



Committee Report

Planning Committee South – 26 March 2024

Application no DC/23/3237/ARM

Location

Land adjacent to Reeve Lodge
High Road
Trimley St Martin
Suffolk

Expiry date 11 December 2023

Application type Approval of Reserved Matters

Applicant Bellway Homes Limited (Essex)

Parish Trimley St Martin and Trimley St Mary

Proposal Approval of reserved matters (appearance, landscaping, layout and scale) of DC/20/5279/OUT

(and details reserved by Conditions: 4 (internal access); 10 (archaeology); 12 (details of estate roads and footpaths); 14 (EV charging); 15 (parking provision); 16 (cycle storage); 17 (off-site highway improvements); 18 (refuse/recycling); 22 (surface water drainage scheme); 24 (sustainability and energy statement); 28 (M4(2)/(3)); 29 (arboricultural impact assessment); 32 (landscaping scheme); 34 (landscape management plan); 35 (LEMP); 38 (ecological enhancement); 39 (HRA mitigation measures); 47 (noise assessment); and 51 (boundary treatment))

Case Officer Ben Woolnough

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1. Summary

- 1.1. This application seeks permission for reserved matters detail (defined as appearance, landscaping, layout and scale) in relation to outline planning permission ref. DC/20/5279/OUT. The Outline planning permission was described as an *Outline planning application with some matters reserved (access to be considered) for a phased scheme for the erection of up to 139 new homes (including provision of up to 46 affordable homes), land for a two-form entry primary school with pre-school, open space, SUDS, meadow and informal path on land south of Gun Lane, and all associated infrastructure provision*. The application also seeks the discharge of a number of conditions, although due to the technical nature of many of these and their delegated status, they are not a focus of this report.

Reason for committee

- 1.2. In accordance with the scheme of delegation, the Head of Planning & Coastal Management has requested that the application is deferred to Members, due to the scale of development, its significances as an allocation for housing and education infrastructure and comments from the two Parish Councils covering the site.

Recommendation

- 1.3. Authority to approve subject to concluding technical highway considerations with confirmations of 'no objection' from the Highway Authority. Informal feedback from the Highway Authority has confirmed that remaining considerations/comments are unlikely to affect the overall layout and design hereby considered. This may be updated through the update sheet which will be available on 24th March.

2. Site description

- 2.1. The site is located to the south west of Trimley St Martin, with a portion of land to the south that falls within Trimley St Mary. Both settlements are identified as a 'large villages' under Policy SCLP3.2, due to their wide range of facilities including shops, a primary school and a community hall. The site is located close to the A14 and Felixstowe, providing access to a wider range of services, facilities and employment opportunities.
- 2.2. The site is arable farmland and is bordered on the west to open countryside with the railway line beyond, and to the east by High Road and existing properties. A railway line (running from Felixstowe to Ipswich) lies to the west, with a recent scheme of 66 new homes to the north, which includes a mixture of terraced, semi-detached and detached properties and also includes some 2.5-storey buildings.
- 2.3. The main site area lies north of Gun Lane and measures approximately 7 hectares, with a parcel of land to the south of Gun Lane that measures approximately 1.5 hectares. These two parcels are intersected by a restricted byway known as Gun Lane (RB3), which runs roughly east to west from High Road. A second Public Right of Way, Footpath 4, crosses the northern corner of the site.

- 2.4. The site is located within Flood Zone 1. It is not located within any Air Quality Management Area; is not covered by any statutory environmental designations; and contains no Tree Preservation Orders (TPO) or other landscape designations.
- 2.5. The nearest listed properties are located on High Road, approximately 45 metres to the east of the site. The nearest statutory site is the Orwell Estuary, which is located 1.4km west and comprises the following statutory designations: Stour and Orwell Estuaries Ramsar site, designated mainly for wetland birds and also saltmarsh vegetation and species; Stour and Orwell Estuaries Special Protection Area (SPA), and Orwell Estuary Site of Special Scientific Interest (SSSI).

3. Planning history

Relevant planning history for the site includes the following:

- DC/20/5279/OUT - Outline planning application with some matters reserved (access to be considered) for a phased scheme for the erection of up to 139 new homes (including provision of up to 46 affordable homes), land for a two-form entry primary school with pre-school, open space, SUDS, meadow and informal path on land south of Gun Lane, and all associated infrastructure provision – Approved 28 July 2023
- DC/20/5239/EIA - EIA screening opinion for outline planning permission (all matters reserved except access) for the erection of up to 139 new homes (including provision of up to 46 affordable homes), land for a two-form entry primary school with pre-school, open space, SUDS and all associated infrastructure provision.

It was concluded that the proposed development is not considered to result in likely significant effects on the environment over and above that that can be controlled and managed through the planning application process and therefore an Environmental Statement is not required.

