

Item 8

DC/23/3237/ARM

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))

Land Adjacent To Reeve Lodge High Road Trimley St Martin Suffolk



What is Reserved Matters Approval

- In seeking planning permission for minor and major development, applicants have two options:
- Seek a **Full Planning Permission** which covers everything in one go.
- Seek **Outline Planning Permission** which covers the principle of development, its impacts and effects and usually the detail of access.
 - This is then followed by applications for Reserved Matters approval. This may be one application, applications for individual phases or applications for specific reserved matters.
- Reserved matters can be: **Access, Appearance, Scale, Layout, Landscape.**
- There can also be conditions on outline and reserved matters approvals requiring discharge at various stages of development.

Outline approval

DC/20/5279/OUT

Received - 29th December 2020

Planning Committee approval – 19th April 2022

Planning permission issued - 28th July 2022

Proposal

Outline planning permission, **with all matters reserved except for access**, for a phased scheme that comprises:

- 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;
- sustainable drainage strategy;
- meadow and informal path on land south of Gun Lane; and
- all associated infrastructure provision.

Section 106 Agreement

Section 106 – draft heads of terms

10.2 The proposed Heads of Terms (pending agreement) are as follows:

- Provision of affordable housing at up to 33% of overall provision across a defined tenure mix to be agreed with the Council in accordance with Policy SCLP5.10
- Arrangements for the transition of the land identified for education use to Suffolk County Council for the purpose of the construction of a new primary school and associated pre-school, as well as respective financial contributions.
- Arrangements for management and maintenance of the public open space to be transferred to a management company.
- Financial contribution to mitigate in-combination effects on European designated sites in accordance with the Suffolk Recreational Avoidance and Mitigation Strategy.
- Financial contribution for a Travel Plan.
- Financial contribution to upgrade the nearest bus stops.
- Financial contribution to add into the service provision in the area would also help to make the site more viable by enabling increased links to Woodbridge/Martlesham as well as Ipswich & Felixstowe.
- Financial contribution for offsite mitigation: resurfacing Gun Lane (RB3) and in relation to Garrison Lane junction.

What is within
this application

Approval of reserved matters (appearance, landscaping, layout and scale)

Received
16.08.23

Approval of reserved matters (appearance, landscaping, layout and scale)

Delegated discharge of condition considerations accompanying the application:

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))

Four other standalone Discharge of Condition applications approved/under consideration and not within this submission

Reason for committee

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 and wider public interest.

Both Parish Council responses

1 objection/comment from a local resident

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.

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.

Trimley St Martin January 2024 response

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.

Trimley St Martin January 2024 response

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.

Trimley St Martin January 2024 response

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 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.

