

Saunders

Architecture + Urban Design

RESIDENTIAL DEVELOPMENT
HOWLETT WAY, TRIMLEY ST. MARTIN
DESIGN AND ACCESS STATEMENT
January 2020





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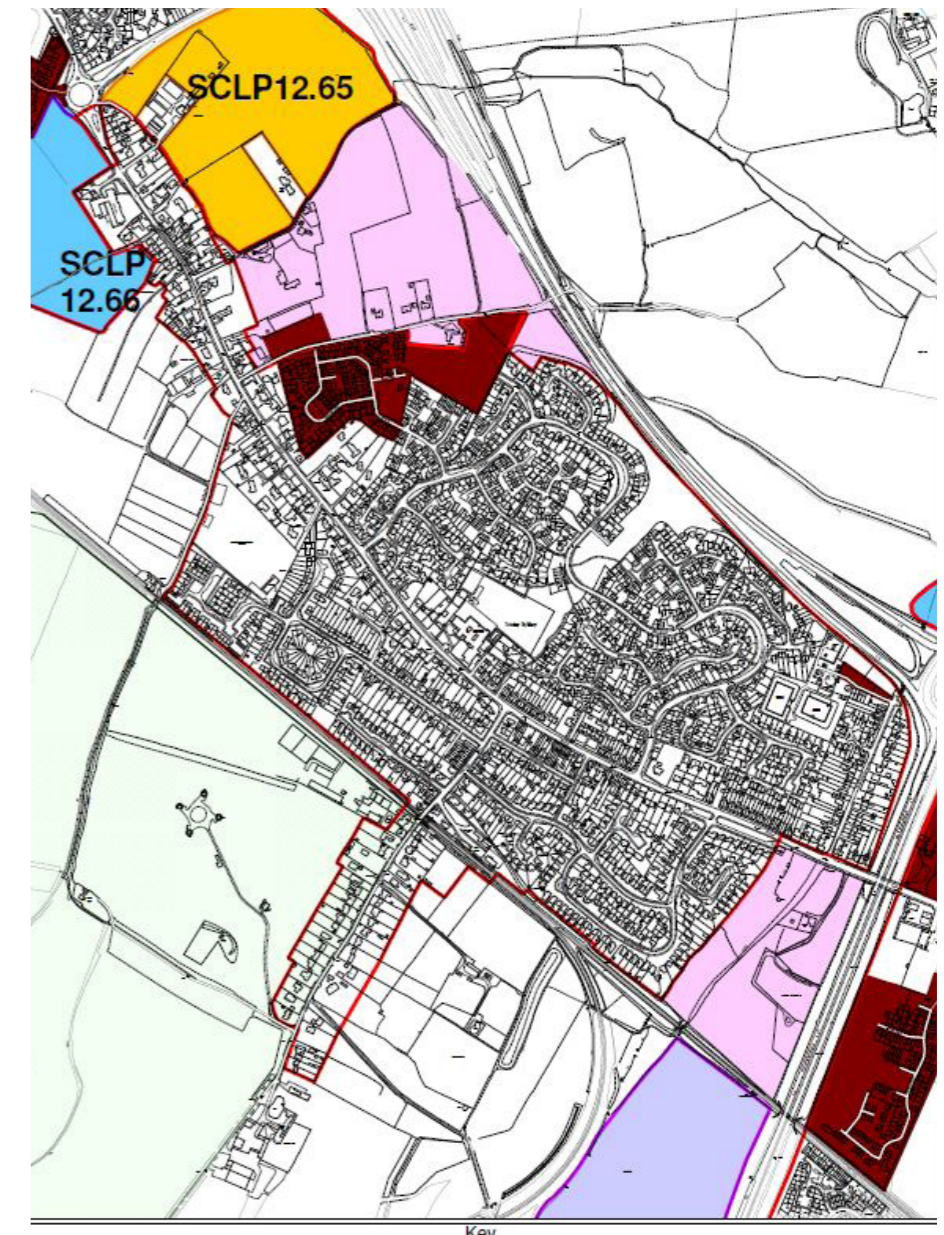
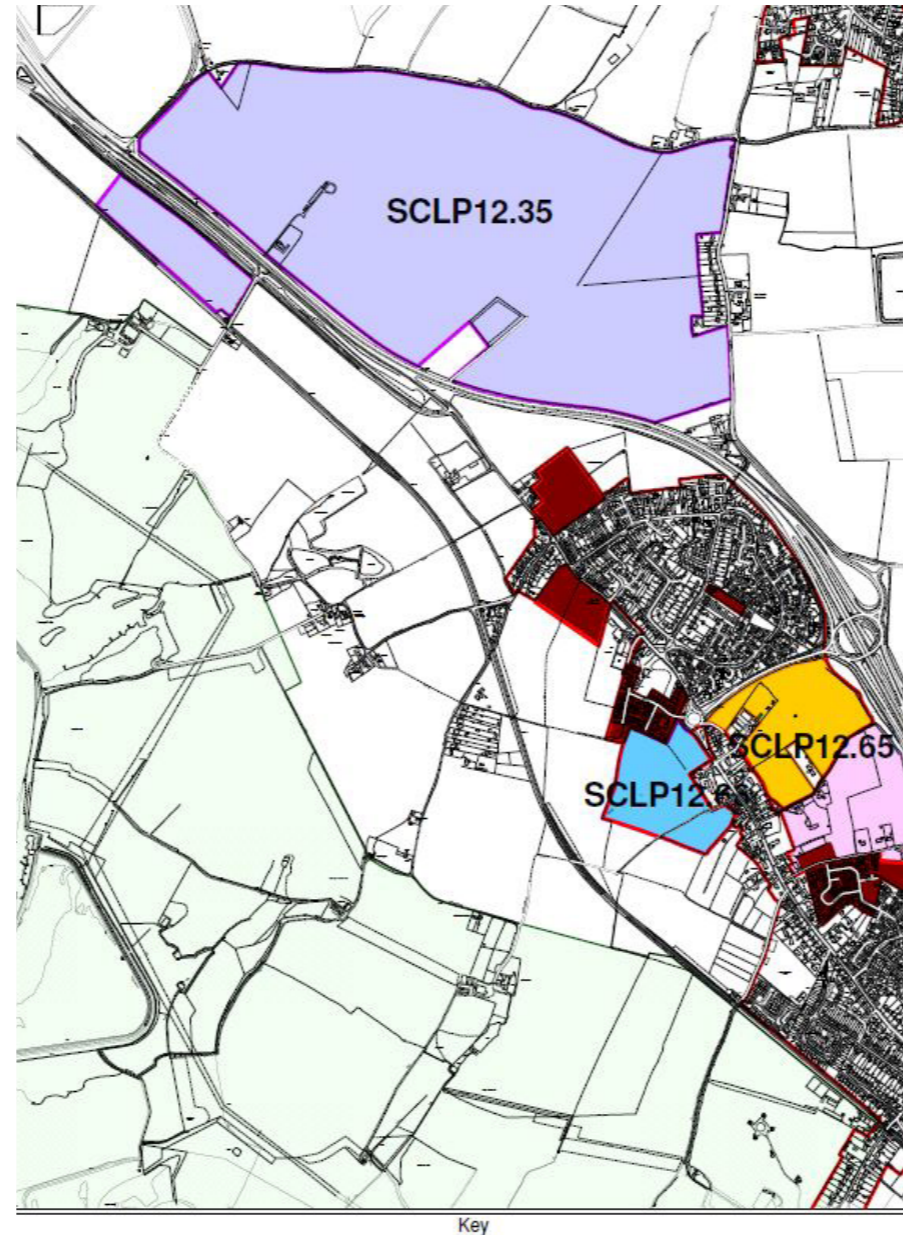
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1.0 Executive summary

- Trinity College Cambridge has commissioned Saunders to assist in preparing a planning application for a residential development on a site located along Howlett Way on the southern edge and bounded by the A14 on the eastern boundary. The site is allocated for housing within the Felixstowe Peninsula Area Action Plan (adopted in January 2017) under Policy FPP7 and is located to the south of the existing Trimley St. Martin Village.
- The allocation of the site is carried forward in the Suffolk Coastal Final Draft Local Plan (“the emerging Local Plan”), published in January 2019 and submitted for examination in March 2019. Policy SCLP12.65 allocates the site in the emerging Local Plan. The Council has advised it will seek to apply the policies in the emerging Local Plan when determining this application.
- Trinity College Cambridge is submitting an application seeking outline planning permission for the construction of up to 340 dwellings, new public open space and an Early Years Centre in accordance with the emerging Local Plan’s requirements. All matters are reserved except access. All other matters are to be addressed in a subsequent Reserved Matters planning application.
- The proposed residential development is shown illustratively within this document and includes a range of dwelling types, from one and two bedroom flats up to four bedroom houses.
- This document outlines studies of the site context, character and heritage setting. It describes how the proposals respond to this site analysis.
- The proposal aims to provide a high quality and sustainable living environment which is sensitive to the village edge character of the vicinity of the site’s location and the setting of nearby heritage buildings. The proposed development also aims to make a positive contribution to enhancing the character of the area.
- Following the approval of outline planning permission, Trinity College intends to prepare a Design Brief to establish the character and design principles for key areas within the scheme in more detail before the land is sold to a future developer. The Design Brief would be approved by East Suffolk Council and secured by planning condition. The aspiration is to ensure a higher standard of design from a future developer.
- This document has been prepared in accordance with national and local planning policy. The document has been further developed through extensive engagement with Suffolk County Council, East Suffolk (formerly Suffolk Coastal District) Council, Trimley St Martin Parish Council, Trimley St Mary Parish Council and public consultation.