4. Proposal

- 4.1. This application seeks permission for reserved matters detail (defined as appearance, landscaping, layout and scale) in relation to outline planning permission ref. DC/20/5279/OUT for 139 homes *(including provision of up to 46 affordable homes), land for a two-form entry primary school with pre-school, open space, SUDS, meadow and informal path on land south of Gun Lane, and all associated infrastructure provision*].
- 4.2. This reserved matters application does not cover the reserved matters detail for the school site as that will be determined as a standalone application to be submitted by the County Council. This application also does not cover the seven custom/self-build plots. Those will be submitted for reserved matters approval at the point that they have a plot purchaser who will be the custom/self-builder for their individual home.

5. Consultees

5.1. **One third party response** was received. It was submitted as an objection; however, it appears to be a comment only, highlighting the importance of incorporating swift bricks within homes.

5.2. Full consultation responses are available to view on Public Access.

5.3. **Parish/Town Council**

The area of the site to be developed for housing and a primary school falls within Trimley St Martin and the area of the site to be provided as a natural open space falls within Trimley St Mary.

Consultee	Date consulted	Date reply received
Trimley St Martin Parish Council	18 September 2023	6 October 2023
<p>Summary of comments:</p> <p>Trimley St Martin Parish Council object with the plans going ahead as they are. The Parish Council have grave concerns regarding the ongoing management of the development and protection of the open spaces. This would seem to be another version of a "Leasehold" arrangement of which Government legislation tightened up on some years ago. Management companies are unregulated with no real control on annual costs which would be an unnecessary additional financial burden on top of Mortgage and other statutory costs for house purchases especially for the "affordable" types.. Assuming the Community Orchard and Communal Areas will be owned and managed by a management company, the Parish Council would like to know what protection this area will have to ensure it is not built on at a later date. The Parish Council would also like to raise the question of who will maintain these areas and how often will this maintenance be carried out?, It is understood that the roads will not be adopted by the local council and will be owned and managed by the management company of which the residents of the development will pay a charge for but will pay rates as well. As far as we are aware management companies of this type are unregulated so this may affect those residents purchasing a property in the new estate. Further information on this would be welcomed, a copy of the scope and terms of the management option if available would also be of help. This also leads to the question of this fee for those moving into the affordable housing on the site who will be paying these fees? With so many questions still unanswered Trimley St Martin Parish Council object to this application in its current form and would only reconsider if the whole of the development including the community open spaces are adopted by the council rather than passing this responsibility on to a management company and walking away from the core values of local government and statutory services.</p>		

Consultee	Date consulted	Date reply received
Trimley St Mary Parish Council	18 September 2023	2 October 2023
<p>Summary of comments: “Trimley St Mary Parish Council planning committee would like it noted that the play area, orchard etc is within the boundary of Trimley St Mary and not Trimley St Martin. The Parish Council request that there is a substantial fence between this area and Trimley St Mary allotments on Great Field. Trimley St Mary Parish Council would like reassurance that management and costs of maintaining the green areas within the Parish of Trimley St Mary do not fall to the Parish Council. The Parish Council would like to understand the benefits to parishioners of Trimley St Mary.”</p>		

Consultees

Consultee	Date consulted	Date reply received
SCC Highways Authority	18 September 2023 18 October 2023 8 November 2023	No response 13 November 2023 No response
<p>Summary of comments: Holding Objection remains. Previous responses have raised holding objections and some of the commentary is now out of date as a result of amendments made. No response has yet been received to the latest plans, however informal feedback has confirmed that there are no fundamental issues with the reserved matters proposals. A final response has been requested ahead of the Planning Committee meeting and will be included in the update sheet.</p>		

Consultee	Date consulted	Date reply received
Natural England	10 November 2023	12 December 2023
<p>Summary of comments: “NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED We consider that without appropriate mitigation the application would have an adverse effect on the integrity of: • Stour and Orwell Estuaries Special Protection Area (SPA) • Stour and Orwell Estuaries Ramsar • Deben Estuary Ramsar • Deben Estuary SPA • Sandlings SPA • Orfordness-Shingle Street Special Area of Conservation (SAC) • Alde-Ore Estuary SPA • Alde-Ore Estuary Ramsar In order to mitigate these adverse effects and make the development acceptable, the mitigation outlined in the Landscape and Ecological Management Plan (LEMP) and the Ecological Impact Assessment should be secured. Natural England’s further advice on designated sites/landscapes and advice on other natural environment issues is set out below.”</p>		

Consultee	Date consulted	Date reply received
SCC Rights of Way	18 September 2023	31 st January 2024

Summary of comments:

