

3.9.4 HERITAGE IMPACT

Potential impact considerations:

The considerations arising from the assessment of these assets and potential impacts arising are as follows:

1. Consideration needs to be given to the visibility and awareness of the church towers in short-range to long-range views. The visibility is quite distinct, though buffered in some places by intermediate housing and landscaping in the short range. Longer to mid-range impacts require a response in masterplanning which may include separation from development at the short range but also expressing some awareness of the towers' role in the local context. This does not require to be a formal vista, but the ability to allow awareness of the towers.
2. The existing site in its current form provides an open, 'natural' setting to the churches and other assets. A response will be needed in the masterplan to maintain a suitable element of a soft and open village setting along Church Lane and its hedgerow edges, which is currently the immediate setting of both churches and the Rectory, and the setting of the non-designated assets.
3. The pillbox is in the centre of the site. As a non-designated heritage asset, this should be retained, and a setting created for it which allows it to be understood and interpreted in its context.

Acknowledging these considerations at the outset of masterplanning will ensure that impacts on setting are appreciated, and responses can be adopted early. Ensuring a response to the impacts on setting will enable the scheme to meet the desirable objective of preserving the setting of the listed buildings and minimising any resultant harm to the setting of heritage assets.



IMAGE 1 - CHURCH OF ST MARTIN - GRADE II



IMAGE 2 - CHURCH OF ST MARY - GRADE II



IMAGE 3 - CHURCH FARMHOUSE AND 204 HIGH ROAD - GRADE II



IMAGE 4 - 4 CHURCH LANE - NON-DESIGNATED HERITAGE ASSET



IMAGE 5 - PILLBOX - NON-DESIGNATED HERITAGE ASSET



IMAGE 6 - VIEW SOUTH-EASTWARDS FROM WITHIN THE SITE TOWARDS CHURCH TOWERS

3.10 ARCHAEOLOGY ANALYSIS

Archaeological evaluation in the form of geophysical survey and trial trenching has been carried out across the site in consultation with the County Archaeological Service.

The earliest activity identified was late Neolithic/early Bronze Age flint working and use. The main area of archaeological interest is located in the southwest corner of the site, where four pits dating to the late Iron Age were revealed in one trench.

Other Iron Age archaeology was dispersed across the site. There is no evidence of Roman or Saxon archaeology. The archaeology is of local interest and preservation in situ is not a requirement.

Prior to any development a programme of targeted archaeological excavation would be undertaken by professional archaeologists.



FIG 31 - EXISTING PILLBOX

3.11 ECOLOGY ANALYSIS

Aspect Ecology has undertaken a desktop study and an extended Phase 1 habitat and general faunal survey at the site, along with Phase 2 survey work in respect of reptiles.

The site is dominated by arable land, along with areas of semi-improved grassland, amenity planting, tall ruderal vegetation, scrub, ditches, bare ground and two buildings, none of which are considered to form important ecological features. Habitats of elevated value are present in the form of hedgerows, semi-mature/mature trees and tree lines, as well as the offsite woodland to the east which has been identified as the Priority Habitat Deciduous Woodland.

The habitats within the site provide opportunities for foraging and commuting bats and birds in the form of wooded habitats which are largely restricted to the site boundaries, whilst areas of long sward grassland and tall ruderal habitat provide minor opportunities for reptile species. Indeed, reptile survey work undertaken at the site in 2018 recorded a low population of Common Lizard within the site. In addition, five trees within the site have been assessed as being of value to roosting bats. The value of such areas is limited by the sites isolation by surrounding roads, existing residential development and intensively managed arable land.

In terms of ecological designations, a number of designations are present within the local area, including Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar, located approximately 1.6km from the site.

The habitats of ecological value within the site are largely restricted to the site boundaries. It is therefore anticipated that these features can be accommodated as part of the development scheme. Notably, retained habitats around the margins of the site will ensure continued opportunities for reptiles at the site, as well as providing connectivity to the wider landscape.

The proposal will seek to mitigate for effects on European-level designations (including Stour and Orwell SPA/Ramsar), in line with guidance from East Suffolk (formerly Suffolk Coastal District) Council and Natural England. In addition, the proposal present the opportunity to secure a number of net gains for biodiversity, including provision of native planting, provision of areas of wildflower grassland, cut-outs in garden fences for Hedgehog, and specific faunal boxes/features for a range of species groups, including bats and birds.

On this basis, subject to the design of a sensitive masterplan and implementation of appropriate mitigation measures, it is considered unlikely that the proposal will result in significant harm to biodiversity. On the contrary, the opportunity exists to provide a number of net gains for biodiversity as part of the proposals.



FIG 32 - ECOLOGY CONSTRAINTS

3.12 LANDSCAPE ANALYSIS

Overview of Visibility

A Landscape and Visual Impact Assessment/ Appraisal (LVIA) is being carried out to evaluate potential effects of the proposed development on the character of the landscape and on visual amenity in order to inform the design process and avoid / prevent, reduce or mitigate adverse effects and incorporate enhancements where possible.

