

# Land off Harrisons Lane, Halesworth

## 1. INTRODUCTION

### Welcome to Our Exhibition

Richborough Estates would like to welcome you to this public consultation event offering information about our proposals for new housing on land off Harrisons Lane, Halesworth.

Richborough Estates is a land promotion company which seeks to engage with communities in consultation events such as this to make sure that key stakeholders are involved wherever possible.

Housebuilders often require 'oven ready' land to supplement their long-term strategic options. Richborough work hand in hand with landowners to satisfy these short-term land requirements by promoting land through the planning process.

Sharing our emerging proposals for development with you, the local community is an important part of the process. We would like to hear your views and will consider all comments and feedback that we receive before we finalise our proposals and submit an outline planning application later this year.

In order to provide as much information to you as is possible – and gather it from you, our technical team are present at today's event to answer your questions and discuss any concerns.

### What is Being Proposed?

Research and technical appraisal work has been undertaken to ensure that we understand the site and its context. These studies are on-going and inform our emerging proposals for;

- up to 215 dwellings;
- new areas of public open space; and
- footpath/cycle connections to the existing network of public rights of way and to the wider area.

### Why Do We Need More Homes?

- The level of population and hence the number of households is increasing all the time;
- As people are living longer, housing pressures increase;
- More homes are needed so that younger people aren't forced to move away from the town and also to accommodate new comers;
- Throughout our lives, we need to 'trade up' or 'trade down' to bigger or smaller houses depending on our circumstances; and
- There is a need for both open market and "affordable housing" in the area.

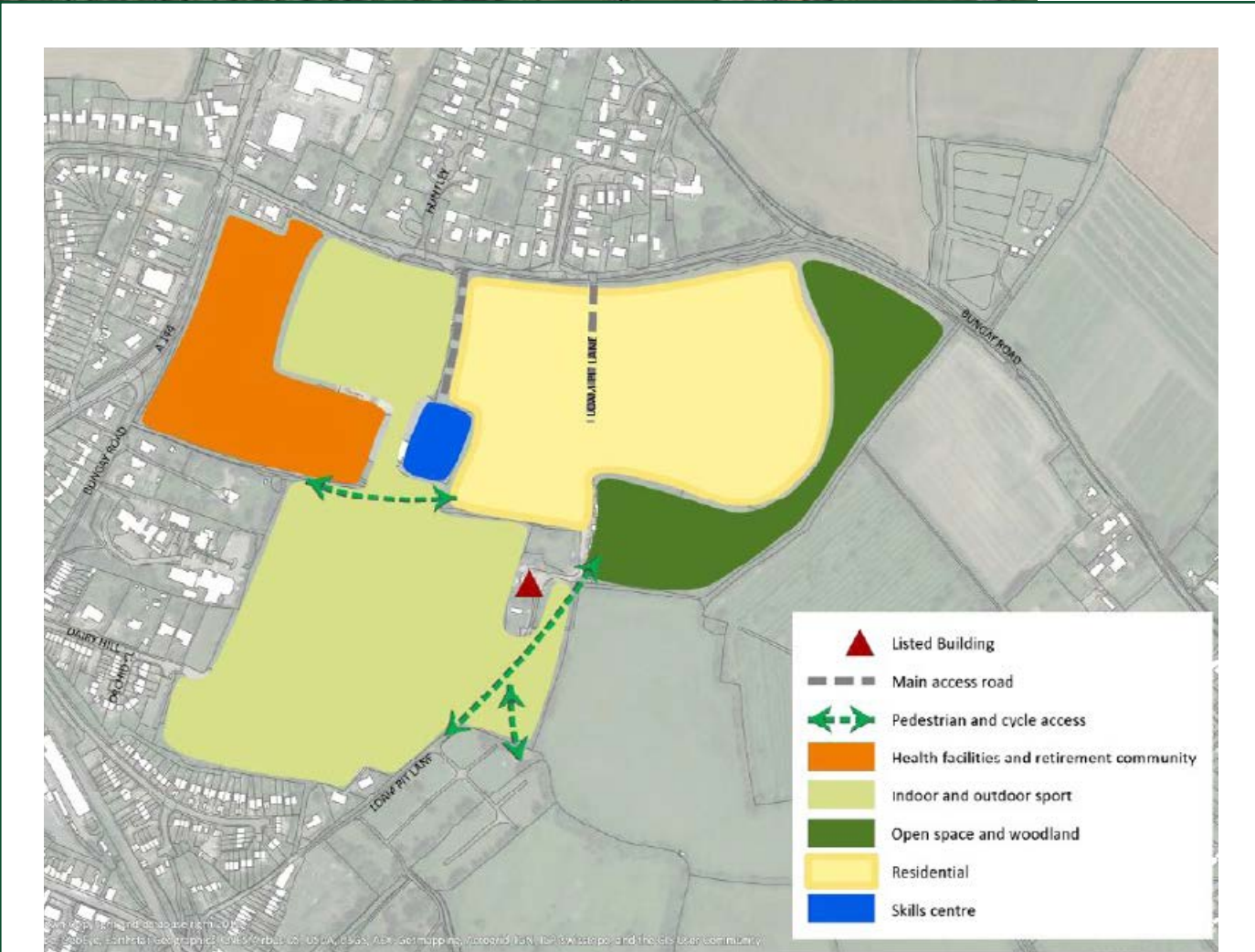
### Why Here?

