

Public Right of Way Setting

Currently the rights of way are rural in their nature and the development intends to protect this character by:

- setting building frontages back from PRow, with additional planting where required,
- gapping up existing hedgerows with new planting,
- limiting lighting to the house frontages,
- keeping the paths un-surfaced.

The development also seeks to incorporate:

- SuDS features where required with naturalistic, native planting,
- connections to the internal pedestrian network.



FIG 64 - PUBLIC RIGHT OF WAY SETTING



IMAGE 1: NATURAL MATERIALS ARE PROPOSED FOR THE TRIM TRAIL EQUIPMENT TO RETAIN RURAL CHARACTER OF THE PROW



IMAGE2: EXISTING FOOTPATH TO REMAIN UNSURFACED



SWALE TO APPEAR MORE LIKE A RURAL DITCH



EXISTING MIXED SPECIES HEDGE TO BE GAPPED UP ALONG BOUNDARY



Key features

- 1. Existing PRoW
- 2. LAP with adjacent trim trail equipment
- 3. SuDS feature/drainage ditch
- 4. New specimen tree planting
- 5. Existing boundary vegetation retained

FIG 65 - ILLUSTRATION 5

Boundaries

The site has a number of different boundary treatments which will be treated in various ways. Some boundaries are more sensitive than others, visually and protecting the character of the landscape. The four key areas have been identified as:

- South eastern boundary, neighbouring arable fields
- Eastern boundary. A14 woodland planting
- Western boundary, rear gardens of the High Road properties
- Northern boundary, Howlett Way
- South western boundary, Church Lane

South East

This boundary is to remain as it is with the addition of some additional hedgerow planting. This boundary contains the PRow and will need to retain its rural landscape character. The dwellings have been set back from the footpath to protect rural character.

Church Lane

The 'Village Green' will provide a significant landscape setting, providing space for the existing Trimley churches and other historic buildings. The existing boundary vegetation will be retained as it provides a strong visual boundary to Church Lane.

Western Boundary

This boundary is likely to be visually sensitive to the properties that front the High Road. There is currently an existing hedgerow and hedgerow trees which will be retained and protected in the scheme. This will be bolstered with additional fruit tree planting and the existing hedge will be in-filled with native species.

Howlett Way

The northern boundary contains a row of existing trees along the verge of Howlett Way. These are to be retained and protected to provide screening to the new dwellings and retain the rural character.

Eastern boundary

This boundary is largely woodland planting on a sloped area, leading to the A14 slip road. The planting creates a significant visual barrier to the A14 and beyond. The planting is to be retained as it contains the PRow and the dwellings have been set back from the footpath.



FIG 66 - ILLUSTRATIVE LAYOUT - BOUNDARY TREATMENTS

5.4 ECOLOGY



FIG 67 - ECOLOGY FEATURES

The masterplan seeks to retain the majority of features of greatest ecological value in the site in the form of semi-mature/mature trees, hedgerows and tree lines, as well as the offsite wooded belt to the east of the site. The hedgerows and tree lines at the site will also be enhanced through supplementary infill planting of native species, which will strengthen these features and enhance their value as wildlife corridors for faunal species, including bats, Badger and birds, around the site.

New habitats of ecological value will also be created within areas of open greenspace in the site, in the form of areas of wildflower grassland and native tree/shrub planting (including provision of fruit-bearing species), whilst the opportunity exists to incorporate ecological enhancements into the proposed SuDS basins (where these do not interfere with their primary drainage

function). The creation of these habitats will support the existing habitats present and further strengthen the green corridors around the site, as well as providing additional foraging, sheltering and nesting opportunities for a range of faunal species, including bats, Badger, birds and amphibians.

Specific faunal enhancements will also be provided both within areas of greenspace and within the built development, in the form of bat boxes, bird boxes, invertebrate boxes and creation of log piles of value to amphibians, reptiles and invertebrates.

In the long term, both new and existing habitats will also be subject to ecologically sensitive management to ensure continued opportunities are available within the site for faunal species. In addition, an ecologically

sensitive lighting scheme will be designed for the site to minimise light spill on existing and newly created green infrastructure, as well as bat/bird boxes, thereby ensuring continued opportunities are also available for nocturnal species, such as bats and Badger.