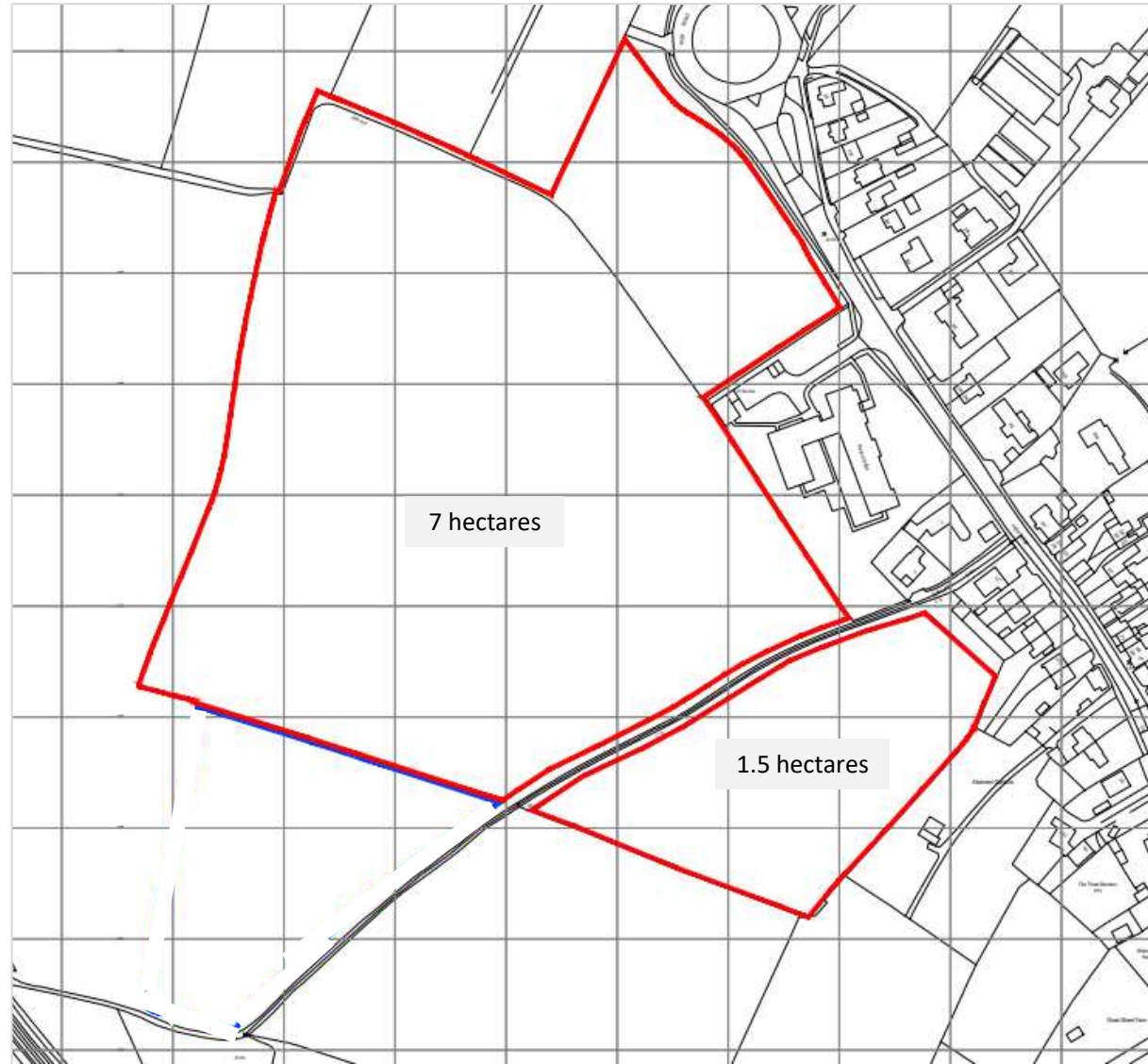
There is very few general waste and dog waste bins provided within the plans. It is felt that there needs to be additional ones included as it has been proved throughout the Parish that these are used often. There is also very limited seating throughout the development and the Parish Council would like 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

Trimley St Martin January 2024 response

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.

Site location

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. A further parcel of 1.2 hectares is located to the south-west of the allocation site, which lies within the applicant's control but is not included within the application.



What this Reserved Matters application does not consider

- **Principle of development and the number of homes in this location** – that is established and consented in the outline consent
- **The vehicular and pedestrian/cycle access points** – They were approved in the outline consent
- **Infrastructure effects and mitigation** – they were considered in the outline consent and secured through the Section 106 agreement and through Community Infrastructure Levy
- **The location and size of the school site, the drainage basin area and the public open spaces** – The parameters of these were established in the outline consent.
- **The local and wider environmental effects of housing and a school in this location** – generally they were considered, accepted and conditioned on the outline consent, although some details are addressed in this submission
- **The traffic effects of housing and a school in this location** – A Transport Assessment accompanied the outline consent and was considered and accepted.
- **The approach to long term management of open spaces and communal facilities on the development** – this was secured in the Section 106 of the outline consent