■ Area of Outstanding Natural Beauty ■ SCLP11.9: Areas to be Protected from Development
■ Employment Allocation ■ Housing Allocation ■ Mixed Use Allocation
■ Housing Permissions as at 31/03/18 ■ SCLP3.3: Settlement Boundaries

■ Area of Outstanding Natural Beauty ■ SCLP11.9: Areas to be Protected from Development
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FIG 01 - DRAFT LOCAL PLAN POLICY MAPS PART 2 SHOWING HOWLETT WAY SITE ALLOCATION

The key aims of the design proposals are:

- To make a substantial contribution to the supply of new homes in the area to meet the local needs and demands. The provision is to respond to the demand for bungalows as lifelong homes. One third of all housing to be affordable as required by Policy SCLP5.10 of the emerging Local Plan.
- To allow for 5% self build plots.
- To make provision for pedestrian and cycle permeability through the proposal to enhance sustainable credentials of the site and encourage sustainable methods of transport.
- To create active frontages and positively address Howlett Way with the provision of an outward facing dwellings. This edge is softened by the retention of the existing tree belt and the inclusion of a green area to ensure that the character is rural in feel and appropriate to its setting.
- To include green open space and play spaces to provide amenity for the local community and to preserve the rural character of the local area.
- To include a main entrance to the site, off Howlett Way, which provides views into the development towards the central open space.
- To consider the existing public right of way. Dwellings are to overlook the footpath to provide natural surveillance and landscape setting of the route is to be improved.
- To incorporate an Early Years Setting to serve the local community. This should be easily accessible by foot and car.
- To propose a high quality, well designed development which is sympathetic to the character and heritage of the setting.

2.0 Introduction

2.1 SITE LOCATION

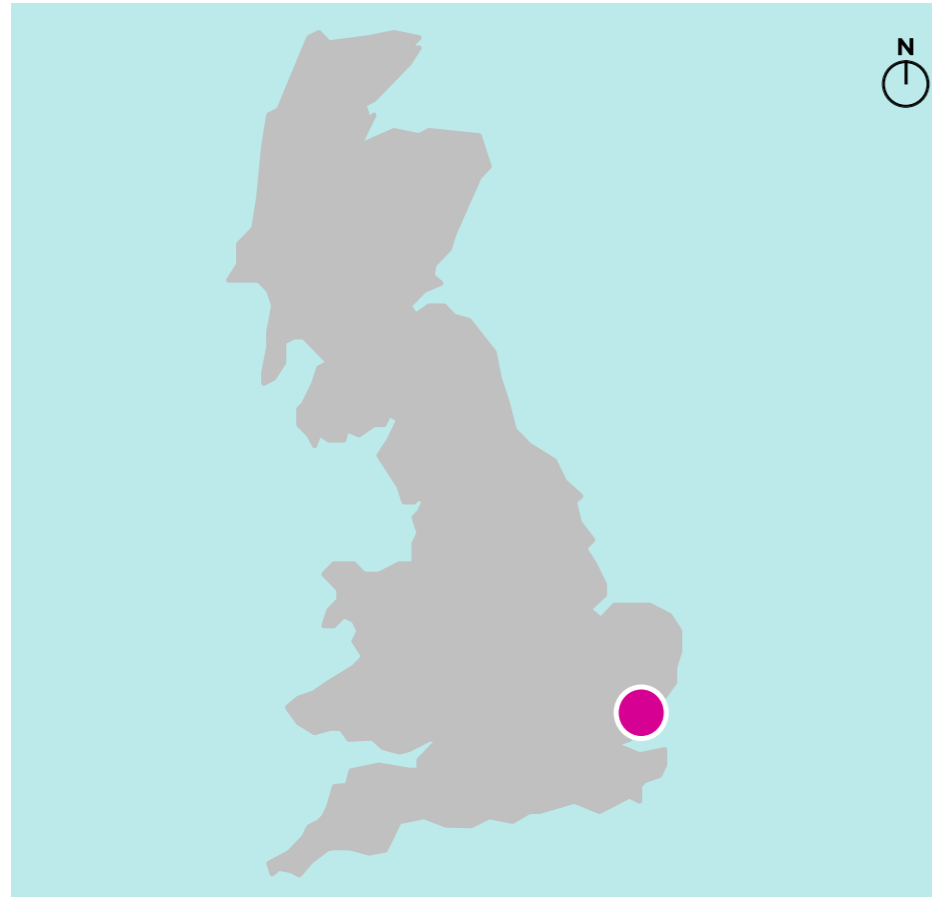


FIG 02 - LOCATION: NATIONAL

Trimley is a village in the vicinity of Felixstowe in East Suffolk in the east of England

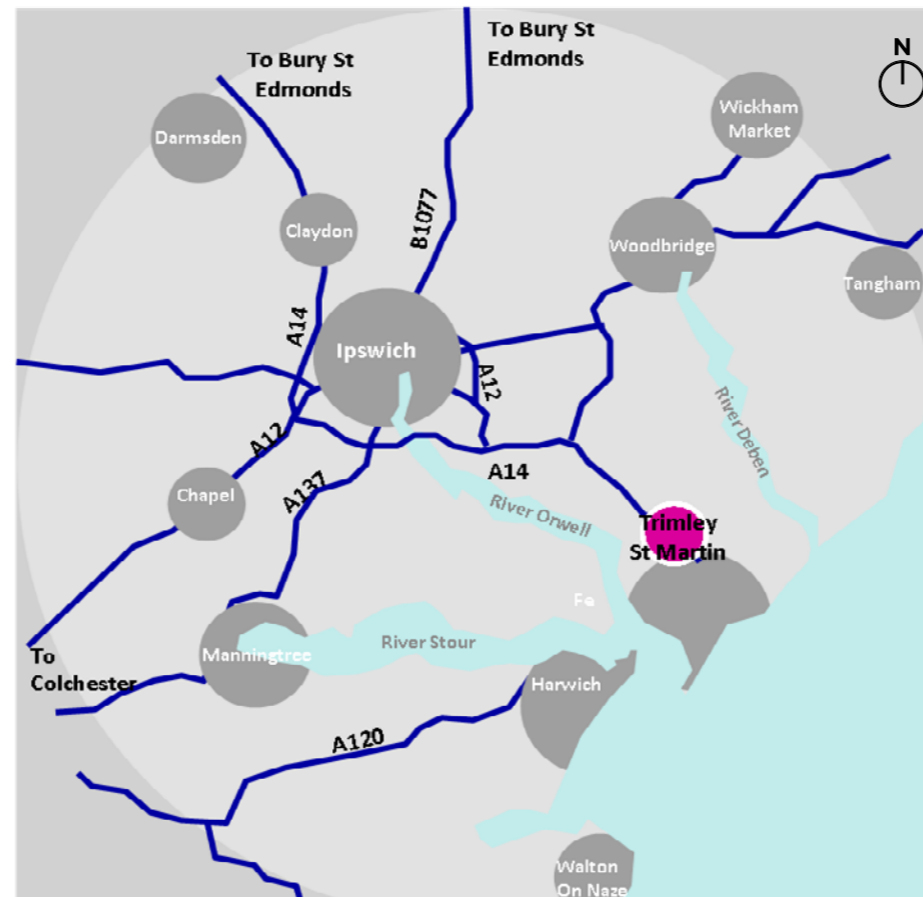


FIG 03 - LOCATION: REGIONAL

The Felixstowe area occupies a peninsula that extends out into the North Sea. It is separated from Harwich by the confluence of two estuaries, the River Orwell and River Stour.

The village of Trimley St Martin is located between River Orwell and River Deben and is part of a collection of historic villages that grew along the main routes between Ipswich and Felixstowe.