The site forms part of a preferred allocation in the emerging local plan as the proposed Halesworth/Holton Healthy Neighbourhood which seeks to deliver a range of mixed uses including:

- 215 new homes;
- Health Care Facility and Retirement Community;
- Sports Facilities including, playing pitch, 3G pitch, and indoor sport facilities; and
- Education/Training Facility.



The Site and the Wider Allocation



Local Plan Layout



## 2. ABOUT THE SITE AND ITS SURROUNDINGS



Combined Constraints & Opportunities Plan

### Landscape Character and Visual Amenity

Existing and characteristic boundary and internal tree and hedgerows will be retained and enhanced where possible in keeping with the Landscape Character type. The eastern part of the site will be retained as open space to help filter views from the east with additional tree planting anticipated to integrate the development edge into the landscape. Internal street scene planting could help to integrate the proposed built form into the surrounding landscape and soften its appearance.

### Heritage

The site is located close to Town Farm House a Grade II listed building, historically used as a farmhouse and isolation hospital. A Built Heritage Assessment has been undertaken to ensure that the emerging development proposals have understood and positively responded to the significance of this heritage asset and those located within the wider area.

### Access and Movement

Access to the site will be provided via a new priority junction and an additional emergency access from Harrisons Lane. Appropriate visibility can be provided at the proposed access junction based on recorded vehicle speeds. A shared cycleway/footway is proposed to link the site with the existing infrastructure on Harrisons Lane and towards the town centre and local bus stops. Existing footpath links within the site will also be retained and further additional routes are proposed.

### Flooding and Drainage

The Environment Agency Flood Map for Planning shows the site to sit wholly within Flood Zone 1, land considered to be at Low Probability of river flooding, and therefore appropriate for accommodating development.

Water infiltration testing has confirmed that the underlying ground conditions are not conducive to the disposal of surface water runoff by soakaway. Therefore, it is proposed that rainfall from the site is directed to an existing ditch on the eastern site boundary. Surface water runoff from the site will be controlled within the site boundary and there will be no increase in flood risk to third parties.

### Services and Utilities

The site surrounds are well served by high and low voltage electricity, foul drainage, gas, potable water and telecoms apparatus. Initial discussions with the incumbent network operators have established that the provision of new supplies to service the development should not be problematical. Diversion of the existing electricity, potable water and telecoms apparatus will be carried out in line with the development programme and is not envisaged to be prohibitive to bringing the development forward.



(A) Photograph taken from National Cycle Route 1 on Harrisons Lane



(B) Photograph taken from Loam Pit Lane and public footpath



# 3. OUR EMERGING PROPOSALS

Our emerging illustrative layout shows how development could be brought forward in response to the known constraints. Your input today will provide useful local knowledge and be carefully considered as we prepare to make a planning application.

Development set back from Harrisons Lane behind retained hedgerow and new footpath link.