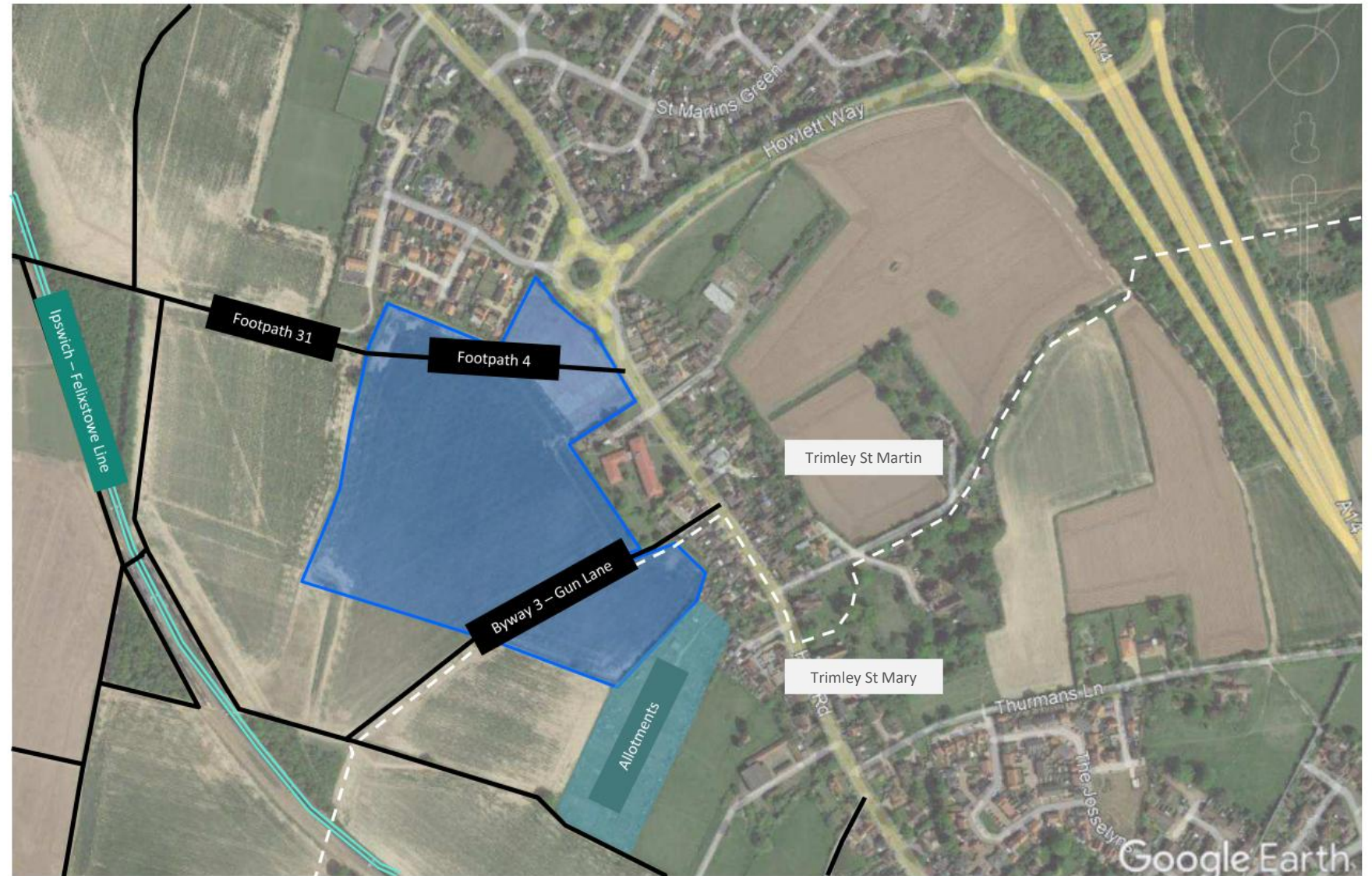
What this Reserved Matters application does consider

- **The Layout of the development** – although the general arrangement of roads and blocks of housing was illustrated and considered in an outline masterplans and this has since been approved in a Design Brief. The focus is on how the street layouts function for all users and how homes interact with streets, spaces and each other. The safe and practical movement through streets and paths of the site is an important consideration, based on the approved access points.
- **The Appearance and Scale of homes** – The concept of the designs has been approved in a conditioned Design Brief, The scale and density were also established in the outline consent through the Landscape and Visual Impact Assessment. The focus is on the detailing, materials and interactions of the architectural design.
- **The Landscaping of the areas of built development** – this includes any street planting and trees and the edges of built areas. It also considers hard surfaces of both public and private areas and to an extent the garden design of homes.
- **The Landscaping of Public Open spaces** – the location and nature of these was well established in the outline consent and this proposal is consistent with expectations. The focus is on the planting and functioning of those spaces, this includes for drainage purposes.

Site context

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. 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.