Key issues to consider are:

- The Suffolk Coast and Heaths AONB lies some 0.5km south-west of the site but there is no intervisibility either with the site as existing or is there likely to be when developed as proposed.
- The character of the site and wider landscape needs to be understood and respected. The Suffolk County Landscape Character Assessment will be taken into account and a more detailed local landscape character assessment will be carried out.
- Two public rights of way run along the boundaries of the site and their setting needs to be sensitive treated and impacts on views minimised.
- The site is visible from adjacent residences and public highways.
- There are existing views from within the site towards the two churches of Trimley St Mary and Trimley St Martin and the design should aim to incorporate these into the layout.
- The Churches also sit within a number of historic buildings (some listed) and the setting of these properties should be considered in the design.

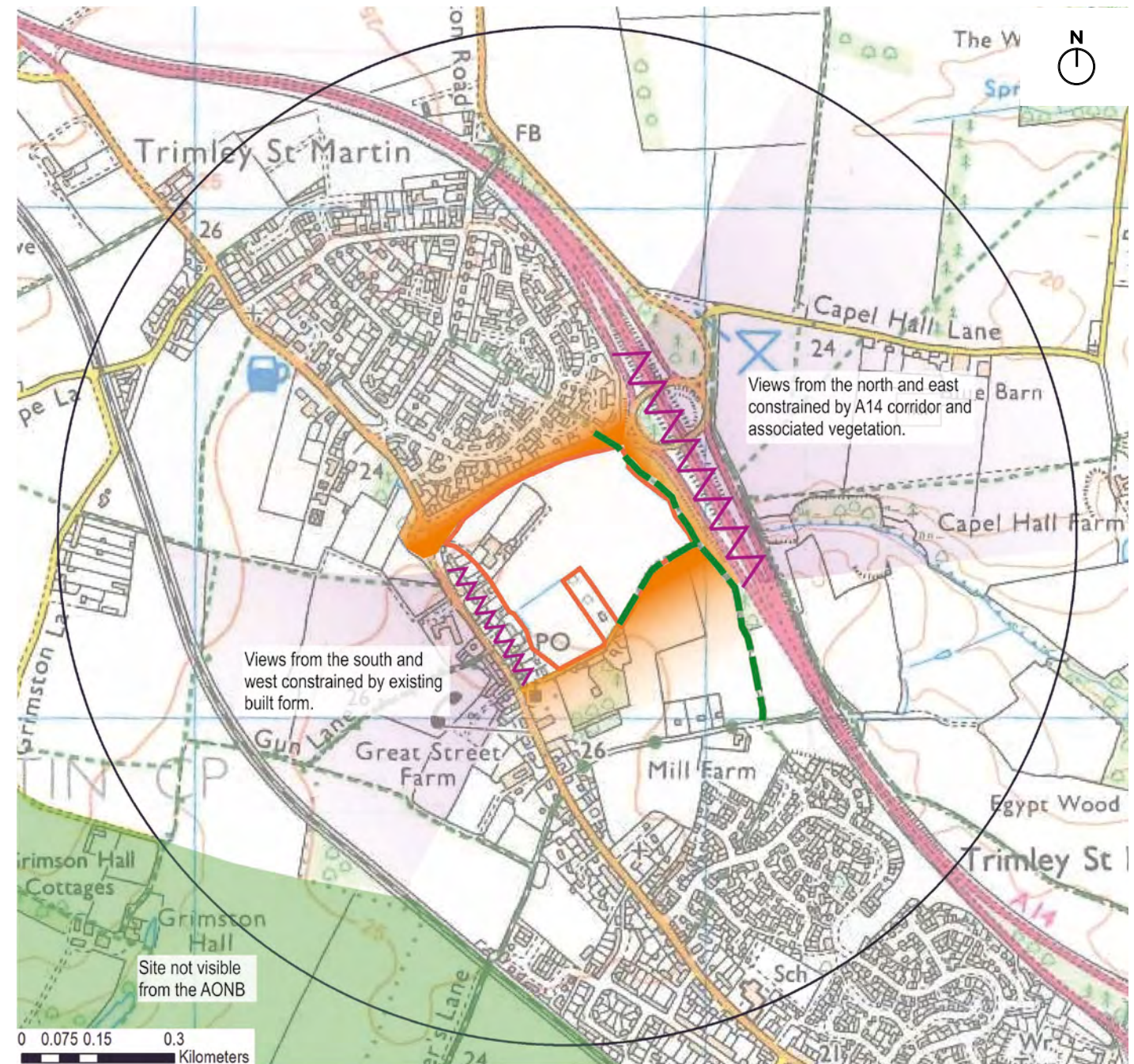
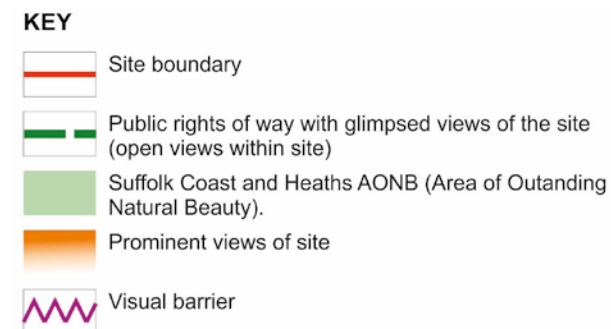


FIG 33 - OVERVIEW OF VISIBILITY



3.12.1 LANDSCAPE CHARACTER ANALYSIS

- There is a limited number of trees within the site and the two significant oak trees should be incorporated into the design and protected.
- A preliminary acoustic assessment has highlighted that a number of areas suffer from high levels of noise in certain areas, mainly to the northern boundary on Howlett Way and near the junction of the A14 slip road.
- An existing pillbox sits within the centre of the site and should be incorporated into the design (possibly with ecological benefits). Although this is not a listed structure, it is of local importance and is highlighted in Policy SCLP12.65 of the emerging Local Plan.