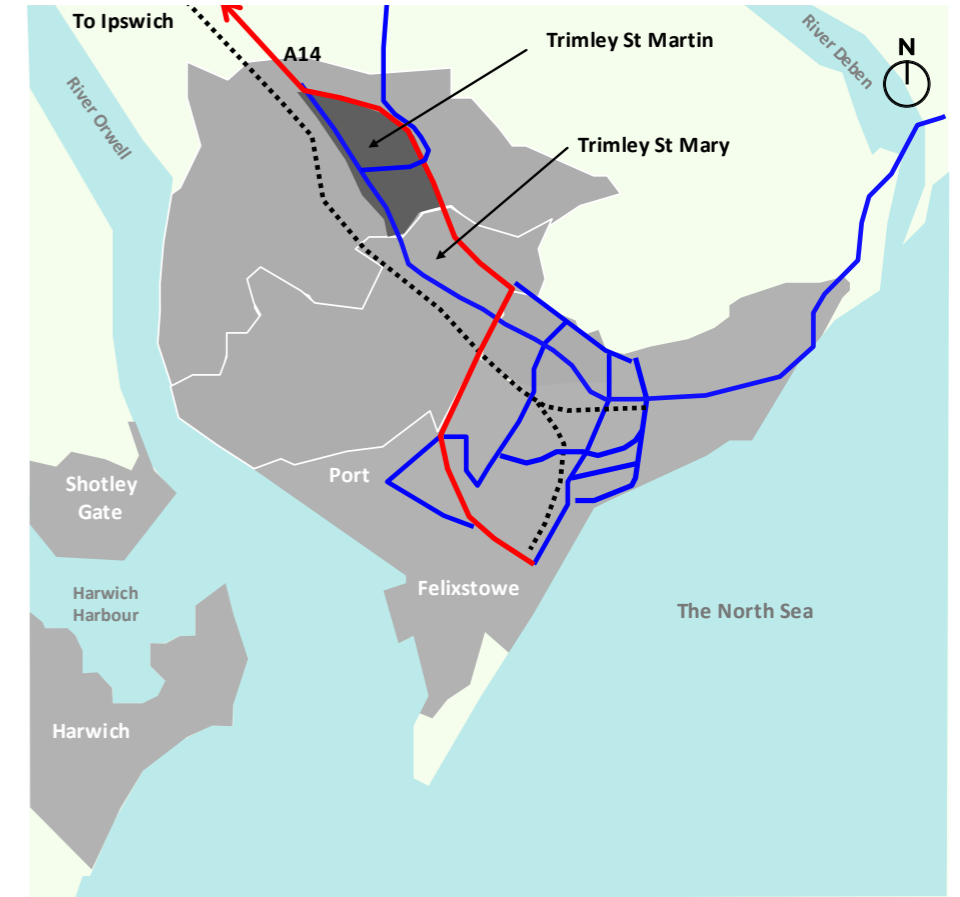


FIG 04 - LOCATION: LOCAL

Trimley St Martin along with the neighbouring village of Trimley St Mary is known mainly for the adjacent churches which were built as a result of historic family feud.

Despite the urban expansion of Felixstowe to the south and east, Trimley St Martin retains its village character.

2.2 SITE BOUNDARY AND AERIAL VIEW

The development site boundary reflects the adopted and emerging Local Plan allocations and is located to the north east of the existing Trimley St. Martin Village centre.

It is adjacent to a cluster of heritage assets including The Old Rectory, the Parish Church of St Martin and the church of St. Mary, the associated Church Farm House and 204 High Road, which are Grade II listed. A number of other Grade II listed buildings such as Eagle House, Street Farmhouse, The Limes, The Mariners Inn are situated along the High Road. The site also includes a rectangular pillbox based on the 'Suffolk Square' design.

The development site is bordered by major roads. To the north east runs the A14 which represents the limit of urban development.

The main vehicular access will be off Howlett Way, to the north of the site.

The site is currently farmed and the Old Poultry Farm protrudes into the space along the south western boundary. The Old Rectory along with other residential dwellings exists along the south eastern boundary.

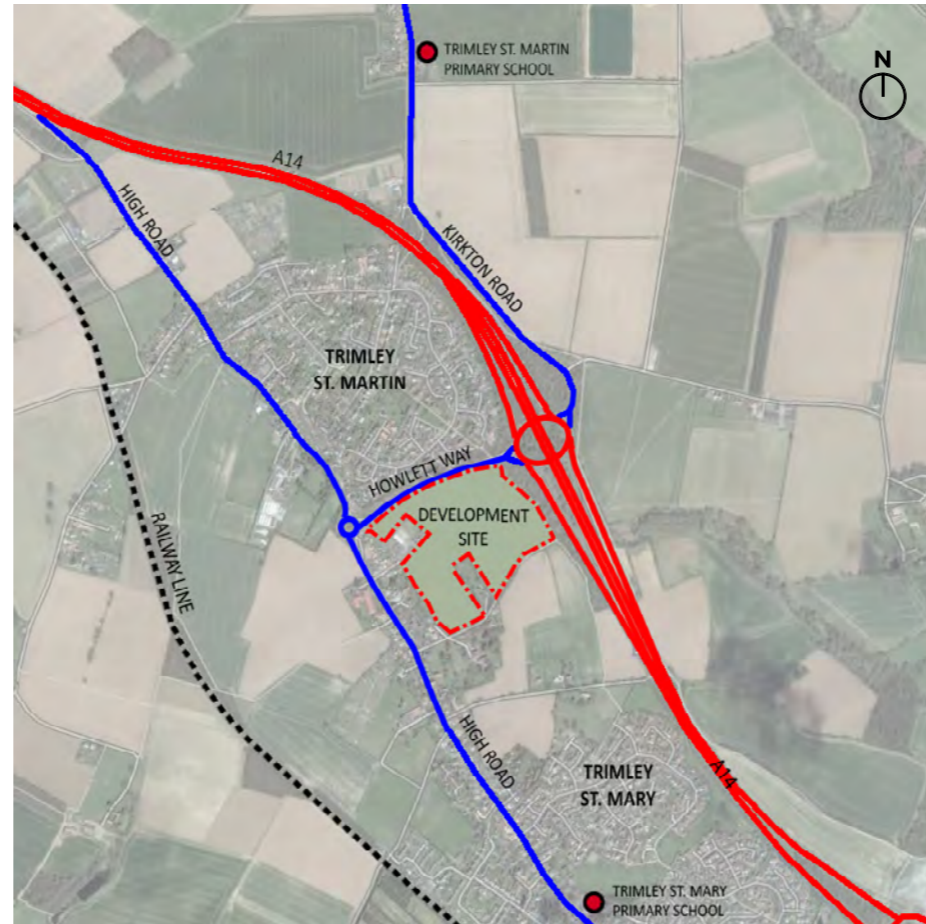


FIG 05 - THE VILLAGE

KEY
1:5000 @A3

	PRIMARY ROUTE
	SECONDARY ROUTE
	RAILWAY LINE
	PRIMARY SCHOOLS
	SITE BOUNDARY



FIG 06 - THE SITE

KEY
1:5000 @A3

	PRIMARY ROUTE
	SECONDARY ROUTE
	TERTIARY ROUTE
	PUBLIC FOOTPATH
	BRIDLEWAY
	RESTRICTED BYWAY
	SITE BOUNDARY
	EXISTING RESIDENTIAL
	KEY BUILDINGS

2.3 PLANNING POLICY

Allocation

Policy FPP7 of the adopted Felixstowe Peninsula Area Action Plan (2017) allocated the site for the delivery of approximately 360 dwellings subject to criteria. Policy SCLP12.65 allocates the site in the emerging Local Plan. Refer to Fig 07 for an extract.

This policy establishes the principle of residential development on this site and a target to provide around 360 dwellings alongside an on-site early year's child setting. Its policy requirements have provided the starting point for the emerging development proposals and this Design and Access statement articulates the rationale for the capacity, design and layout of the scheme. Other policies of relevance include:

Housing Mix and Affordable Housing

The proposed housing mix for the site has been informed by Table 5.1 District-wide housing needs by size under Policy SCLP5.8 Housing Mix, Policy SCLP5.9 Self Build and Custom Build Housing and Policy SCLP5.10 Affordable Housing on Residential Developments of the emerging Local Plan. Refer to Fig 08 for an extract of Table 5.1 housing mix.

Open Space

Policy SP17 Green Space of the adopted East Suffolk (formerly Suffolk Coastal District) Core Strategy and Development Management Policies requires new development to provide an adequate provision of green space to ensure communities have access to well-managed green space for health, environment and community cohesion benefit.

Policy SP16 identifies the national standard provision of 2.4 hectares per 1,000 population for sports pitches and children's play areas as a basis for determining the site-specific provision. This standard is divided into 0.7 hectares per 1,000 population for children's play space and 1.7 hectares per 1,000 population for sports pitches.

East Suffolk's (formerly Suffolk Coastal District's) CIL Regulation 123 List, which came into effect in July 2015, identifies the provision of off site open space and leisure and community facilities among infrastructure that will be funded by CIL contributions. The provision of sports pitches will be captured and delivered via CIL funding off site.

The emerging proposals for the site include provision for on site children's play space in line with the national standard. Preliminary calculations identify a need for approximately 0.54 hectares of children's play space and this is accommodated in the emerging proposals alongside other adequate green space throughout the scheme.