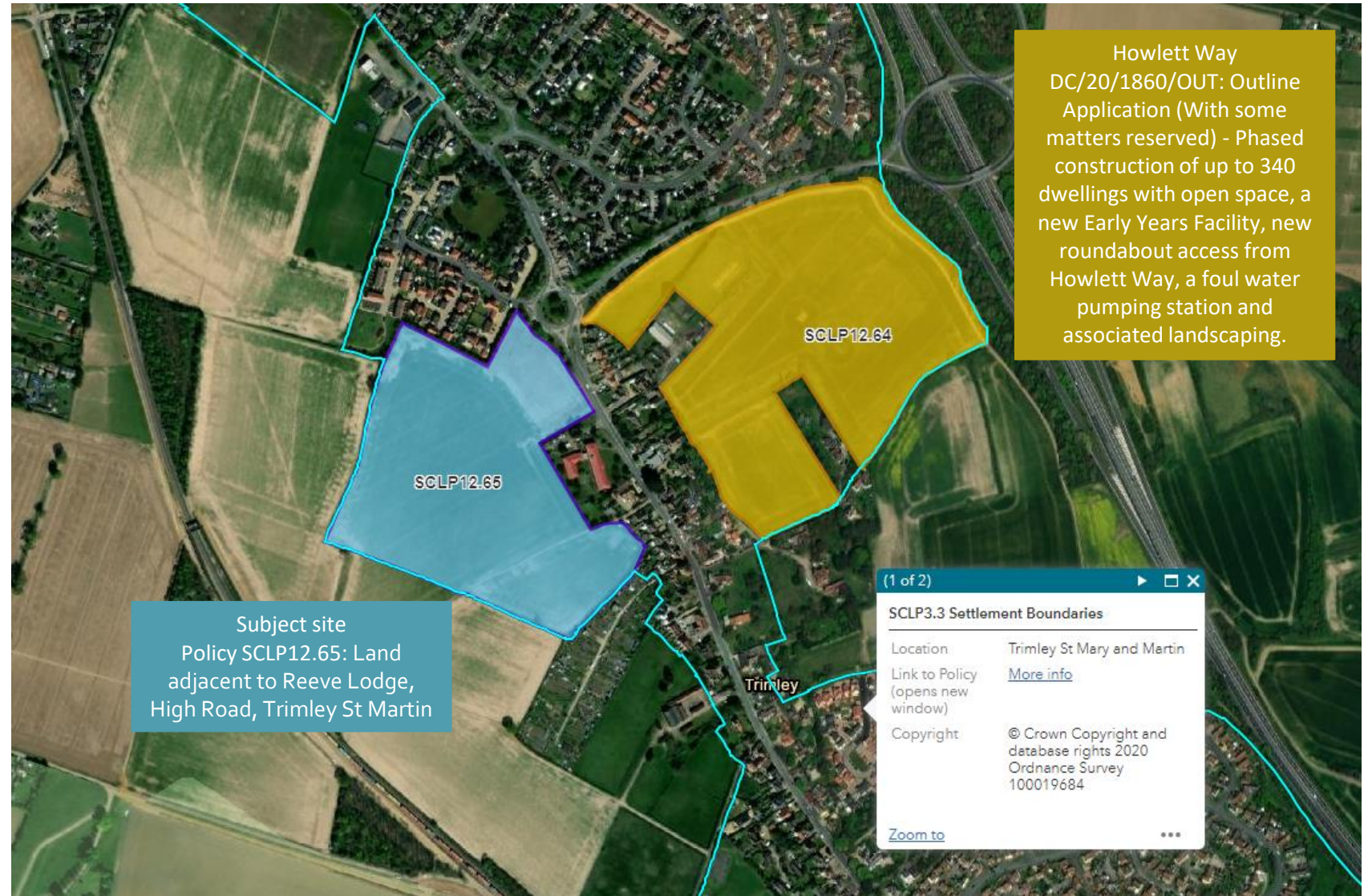
The site is arable farmland and is bordered on the west to open countryside with the railway line beyond, and to the east by High Road and existing properties.



Policy SCLP12.65

The site is identified within the local plan as an allocated site for the accommodation of new residential development and for primary school/early years provision (Policy 12.65).

The principle of development on the site is therefore established.





'The Lilacs' Flagship



'Poppyfield Green' Taylor Wimpey

Policy SCLP12.65

Each of the policy requirements and other associated material planning considerations are addressed in turn throughout the presentation.