As well as considering the above factors, there are opportunities to enhance character, green infrastructure and views in the following ways:

- Opportunity to increase planting to Howlett Way to create an attractive road frontage and linear habitat.
- Potential to create green links across the site to provide habitat, enhance open space and pedestrian movement and to link with the wider landscape.
- Create framed views towards the churches.
- Create framed views from the High Road / Howlett Way junction, as an entrance to the Trimleys.
- Utilise natural landform to manage surface water in a sustainable way.
- Utilise existing features (significant trees and the historic pillbox) to articulate open space.

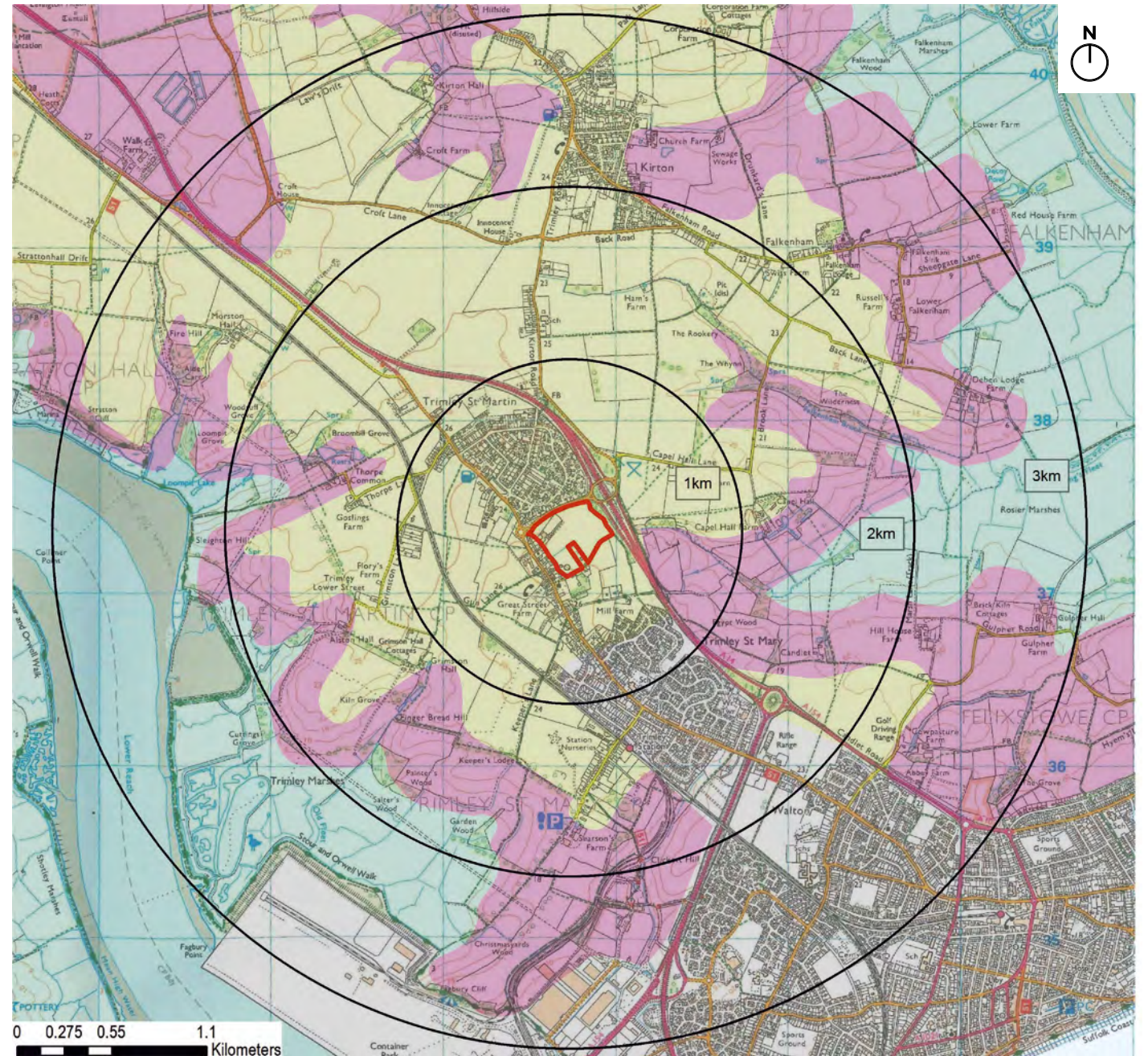


FIG 34 - SUFFOLK COUNTY LANDSCAPE CHARACTER ANALYSIS

Suffolk County Landscape Character Assessment (LCA)

