



KEY

- | | | | |
|---|--------------------------|---|--|
|  | FLATS |  | PROPOSED PEDESTRIAN/CYCLE AND EMERGENCY ACCESS |
|  | HOUSES |  | PROPOSED ZEBRA CROSSING |
|  | EARLY YEARS CENTRE |  | EXISTING MATURE TREES (UN-SURVEYED) |
|  | PROPOSED DRAINAGE BASINS |  | EXISTING PUBLIC RIGHT OF WAY |

FIG 51 - ILLUSTRATIVE LAYOUT JUNE 2019

4.5 SECOND PRE APPLICATION COMMENTS AND RESPONSE

The second Pre Application scheme:

- A second Pre Application meeting was held on 30th July, 2019.
- The changes from the first pre application meeting included a reduced level of development around The Old Rectory and relocation of the Early Years Centre.
- Proposal to include parking spaces off Church Lane for local residents visiting the nearby shops and amenities was also discussed.

Responses to the scheme were as follows:

- Regarding the proposed car park, concern was raised that the intensification of this route through formally providing parking would be contrary to the criteria of the site allocation. There would be some public benefit but it might result in harmful intensification of traffic.
- The emerging Local Plan will be implemented prior to submission and the advice was to seek to align with emerging Local Plan policies on housing mix, including affordable, self build and market dwellings.

Comments on the layout:

- The LPA queried the quantum of development on the site and suggested that if the 360 dwellings identified in the allocation policy is realistic, then the description of development should be amended accordingly to accurately reflect site capacity.
- The site allocation suggests that the development should be 2 storeys or less.
- Glimpses of the churches are welcomed
- Retention of the pillbox in an open space is encouraged.
- Trees on plot do not work and should be included in the open spaces.
- Topography contours to be included in the application due to changes in the A14 to the south west
- No acoustic fencing is required.
- No more than 5 (or perhaps 8) dwellings allowed off a private drive.
- Ecological enhancements should be included in the application

Response to second Pre Application advice:

- Refer to layout for position of Early Years Centre and car park.
- Refer to section 5.2 for building massing. Three storey dwellings on Howlett Way are now reduced to 2-2.5 storeys. Reducing the building heights too drastically would have a further negative impact on the quantum of development expected by the LPA.
- Refer to section 5.2 for proposed mix.
- On plot tree planting is indicative only. Trees shown in public spaces are proposed.
- Refer to section 5.4 for ecology proposals.

4.6 Church Lane Car Park Consultation

Following the completion of the extensive stakeholder consultation focused on the proposals for the outline planning application on Land off Howlett Way, a request was received via Bidwells from Councillor David Southgate, Chairman of the Trimley St Mary Parish Council, to explore the potential of incorporating a car park on the south-west of the development site to address the issue of a lack of public parking in Trimley St Mary. Councillor Southgate cited the issues with parking that typically arise when events are held at the Welcome Hall, St Martins Church, and the Two Sisters Arts Centre combined with parking for the McColls shop and the Mariners public house.

Trinity College Cambridge recognises the pre-existing issue of public car parking provision in the Trimley villages and is willing and keen to work collaboratively with local stakeholders and landowners to try to identify an appropriate solution. Sketched proposals for the car park were therefore developed to enable discussion and consultation with local stakeholders to take place.

The car park proposals were located on the south-west of the Land off Howlett Way development site, on land previously identified as open space within the illustrative development scheme. The car park would be accessed via Church Lane to the south of the site, with bollards preventing vehicular access to the rest of the development site, except for emergency vehicles.

The car park would deliver 11 parking spaces and would be constructed of reinforced grass with a gravel access road. Figure 52 shows the sketched proposals tabled for discussion with stakeholders in December 2019.

Pre-application discussions with Planning and Highway Officers at East Suffolk Council and Suffolk County Council raised concerns about the effectiveness of a car park in this location, taking account of its distance from the shop, public house and other facilities on the High Road but did not outright object. They also raised some safety concerns regarding vehicles using Church Lane.

These concerns have been reflected in meetings held with other stakeholders during a targeted additional consultation held before submission of the application. This included near neighbours of the site, Trimley St Martin Parish Council and the operators of the local facilities. Further points were raised during this consultation regarding the potential obstruction to emergency vehicles trying to access the wider development site from Church Lane and the ecological impact of affecting the hedgerow on Church Lane. The Statement of Community Involvement accompanying the planning application explains this consultation in more detail.

It is noted that Councillor Southgate and other Trimley St Mary councillors remain of the view that the car park on Church Lane should be pursued. However, the overwhelming response from the consultation exercise was that the proposals would not be effective at solving the problem and would give rise to traffic and safety concerns among other issues. The decision has therefore been taken to remove the Church Lane car park from the proposals. Trinity College Cambridge will continue to discuss this issue with the community, local businesses and councillors of both Trimley St Martin and Trimley St Mary Parish Councils to seek to identify an alternative, more effective solution that can obtain more local support.