Policy SCLP12.65: Land adjacent to Reeve Lodge, High Road, Trimley St Martin

8.59ha of land adjacent to Reeve Lodge, High Road, Trimley St Martin is identified for the development of approximately 150 dwellings, a primary school and open space.

Development will be expected to accord with the following criteria:

- a) A mix of housing should be provided on the site including housing for older people and the provision of self-build plots;
- b) Provision of affordable housing on site;
- c) Provision of 2.2ha of land for a primary school and early years provision;
- d) Provision of open space for people of all ages;
- e) Provision of appropriate landscaping and boundary treatments to provide a 'soft' western edge to the development and to minimise impacts on the AONB, provision of open space and landscaping so as to prevent the coalescence of the Trimley Villages;
- f) Provision of a Landscape and Visual Impact Assessment to inform the landscape strategy for the site;
- g) An ecological survey will be required, and any necessary mitigation provided;
- h) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided;
- i) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided;
- j) Provision of pedestrian/cycle links through the site, including connectivity into the surrounding countryside;
- k) Proportionate archaeological assessment will be required;
- l) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity; and
- m) Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether on-site resources should be used on-site during development.

Approved Parameter plan



- Primary School with Pre-school
- Public Open Space / SUDS
- Meadow / Informal Path / Wild Bird Seed Margin

Proposed Reserved Matters Layout Plan



Criterion c: Provision of 2.2ha of land for a primary school and early years provision.

The previous Felixstowe Peninsula Area Action Plan had identified the need for a new primary school (including an early years setting) in the area due to forecast shortfalls in capacity over the timeframe of the respective plan. This site offers a central location relative to the existing and proposed residential allocations with the villages of Trimley St Martin and Trimley St Mary and performs best in terms of accessibility by walking.

Policy suggests that the school should be located in the western part of the site forming part of a focal point for the community, with community use of school facilities investigated, and new early years setting located alongside the school.

Primary school and early years provision

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Early years setting at Land Adjacent to Reeve Lodge (Policy SCLP12.65) and Land off Howlett Way (Policy SCLP12.64)	Essential	Suffolk County Council	£1,050,000	Developers	£803,250	£803,250	S106	£246,750	Extant s106/CIL	Short - Medium term

Project	Development	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
New primary school at Trimley St Martin (Policies SCLP12.54, SCLP12.64, SCLP12.65)	Land to the rear of 31-37 Bucklesham Road, Kirton. Land adjacent to Reeve Lodge, High Road, Trimley St Martin. Land off Howlett Way, Trimley St Martin	Essential	Suffolk County Council	£7,100,000	Developers	£2,231,328	£2,231,328	S106	£4,868,672	Suffolk County Council (via prudential borrowing)	Short term

Housing provision

Criterion a: A mix of housing should be provided on the site including housing for older people and the provision of self-build plots, and provision of affordable housing on site.

'Up to' 139 new homes equates to 26.8 dwellings per hectare (dph) across the whole site. Whilst the quantity of dwellings is less than the 'approximately 150 dwellings' suggested in the allocation policy, the density is higher compared to the policy provision of 23.5 dph (taking into account the 2.2 hectares for school provision). This is broadly in accordance with the policy objectives and is considered acceptable subject to compliance with all other respective policies. The density of parcels of pure housing are higher, at 30-40dph, but site wide density should not be established that way.

Of the 139 homes proposed, 93 are market homes (7 would be custom/self build) and 46 are affordable homes, and at least fifty percent of all the new homes will be to part M4(2) of the Building Regulations, in accordance with Policy SCLP5.8 (Housing Mix).

The proposed scheme also provides five percent of the new homes to be custom/self-build properties, in accordance with Policy SCLP5.9 (Self Build and Custom Build Housing).

Housing



- 1. Land for School
- 2. Proposed attenuation basins
- 3. Existing Public Right of Way (Retained)
- 4. Retained Land
- 5. Wider connections, including to existing play area
- 6. Alternative network rail access
- 7. Local Area of Play