- 11. Plateau Estate Farmlands
- 16. Rolling Estate Farmlands
- 6. Coastal Levels
- 25. Urban

3.12.2 LANDSCAPE CHARACTER ANALYSIS CONTINUED



LLCA 1

- Medium scale arable fields
- Currently cover crops for winter, possibly beets.
- Field boundaries demarcated by scrubby plants and un-managed hedgerows.
- The topography undulates gently but is largely flat to the north-west
- The condition of the area suffers from the effects of the A14 which is apparent throughout the LLCA
- The area contains significant oak trees which may have been from historic field boundaries
- There is a WW2 pillbox in the centre of the LLCA
- This LLCA is largely representative of the wider LCA

LLCA 2

- Large scale private dwelling
- The area is dominated by the vegetation within the gardens of a private property and contains well established trees of varying species, many of which are uncommon within the surrounding landscape.
- The LLCA is accessed from Church Lane by both vehicles and pedestrians
- The area appears to jut out into the surrounding arable fields (LLCA 1)
- This LLCA is not entirely representative of the wider LCA, due to its scale, domestic features and the level of enclosure.

LLCA 3

- Historic Buildings Relating to Church
- This area is relatively open featuring graveyards and historic buildings.
- This character area has more of a 'village feel', with well established trees, and older buildings than the surrounding character areas.
- The properties in the LLCA are accessed via High Road or Church Lane which is sunken and is bounded by agricultural fencing and hedgerows
- Although this LLCA is broadly defined by the historic buildings it is broadly representative of the settlement types within the wider LCA