As recognised by the applicant, there are public rights of way (PROW) within the proposed site: Trimley St Martin Public Footpath 4; and Trimley St Mary Restricted Byway 3 (Gun Lane). We OBJECT to this proposal for the following reasons: Gun Lane Clarification is required on how the development will link to Gun Lane. The links at the very southern edge of the site in plans (drawing numbers: 9072/03; 9072/04; PR241- 01) all appear to fall sort of the lane. This is unacceptable as it will leave an unsurfaced gap in the linkages impacting negatively on the user experience accessing and leaving the site. All links need to be accessible and suitable for year-round use. Effective links to Gun Lane are essential to ensure people can access and leave the development and connect with local places of interest, facilities, schools, services, and the wider public right of way network for walking, cycling, and accessibility. Below are repeated comments made on 8 January 2021 and again on 3 September 2021 regarding the s106 and relative importance of Gun Lane to this site. £59,000 under a s106 agreement for the surfacing of RB3 – the rationale for this is as follows: This development will create high levels of use of RB3 towards the new rail crossing. The new rail crossing has been designed to be accessible by all including on foot, on cycle, and by horse riders. RB3 forms a section of a proposed new off-road cycling route linking NCR51 and Felixstowe which is being looked at by a partnership of East Suffolk Council, Suffolk County Council, and local councils. This new off-road route would provide a safe alternative to cycling along Trimley High Street which in sections lacks adequate cycling facilities. This route will provide off-road and direct access to the countryside for health and wellbeing benefits. It is likely to be a very popular dog walking route. This route will provide an off-road commuting route into Felixstowe, and especially towards Felixstowe Docks. Footpath 4 The diversion of Footpath 4 to the south side of the SUDs is acceptable but the diverted route must be surfaced 3m wide. The reason for this is to future-proof linkages westward should there be further development and ensure future connectivity between developments is effective and deliverable. Any planting beside FP4 must be a minimum of 2m from the edge of the public right of way to allow for side growth

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	18 September 2023	25 September 2023

Summary of comments:

Existing conditions for DC/20/5279/OUT should be sufficient unless further conditions are required to secure the remaining portion of archaeological mitigation (the area of SuDS) as set out in the submitted WSI.

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	18 September 2023	31 October 2023

Summary of comments:

“Noise

The noise report submitted with the outline application reference 20.134.1.R2 acknowledged that part of the site could expect high noise levels but stated that: ‘subject to good acoustic design being integrated into the developing masterplan, then acceptable external and internal noise levels will prevail in noise-sensitive areas of the proposed new homes. The predicted noise levels in garden areas can accord with the guidance presented in BS8233:2014 through the use of good acoustics design or installation of barriers for and dwelling located close to High Road.’ However, the noise report submitted with reserved matters reference 81197-SRL-RP-YA-01-S2-P3, appears not to fully accord with the guidance. The site has been designed so that external and internal noise guidelines have been breached. There is no clear justification for this choice of layout, despite having given assurances in at the outline stage. I therefore request clarity in this regard please.”

Consultee	Date consulted	Date reply received
East Suffolk Ecology	18 September 2023	14 March 2024

Summary of comments:

I have reviewed the information submitted with regard to the Reserved Matters application and consider that this, and the relevant planning conditions included as part of the Outline planning permission, adequately avoid or mitigate any potential ecological impacts which may arise as a result of this development.

Comments on specific ecological enhancement measures, landscape and ecological management plans and Habitats Regulations mitigation measures are provided separately in relation to the Outline planning permission conditions which secure them.

Consultee	Date consulted	Date reply received
SCC Section 106 Officer	18 September 2023 ----	18 September 2023 13 November 2023

Summary of comments:

18 September 2023

“The application under reference DC/20/5279/OUT has an associated planning obligation dated 27 July 2023. The planning obligations previously secured under the first planning permission must be binding on this application if East Suffolk Council make a resolution to approve and grant a new planning permission.”

13 November 2023

“A consultation response was previously submitted by way of letter dated 18 September 2023. The application under reference DC/20/5279/OUT has an associated planning obligation (Deed) dated 27 July 2023. The planning obligations previously secured under the first planning permission must be binding on this application if East Suffolk Council make a resolution to approve and grant a new planning permission. An important element of the scheme is the delivery of a new primary school with an early years setting – the land arrangements are secured and set out in the Deed. It is essential that the access (pedestrian, cycling and vehicular) arrangements to the school land are agreed as part of the reserved matters application.”

Consultee	Date consulted	Date reply received
Disability Forum	18 September 2023	15 January 2024

Summary of comments:

In addition to the comments made by the Suffolk Coastal Disability Forum on the 31.8.21 to DC/20/5279/OUT, with regard to the application for outline planning permission, the Suffolk Coastal Disability Forum would wish to remind the applicant that the whole development should be inclusive and fully accessible.

All dwelling should be visitable and meet Part M4(1), and at least 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).

Every effort should be made to ensure all footpaths are wide enough for wheelchair users, with a minimum width of 1500mm.

All dropped kerbs should be absolutely level with roads/pavements for ease of access.

All surfaces should be firm, durable and level. No loose gravel, cobbles or uneven setts should be used.