Density of housing parcels

Key



35-40 Dwellings per Hectare



30-35 Dwellings per Hectare

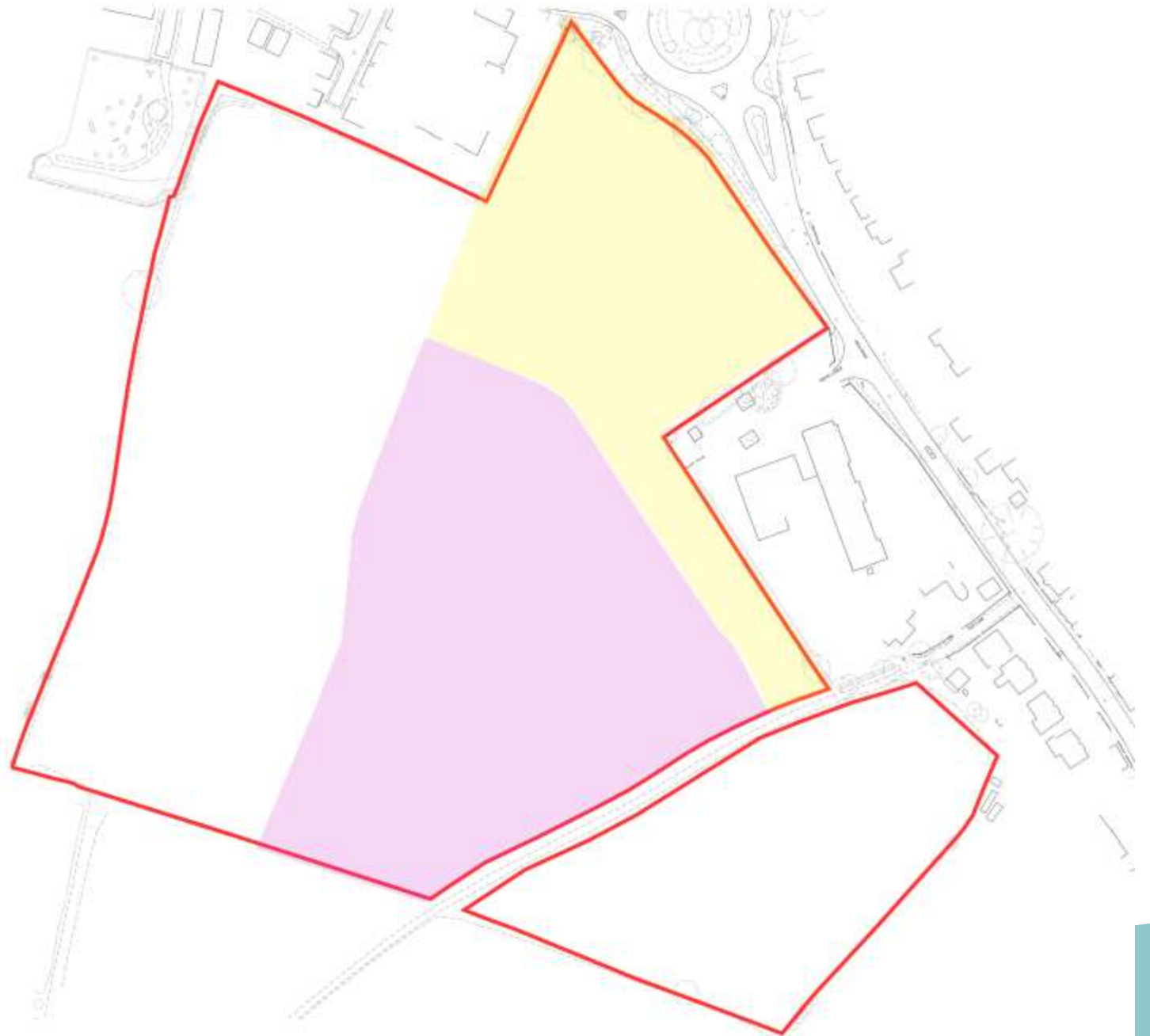


Table 5.1 Plan area wide housing need by size, source: Strategic Housing Market Assessment Part 2 (Update 2019)

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

6.4 The overall scheme provision is set out in Table 6.1 below.

Table 6.1: Proposed Housing Mix

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%)

6.5 The proposed private market housing mix at the site is set out at Table 6.2 below:

Table 6.2: Proposed Private Housing Mix

Unit Type	Quantity
1 Bedroom House	0 (0%)
2 Bedroom House	26 (30.2%)
3 Bedroom House	49 (57%)
4 Bedroom House	11 (12.8%)
Total	86 (100%)

Table 6.3: Proposed Affordable Housing Mix

Unit Type	Quantity
1 Bedroom	14 (30.4%)
2 Bedroom	20 (43.5%)
3 Bedroom	11 (23.9%)
4 Bedroom	1 (2.2%)
Total	46 (100%)

6.10 In respect of the tenure split, Policy SCLP5.10 requires a split of 50% affordable rent / social rent, 25% for shared ownership and 25% for discount home ownership.