Houses fronting to Harrisons Lane to be no taller than two storeys.

New vehicular access formed along Harrisons Lane.

Potential for street trees used to break up the roof form of the new residential area as it falls downhill when seen from the east.

Existing field pattern defining development zones and creating opportunities for pedestrian links across the wider site.

New homes set back from existing public right of way, with existing trees and hedgerow retained and enhanced.

Development edge considered against listed building and countryside to the south.



Potential emergency (only) access from Harrisons Lane.

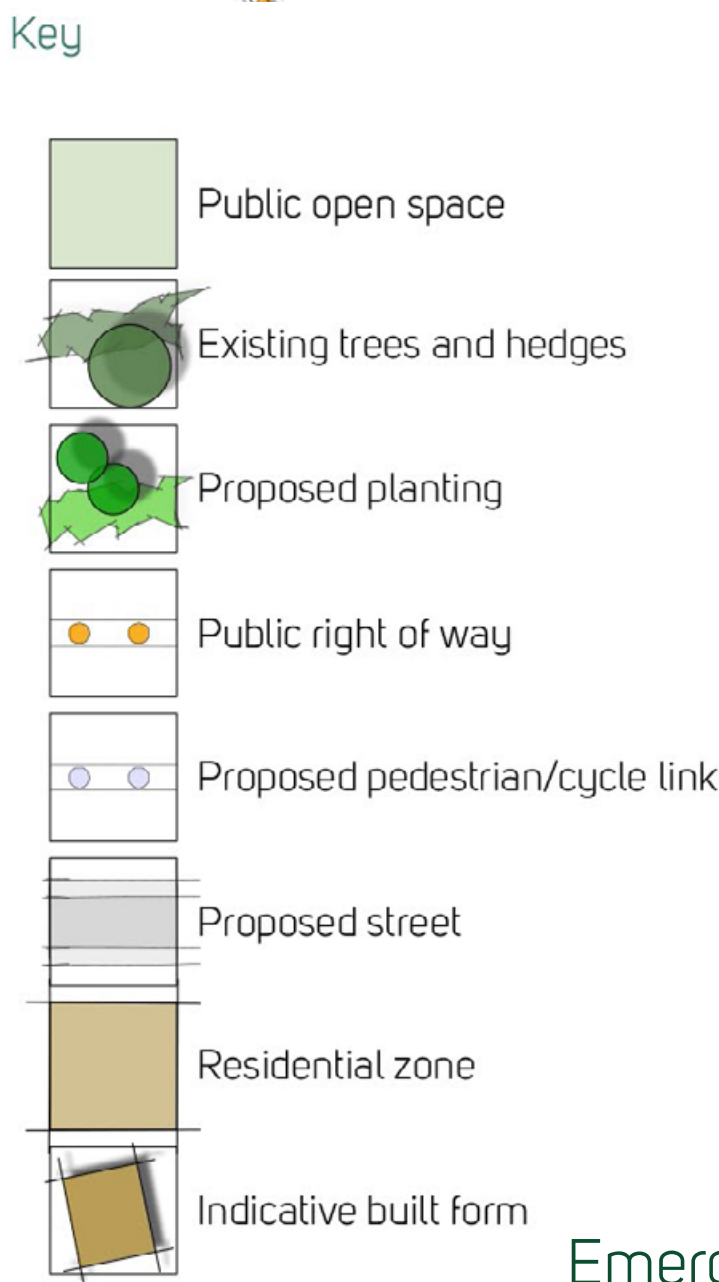
Development set back from visually sensitive edge and off steeper ground.

Pedestrian/cycle links proposed to enhance existing PRoW network.

Surface water attenuation basin.

Lower density 'broken' edge to new housing area.

Existing poultry sheds removed.



Emerging Illustrative Layout of Housing Area



## Next Steps

You are also welcome to take additional copies for friends and neighbours who haven't been able to attend today's event.

Thank you for your time today.





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- Key
- Public open space
  - Existing trees and hedges
  - Proposed planting
  - Public right of way
  - Proposed pedestrian/cycle link
  - Proposed street
  - Residential zone
  - Indicative built form

Emerging Illustrative Layout of Housing Area