Policy SCLP12.65: Land off Howlett Way, Trimley St Martin

10.64ha of land at Howlett Way, as shown on the Policies Map, is identified for the development of approximately 360 dwellings with on site open space.

Development will be expected to accord with the following criteria:

- a) Primary vehicular access onto Howlett Way only;
- b) A site-specific Flood Risk Assessment;
- c) No vehicular access onto Church Lane;
- d) Continuation of and links to existing Public Rights of Way Network;
- e) Retain the existing hedgerows which border the site to maintain character of the area;
- f) Affordable housing provision to be in line with Policy SCLP5.10;
- g) A range of housing types and tenures provided in keeping with surrounding area, including provision of self build plots;
- h) Contribution towards provision of a new primary school;
- i) Provision of a new early years setting on 0.1ha of land;
- j) Development to be of a high quality and sympathetic to the character and setting of the listed churches and The Old Rectory;
- k) Site design and layout to take into account the water mains crossing the site;
- l) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided;
- m) On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy;
- n) Archaeological assessment required with particular consideration for the existing pillbox;
- o) Provision of pedestrian/cycle links; and
- p) Air Quality assessment required.

FIG 07 - POLICY SCLP12.65 EXTRACT

Table 5.1 District-wide housing need by size, source: Strategic Housing Market Assessment Part 2 (Update 2018)

Number of bedrooms	Percentage of District wide need ³⁸
1	12%
2	29%
3	27%
4+	33%

FIG 08 - STRATEGIC HOUSING MARKET ASSESSMENT PART 2 (UPDATE 2018)

2.4 SITE PHOTOGRAPHS



FIG 09 SITE PHOTOS KEY



VIEW 1



VIEW 4



VIEW 7



VIEW 10



VIEW 2



VIEW 5



VIEW 8



VIEW 11



VIEW 3



VIEW 6



VIEW 9



VIEW 12

2.5 PANORAMIC PHOTOGRAPHS

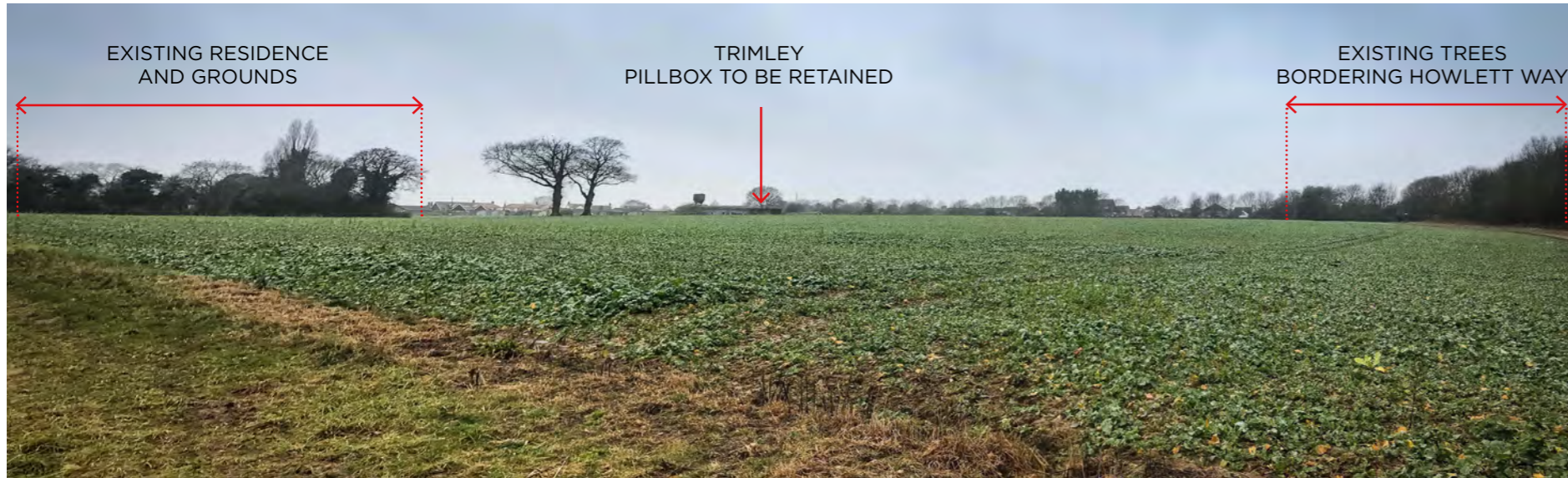


IMAGE 1 - PANORAMIC VIEW 1



FIG 10 - PANORAMIC VIEW KEY



IMAGE 2 - PANORAMIC VIEW 2



FIG 11 - PANORAMIC VIEW KEY



IMAGE 3 - PANORAMIC VIEW 3



FIG 12 - PANORAMIC VIEW KEY



IMAGE 4 - PANORAMIC VIEW 4



FIG 13 - PANORAMIC VIEW KEY

2.6 CHARACTER STUDY



FIG 14 - CHARACTER STUDY PHOTOS

Trimley St. Martin is a parish and village which is set out along a linear High Road. It is made up of a mixture of buildings of various ages and architectural styles.

The core of the village is located at the southern corner of the site. This characterful area is defined by a cluster of heritage assets. Most notably, the Old Rectory and the parish churches of St Martin and St. Mary are Grade II listed. In addition, Church Farm House, 204 High Road, Eagle House, Street Farmhouse, The Limes and The Mariners Inn are situated along the High Road.

The village has developed to the north along High Road, which is bordered by dwellings of various qualities. To the north of the site are two housing developments. One dating from circa. the 1980s (bordering Howlett Way) and one recent example being developed by Taylor Wimpey to the north west, adjacent to the junction between High Road and Howlett Way.

Materials:

The built form of the village presents a mixed palette of materials. The cluster of heritage buildings generally employs high quality red brickwork, black boarding, timber framing and smooth painted render finishes, whilst roofs are generally dark orange tiles, grey slates and thatch.

These materials are typical in Suffolk, where red brickwork without coloured mortars is dominant. There is a tradition for Suffolk plaster finished houses which has been mimicked in more recent times by smooth faced rendering. Tarred or black stained weather-boarding is a common Suffolk tradition for farm buildings.

Black or orange clay pantiles and grey slates are traditional Suffolk roofing materials. Thatched roofs with steep pitches and large eaves overhangs were ideal for covering a building made of a material which could not tolerate constant drenching.



3.0 Urban Design Analysis

3.1 VEHICULAR AND PEDESTRIAN LINKS

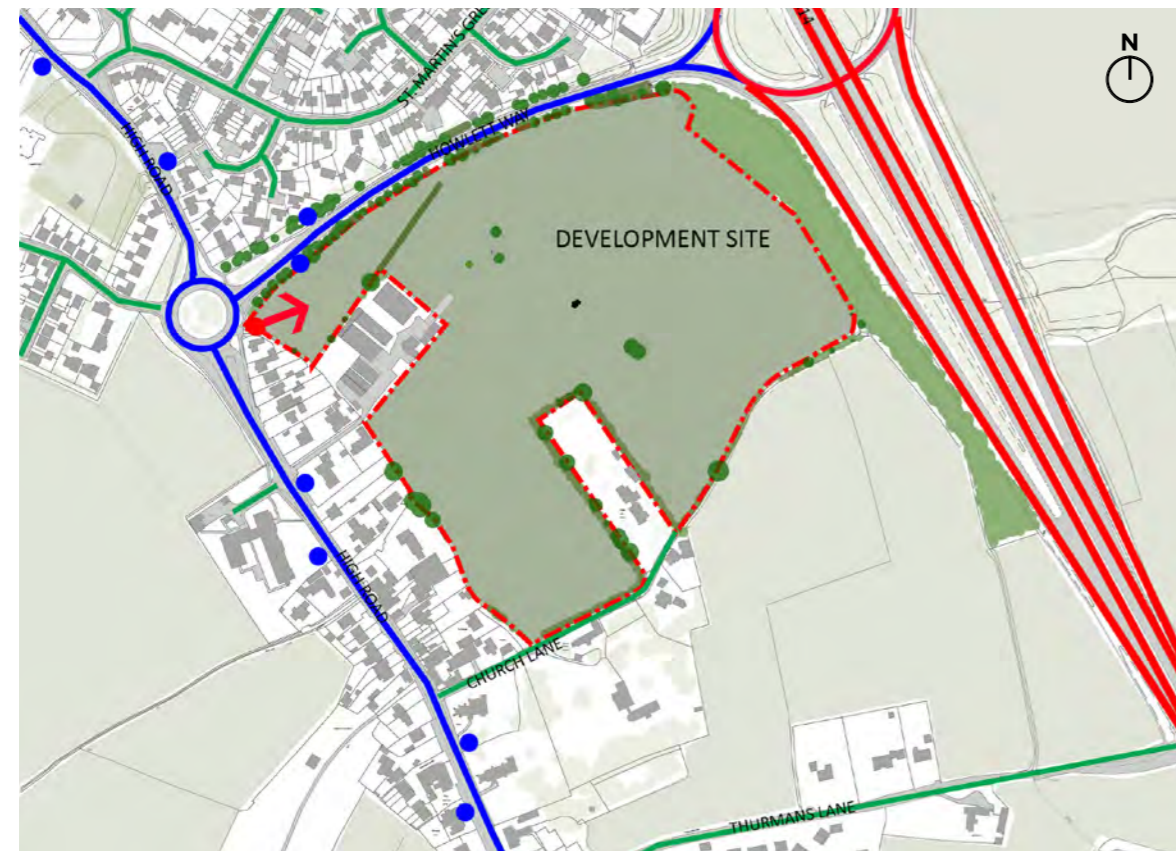


FIG 15 - VEHICULAR LINKS

The site is situated to the east of High Road. To the east of the site is the A14 bypass road, which takes through traffic away from the Trimley villages, north to Ipswich and south to Felixstowe.

