

Needham Market, St Georges Place

PLANNING PERMISSION REFERENCE: - 3153/14

Condition 3 Landscaping Details

A detailed landscaping scheme was submitted and agreed on 6 April 2018 (DC/18/00841).



This is a development of 266 residential dwellings on the former chalk quarry site, we are now progressing the eastern and southern elements of development as part of Phases 2 and 3.



As the development has progressed it has become apparent that some of the earlier proposed footpath links are not as practical as originally anticipated and the purpose of this application is to seek to update the landscaping details and, more specifically, the footpath links to the periphery of the development.

In view of the size of the site, the external footpaths spanned several approved landscaping drawings. For ease of cross-reference, we have prepared an overall site layout to identify the footpaths as approved (026) and footpaths as proposed (026A) and will also submit the detailed landscaping drawings for the whole site as part of this application.

An image of the approved Masterplan is shown for reference. This included proposals for new footpath route from Position 11 to join the existing PRoW at the top of the ridge outside our site red line boundary and a footpath/cycleway link between Positions 14 to the south west of the residential development area.



The eastern, southern and western boundaries of the site are formed as a result of the previous quarrying operations and consideration needs to be given to the surrounding steep cliffs and hillside when forming an opinion on acceptable routes around the site.

The existing Public Right of Way from the town is at the top of the ridge running along the western boundary of the site. Obligations within the S106 also allow provision for improvements to this PRoW.



Photo 1 - View from PRow down into site



Photo 2 - View from site to PRow at the top of the ridge



As per the original proposals, the revised design retains the footpath link from the eastern side of development, up the hillside to meet the PRoW on the southern boundary and provides a walking loop and access to the existing strong network of public rights of way in the area.



Photo 3 -View from eastern hillside over development (Phase 3 area in construction)

The footpath/cycleway provisionally envisaged to form a green buffer along the southern/western lower cliff face parallel to garden boundary fences is not a practical alternative route around the site. The majority of the route would need to be cut into the chalky cliff face, on higher sloping ground creating an overlooking/security issue for residents and a dark corridor which may attract crime.



Photo 4 - Residential boundary parallel cliff face



The cliffs have been left to naturally regenerate with flora and there are ecological/biodiversity advantages to leaving as vegetation which will be of benefit wildlife. Rear fenced boundaries will give residents security, whilst the flora will soften views of the cliff face.

The original proposals included a second more direct steeped stairway up the cliff side to access/meet the PRow. This route would involve a 19m ascent/decent of over 100 steps. The route, in either direction, would be very challenging, impractical and a number of safety concern have been raised. The bottom of the stairway was also proposed as positioned off a private driveway (Southern Position 14 on the Masterplan) rather than an adopted road, hence privacy of residents would also be compromised.

Summary

The single footpath link from Position 11 link to join the PRow on the top of the ridge on the southern boundary matches the original masterplan. The two routes we are seeking to omit are not practical and we cannot see either being utilised as accessible, well frequented alternative routes within our scheme.

The footpath scheme as now proposed achieves the original design aspiration of providing recreation, ecological diversity and a loop to join the existing Public Right of Way network in the area.

We trust the information provided and revised appended drawings can be favourably considered with regard to the constraints of the site.

March 21

Appended Drawings

	HOPK 428/16-
Key Plan Landscape Proposals	001 rK
Detailed Landscape Proposals 1 of 8	010 rP
Detailed Landscape Proposals 2 of 8	011 rP
Detailed Landscape Proposals 3 of 8	012 rJ
Detailed Landscape Proposals 4 of 8	013 rK
Detailed Landscape Proposals 5 of 8	014 rG
Detailed Landscape Proposals 6 of 8	015 rG
Detailed Landscape Proposals 7 of 8	016 rG
Detailed Landscape Proposals 8 of 8	017 rG
Quarry Banks POS & Footpaths Summary of previously approved	026 for reference
Quarry Banks POS & Footpaths Summary Proposed	026A