As such, following the implementation of the above measures, it is considered that the proposals have the potential to provide a number of benefits for biodiversity.

5.5 HERITAGE

Following the identification of assets and assessment of their settings, presented in Section 3 of this report, the masterplan scheme has evolved to ensure that due regard is paid to these considerations and the provisions of Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Paragraphs 193-197 of the National Planning Policy Framework and local policies relating to impacts on designated and non-designated heritage assets.

As a result of the initial appraisals made, it was identified that there was a requirement to ensure that the proposals carefully considered the impact of the proposed development on the settings of the Grade II-listed churches of St Martin and St Mary, the Grade II listed Old Rectory, Church Farmhouse and 204 High Road, and the non-designated pill box.

The masterplan has therefore evolved from the heritage constraints plan (Page 27, Fig 30) to preserve an area of open space alongside Church Lane. This has the effect of maintaining the enclosed, 'rural' character of the lane as it runs along the north side of the churchyard. The size and orientation of the open space being created matches the size of a former field as shown on the 19th century Ordnance Survey plans. The open space can be retained as informal space, and can create a green onto which the new development faces. The degree of physical separation provided by this greenspace will ensure that the setting of the churches and other listed buildings in High Road is preserved, and that no harm will be caused.

The pill box is located in the centre of the site and the masterplan has been developed around it to ensure that it can remain as a prominent feature within the development. The intention is to retain and repair the existing structure, and to provide it with interpretation, as part of a grouping of open space at the centre of the new community. In terms of the NPPF policy with applies to 'non-designated heritage assets' such as this, the proposed response provides a suitable recognition of its historic interest and enables it to contribute positively to the identity of the proposed development.

In addition to the above, which are considered to be a key heritage-impact considerations, assessment has also been made of the extent to which the church towers may be regarded as representing landmarks across the wider area - including parts of the application site. Although the towers are visible from certain locations within and adjacent to the application site, these are not considered to be key vistas; nevertheless, the masterplan has been developed to ensure that there are opportunities for incidental views towards the towers from within the site. These are not formalised as vistas (as this would impose an artificial structure to the masterplan), but they are designed to occur from within the greenspaces and streets - much in the same way as views of the towers are currently experienced from within the village.

As a result of the above approach to assessment and design, it is considered that special regard has been paid to the desirability of preserving the setting of the listed buildings, in accordance with Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990. In addition, the significance of the non-designated heritage assets (particularly the pill box) has been taken into account within the design of the scheme, to the satisfaction of NPPF paragraph 197.



FIG 68 - CHURCH LANE SETTING



FIG 69 - PILLBOX SETTING

5.6 DRAINAGE

Foul Water

The proposed foul water drainage strategy is to direct the used water from the development to an on-site pumping station in the eastern corner of the site. This pumping station will be adopted by Anglian Water. The pumping station will pump the used water to an existing manhole in High Road by the Howlett Way roundabout.

Anglian Water have been consulted on the proposals and have advised that there will be a requirement for off-site upgrades of the existing sewers in High Road to accommodate the additional demand. These improvements will be contributed to by the Developer, to be implemented as part of their local upgrade strategy.

Anglian Water have confirmed that the local foul water treatment centre has the capacity for the proposed development and does not require any upgrade work.

Flood Risk and Surface Water

Guidance on the environmental assessment of flood risk is set out in Department for Communities and Local Government (DCLG), Planning Practice Guidance, in the Flood Risk and Coastal Change section.

The Lead Local Flood Authority (LLFA), which is a Statutory Consultee, also have published advice and a site-specific Flood Risk Assessment (FRA) is required for the development, as it is over 1 Hectare. The FRA will demonstrate that the site will remain safe over its lifetime and show how the surface water flood risks beyond the site will be reduced or not increased from the existing situation.

The FRA for the site is being produced in accordance with the DCLG, Environment Agency, and LLFA guidance. The assessment is conducted in association with the topic of hydrology, including consideration of a range of approaches, such as water recycling and sustainable drainage solutions. These will be explored and employed as appropriate to ensure that the proposals have no adverse impact on surface water run-off.

