequently used Windgap Lane, would be unsuitable for HGV movements.

Bellway Homes believe it is important to be a considerate neighbour and as such have taken the concerns raised into account.

A Construction Management Plan explicitly requiring all construction traffic to approach the site from the south, via Fishponds Way, has been produced. The document will be adhered to throughout the construction phase of the site's development.

The Construction Management Plan also provides details in relation to the construction compound and welfare areas, highway safety considerations during construction, hours of working, protection of trees and waste management, and other important items.



### Planning obligations

The outline planning permission was subject to a legal agreement committing the developer to planning obligations and financial contributions, in addition to Mid Suffolk District Council's Community Infrastructure Levy (CIL), to a total in excess of £800,000.

- 22 dwellings will be provided for affordable housing with a mix of affordable rent and shared ownership.
- Provision of public open space, including an equipped play area.
- £4,000 to upgrade and improve Bridleway 038.
- Over £165,000 of funding towards provision of school transport.
- £10,000 to implement traffic management measures, including reducing the speed limit on Fishponds Way to the south of the village.
- Funding for local services and facilities through a Mid Suffolk District Council CIL contribution in excess of £800,000.

*Below: street scene to the west side of the road that runs from north to south, through the centre of the site.*

Dear Councillor,

On Wednesday 04 March 2020, the Development Control Committee will be presented with a scheme submitted by Bellway Homes to address the reserved matters following the grant of outline consent, in May 2019, for the residential development of the Land at West of Fishponds Way, Haughley, for up to 65 new homes, including access, and associated highway improvements.

The reserved matters proposal relates to scale, appearance, layout, and landscaping, pursuant to the outline consent reference DC/18/04773. The proposal would deliver 65 new homes with a mix of one to four bedroom houses and one to two bedroom apartments. Associated benefits for existing and future residents will include the provision of public open space, a LEAP, and footpath connections along Fishponds Way to the centre of the village and bridleway 038 to the south.

If approved, the reserved matters planning permission would enable Bellway Homes to deliver much needed private and affordable homes in Haughley.

### Proposals

The site is allocated for development within the adopted Haughley Parish Neighbourhood Plan and already benefits from a grant of outline consent for up to 65 dwellings including access. Bellway Homes have since acquired the site and desire to deliver a high-quality residential scheme that meets the aspirations of the local community and future residents.

Sustainability is central to the proposal. To achieve this, 65 well-designed homes of a variety of types and tenures, including 22 tenure blind affordable homes, will be delivered. Another integral feature of the proposal is enhanced connectivity for local residents, with a new footpath proposed adjacent to Fishponds Way, linking the site to the numerous services and facilities in the village. Links will also be provided into and throughout the site, so that existing and future residents can access the walking routes, public open space, and LEAP proposed towards the northern end of the site.

Measures to protect the sensitive biodiversity areas of the site have also been incorporated into the proposal. For instance, a fence is proposed along the sites eastern and southern boundaries, to prevent disturbance of the sensitive woodland and river areas. Moreover, the provision of a footpath over the existing bridge on Fishponds Way removes the need for a new footbridge, which could otherwise disturb the river edge. New hedgerows will also be planted along Fishponds Way, to replace those removed for the new access and its visibility splays, all in accordance with the outline consent.

*Below: artist's impression of the new homes in the north western corner of the site.*





Public open space in the north western corner of the site creates a new facility to serve the whole village, as well as acting as a buffer between the new homes and the private amenity space to the rear of the existing houses on the west side of Fishponds Way.

Existing woodland within the site boundary and will be retained as part of the proposed scheme. Substantial new tree planting is proposed as part of the scheme for the new public open space.

Equipped play area at the southern end of the public open space creates an important community facility that serves all the residents of the village.

Private drive wraps around the outside of the site, creating surveillance of the route to the public open space and placing the new homes in the setting of the mature woodland.

## Community Engagement

In October 2019, a meeting was held with members of Haughley Parish Council to discuss the proposed reserved matters application. The meeting was an opportunity for Parish Council members to ask questions and share thoughts on the Bellway Homes proposal. A number of points were discussed during the meeting, mainly related to highways, ecology, and other detailed design matters.

The reserved matters proposal has sought to respond to the feedback received.

Application details were also sent to neighbouring residents.

Main footpath route runs straight from Fishponds Way to the new area of public open space, ensuring that the new facility is visible from the existing public realm and emphasising that it serves the wider community. The footpath connection is made in accordance with the approved parameter plan.

New homes face to the north, creating surveillance of the route to the new open space and offset from the boundary to the existing bungalow behind private drives.

New footway along Fishponds Way frontage connects residents to the bus stops and the centre of the village.

## Hedge to street frontage

As part of the proposed scheme, the hedgerow to the north of the approved access is to be removed and a new hedge planted in a setback position. To the south of the approved access, a small portion of the existing hedge is to be removed although the vast majority will be retained.

The hedge removal and planting proposed is necessary for achieving the required visibility splays for the new access and for accommodating the new footpath along Fishponds Way. Notably, the hedge arrangement proposed are in accordance with the parameter plan approved at the outline consent stage.

Details for the planting have also been designed to take into account the Anglian Water sewer which runs parallel to the western boundary of the site.

Cul-de-sac street is short and straight, opening a vista from the centre of the site to the surrounding woodland.

Central street is the main route through the site and curves slightly so that the ends are not visible from the middle. A slightly higher density of development creates a contrast with the outer edges of the site.

Mown path creates a recreational walking route from the Fishponds Way frontage, around the woodland edge to the new area of public open space.

Attenuation basin placed at the lowest point of the site is an integral part of the sustainable drainage scheme, but also helps to soften the transition from the open countryside to the south of the stream.

Vehicle access in the position approved by the outline planning permission, running straight into the centre of the site and using a detached house as an end stop to the vista.

New homes face outwards to create the "public face" of the scheme and a new street scene to Fishponds Way, retaining the existing field boundary where possible as part of the setting of the entrance to the village.

Path over Wetherden Stream runs parallel to Fishponds Way and heads out of the south eastern corner of the site to join existing FP038 as required.