6.11 Of the proposed 46 affordable units, 23 are proposed as affordable rent (50%) and 11 are proposed as shared ownership (24%) and 12 are proposed as discount home ownership (26%). Therefore, the proposed provision of affordable housing complies with the adopted local planning policy and the outline planning permission for the wider site.

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

Affordable Housing locations

Key - Housing Tenures

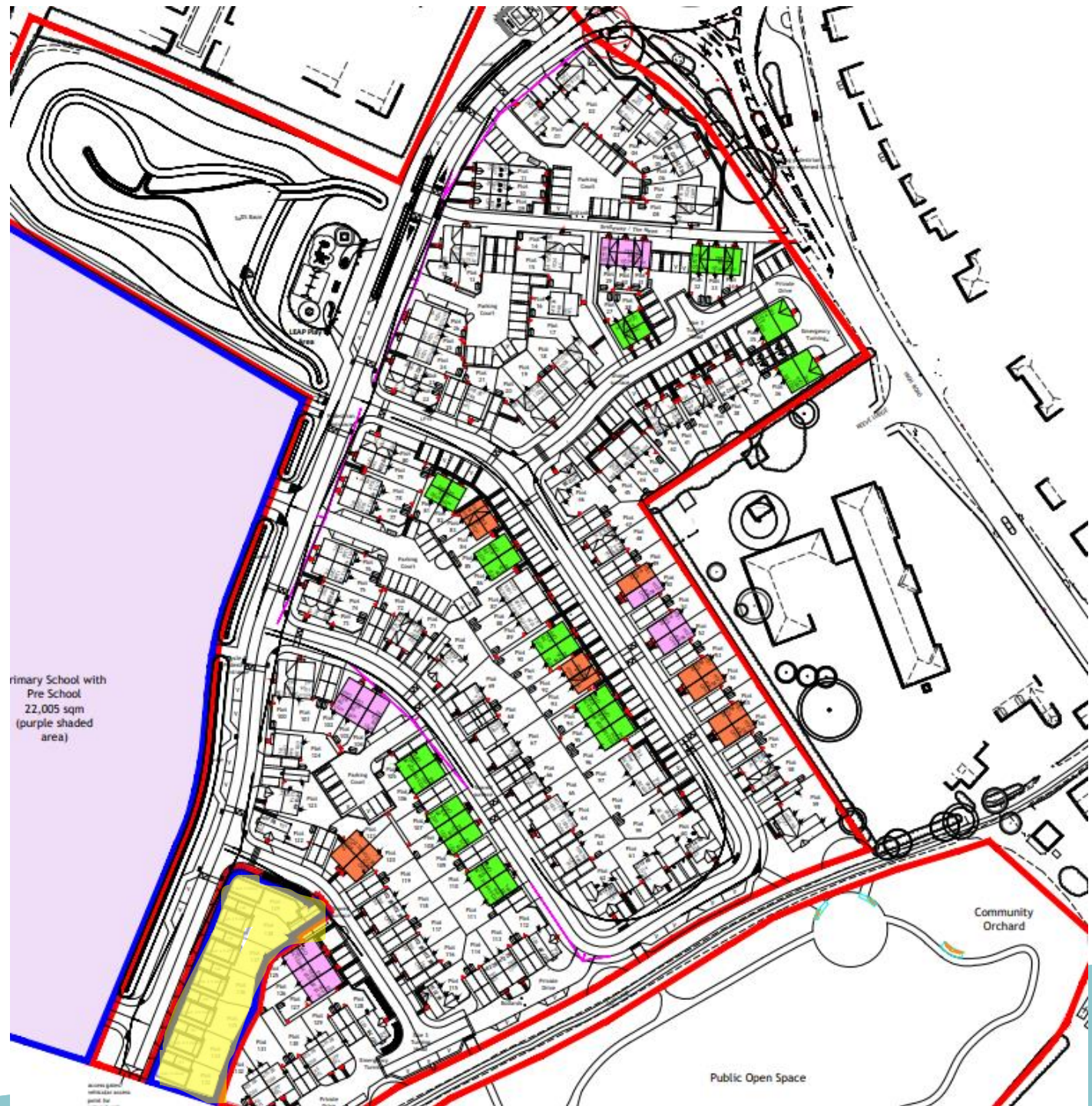
Affordable Rent 23no.