We presume that the only wheelchair accessible car parking spaces provided are for the bungalows in the development given the very low level of provision.

The play equipment described in the application is not wheelchair accessible and therefore excludes children with disabilities. We object to this lack of provision for children with disabilities.

Consultee	Date consulted	Date reply received
SCC Flooding Authority	18 September 2023	14 March 2024
<p>We have reviewed the following submitted documents and we recommend approval of the reserved matters element of this application and refusal to discharge conditions 22 (surface water drainage scheme).</p> <p>A holding objection remains on Condition 22 (surface water drainage scheme) and that is focussed on final technical information which will not affect the reserved matters details and that condition is not for determination as part of this report.</p>		

Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Major Application	21 September 2023	12 October 2023	East Anglian Daily Times

Site notices

General Site Notice	Reason for site notice: Major Application In the Vicinity of Public Right of Way Date posted: 26 September 2023 Expiry date: 17 October 2023
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6. Planning policy

- 6.1. The National Planning Policy Framework (NPPF) represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant, this includes the presumption in favour of development. If decision takers choose not to follow the NPPF, where it is a material consideration, clear and convincing reasons for doing so are needed.
- 6.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan comprises the East Suffolk Council – Suffolk Coastal Local Plan (“local plan”) and any adopted neighbourhood plans. The relevant policies of the development plan are listed in the section below and will be considered in the assessment to follow:
- SCLP5.8 - Housing Mix (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
 - SCLP5.9 - Self Build and Custom Build Housing (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

- SCLP5.10 - Affordable Housing on Residential Developments (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- SCLP7.1 - Sustainable Transport (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- SCLP8.2 - Open Space (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- SCLP9.2 - Sustainable Construction (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- SCLP9.5 - Flood Risk (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- SCLP9.6 - Sustainable Drainage Systems (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- SCLP9.7 - Holistic Water Management (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- SCLP10.3 - Environmental Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- SCLP11.7 - Archaeology (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- SCLP12.65 - Land adjacent to Reeve Lodge, High Road, Trimley St Martin (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)
- Affordable Housing Supplementary Planning Document (East Suffolk Council, Adopted May 2022)

- Sustainable Construction Supplementary Planning Document (East Suffolk Council, Adopted April 2022)
- East Suffolk Cycling and Walking Strategy (East Suffolk Council, Adopted October 2022)
- Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (East Suffolk Council, Adopted May 2021)

7. Planning considerations

Principle of Development

- 7.1. It is first of all important to recognise that this application site has planning permission. It is also an allocated site in the development plan. The consideration of Reserved Matters is therefore a component of the consenting process and a necessity to complete the full design process. Through this application, the principle of development is therefore not up for consideration.
- 7.2. It is also important to recognise the infrastructure delivery role of this site. It includes land for the delivery of a two-form of entry primary school. The land is to be transferred to the County Council as an established obligation of the Section 106 agreement. It is anticipated that the County Council will be progressing the school design process very soon and a Reserved Matters application for the school will also be available for consideration soon. The school land will be made available to the County Council at no cost prior to the occupation of 50 dwellings. The delivery of this school is essential to the needs of this wider community and that would only be possible with the approval of this reserved matters application. This development will also deliver the roads and walking and cycle routes to the school and ensure it is a fully serviced site.
- 7.3. The development can achieve 139 homes, which is slightly lower than the approximately 150 homes set out in the allocation policy. It is important for this development to maximise on the number of homes it can achieve given the school land provision as a requirement for this developer to provide. Overall, subject to the conclusions on design in this report, this submission should complete the design considerations of this development, ensuring that plan-led homes and infrastructure are delivered.

Housing Mix

- 7.4. The Housing mix has been agreed through the prior discharge of condition 8 under a Housing Mix Strategy included within the Design Brief. This has ensured that the layout of the reserved matters proposal is led by an appropriate housing mix. The site delivers a good mix of smaller homes, and this includes the full affordable housing expectation of 1 in 3 homes as affordable tenures established in the outline consent and secured by the s106 agreement.
- 7.5. Policy SCLP5.8 (Housing Mix) states that new development should provide a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location, reflecting where feasible the identified need, particularly focusing on smaller dwellings (1 and 2 bedrooms).

7.6. The Local Plan sets out the District wide need as the following mix:

Number of bedrooms	Percentage of District wide need ⁴²
1	12%
2	29%
3	25%
4+	33%

7.7. The proposed development would provide the following mix across all tenures.

Unit Type	Quantity
1 Bedroom House	14 (10.6%)
2 Bedroom House	46 (34.8%)
3 Bedroom House	60 (45.5%)
4 Bedroom House	12 (9.1%)
Total	132 (100%)

7.8. Overall it therefore delivers a similar amount of smaller 1 and 2 bed homes at 45.4% of units compared with 54.6% of homes which would be larger 3 and 4 bed family sized homes. This is suitably comparable to the Local Plan expectations.