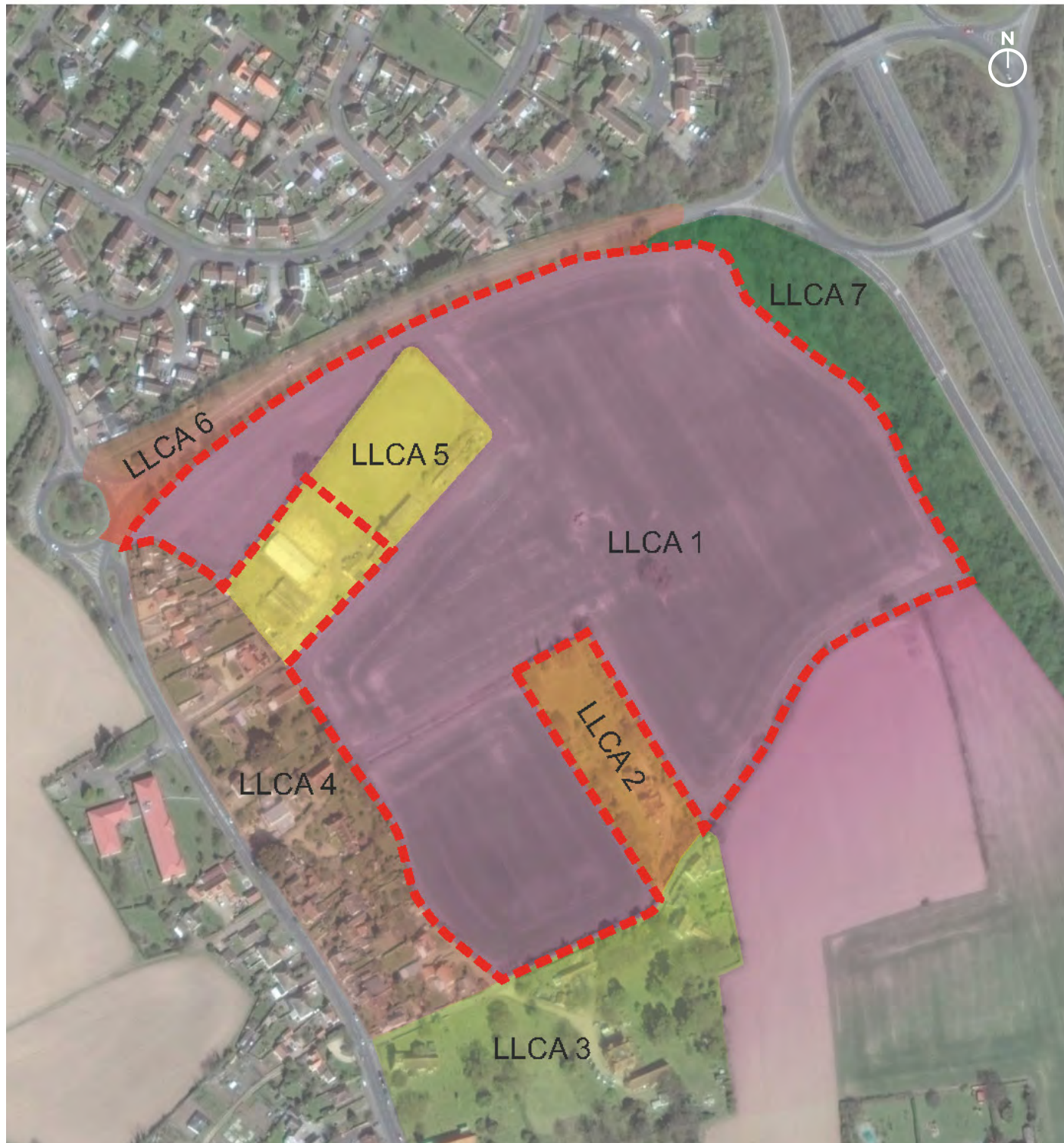
LLCA 4

- Housing fronting onto High Road
- This LLCA features more recently constructed dwellings than those in LLCA 3 which appears to have grown along the road corridor
- Additional dwellings have been developed within the rear of gardens, which is more apparent from LLCA 1
- There are some significant trees within the front and rear gardens of the properties
- This LLCA is suburban in its appearance and is not representative of the wider LCA



FIG 35 - LANDSCAPE CHARACTER ANALYSIS

LANDSCAPE CHARACTER ANALYSIS CONTINUED



LLCA 5

- Former poultry farm, partly outside site
- The former Poultry farm, whilst not in use for this purpose still features agricultural built form which is larger scale than the houses that front High Road
- Within the site is a small dwelling which is currently in use, and is accessed from High Road
- This LLCA is bounded by agricultural fencing and in places rough scrubby vegetation which merges into un-managed hedgerows
- This area appears in poor condition and is not wholly representative of the wider LCA

LLCA 6

- Howlett Way and road verge
- The road is the primary route to the Trimley villages from the A14.
- The road verge to the south of Howlett Way has sparse vegetation cover, and the verge to the north contains much more significant planting
- This LLCA has no built form within it but borders the settlement edge of Trimley St Martin which includes gable ends to houses and garden fences
- This area lacks of tranquillity and aesthetic qualities due to the nature of the road and is not representative of the wider LCA

LLCA 7

- A14 embankment planting/woodland
- The embankment planting is typical of highway planting featuring many native species, but appears un-managed and therefore some trees are beginning to decline in condition.
- The LLCA slopes steeply from the south-west upwards to the north-east, adjoining the A14 slip road.
- A bridleway runs through this area and is clearly used by local residents for walking
- This LLCA suffers from the influence of the A14 which diminishes the tranquillity due to continual traffic noise
- This LLCA is somewhat typical of the area as it forms part of a wider 'network of tree belts and coverts' although the wider LCA is not referring to highways planting.



FIG 36 - LANDSCAPE CHARACTER ANALYSIS

3.12.3 LANDSCAPE CONSTRAINTS AND OPPORTUNITIES



FIG 37 - LANDSCAPE CONSTRAINTS AND OPPORTUNITIES

3.13 DRAINAGE ANALYSIS

Existing Baseline Conditions

Reference to the Environment Agency's mapping confirms that the site is located in Flood Risk Zone 1, reflecting the very low probability of fluvial / tidal flooding. The site however does have some minor overland surface water flooding in the eastern edge of the site boundary, which will need to be accommodated / managed through the proposed drainage strategy for the site.

- The Department for Communities and Local Government Planning Practice Guidance, in the Flood Risk and Coastal Change section states at Table 2 - Flood Risk and Vulnerability Classification, the site is classed as 'Less Vulnerable' and is suitable in areas of Flood Zone 1, 2 and 3a, but not 3b, thus the site is well located and suitable for the flood zone.
- The Governments' advice for developments larger than 1 Hectare, in Flood Risk Zone 1 is that a site-specific Flood Risk Assessment (FRA) is required, also the standing advice for Less Vulnerable development is that surface water management, access and evacuation and floor levels should be considered. These items will be considered through the FRA process.
- The site is located on a Secondary 'A' Aquifer and has high groundwater vulnerability, therefore through appropriate Sustainable Urban Drainage Systems (SuDS) pollution levels from the development will need to be appropriately mitigated to the levels set by the CIRIA SuDS Manual (2015) before discharging any surface water to the ground.
- The nearest watercourse to the site is the River Orwell, 2.6km away and there are no watercourses on or adjacent to the site that offer an effective outfall. The site is not at risk from fluvial / tidal flooding.
- The Government long term flood risk online mapping identifies the site has no risk of reservoir flooding.
- There are no adopted Anglian Water surface water sewers on or adjacent to the site that offer an effective outfall.
- The geological mapping for the site indicate that the site is underlain by the Kesgrave Sands & Gravels and on-site infiltration testing has identified that the site is suitable to infiltration drainage techniques.
- It is not considered that there are any areas on or around the location of the site that would have an increased risk of contamination of land or water from releases of pollutants as appropriate SuDS will be implemented and maintained to mitigate the likely pollution levels created by the proposals before water returns to the ground.

The proposed development on agricultural land will lead to an increase in impermeable areas such as residential roof space and road infrastructure. This can result in an increased risk of associated pollutants entering surface waters and / or the ground which will require mitigation prior to reaching its final destination. The increase in impermeable area from greenfield development can also increase the concentration, volume and flood risk, resulting from large rainfall events, of the site and its surrounds and thus require addressing as part of the development design and FRA process.