Current agricultural access to the development site is from the roundabout at the junction between High Road and Howlett Way.

Bus stops are situated on High Road and Howlett Way linking the Trimley villages via a number of bus routes to Felixstowe, Martlesham Heath and Ipswich.

VEHICLE LINKS

- PRIMARY ROUTE
- SECONDARY ROUTE
- TERTIARY ROUTE
- ➔ ACCESS TO SITE
- BUS STOP
- - - SITE BOUNDARY



FIG 16 - PEDESTRIAN LINKS

The site is within close walking distance of Trimley St Martin village centre and the neighbouring village of Trimley St Mary.

A public footpath runs along the eastern border of the site linking the housing development north of Howlett Way with the housing development south of Thurmans Lane. A public right of way links the eastern end of Church Lane to the footpath on the eastern boundary of the site.

PEDESTRIAN LINKS

- · - · - PEDESTRIAN ROUTE
- · - · - PUBLIC FOOTPATH
- - - BRIDLEWAY
- · - · - RESTRICTED BYWAY
- ↔ PEDESTRIAN REFUGE
- - - SITE BOUNDARY

3.2 CYCLE LINKS AND KEY BUILDINGS

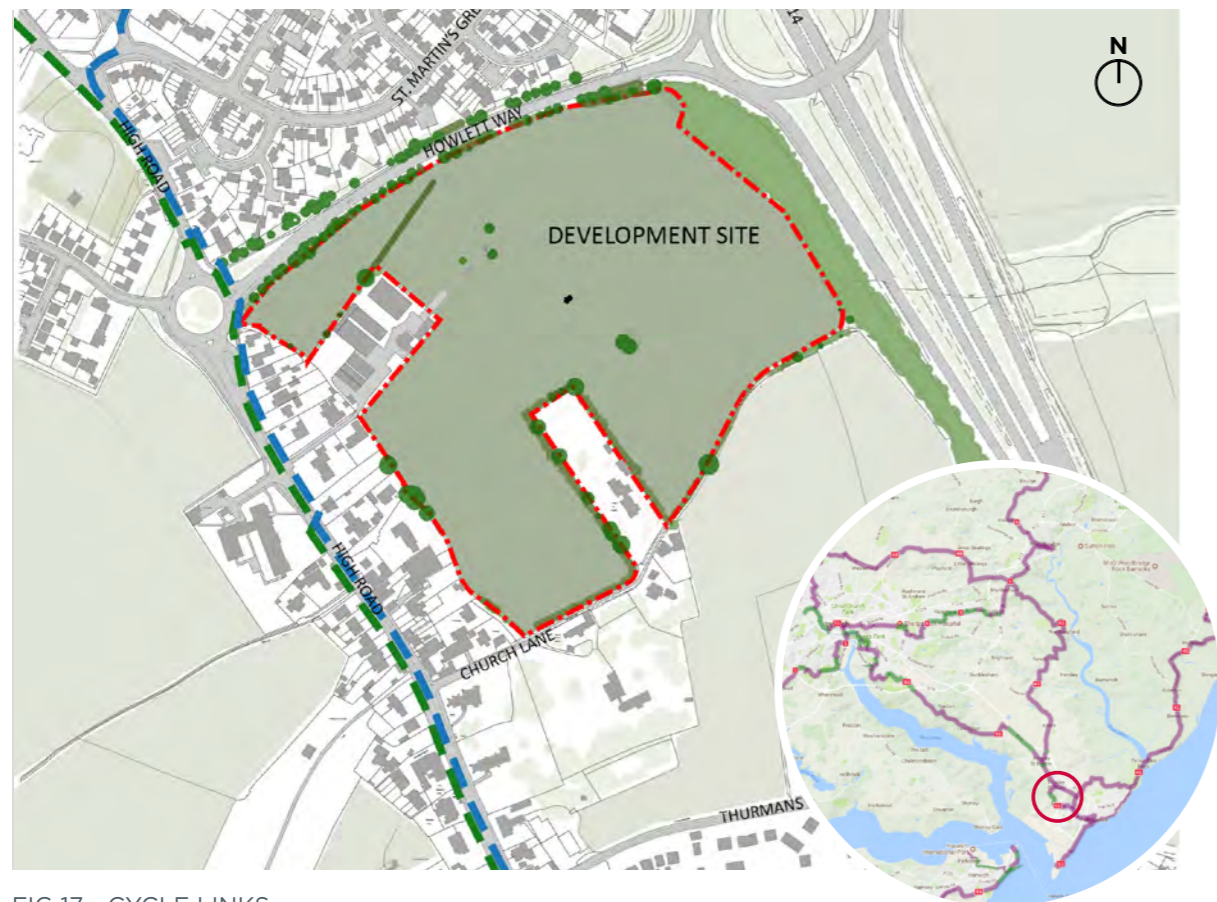


FIG 17 - CYCLE LINKS

The site is situated close to National Cycle Route No. 51, which links Felixstowe to Ipswich and Regional Cycle Route No. 41 the Suffolk Coastal Cycle Route.

CYCLE LINKS

- — REGIONAL CYCLE ROUTE
- — NATIONAL CYCLE ROUTE
- - - SITE BOUNDARY

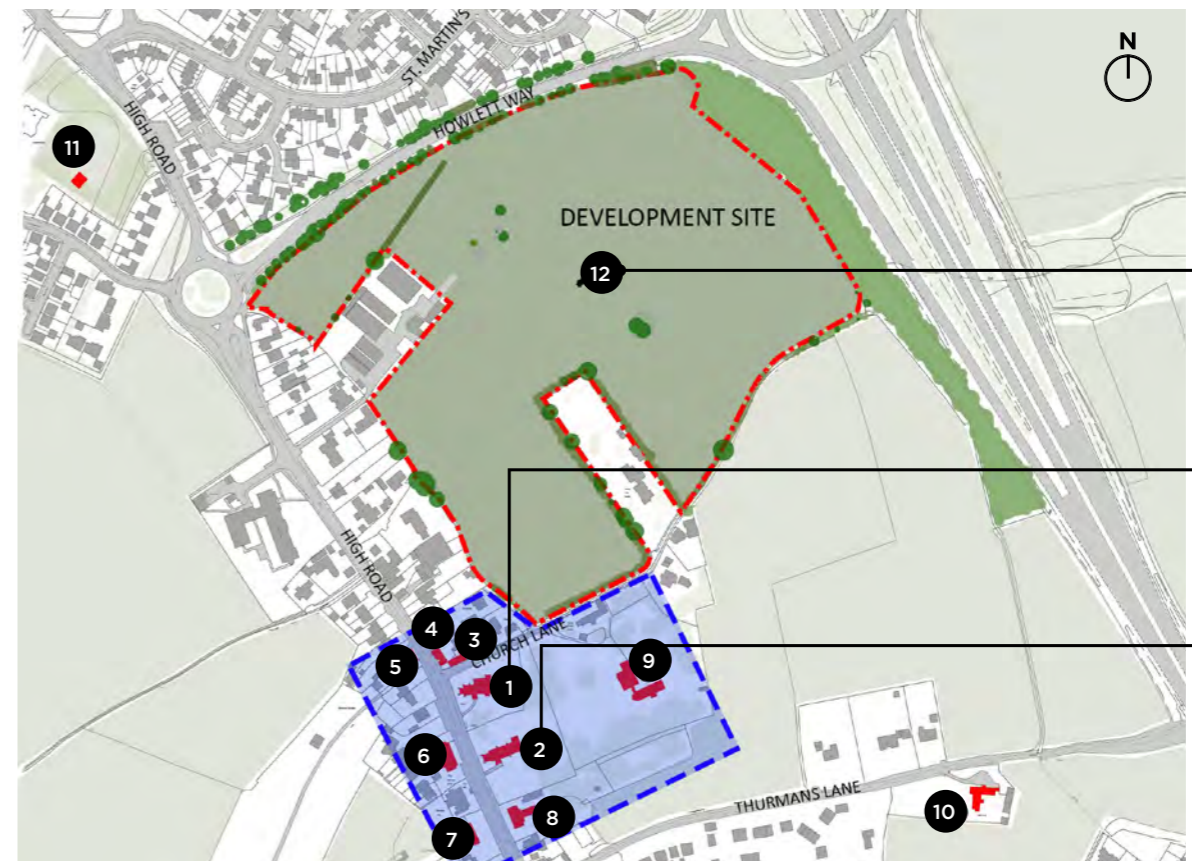


FIG 18 - KEY BUILDINGS (ALSO REFER TO HERITAGE SECTION)

There are several key buildings, including a cluster of historic interest to the south-east.