7.9. The affordable housing mix comprises of the following mix made up of 50% affordable rent, 24% shared ownership and 26% discount home ownership:

Unit Type	Affordable Rent	Shared Ownership	First Homes	Total
1 Bedroom House	7	4	3	14
2 Bedroom House	9	5	6	20
3 Bedroom House	6	2	3	11
4 Bedroom House	1	0	0	1
Total	23	11	12	46

7.10. This is consistent with Local Plan expectations and delivers a positive provision of affordable housing for the area. The Section 106 agreement also gives priority to those with a local connection.

7.11. SCLP5.8 also addresses the need for accessible homes. This is in the form of Building Regulations Part M and the policy requires at least 50% of homes to meet Part M4(2) which ensures homes are more accessible and adaptable. This development will deliver 73 homes (55%) as Part M4(2) compliant. It also includes two affordable rent bungalows which are step further in accessibility as Part M4(3) compliant, meaning that they are 'Wheelchair user dwellings'. Overall, this is a good outcome bringing higher quality policy compliant housing benefits to the development.

Design quality

- 7.12. The design of this development has progressed through pre-application stages and a number of iterations of plans over the duration of the application process. Pivotal in the design of this development has been the conditioned approval of a 'Site Wide Design Brief' through the discharge of condition 5 of the Outline consent.
- 7.13. Normally such a Design Brief is beneficial when there is a more prolonged period between Outline and Reserved Matters applications. It provides a chance to better address the design needs which might come forward at the detailed stage later on and often it may be produced by a site owner/promoter to inform the sale of a development site to a housebuilder and influence design quality expectations. In this case, it was quite unusual that Bellway purchased the site prior to the Outline consent being issued, and they were then keen to bring this reserved matters applications forward swiftly. The Design Brief therefore had less of a purpose as it has been developed alongside Reserved Matters discussions, but now that it has been approved it sets clear parameters and principles of what this application should achieve.
- 7.14. The design submitted for reserved matters is not unexpected as it has a large degree of consistency with the illustrative masterplan of the Outline consent, which also received a good degree of attention.
- 7.15. The Committee Report for the Outline application included the following statement *"While there are elements of the proposal that require further detail through reserved matters applications, the fundamental components relating to the outline application, including access and the approximate quantum of housing, do not make the detail or the principle of development objectionable"*.
- 7.16. Given the needs and constraints of the site, such as the school land, parcel shape, road alignments, drainage and rights of way which heavily informed the Outline consent. This application is therefore very focussed on the detailed plot arrangements, house designs and landscape design, rather than the wider arrangement of the site, which is already well established.
- 7.17. The design process for the detail of this application has been as a result of some collaborative input from Design and Landscape Officers also working alongside Highways officers. A large degree of focus has been on road and pedestrian and cycle route design. As is often the case, these functional engineering elements to influence the space and arrangements of plots. Efforts have been made to ensure that engineering does not dominate. Given the fact that open spaces and landscaping for the site is largely segregated to two areas to the east and west of homes, the core housing area is rather dense in its built form. That is acceptable given the spaces around and the enclosure the school site provides.
- 7.18. The elevational design of homes is not remarkable, it is of a standard house-type nature, but it also is not objectionable in this context. It's recognised that a major housebuilder will need to follow standard house types most of the time and it is apparent from the already approved Design Brief, that a good level of attention has been given to design influences and attempts to add character to corners, routes and mews style spaces. Overall, the design is acceptable for approval.

- 7.19. One aspect of this development which will be subject to future reserved matters applications is the area for seven custom/self-build plots. The parameters for this will be informed by a 'plot passport/design code' to be discharged by condition separate to but parallel with this submission. The location of the plots accords with the outline consent and the plots are of suitable size for the necessary detached homes to be achieved. They will need to integrate with some consistency with the overall development in terms of materials and design approach, but they will also offer some freedom to custom/self-build developers.