Climate Change

As the site will have a design life of 100 years, an assessment of Climate Change to rainfall intensity will be undertaken in accordance with the Planning Policy Guidance advice, currently set at 40% increase. This will ensure adequate future proofing of the surface water drainage strategy for the development proposals to cope with the rainfall events expected in the next 100 years.

Foul Water Drainage

The site ground levels naturally fall away from the High Road (towards the A14), where existing Anglian Water foul water sewers are located. A foul water pumping station would therefore be required in the eastern corner of the site, which is the lowest part of the site, to pump foul water back to High Road. A foul water pumping station would be adopted by Anglian Water and would require a 15m cordon sanitaire surrounding that excludes any habitable rooms being located within the area.

3.14 ARBORICULTURE ANALYSIS

A survey of all arboricultural features on and affecting the site was carried out during January 2018 and all of the relevant data collated to inform its development. The survey data has been produced in accordance with recommendations set out in BS 5837: 2012 and provided alongside an Arboricultural Constraints Plan providing advice for designing around trees.

As the site is currently arable farmland, the majority of the arboricultural features are confined to the boundaries. The character of these features can be described as field side hedgerows of mixed native species. Within these hedgerows are a number of mostly commonly found native or naturalised trees. Many of these are mature or early-mature English oak (*Quercus robur*), though other species contribute to this mix, including a few ornamental varieties existing within the grounds of adjacent private gardens. A woodland belt is located to the east of the site bordering the A14, comprising approximately five dominant tree species of relatively even age.

These trees and hedges are of varying quality, conditions and amenity value, a number of which have been assessed as having sufficient potential (either individually or collectively) to contribute positively to a residential development. Most of the existing hedges are minimally managed and in places would benefit from some maintenance works. Some of the existing oaks are of potential importance as they are in the mature stages, some already developing veteran characteristics. As such, it may be expected that these trees will develop into important landscape features providing exponentially greater benefits as they continue to mature. Two of these trees are located more toward the middle of the field, providing opportunities for their inclusion within green space in this part of the site.

The woodland belt has been assessed as being in moderate condition, though currently receiving minimal to no intervention. There is therefore scope for future management of this feature for improved structural and species diversity, to promote improvements to the screening value as well as a range of other ecosystem services which would benefit the locality. In particular, such efforts could usefully seek to improve the understory to meet these requirements.

There is potential for the inclusion of a number of the existing trees and hedges within a suitable design where they will provide a range of benefits as significant landscape features. Given the relatively open nature of the site, there could also be scope to greatly enhance the canopy at this location through the planting of new trees, with the aim of increasing species and age diversity. As such, it should be possible for the arboricultural elements to successfully aid and enhance a sustainable design which meets the requirements of local planning policy. Toward that end and to provide applicable details for mitigation and tree protection, an Arboricultural Impact Assessment and Method Statement will be provided in support of the planning application.



FIG 38 - IMAGE SHOWING EXISTING TREES

3.15 CONSTRAINTS

Summary

Analysis of the site and its constraints has generated a number of points, which need to be considered in the development of the scheme:

- Retain and improve existing public footpaths bordering the site and improve linkage to the High Road.
- Provide a coherent landscaping scheme to take into account existing drainage ditches and the need to provide a buffer to the existing heritage cluster.
- Preserve the existing pillbox located in the centre of the site.
- Design on the basis that there is only possible point of vehicle access into the site from Howlett Way.

KEY








-  PUBLIC RIGHT OF WAY
-  HISTORICAL PILLBOX TO BE RETAINED
-  EXISTING DITCH (DRAINAGE)
-  SINGLE POINT OF VEHICULAR ACCESS AND VISIBILITY SPLAY
-  ESTABLISH GREEN EDGE BUFFER BETWEEN SITE AND HERITAGE CLUSTER
-  VEHICULAR NOISE FROM HOWLETT WAY AND A14
-  POOR LINKAGE TO HIGH ROAD
-  LISTED BUILDING IN HERITAGE CLUSTER



FIG 39 - CONSTRAINTS PLAN

3.16 OPPORTUNITIES

Summary

Analysis of the site and its opportunities has generated a number of points, which will help to improve the site:

- Create a safe environment for pedestrians and cyclist to encourage more sustainable lifestyles.
- Create strong building frontages along Howlett Way to provide an attractive entrance to the site from Howlett Way, and a prominent focal corner could be provided on the junction between Howlett Way and High Road.
- Develop a landscape setting, which provides green linkages through the site. The scheme should incorporate varied and appropriate public open space.
- Create a focal point at the centre of the site focused on retained pillbox and mature tree.
- Provide a secondary focal point and an attractive pedestrian/cycle access adjacent to Church Lane to take advantage of the high quality environment provided by the adjacent heritage cluster.