The site is located in Flood Risk Zone 1 which is at very low risk from sea / river flooding and is therefore suitable for the proposed development. The site is also not at risk from groundwater flooding, overland surface water flooding or reservoir flooding. The geology of the site has been investigated as being suitable for infiltration drainage and therefore the proposed surface water drainage strategy is to utilise infiltration Sustainable Drainage Systems (SuDS) to provide appropriate pollution control before the water discharges into the ground. This will be facilitated through a combination of permeable paving, swale features and detention basins at key locations to collect and direct surface water run-off.

The required drainage is sized accordingly to meet Local Authority policy requirements with consideration to current Climate Change guidance (on rainfall intensity) to ensure that the drainage proposals do not increase or create flood risk to those on site or off-site for the 1.0% annual probability rainfall intensity storm event. Appropriate maintenance regimes will be put in place and agreed with the Local Authority to ensure effective operation during the sites' lifetime.

6.0 Access

6.1 PROPOSED ROUNDABOUT

The development is proposed with a single vehicular access into the site in the form of a new standard 3-arm priority roundabout junction onto Howlett Way with splitter islands at each approach, one of which is proposed to form a pedestrian crossing point across Howlett Way. The circulatory carriageway would be 4.5m in width, with a 4m over-runnable area to ensure adequate turning for larger vehicles is possible where required.

The development access arm would be provided with a 6.75m wide carriageway. This carriageway width is in line with the Suffolk County Council Highway Design Guide which seeks a Local Distributor Road of between 6.7m and 7.3m for access to development of more than 300 dwellings. Junction and forward visibility is provided in line with applicable standards.

The principle of access to the development by means of a roundabout on Howlett Way has been accepted by Suffolk County Council and the proposed design has been subject of a Road safety Audit.