- | | |
|-----------------------------------|---|
| 1. Church of St Martin (Grade II) | 7. Street Farmhouse (Grade II) |
| 2. Church of St Mary (Grade II) | 8. The Limes (Grade II) |
| 3. Church Farmhouse (Grade II) | 9. The Old Rectory (Grade II) |
| 4. 204 High Road (Grade II) | 10. Mill Farm House (Grade II) |
| 5. Eagle House (Grade II) | 11. Longford House (Grade II) |
| 6. The Three Mariners (Grade II) | 12. Suffolk Square Pillbox (Of historic interest) |

KEY BUILDINGS

- █ GRADE II LISTED BUILDING
- █ BUILDING OF HISTORIC VALUE
- █ CLUSTER OF HISTORIC VALUE
- - - SITE BOUNDARY

3.3 PUBLIC TRANSPORT

Howlett Way and High Road are both bus routes and there are bus stops close to the site on both roads. The positions of these stops are shown. The stops on High Road are served by all the local bus services to and from Felixstowe providing a frequency of 4 buses per hour in each direction and those on Howlett Way are served by a single route. A National Express coach service to London also operates along High Road.

Trimley Railway station is within about 1500m of the development with train services to Felixstowe, Ipswich and the national rail network.



FIG 19 - PUBLIC TRANSPORT

3.4 FRONTAGES AND BUILDING HEIGHTS

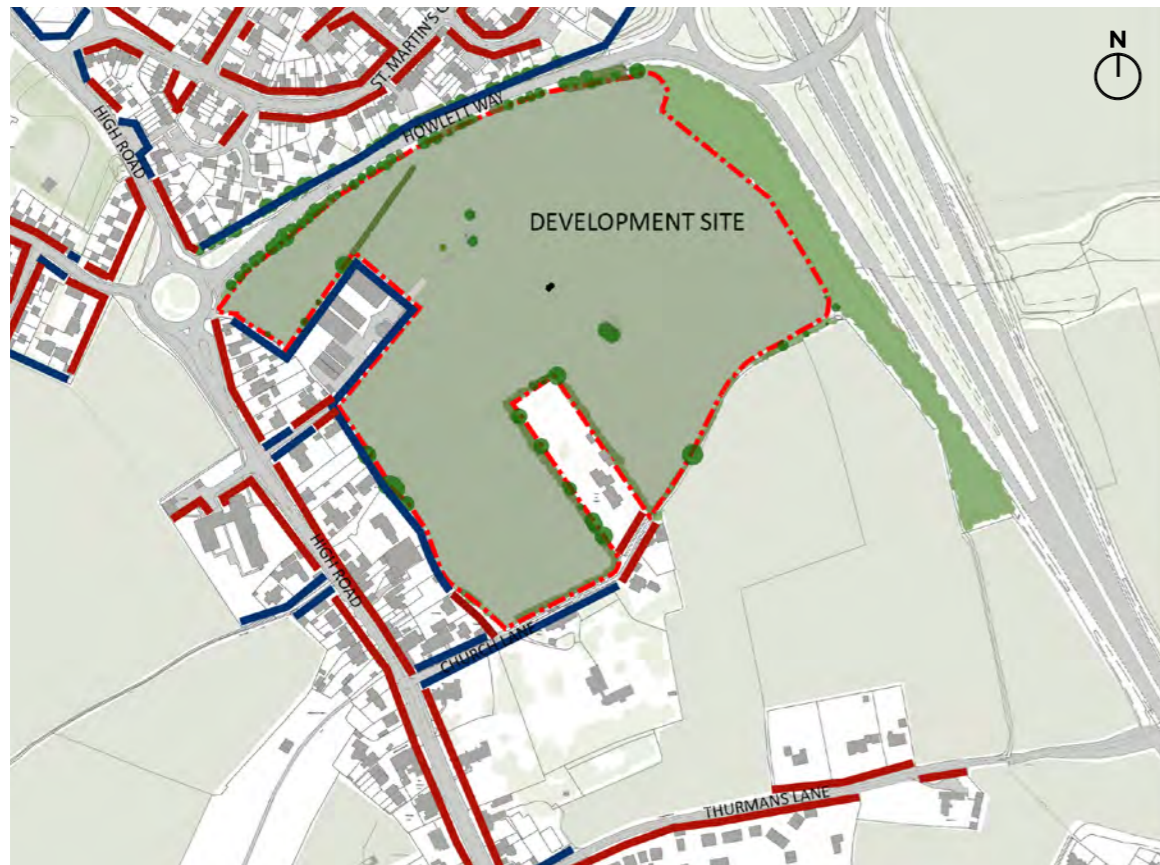


FIG 20 - FRONTAGES

The historic linear development of the village means that there is generally continuous frontage along High Road to the west of the development site.

To the north of the site, properties on Howlett Way generally turn their backs to the site and do not present a street facing frontage. Dwellings border the western boundary of the site, but generally face away from the site. A collection of farm buildings in the Old Poultry Farm, project into the site. The south east corner has no built frontage, however fronts agricultural fields to the south.

The north and east boundaries have a tree border.

FRONTAGES

- ACTIVE FRONTAGE
- INACTIVE FRONTAGE
- - - SITE BOUNDARY



FIG 21 - BUILDING HEIGHTS

Typical development in the village of Trimley St. Martin is predominantly 2-2.5 storeys in height.

Some modern developments are single storey, for example the bungalows on High Road as well older utilitarian structures such as those found in the Old Poultry Farm.

The Parish of St Martin and St Marys Church are significant local landmarks and stand taller than all the surrounding buildings.

BUILDING HEIGHTS

- 1 STOREY
- 2 & 2.5 STOREY
- 3+ STOREY
- - - SITE BOUNDARY



3.5 OLD POULTRY FARM SITE



FIG 22 - OLD POULTRY FARM ACCESS

The proposal needs to consider the nature of any potential future development of the Old Poultry Farm site.

KEY

-  PROPOSAL FOR ROADWAYS IN SCHEME TO CONNECT WITH POULTRY FARM (TO BE DEVELOPED IN FUTURE)
-  SITE BOUNDARY

3.6 TRIMLEY FUTURE RESIDENTIAL DEVELOPMENT

The Felixstowe area has seen a significant amount of development in recent times, owing to expansion of the Port. It is anticipated that employment opportunities in the area will continue to grow.

The Council's adopted local plan identifies the Port as the major employer in the area and recognises a vision to support its growth whilst stimulating local businesses with the objective of diversification and consolidation of the local economy. The document also states that it is desirable to reduce the requirement to commute to Felixstowe from the Regional Centre of Ipswich and encourage workers to live near their work place. It identifies Felixstowe, Walton and the Trimley villages as a major centre for growth.

Therefore, a number of residential and mixed-use developments have been planned in the area.

The East Suffolk (formerly Suffolk Coastal and District) Local Plan has now been submitted for Examination in Public. Proposals under consideration include a leisure-led garden community north of Felixstowe and a new logistics park to support the port, located north of the A14 at Innocence Farm.