KEY










-  IMPROVED SETTINGS TO PUBLIC FOOTPATH AND BRIDLEWAY
-  EXISTING DITCH (DRAINAGE) INCORPORATED AS LANDSCAPE FEATURE
-  GREEN AMENITY SPACE AS BUFFER TO VILLAGE
-  FOCAL POINT / CENTRAL OPEN SPACE
-  NEW PUBLIC FRONTAGE
-  IMPROVING PERMEABILITY BY CREATING KEY ROUTES IN GREEN SETTING
-  PUBLIC FACING FOCAL POINT
-  IMPROVED LINKAGE TO HIGH ROAD
-  CREATE GATEWAY FEATURE



FIG 40 - OPPORTUNITIES PLAN















4.0 Consultation and Engagement

Introduction

The current scheme was developed as a result of a series of consultations with the local planning authority and stakeholders. This section describes the scheme which was presented for Pre-Application discussion in May 2018. This was followed by meetings with the Ward Councillor and Trimley St Martin Parish Council. The Public Consultation, held in July 2018, was well attended and feedback from this was collated to inform the development of the current layout.

4.1 FIRST PRE - APPLICATION SCHEME

- The emerging proposal includes vehicular access from Howlett Way, with emergency access from Church Lane.
- The emerging proposal provides strong frontages bordering Howlett Way, to mitigate traffic noise impact. These frontages frame the site entrance into the scheme which provides views into the central green focal space at the heart of the site.
- A series of key frontages face on to this central green space which provides a landscaped setting for 'Trimley Pillbox' and existing key trees.
- The emerging proposal aims to provide an improved and varied setting to the existing PRow, with active frontages throughout its length along with green areas comprising formal and informal play spaces.
- Green linkages across the site are designed as key landscaped routes that connect to the central green space and the existing PRow.
- The emerging proposal reinstates a historic field line through the provision of a green buffer to protect the environment of the adjacent cluster of heritage buildings. This open area benefits from active frontages which provide passive surveillance and creates an attractive setting for the proposed pedestrian/cycle access along Church Lane.
- The emerging scheme locates the on-site Early Years provision towards the south of the site located close to green open space with connectivity to the green linkages and PRow.
- The emerging proposal bordering Old Poultry Farm takes into account the requirement for access to this site and the fact that the configuration of the future development of this site is unknown.

- | | | | |
|---|---|---|---|
|  | PROPOSED VEHICULAR ACCESS |  | PROPOSED PEDESTRIAN ROUTES |
|  | POTENTIAL VEHICULAR ACCESS TO OLD POULTRY FARM SITE |  | PROPOSED GREEN-LINK THROUGH SITE PROPOSED PUMPING STATION |
|  | KEY HISTORIC BUILDINGS IN SENSITIVE SETTING |  | EXISTING PUBLIC RIGHT OF WAY |
|  | PROPOSED PEDESTRIAN/ CYCLE AND EMERGENCY ACCESS |  | EXISTING RESIDENTIAL BUILDINGS |
|  | PROPOSED RESIDENTIAL BLOCKS FOCAL POINTS |  | RURAL VIEWS |
|  | PROPOSED EARLY YEARS SETTING |  | PASSIVE SURVEILLANCE OF GREEN AREAS |
| | |  | KEY VIEWS |
| | |  | EXISTING DITCH |