FIG 52 - PROPOSED CHURCH LANE CAR PARK

5.0 Proposal

5.1 ILLUSTRATIVE DEVELOPMENT LAYOUT

The Illustrative Layout takes on board the principles established in the Urban Armature Plan, Pre-Application discussions and various consultations. As an outline application with the detailed layout reserved, the proposed scheme is intended to represent an appropriate design approach in line with the Design Brief, to be secured by condition with granting of planning permission.

The key features of the layout are as follows:

- Dwellings provide an active public frontage along the length of Howlett Way. The elevations reflect the scale of the neighbouring properties and developments. All dwellings are less than 3 storey in height. They are set back behind a soft landscaped green edge, which retains almost all of the existing trees and hedgerow.
- There is a single point of access into the site from Howlett Way. This access is marked by a roundabout which has been located away from the junctions with High Road and the A14.
- The access route into the site provides views along a spine route which borders the central green space and allows for organic flow through the site.
- The central green space is well overlooked by dwellings which border it. It accommodates the existing Pill Box and central trees. The Pill Box setting is to be upgraded in an appropriate manner so that it is retained as a feature of the scheme. A central drainage basin is included as part of the natural drainage strategy for the site.
- The existing Public Right of Way is retained in the scheme. The adjacent dwellings face onto the pedestrian route to provide passive surveillance. In addition, the landscape surrounding the Public Right of Way is to be improved as part of the landscape scheme. A second drainage retention basin is included on the eastern corner of the site. It is proposed that trim-trail equipment should be incorporated along the length of the right of way. The setting of the Public Right of Way varies along its length to provide a series of changing backdrops.
- The development is significantly set back from the existing village setting on Church Lane. An open green space, overlooked by dwellings, is provided to separate the old from the new and to soften the impact of the development on the historic setting. This green space forms part of the overall landscape strategy for the site.
- A pedestrian footpath and cycle route links the development to Church Lane. This also provides an emergency vehicular access route.

- A green route runs from west to east across the site. This includes a footpath bordered by green verges which also act as swales to assist in the drainage process.
- The drainage strategy for the site is defined and integrated with the landscape scheme for the site. This includes drainage basins, swales and drainage channels associated with shared surfaces.
- The Old Poultry Farm site protrudes into the development and the scheme allows for a means of access to this area.
- The Old Rectory protrudes into the site and the layout has been adjusted to allow for clear views to the east and the west of the main part of the house. Proposal also considers special boundary treatments to protect the privacy of residents.
- Residents bordering the western boundary of the site expressed concerns about the proximity of high rise dwellings and apartment blocks. In response a number of bungalows have been located along this edge, in addition to a row of houses. Existing trees on the boundary are to be retained and additional planting is to be provided to improve privacy.
- The Early Years Centre is located on the central access route through the site. It is visible from the entrance to the site and easily accessible for those who do not live within the development. It benefits from its proximity to the central green space.
- The level of parking provided within the layout is in line with Suffolk Guidance for parking. Visitor parking is allocated at a level of 0.25 space per dwelling.
- A variety of play areas are integrated throughout the proposed layout.

CHURCH LANE

A number of existing dwellings front on to Church Lane.

The development is set back from the lane, providing a generous breathing space in the form of green landscaped area.

This green edge forms part of the overall provision of play area, in addition to offering physical and visual relief to existing properties.

The setting of the listed buildings along Church Lane also benefits from this green space.

The landscape strategy for this area is to be developed in a manner which is sympathetic to its setting.

PUBLIC RIGHT OF WAY

The existing PRoW borders the site along south and south-eastern boundary.

The proposal seeks to provide a variety of contextual relationships with the PRoW, with the primary aim to respect and retain its existing rural nature.

The landscape strategy includes a combination of green areas, in the form of play spaces and SuDs basins.

KEY

-  FLATS
-  HOUSES
-  PROPOSED DRAINAGE BASINS
-  PROPOSED ZEBRA CROSSING
-  EXISTING MATURE TREES (UN-SURVEYED)
-  EXISTING PUBLIC RIGHT OF WAY (SHOWN BLUE DOTTED)



FIG 53 - ILLUSTRATIVE DEVELOPMENT LAYOUT

5.2 MIX, OPEN SPACE AND MASSING

The proposed illustrative plan shows 322 dwellings with a mixture of 1, 2, 3 and 4 bed dwellings.

Flat blocks and townhouses generally front along the central green spine road.

