

Consultee Comments for Planning Application

DC/23/3237/ARM

Application Summary

Application Number: DC/23/3237/ARM

Address: Land Adjacent To Reeve Lodge High Road Trimley St Martin Suffolk

Proposal: Approval of reserved matters (appearance, landscaping, layout and scale) and details reserved by Conditions: 4 (internal access); 6 (self-build design code); 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) of DC/20/5279/OUT.

Case Officer: Rachel Lambert

Consultee Details

Name: Mrs Carly Small

Address: 5 Ditchingham Grove, Rushmere St Andrew, Ipswich, Suffolk IP5 1WE

Email: Not Available

On Behalf Of: Trimley St Martin Parish Council

Comments

Trimley St Martin Parish Council object to this planning application for the following reasons:

Adoption of road. The plans say adoptable, but the Parish Council would like confirmation that these roads are indeed going to be adopted, and if they are not, who is going to be responsible for them. This also includes queries regarding whether refuse will be collected from outside peoples properties whether the roads are adopted or not.

Another concern regarding the adoption of roads was if the roads are not adopted, who would maintain the drains? If it is confirmed that the roads will be adopted and the above issues solved, the Parish Council would have no further concerns regarding this aspect.

Community Orchard/Outdoor Space

It is understood that the responsibility of this would be passed to the management company and subsequently to the residents group that would be set up. The Parish Council would like to request that not only are they kept up to date with this, but that they also have sight of the contract that residents will sign that would outline their responsibilities with regards to these areas.

Traffic Management near the School.

This is a major concern, there seems to have been very little thought for a drop off point or safe access points for those walking or cycling. Whilst the developer refers to an access point for

pedestrians along Gun Lane and may assist those walking from the Felixstowe direction, it should be remembered that this is a replacement school for the current Trimley St Martin school which has a much wider catchment area with pupils from Kirton and Falkenham as well as Trimley St Martin. It is inevitable that younger children and especially those attending the nursery, will be brought by car from Kirton and Falkenham, The developer refers to introducing traffic regulation to stop drop-offs. The internal road lay-out only shows a couple of turning points close to the school/nursery which would be utterly insufficient for the potential throughput at peak times. There needs to be a safe drop off point, but there also needs to be availability of parking as this is a Primary School, and most of the children will need to be escorted onto school premises and therefore cars will be parked for a period of time. This is also relevant when it comes to events at the school such as sports days, nativities etc. when parents are invited into the school. The Parish Council would like the developer and Suffolk County Council as the education authority to re design this area to incorporate appropriate space for vehicles to park, and turn, to ensure the safety of all those in the area.

SUDS Basin

The Parish Council believe that the SUDS basin needs to have a fence around it. It is incredibly close not only to the Play Area, but also to a footpath and should someone loose their footing or have an accident on a bicycle it could end up being a very dangerous accident.

Play Area

Although the Parish Council invite the inclusion of a Play Area, it is incredibly disappointing that there is no provision for children with disabilities. This is very discriminatory and there is no reason why the equipment provided on the play area could not be more inclusive.

Environmentally Friendly Areas

Although this development is not subject to the Biodiversity Net Gains coming into force, it would be best practice to include some additional environmental structures to encourage wildlife to the open space area and would also be something for the children to enjoy. The Parish Council would like to see items such as bug hotels, ladybird towers and butterfly boxes fitted either along the Play on the Way area or within the open space.

Concerns regarding the Ardent Consulting Engineers Letter.

The Parish Council agree that this letter seems very unclear whether the surface drainage on and from the site will be sufficient. The Parish Council would like there to be further investigation on this matter especially given the recent and predicted future storm levels which may be anticipated.

Lack of Provision of bins and seating.

There is very few general waste and dog waste bins provided within the plans. It is felt that there needs to be additional ones included as it has been proved throughout the Parish that these are used often. There is also very limited seating throughout the development and the Parish Council would like to see additional seating areas incorporated. Both of these issues would fall to the Parish Council to fund once the development is built and therefore it is felt these issues needs

rectifying now.

In summary, Trimley St Martin Parish Council object for the following reasons. Adoption of the roads has not been confirmed, the Parish Council would like sight of the written responsibilities of the residents with regards to the Community Orchard and open spaces, the traffic management outside the school is unsuitable and currently dangerous, the SUDS basin should be fenced off, the play area should be inclusive to all, more environmentally friendly structures, the Ardent Consulting Engineers letter needs further investigation and lack of provision of seating and waste/dog waste bins throughout the development.