PROPOSED RESIDENTIAL BLOCKS ALONG HOWLETT WAY TO CREATE AN ACTIVE FRONTAGE

PROPOSED VEHICULAR ACCESS INTO THE SITE FROM HOWLETT WAY

POTENTIAL VEHICULAR ACCESS TO OLD POULTRY FARM SITE

PEDESTRIAN DESIRE LINE

LANDSCAPE FEATURE INCORPORATING EXISTING DITCH

POTENTIAL LOCATION OF THE EARLY YEARS SETTING WITH EASY VEHICULAR AND PEDESTRIAN ACCESS

LONG RANGE VIEWS OF THE CHURCHES



CENTRAL GREEN SETTING ALONG KEY ROUTE THROUGH THE SITE WITH BUILT FRONTAGES



BUILT FRONTAGES ALONG PRow

GREEN LINK THROUGH THE SITE CONNECTING TO EXISTING PRow

PROPOSED FOUL WATER PUMPING STATION



VARIED CHILDREN'S PLAY AREAS INCLUDED WITHIN POS

EXISTING PEDESTRIAN ACCESS FROM CHURCH LANE



GREEN BUFFER BETWEEN BUILT FORM AND HERITAGE SETTING

PROPOSED PEDESTRIAN/ CYCLE AND EMERGENCY ACCESS

FIG 41 - URBAN ARMATURE PLAN

4.1.1 CONCEPT SKETCHES



FIG 42 - HISTORIC FIELD LINES

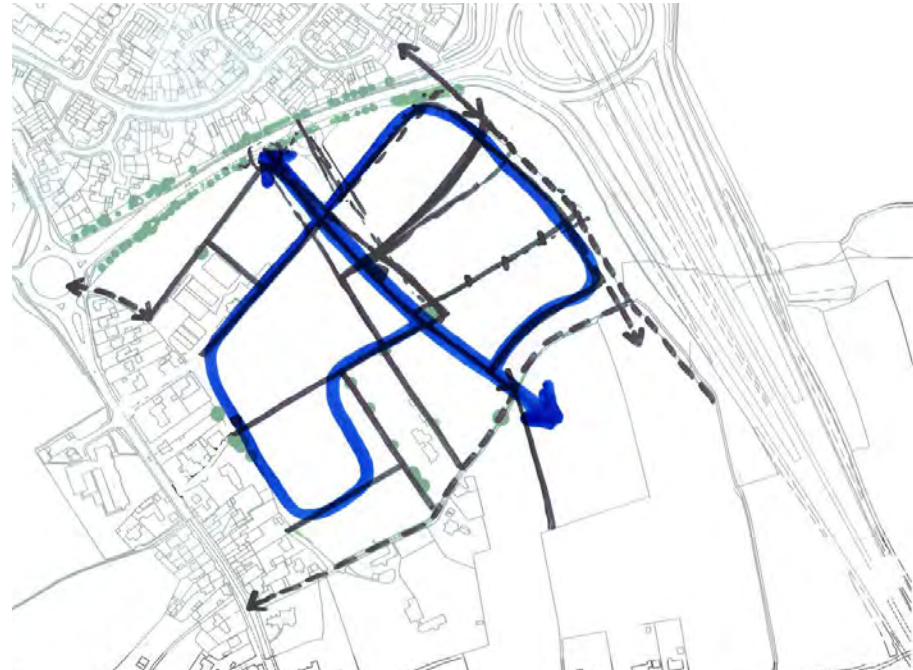


FIG 43 - ACCESS AND CONNECTIVITY



FIG 44 - FOCAL POINTS AND VIEWS



FIG 45 - GREEN SPACES AND FRONTAGES



FIG 46 - EMERGING SCHEME



FIG 47 - MASSING AND MIX

4.1.2 PRE-APPLICATION SCHEME - ILLUSTRATIVE LAYOUT

- Proposal considers vehicular access from Howlett Way.
- The existing trees are largely retained with enhanced landscaped setting
- The proposal creates a strong edge of built form along the entrance, leading to the central green space, which contains SuDs features and play areas.
- A variety of 2.5 - 3 storeys units are set around this central green.
- A variety of two-storey detached and semi-detached units of appropriate scale and mass are proposed along western and south-western boundary.
- The emerging proposal boarding Old Poultry Farm takes into account the requirement for access to this site and the unknown configuration of any future development.
- The proposal responds positively to the existing setting of Church Lane and historic cluster by creation of a green edge.
- The emerging scheme locates the on-site Early Years provision towards the south of the site located close to the green open space with connectivity to the green linkages and PRow.
- The setting of existing PRow is addressed by provision of appropriate landscaping and built-edge.

KEY




-  FLATS
-  HOUSES
-  EARLY YEARS CENTRE



FIG 48 - ILLUSTRATIVE LAYOUT MARCH 2018

4.2 FIRST PRE-APPLICATION COMMENTS

An initial Pre-Application meeting was held at East Suffolk (formerly Suffolk Coastal District and Waveney District) Council on 24th May, 2018. This was attended by Liz Beighton (Case Officer) and Robert Scringeour (Principal design and Conservation Officer).

Notes of this meeting were issued by East Suffolk (formerly Suffolk Coastal District and Waveney District) Council and the key issues raised were as follows:

- Pedestrian permeability through the site is encouraged in the interests of enhancing the sustainability credentials of the site.
- Careful attention will need to be had as to how the adjacent properties address the PROW. The layout here should ensure that properties face towards, rather than turn their back on, this footpath in the interest of surveillance and security.
- The Council has been approached by a resident with a property close to the High Road roundabout and currently accesses the rear of his property, by car, via an existing access across the site. A community benefit of the scheme would be to ensure a design which enables these residents to keep this existing means of access.
- A Design Code/ Brief for the site is welcomed, to be secured via condition, to give added certainty to ensure a high quality, bespoke design for the site.
- The intention to positively address Howlett Way is welcomed as a means to create a 'gateway' to Trimley St. Martin, something which the development immediately due north does not seek to achieve with it turning its back on this road.
- The two areas of open space within the site are welcomed although, the Design and Access Statement and/ or Design Brief for the site should apportion a use to these areas of land to ensure they are appropriately assimilated into the scheme. A beneficial use of the pillbox within the open space should be investigated.
- The open space on the southern extent of the site is welcomed in that it offers relief to existing properties facing due east and offers a physical separation to the two adjacent churches and seven oaks.
- Trimley Rectory currently benefits from a spacious setting and uninterrupted views due west and east. The property would appear to have its main outlook facing due west, and the layout would encroach on their outlook in a manner which appears oppressive and overbearing.
- There is concern about the proposed location for the Early Years Centre. Perhaps a position close to the main access is preferable to enable those living outside the site to have easy access. Early engagement with SCC is encouraged.
- The scheme should deliver a mix of housing in accordance with Policy SP3 of the Local Plan and the accompanying table 3.6. This should ideally also include provision of bungalows as lifelong homes. One third of all housing should be affordable in nature as required by Policy DM2 of the Local Plan.