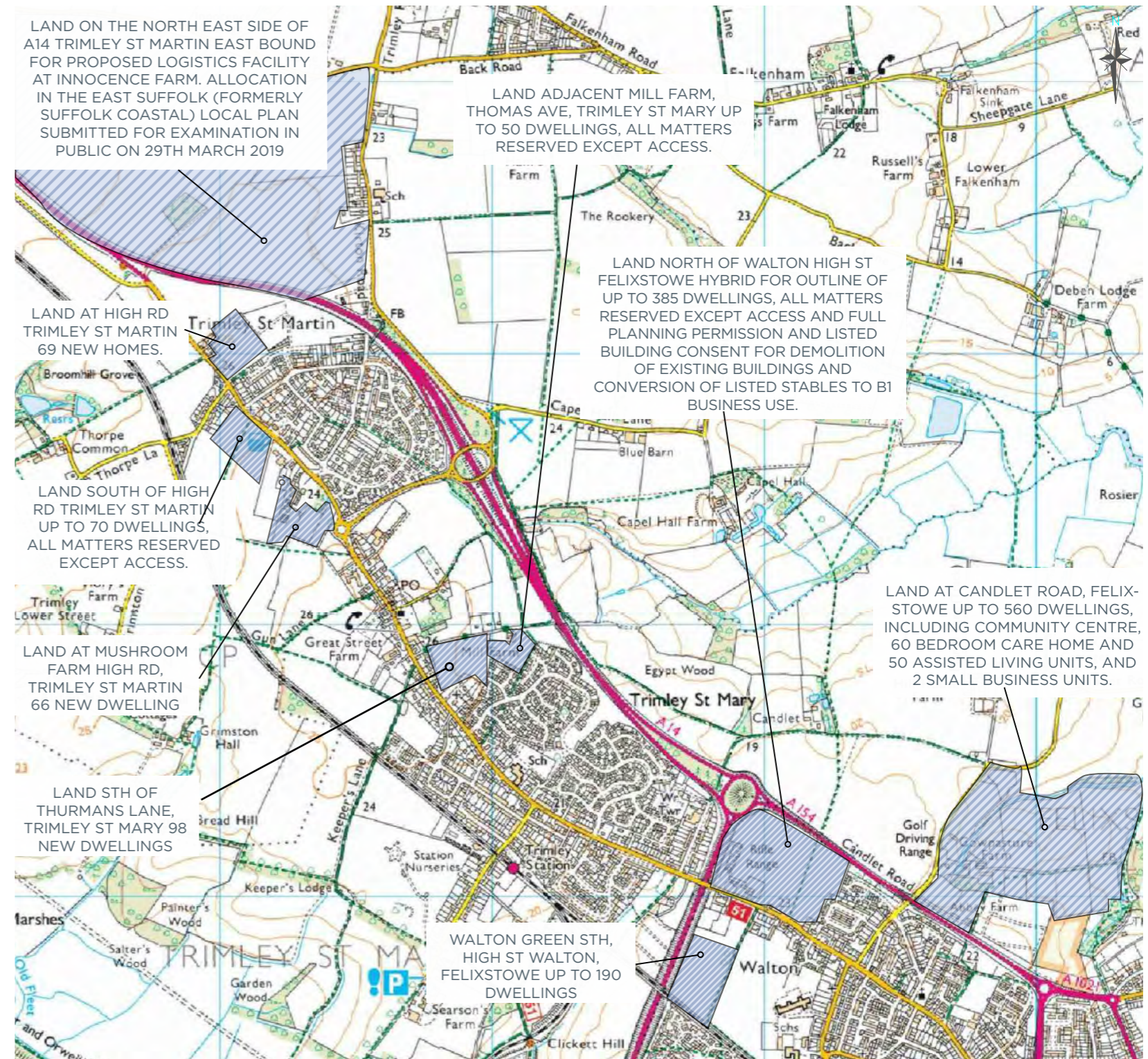


FIG 23 - LOCAL DEVELOPMENT SITES

3.7 VIEWS OUT STUDY

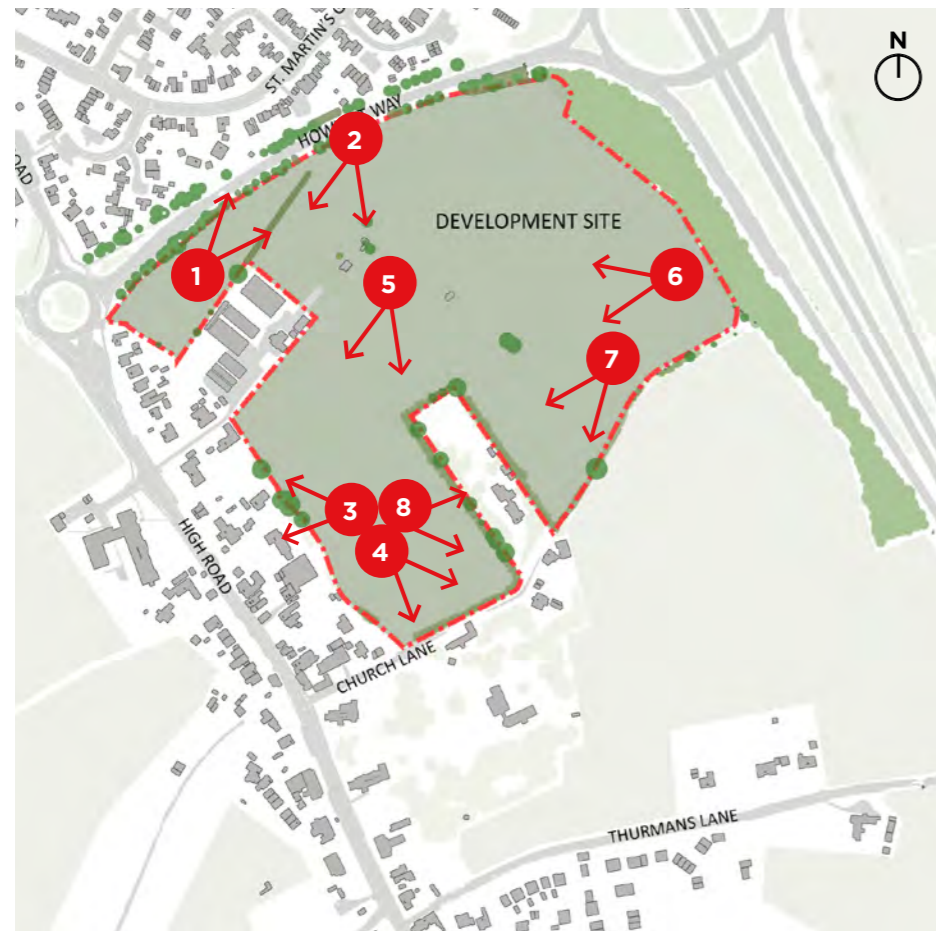


FIG 24 - VIEWS OUT STUDY KEY



VIEW 1
View of Trimley St. Martin dwellings across Howlett Way



VIEW 2
View of Old Poultry farm structures and residential dwellings beyond, off High Road.



VIEW 3
Views of the residential dwellings along the existing footpath off High Road.



VIEW 4
Framed view of the 'Old Rectory' with existing tree line along the site boundary.



VIEW 5
Key view of the projecting residential plot. Wider view of residential dwellings beyond, off Church Lane with a distant view of the two churches to the right.



VIEW 6
Wider view with the rectangular pillbox, Old Poultry Farm buildings and residential dwellings beyond, along High Road.



VIEW 7
View of the residential plot projection with existing tree line along the site boundary. The existing public footpath within the site along the adjoining farm land to the south east can be seen to the left.



VIEW 8
View of the southern boundary of the projecting residential plot with existing tree line.

3.8 VIEWS IN STUDY



FIG 25 - VIEWS IN STUDY KEY



VIEW 1

View of the south west corner of the site, approaching from the High Road connecting Trimley St. Martin and St Mary village centres.



VIEW 2

View of the site from the new residential development across the roundabout.



VIEW 3

Approach off Howlett Way



VIEW 4

View through the wooded area along A14 roundabout



VIEW 5

Distant view of the site from A14, across the adjacent farm land towards North east.



VIEW 6

View of the southern corner of the site from Church Lane.

3.9 HERITAGE ANALYSIS

The site is located in proximity to a number of heritage assets, including designated heritage assets (in this case, listed buildings) and a limited number of non-designated heritage assets (being those structures or buildings that may be deemed to hold historic value but are not protected by statute).

This section of the document identifies the heritage assets and explains how the significance of these have been taken into account within the development of the masterplan, including the potential effect of proposals on their settings.

In this regard, the provisions of Sections 16(2) and 66(1) of the Planning (Listed Buildings & Conservation Areas) Act are being addressed at the earliest stage of masterplanning, and the policies of NPPF 193-197 are being recognised, including impacts on non-designated heritage assets.

The masterplan is being developed in conjunction with Bidwells' specialist heritage team.