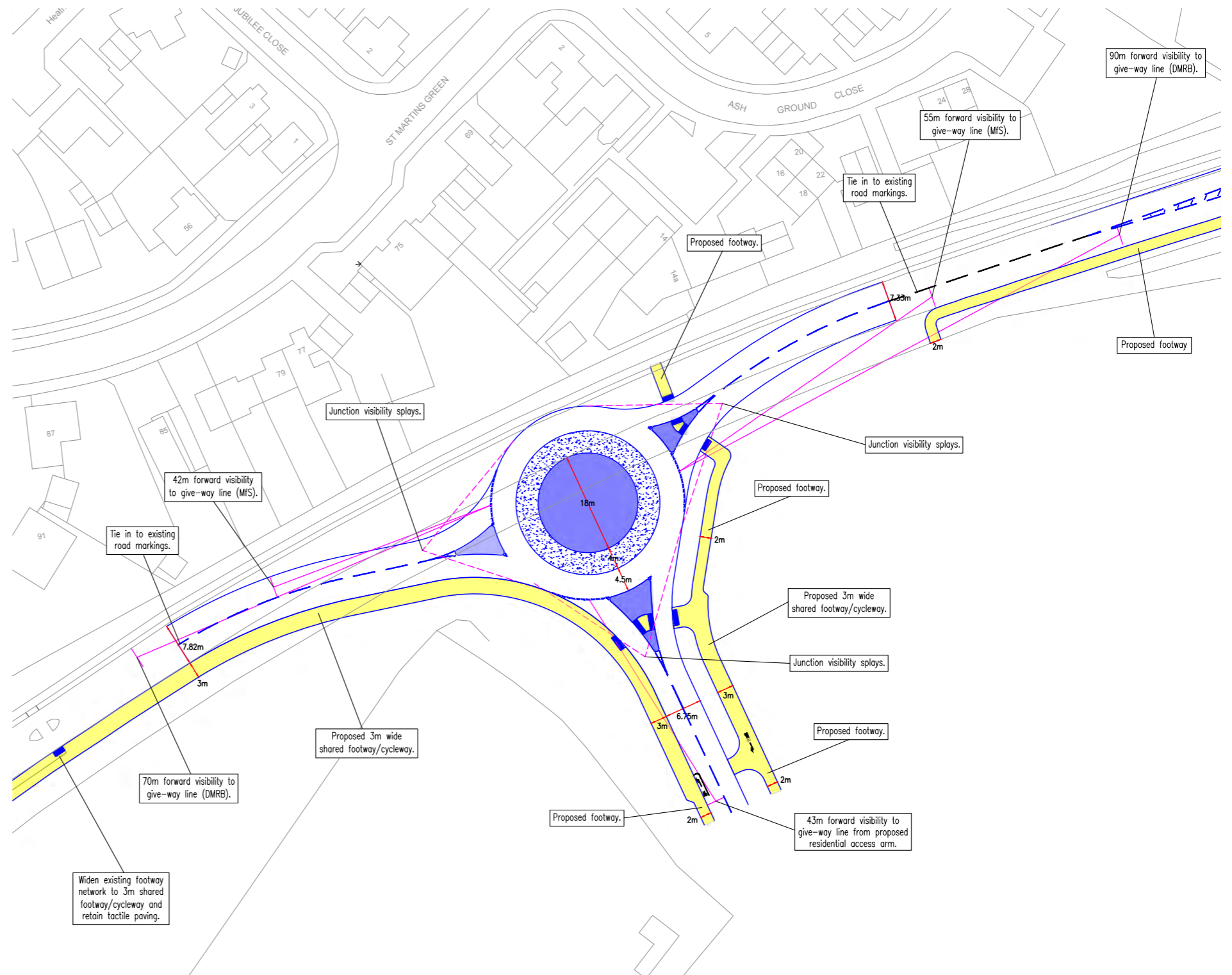


FIG 70 - PROPOSED ROUNDABOUT

6.2 PEDESTRIAN AND CYCLING

Pedestrian footways exist on either side of the carriageway along High Road, providing suitable pedestrian routes to local shops, amenities and transport links from both Howlett Way and Church Lane. There is an existing footway along the northern extent of Howlett Way and along the southwest section also.

There are existing and new pedestrian access points proposed onto Howlett Way and Church Lane with additional footway provision and new crossing points. These access points include the preservation of existing PROW routes where applicable, and give due consideration to existing and predicted pedestrian desire lines.

Pedestrian footpaths of 2m in width are proposed on either side of the carriageway at the main entrance to the development and throughout the development's major road network. These will link to minor roads with single 2m wide footways and shared surface roads as appropriate. The internal footway network is proposed to cross connect throughout the site and link logically to proposed access points providing a good degree of pedestrian permeability throughout the site.

Cyclists will use the internal road layout with similar levels of permeability. Cycle access will be provided to Howlett Way, High Road and Church Lane, and in particular providing access to the regional cycle route 41 and national cycle route 51, both of which run along High Road adjacent to the site.