Landscape and Play

- 7.20. Policy SCLP12.65: Land adjacent to Reeve Lodge, High Road, Trimley St Martin states that the development of this site will be expected to include (inter alia) open space for people of all ages. Open space can be provided as green open space and/or equipped play space. For large sites, a mixture of both types of open space is likely to be ideal in order to meet need arising from the development. This has been achieved on this site by providing a large standalone area on the opposite side of Gun Lane. This addition complements a relatively dense housing area with a large accessible natural space and the recreational, amenity and biodiversity functions of the drainage basin area, also as a focus for play, ensures this site is enclosed by green infrastructure provision.
- 7.21. The Senior Landscape Officer has been involved throughout the Reserved Matters process and has shaped amendments made to the with attention to planting, play provision, boundary treatments and street furniture and lighting. The more recent plans have accommodated changes, especially in respect of the natural open space area and drainage basin. Careful attention has been given to the opportunity to include street trees balanced with road additions and hard surfaces and this will require extra attention to tree pits and planting implementation. Suitable native planting, including community orchard and wildflower meadow is included within the natural open space area, also ensuring that this achieves the component of recreational mitigation it needs to deliver.
- 7.22. Across the site, space is limited, and as such tree species with upright and 'streetwise' forms have been specified. More recently requests were made for more native species rather than cultivars and feature trees with a large mature size, such as oaks. It was also requested that where smaller trees/shrubs, such as hazel, are proposed, they should be located in groups to create more substantial pockets of planting.
- 7.23. In response the applicant has proposed some further tree planting, varieties of native trees changed to standard native trees, Hazels grouped together in the natural open space, Oak trees added/substituted in the natural open space. This has addressed the final requests of the Senior Landscape Officer.
- 7.24. A slightly more unique inclusion is a focus on tree planting in rear gardens. Typically, it is very difficult for planning permissions to secure and maintain tree planting in rear gardens as planting implementation and retention conditions are challenging to enforce when homes are sold and become privately owned. Following discussions to achieve planting, especially in areas of back-to-back properties, Bellway have proposed a 'time for trees' proposal. This will place control of such planting with new homeowners, allowing them a choice over planting, increasing their engagement when first moving in and allowing them to be a part of the planting process. By offering choice and ownership of this, it will provide a much better chance of the homeowners becoming more attached to those trees,

increasing the likelihood of planting success and long term retention. This will aid landscape quality and biodiversity of rear garden areas which can be very prominent between homes, but less so from public areas.

- 7.25. An area of much negotiation has been the play area which has been subject to positive contributions from the Council's Leisure team, the Parish Councils and the Disability Forum. The applicant has listened to these local desires and accommodated a suitable level of accessible play, including a wheelchair accessible roundabout and trampoline. The see-saw and swing have accessible features also and all of these elements of equipment can be enjoyed by all ages and abilities. More recent changes have also improved surfacing between the elements of equipment and added extra and inclusive seating facilities. The play provision is suitably aimed at primary school age children and toddlers which is appropriate given the proposed adjacent primary school. It is likely this will be well used at the end of the school day and by the community at all other times. The play area is next to the drainage basin, but this is designed with shallow side slopes which is a safe solution, and the play area will be fenced. It will be easily accessed off the primary road for pedestrians and cyclists. The play area will be well observed by opposite homes which will help to avoid anti-social behaviour.

Drainage

- 7.26. The site is identified as being in Flood Zone 1, where there is less than 0.1% annual probability of river or sea flooding. As described within the report, the assessed flood risk from surface water is considered very low, although there are some areas highlighted as being at medium risk. This means that each year these medium risk areas have a chance of flooding of between 1% and 3.3%. The flood risk assessment identifies that this risk can be suitably mitigated by using the proposed Sustainable Drainage System (SuDS) features to accommodate the volume from these areas by increasing the storage capacity of the proposed drainage system.
- 7.27. At Outline stage this was focussed on drainage basin provision in the location currently proposed. This reserved matters application has enabled a focus on the design and landscaping of the basin and its integration as part of a public open space. In its proposed form it will contribute to achieving the four pillars of SuDS of water quality, water quantity, amenity and biodiversity. The Lead Local Flood authority have accepted the level of detail for the purpose of reserved matters approval.

Ecology

- 7.28. A significant amount of ecology considerations were addressed at Outline stage. This included surveys for any protected species and securing that mitigation, Habitats Regulations Assessment in respect of recreational effects and securing that mitigation and any recommend ecological enhancements to be achieved through conditions. The proposal very much accords with the Outline consent and especially through its delivery of the natural open space which is for recreational mitigation as a component of dog walking routes and as Skylark mitigation. The overall development has to accord with approved a biodiversity enhancement strategy, a landscape and ecological management plan and a biodiversity lighting strategy and the plans are consistent with those which will be fully reviewed by our Ecologists through the discharge of condition process.

- 7.29. The Principal Ecologist has reviewed the information submitted with regard to the Reserved Matters application and consider that this, and the relevant planning conditions included as part of the Outline planning permission, adequately avoid or mitigate any potential ecological impacts which may arise as a result of this development. Comments on specific ecological enhancement measures, landscape and ecological management plans and Habitats Regulations mitigation measures are provided separately in relation to the Outline planning permission conditions which secure them.
- 7.30. It should be noted that although Biodiversity Net Gain was introduced nationally on 12th February for Major developments, it does not apply to applications which had already been submitted on that date.