IMAGE 1 - TRIMLEY ST MARY CHURCH

3.9.1 HISTORIC MAPS

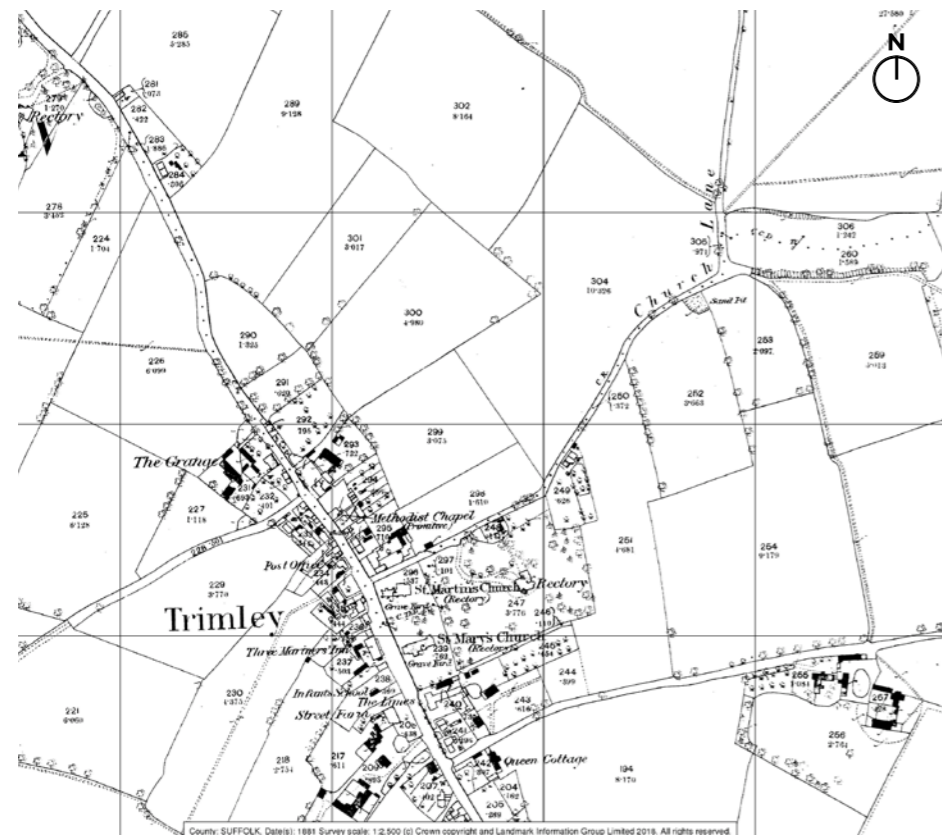


FIG 26 - 1881

The extracts from the Ordnance Survey shown below illustrate how the context of the site has changed over the last century.

The late 19th century map (1881) shows how the land formed part of the agricultural context for Trimley, with all vehicular routes following the High Street through the village. The historic village was clustered around the two churches, representing the two parishes of St Martin's and St Mary's. At this date, the site is in agricultural use and it is clearly subdivided into smaller parcels of land.

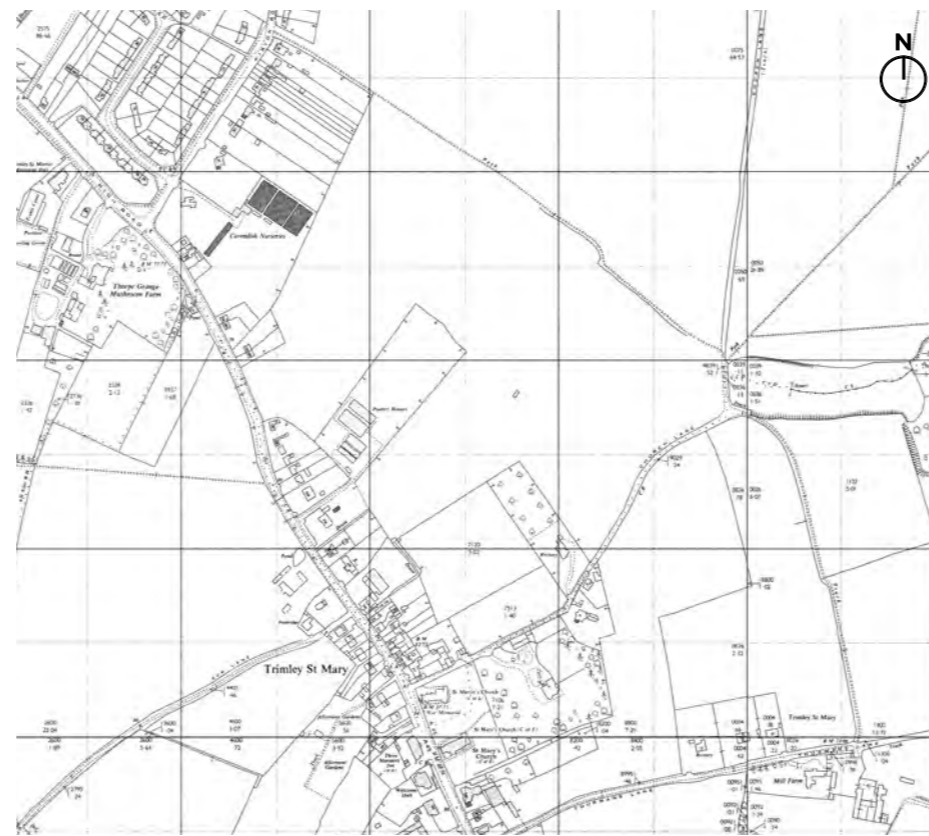


FIG 27 - 1965

There is little variation in the evidence that mapping provides until 1965-66, when there is a transformation occurring along High Road. The original village cluster is being developed in linear fashion, with new plots created and evidence also of development in depth, notably around Old Kirton Road to the north-west of the site. Within the site, the poultry farm has been created and the new long plot of Trimley Old Rectory (17 Church Lane) has been formed. The pillbox is marked on this plan, also.



FIG 28 - 1977

The 1977-1980 map shows the impact of the formation of the Trimley-Felixstowe bypass (A14) which was still only recently completed at this date. Within the site, little has changed except for the loss of the smallest parcel of land alongside Church Lane which has been formed into a single larger parcel.

3.9.2 HISTORIC IMAGES

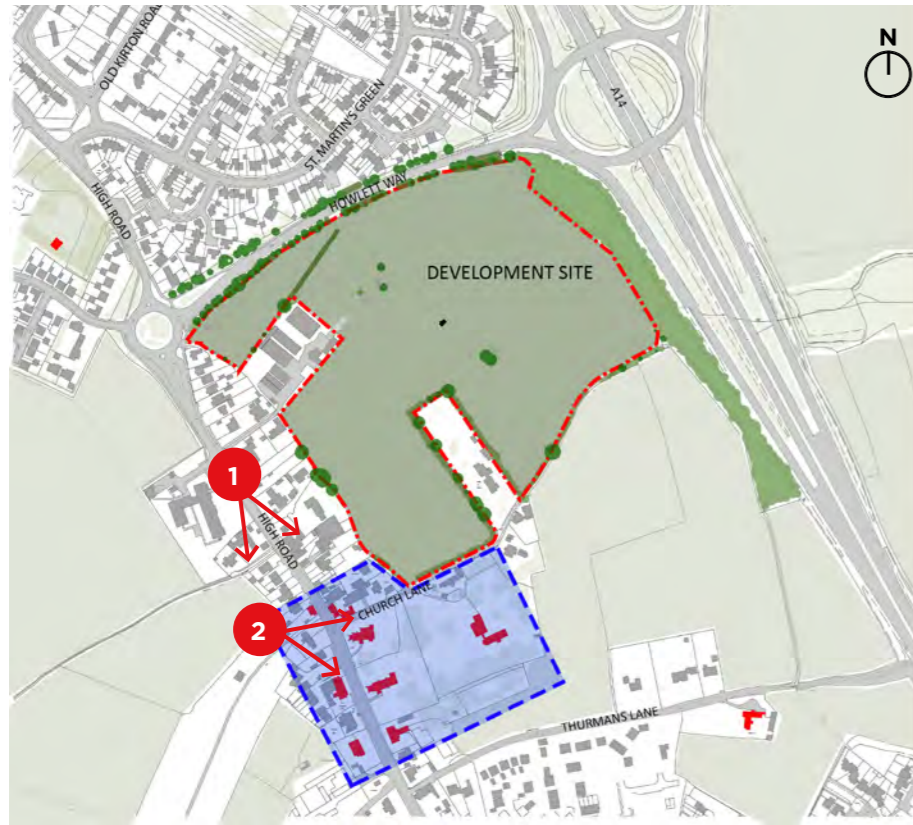


FIG 29 - HISTORIC IMAGES KEY MAP



IMAGE 1 - HIGH ROAD, TRIMLEY ST MARTIN'S CIRCA 1960



IMAGE 2 - CHURCH OF ST MARTIN 1896

HERITAGE ASSETS

There will be no direct physical impacts on heritage assets as a result of the proposed development. There may be, however, impacts on settings. The following are those heritage assets which require consideration in terms of the potential impact of the proposed development on significance as a result of effects on their setting.

In terms of designated heritage assets which may require assessment of setting impact, these include:

- Church of St Martin - Grade II
- Church of St Mary - Grade II
- Church Farmhouse - Grade II
- The Old Rectory - Grade II
- The Old Rectory Stables - Grade II curtilage
- 204 High Road - Grade II
- Eagle House - Grade II
- The Three Mariners - Grade II
- Mill Farmhouse - Grade II
- Trimley House - Grade II
- Longford House - Grade II

The assets with the greatest potential for effect on setting are the two churches, due to their scale and visibility over a larger area.

There are also a number of buildings/structures that may be considered to be 'non-designated' heritage assets by the LPA. Although these have not been confirmed yet through discussion with the LPA, part of the pre-application process will be to determine how the LPA would like to consider these matters. As part of our initial assessment, the potential non-designated assets include:

- The Pillbox (within the site boundary)
- 4 Church Lane
- 6 Church Lane

3.9.3 HERITAGE CONSTRAINTS



FIG 30 - HERITAGE CONSTRAINTS