House Type	No.	%	sqft	sqm	Total sqft	Total sqm	Comments
1B FLAT	59	18	538	50	31754	2950	
2B FLAT	26	8	700	65	18191	1690	
2B HOUSE	59	18	775	72	45725	4248	
2B BUNGALOW	4	1	1003	93	4012	373	Lifelong homes with accessible parking provision
3B HOUSE	103	32	1012	94	104216	9682	
4B HOUSE	71	22	1313	122	93237	8662	
	322				297,135	27,605	

Affordable housing provision will be integrated throughout the scheme at 33% as per policy requirements. The final housing mix will not be fixed until the reserved matters stage.

5.2.1 OPEN SPACE

With reference to Table 6 of Supplementary Planning Documents (2012), S106, the population estimate and therefore Children's Play Space requirement (as per policy SP16) for 322 dwellings is calculated as follows:

Dwelling size	Household Size	Current Provision	Population per dwelling (as per current provision)	Total Population	Children's Play space required provision (as per 0.7 per 1000 population)
1	1.2	59	70.8	718	0.50
2	1.7	89	151.3		
3	2.4	103	247.2		
4	3.5	71	248.5		

The emerging proposals for the site include approximately 0.8 hectares of open space including Children's Play Space.

KEY

- 1 BED FLAT
- 2 BED FLAT
- 2 BED HOUSE
- 3 BED HOUSE
- 4 BED HOUSE



FIG 54 - ILLUSTRATIVE LAYOUT - MIX

5.2.2 MASSING

The storey heights range from 1 storey for garages and bungalows, up to 3 storeys for townhouses and apartments. There are very few 3 storey blocks and all are located away from the public edges of the site. All dwellings facing onto Howlett Way are under 3 storeys in height. Reducing the building heights too drastically would have a further negative impact on the quantum of development expected by the LPA.

The site entrance is framed by a mixture of 2 and 2.5 storey units to create a sense of arrival. The taller units are located centrally on the spine road,

A mixture of 2 and 2.5 storey dwellings front along the PRow.

The southern edge of the site facing Church Lane and the adjacent Old Rectory, largely comprise of 2 storey dwellings which respond to existing setting.

Single storey bungalow units are proposed along part of the western boundary to respond to the existing residential scale.

These proposals are illustrative and will not be fixed until the Reserved Matters stage.

KEY

- 1 STOREY
- 2 STOREY
- 2.5 STOREY
- 3 STOREY



FIG 55 - ILLUSTRATIVE LAYOUT - MASSING

5.3 LANDSCAPE AND OPEN SPACE

The design intent for the landscape proposals has developed in collaboration with the architects and has sought to retain and protect existing features on site wherever possible. The key existing features on site include:

- 3no. Large specimen Oak trees (two centrally to the site and one to the north-west)
- a significant woodland belt to the north-west of the site, which separates the site from the A14 slip road
- a line of existing trees along Howlett Way that have long term potential
- significant boundary vegetation surrounding the Old Rectory property
- boundary hedgerows to the south-east
- existing pill box

The landscape design will seek to create 'green links' through the site through new planting, connecting to key areas and existing vegetation.

The new planting will include a number of native tree species, towards the outer edges of the proposals and more ornamental trees within the development.

The proposed 'green links' will have further connectivity as they will form part of the surface water strategy and will include linear swales, rain gardens and retention basins.

Open Space Approach

As stated in Policy SCLP12.65 Land off Howlett Way, Trimley St Martin, of the emerging Local Plan, the open space provision will take a number of different forms across the site. The proposed open space areas have been identified as:

- Howlett Way frontage
- Central green space
- East to west 'green corridor'
- Village green to Church Lane

- Public right of way setting to the south-east and eastern edge

The identified areas will have different characters to reflect their location and intended use.

A number of the open space areas are to have play provision included and will take design guidance from Fields in Trust 'Planning and Design for Outdoor Play' document. The site will include a number of Local Area of Play (LAP) as well as trim trail equipment along the route of the existing PRow.

LAPs

The Fields in Trust have a guidelines on the provision to be provided by a LAP and they include.

- primarily aimed at young children (6yrs and under)
- should have a minimum activity zone of 100m²
- have a minimum separation of 5m from any dwelling
- appropriately landscaped
- they should be positioned near to a pedestrian route
- the design should also take into account the existing site conditions, such as topography.

The LAPs proposed are intended to have minimal formal play equipment but instead encourage natural play, through imaginative design and the use of natural materials, such as boulders and logs.

Trim Trail

As well as the providing play areas for younger children the site will contain trim trail equipment for older children and adults in a linear arrangement adjacent to the PRow. This will encourage opportunities for play but also provide an informal fitness trail for adults. The trim trail will use natural materials, such as timber logs, to minimise the visual impact of the equipment.