Sustainable construction

- 7.31. The homes on this development will need to meet at least the 2023 updated building regulations, which includes Part L, focussed on increased conservation of fuel and power. This therefore means that properties need to include solar panels, increased insulation and air tightness and electric vehicle charging. All proposed homes will include solar panels.
- 7.32. The Outline planning permission also has the following condition applied to it. Prior to first occupation/use of each phase of development, evidence of energy performance and water efficiency standards shall be submitted to and approved in writing by the local planning authority. This application is accompanied by an Energy Statement which concludes that a fabric first approach is being taken to improve insulation, reduce thermal bridging and air leakage and reduce CO₂ emissions. It confirms that homes will meet Part L of the Building Regulations and water efficiency will be included to meet 110 litres per occupier per day.

Environmental quality and amenity

- 7.33. Matters related to environmental quality in respect of noise, contaminated land, odour and air quality were thoroughly considered under the outline application and are conditioned accordingly. One area which does require a more detailed assessment at Reserved Matters stage is noise experienced by some of the new homes.
- 7.34. The noise report submitted with the outline application reference 20.134.1.R2 acknowledged that part of the site could expect high noise levels but stated that: 'subject to good acoustic design being integrated into the developing masterplan, then acceptable external and internal noise levels will prevail in noise-sensitive areas of the proposed new homes. The predicted noise levels in garden areas can accord with the guidance presented in BS8233:2014 through the use of good acoustics design or installation of barriers for and dwelling located close to High Road.'
- 7.35. It is important to note that the Outline Illustrative masterplan and the later approved Design Brief expect this development address High Road in a positive way ensuring that the development maintains the road fronting character of this street. There is a very established relationship of homes all along High Road being close to the highway and directly interacting with it. There is also established road noise that they experience in that relationship. It is a 30 mph road and in this location it is close to a roundabout where speeds should be lower. There is however a level of noise in this proximity that this development will experience. In design terms it would be undesirable for the development to set homes back significantly from the road to avoid this or to screen the homes with an

acoustic fence or bund. That would be at odds with the prevailing character and it would inefficiently use the site, reducing the number of homes (which are necessary to ensure this viably delivers the housing and infrastructure benefits). The homes on this edge will need to incorporate increased noise mitigation in their fabric but overall the level of amenity affecting proposed homes would not be unacceptable.

- 7.36. Given the arrangement of open spaces and adjacent land uses, this site has very limited interaction with nearby residential properties and no existing homes would be impacted in their residential amenity significantly by the development. The layout and scale of all homes proposed has also been assessed in respect of residential amenity between proposed properties and this is considered acceptable, especially in respect of any overlooking/loss of privacy opportunities which can be present in some new developments.

Highways

- 7.37. The general road layout of this development was established at outline stage and therefore this reserved matters application focusses on the more detailed design. It also requires consideration of the layout of pedestrian and cycling routes and parking provision. Overall, the site meets the County Parking standards across all house sizes with suitable private, on-plot parking. Given this a fairly dense development, through necessity to accommodate the school on the site, there are areas where parking is quite dominant. This includes the longer secondary street running NW-SE through the site. Attempts have been made to break this up with street trees and the street is well enclosed by the housing to ensure that the built form is equally prominent.
- 7.38. Final comments are awaited from the Highway Authority and should be presented within the Committee Update Sheet. However there has been extensive Highway Authority involvement in the design process and the most recent amendments to plans have largely been as a result of advice from the Highway Authority.
- 7.39. The site provides for clear cycling routes through the main entrance and also across the top of the site on the Public Right of way alignment, where a mews style arrangement is proposed. These ensure that the new school will be well connected to the community for cycling. These are also walking routes and the plans have also been enhanced recently for walking by adding pavement routes for better pedestrian protection over previously proposed shared surface roads.
- 7.40. The Outline permission secured funding to improve Gun Lane and this development, and the proposed open space will connect onto that. There is some disagreement over whether this development can immediately abut and deliver those connections, as Bellway has identified that they believe there is an unregistered strip of land beside the byway. It does however remain possible to ensure the connections and this can still be addressed and secured with condition on this reserved matters approval for a connection scheme.
- 7.41. The public footpath which runs along the north of the site is proposed to be realigned to run along the northern boundary of the school to allow the drainage basin to be accommodated. It will have an improved surface, contributing to walking routes into the countryside. Discussion has taken place over whether it should be 2 metres or 3 metres wide. A 2 metre width is appropriate for a footpath but space for it to be widened to 3

metres is shown to be available if it was upgraded in the future and widened to accommodate cycling.

8. Conclusion

- 8.1. This reserved matters application successfully delivers upon the expectations of both Policy SCLP12.65 which allocated the site and the Outline Planning Permission. The application has progressed alongside a detailed Design Brief ensuring collaboration and clear purpose in the design approach.
- 8.2. Subject to the final confirmation of no objection from the Highway Authority, which is expected, the design is considered to be suitably laid out with the arrangement of streets, routes and parking of an acceptable form for all users. The design and scale of homes is compatible with the outline consent and its location and the development delivers some good quality landscaping and play provision. Whilst the school is not a part of this application, the development is well laid out to accommodate the school, particularly with walking and cycling route and enabling two vehicular access routes into the school.
- 8.3. In conclusion the design, detail and environmental attention in this application is acceptable, policy compliant and suitable for approval.