KEY

- PEDESTRIAN LINKS
- CYCLE LINKS

FIG 71 - ILLUSTRATIVE LAYOUT - PEDESTRIAN AND CYCLE LINKS

6.3 ROAD HIERARCHY

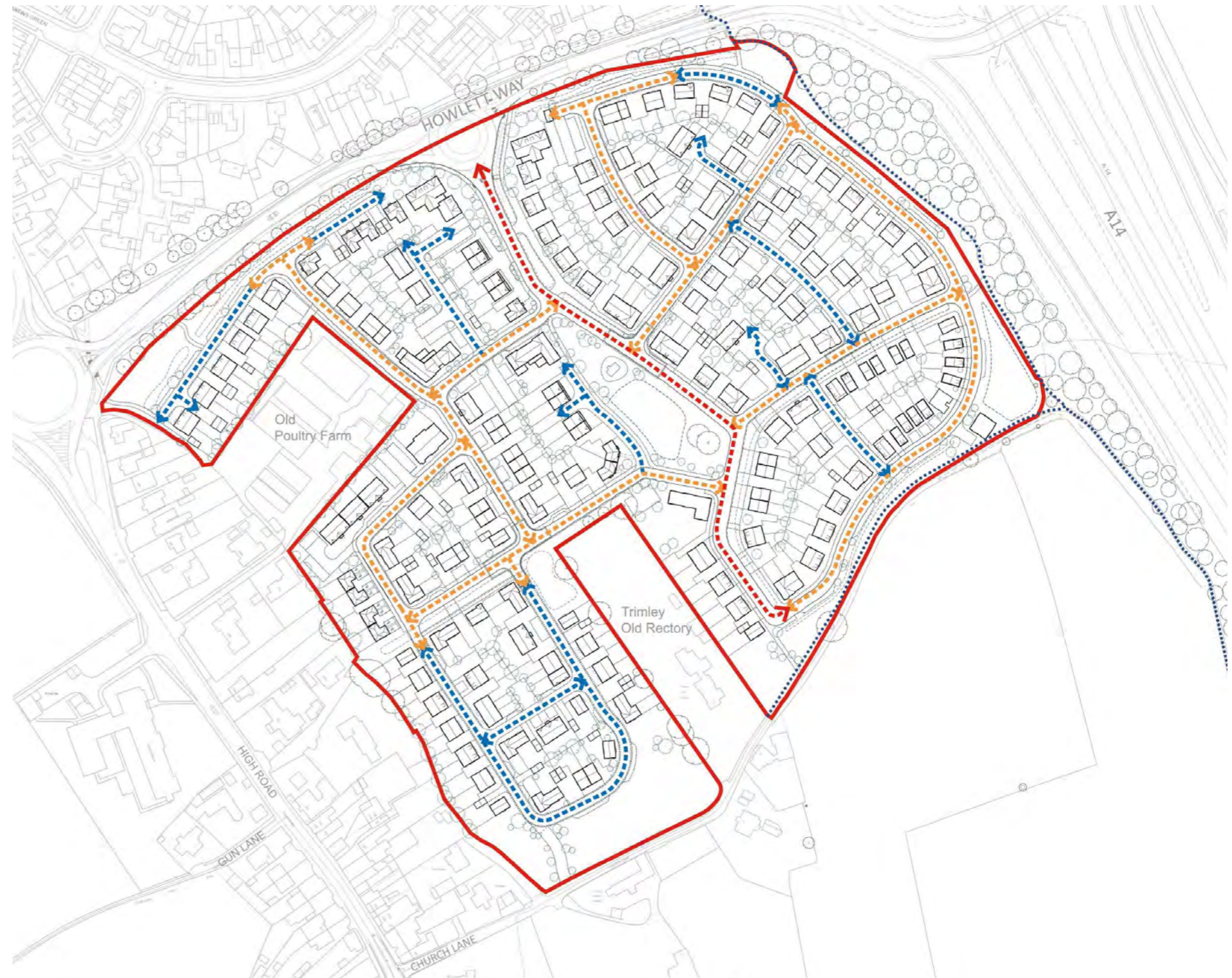
The development will be accessed from Howlett Way via a new roundabout with a 6.75m wide access road into the site. This road width is in line with the Suffolk County Council Highway Design Guide which seeks a Local Distributor Road of between 6.7m and 7.3m for development of more than 300 dwellings.

A service road will provide access to the houses along the eastern side to avoid multiple driveways on this initial section of the access road.

Within the site the internal roads will have widths generally of 5.5m, 4.8m and 4.1m and will include shared surface streets within a hierarchy appropriate to the numbers of dwellings to be served with reference made to manual for streets guidance.

This hierarchy of roads and the inclusion of shared surfaces has been discussed with Suffolk County Council and the highway authority is generally supportive of this approach.

Discussions will be held with the highway authority at the reserved matters stage to establish parameters for the design of the residential streets with a view to including a degree of flexibility in line with the guidance set out in Manual for Streets. It is intended that this will enable more variety of design and provide the ability to create a greater sense of place within the development.