IMAGE 1: NATURAL TRIM TRAIL EQUIPMENT



IMAGE 2: NATURAL TRIM TRAIL EQUIPMENT



FIG 56 - HOWLETT WAY FRONTAGE

Howlett Way Frontage

Howlett Way is the main route from the A14 and is currently flanked to the north by existing housing. The properties to the north of Howlett Way back onto the road with rear garden fences and walls.

A pedestrian path runs along the north side of Howlett Way, with an intermittent tree belt. Some trees also grow on the south side of the road, along the site's boundary, allowing some open views across the site. The proposed development seeks to:

- this area will remain rural in its nature, to retain as much of its current character as possible
- retain the majority of the existing trees on the south side of Howlett Way,
- increase planting - native hedge planting but increasing in ornamental species to house frontages,
- set back house frontages from the road with naturalised verges and planting to the SuDS features,
- frontages have been orientated so not to 'turn their backs' on Howlett Way and the massing of the built form is broken up by new tree planting
- the scale and massing of the properties along this edge has been designed to respond and maintain the 'village edge character'
- allow pedestrian permeability to access wider footpath network and bus stops



IMAGE 1: ESTATE RAILINGS WITH NATIVE HEDGE PLANTING



IMAGE 2: HAWTHORN HEDGE



IMAGE 3: NATURALISED ROAD VERGE



Key Features

- 1. Existing tree belt to Howlett Way
- 2. Estate railing
- 3. Naturalised verge
- 4. SuDS feature/swale

FIG 57 - ILLUSTRATION 1

Central green space

The central green space to the new development will aim to:

- retain and lightly restore the pill box but make the internal area inaccessible, removing the possibility of anti-social behaviour,
- connect the 'green corridor' to central space with tree planting/SuDS features,
- have dual purposes and character to provide ecological gains and functional open space - e.g. attenuation basins being used as 'kickabout' space in dry weather,
- retain and protect the large existing oak trees as the focal features of central space,
- have a variety of views to promote natural surveillance,
- possibility to include natural play area (if required),
- provide low level lighting.



FIG 58 - CENTRAL GREEN SPACE



IMAGE 1: INFORMAL PLAY EQUIPMENT WITHIN CENTRAL SPACE



IMAGE 2: RESTORED PILLBOX TO BE INACCESSIBLE AND GIVEN SUITABLE SETTING



IMAGE 5: PLAY EQUIPMENT TO INCORPORATE ECOLOGICAL IMPROVEMENTS

Key features

1. Existing mature oaks
2. Boardwalk/decking area
3. LEAP with natural play equipment
4. Existing pill box with planting
5. Open space with new planting



FIG 59 - ILLUSTRATION 2



FIG 60 - GREEN CORRIDOR

East to west 'Green corridor'

The main east to west connection across the site intends to:

- retain and include existing ditch,
- position surface water features along corridor,
- link pedestrian routes across the site to existing PRoW,
- connect planting along corridor to A14 embankment planting.
- frontages have been orientated so not to 'turn their backs' on Howlett Way and the massing of the built form is broken up by new tree planting.



IMAGE 1: RETENTION POND THAT, IN DRY SEASON, CAN DOUBLE UP AS 'KICKABOUT' SPACE



IMAGE 2: LANDSCAPED SWALES TO FRONT OF PROPERTIES



IMAGE 3: LANDSCAPED SWALES TO FRONT OF PROPERTIES



IMAGE 4: RAIN GARDENS WITH CYCLE AND FOOTPATHS DIVIDING

Key features

1. Swales or rain gardens with ornamental planting
2. Protective bollards to swale edges
3. Linear tree planting
4. SuDS link to central space



FIG 61 - ILLUSTRATION 3

Village Green to Church Lane

Church Lane contains a number of listed buildings and the development seeks to provide them with breathing space through the introduction of a new village green, which looks to:

- be an informal green space that is sympathetic to historic buildings important to their settings,
- possibly include an ornamental pond to improve biodiversity,
- retain views towards two churches from green space,
- take precedent from local examples of village greens
- retain as existing hedgerows and trees as far as possible.



FIG 62 - VILLAGE GREEN



IMAGE 1: VILLAGE GREEN TO GIVE HISTORIC BUILDINGS APPROPRIATE 'BREATHING SPACE'



IMAGE 2: OPEN NATURE WITH MOWN GRASS AND SPECIMEN TREES



IMAGE 3: VILLAGE DETAILS, SUCH AS BENCHES AND LOW FENCING TO VILLAGE GREEN BOUNDARY



Key features

1. Low brick walls to property frontages
2. Specimen trees within grassed area
3. Low knee rail or bollards form boundary to space
4. Emergency access

FIG 63 - ILLUSTRATION 4