9. Recommendation

Authority to approve subject to concluding technical highway considerations with confirmations of 'no objection' from the Highway Authority.

Conditions:

1. The development hereby permitted shall be completed in all respects strictly in accordance with the listed plans and documents, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority: *to be listed when concluded.*

Reason: For the avoidance of doubt as to what has been considered and approved.

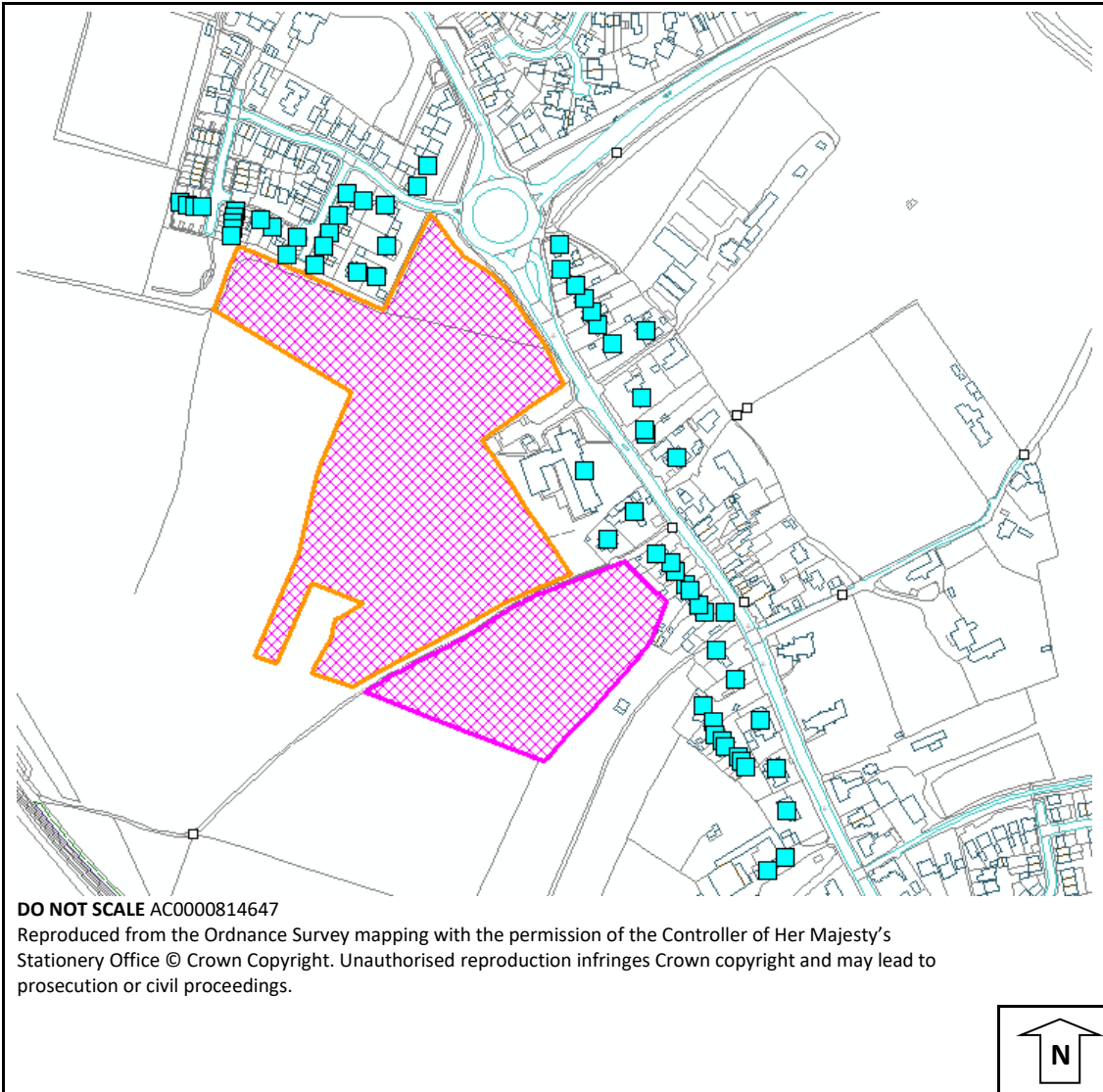
2. Prior to the construction of any dwelling above slab level, a scheme shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the County Council, for formalisation and construction of paths and surfacing over the site boundary with Byway 3 (Gun Lane).

Reason: To ensure that the Section 106 funded surface improvement works (to be delivered by the County Council) are suitably coordinated with the construction of the development to enable pedestrian and cycle connections in a timely manner.

Background information

See application reference DC/23/3237/ARM on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support