KEY

- — — MAJOR ACCESS ROAD
- - - - MINOR ACCESS ROAD
- - - - SHARED SURFACE

FIG 72 - ILLUSTRATIVE LAYOUT - ROAD HIERARCHY

6.4 REFUSE AND PARKING

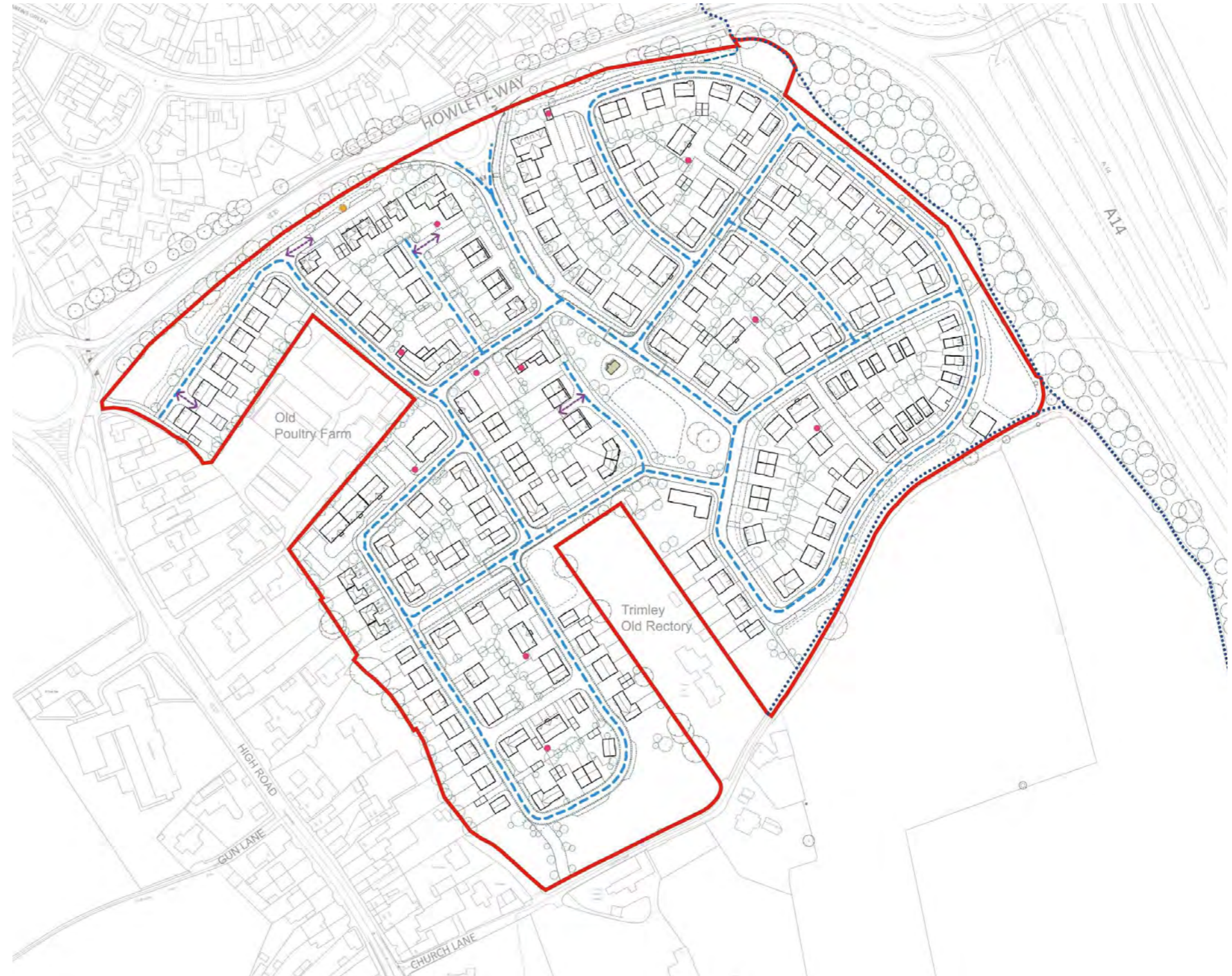
The roads within the development will be designed to meet the access and turning requirements for refuse Lorries manoeuvring within the layout.

Parking for the residential dwellings will be provided with a mix of curtilage, on-street and parking court spaces. Details of parking layout and refuse collection will be provided as part of reserved matters application in due course.

The number of car parking spaces will be provided in accordance with Suffolk Guidance for Parking document. The layout allows for the following provision of parking per dwelling:

- 1 bed - 1nos. min.
- 2 bed - 1.5nos. min. (1 allocated and 1 shared between 2 units)
- 3 bed - 2nos. min
- 4 bed - 3nos. min.

An additional provision of 0.25 space per dwelling allowance has been made for visitor parking, distributed evenly across the proposal.



KEY


-  REFUSE ROUTE
-  REVERSE DISTANCE
-  BIN STORES
-  BIN COLLECTION POINTS

FIG 73 - ILLUSTRATIVE LAYOUT - REFUSE STRATEGY

7.0 Conclusion

7.1 Design and Layout

In addition to the requirements set out in Policy SCLP12.65 of the emerging Local Plan, the illustrative layout responds to site analysis, Pre Application discussions, Parish Council Consultation and Public Consultation.

The proposed outline layout achieves the following key aims:

- A significant contribution towards addressing the housing needs in the local area, including an appropriate level of affordable dwellings
- A range of dwelling sizes are proposed, including bungalows to provide lifelong homes
- The mix of tenures is set out in the housing mix schedule. This includes the required proportion of self build plots.
- A network of well-connected pedestrian and cycle routes to promote sustainable methods of transport
- An active frontage on Howlett Way with a single entrance into the site. The proposal retains the existing tree belt and includes a green landscaped border to retain a rural edge to the development.
- A central green landscaped area to provide well overlooked amenity space, views through the site and drainage features
- A green landscaped buffer adjacent to Church Lane, which acknowledges the historic sensitivity of the immediate context
- A layout designed with security and safety principles in mind. All public streets, the existing PRow and areas of open space are considerably designed with appropriate lighting and dwellings frontages positioned to provide natural surveillance.
- A series of improvements to enhance pedestrian accessibility across Howlett Way and High Road and to reduce traffic speeds on Howlett Way.
- A layout which takes into account the position of Trimley Rectory and retains views from the property as far as possible
- A centrally located Early Years Centre, with good access from the main vehicular route.
- A well designed neighbourhood which takes into account the context and integrates with the existing character of Trimley St Martin

- A masterplan which takes into account landscape, acoustic constraints, drainage, highways requirements, local authority consultation and community feedback

7.2 Access and Highways

The initial assessment of the site, in relation to access and transport, informs the layout. A single vehicular access, via a proposed roundabout, is proposed from Howlett Way. Pedestrian and emergency access is achieved via Church Lane. The illustrative layout allows for a network of pedestrian and cycle paths across the site to facilitate local journeys and retains access to existing PRow. Parking provision is in accordance with Suffolk County Council's relevant guidance and will be developed in detail as the proposals progress.

7.3 Noise and Air Quality

The preliminary noise impact assessment informs the layout and masterplanning of the site. In accordance with the recommendations of the report, dwellings bordering the Howlett Way boundary to provide acoustic screening for rear gardens. Sound reduction is to be achieved through appropriate specification of windows and ventilation. Acoustic fencing to gardens may also be employed.

7.4 Ecology

The site is dominated by arable land along with areas of grassland, amenity planting, tall ruderal vegetation, scrub, ditches, bare ground and the historic pill box. The illustrative layout retain the majority of features of the greatest ecological value: semi mature/mature trees, hedgerows and tree lines and the offsite wooded belt to the east. The hedgerows and tree lines will be enhanced through supplementary infill planting of native species. This improves biodiversity through the provision of corridors for a number of faunal species.

7.5 Landscape and Trees

The findings of the landscape assessment and tree survey inform the constraints and opportunities plans which form the basis of the proposals. The illustrative layout retains majority of trees and hedgerows although small sections of the boundary hedgerows are proposed for removal to enable access arrangements on the site. In accordance with the emerging Local Plan policy SCLP12.65, a variety of green spaces are proposed to meet the open space requirements. These enhance the setting of existing PRow, residential properties and heritage assets.

7.6 Heritage

The assessment of heritage assets informs the illustrative layout. Consideration has been given to the connection with rural setting of Church Lane and the churches. A soft landscaped village green is incorporated to provide separation between the proposed development and the heritage setting. Further landscaped amenity space is proposed as a setting for the Pillbox in the centre of the site.

7.7 Drainage and Utilities

The initial drainage assessment informs the proposed layout. Storm water drainage for this site will be provided by a variety of SuDs techniques to be approved by the Suffolk County Council's Lead Local Flood Authority and Highways Authority. As the site has good potential for infiltration and discharge to alternative designations are not available, the entire site will discharge surface water to ground via infiltration.

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