Shared Ownership 11no.



First Homes 12no.



Access and connectivity



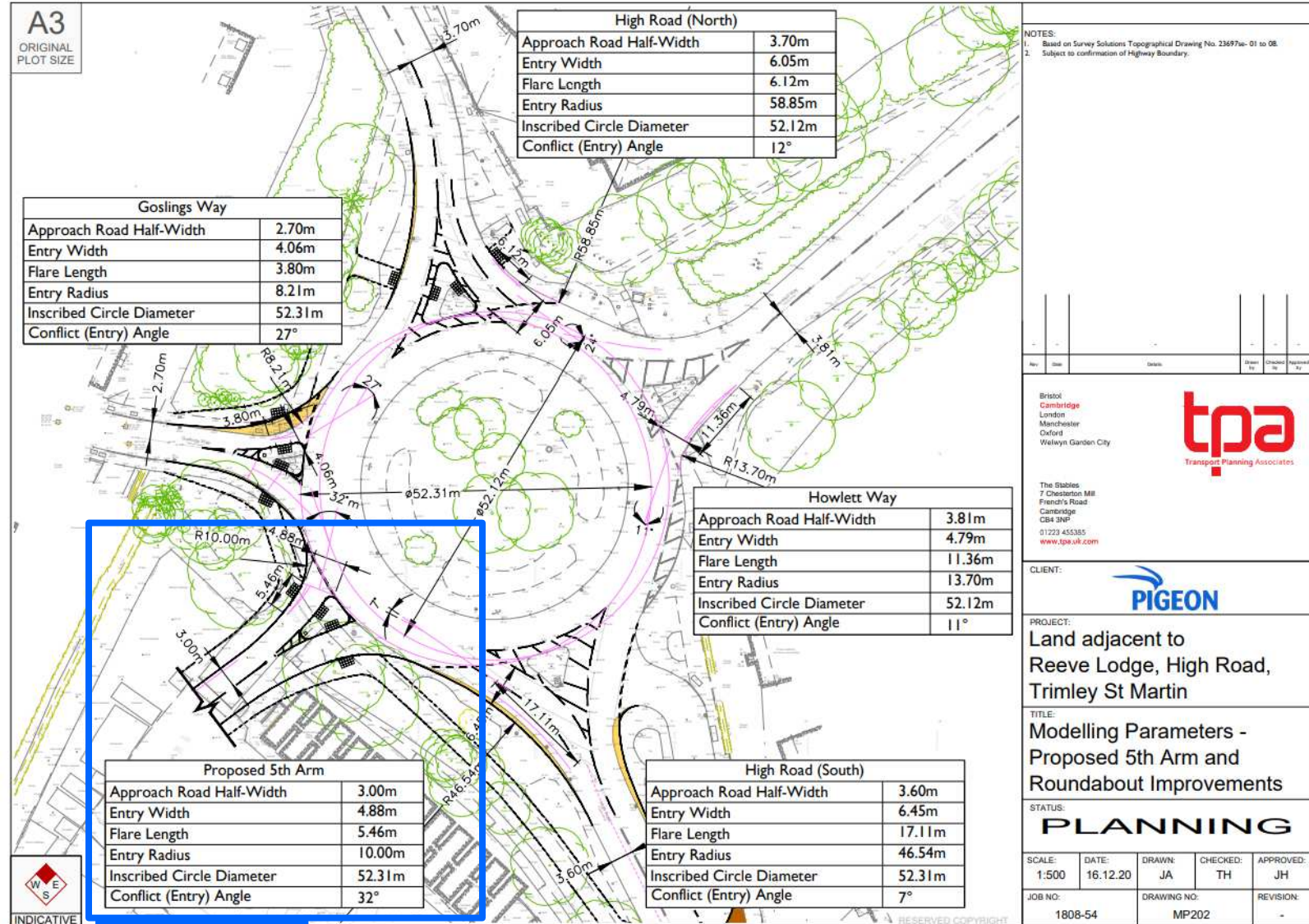
Connectivity routes

Key

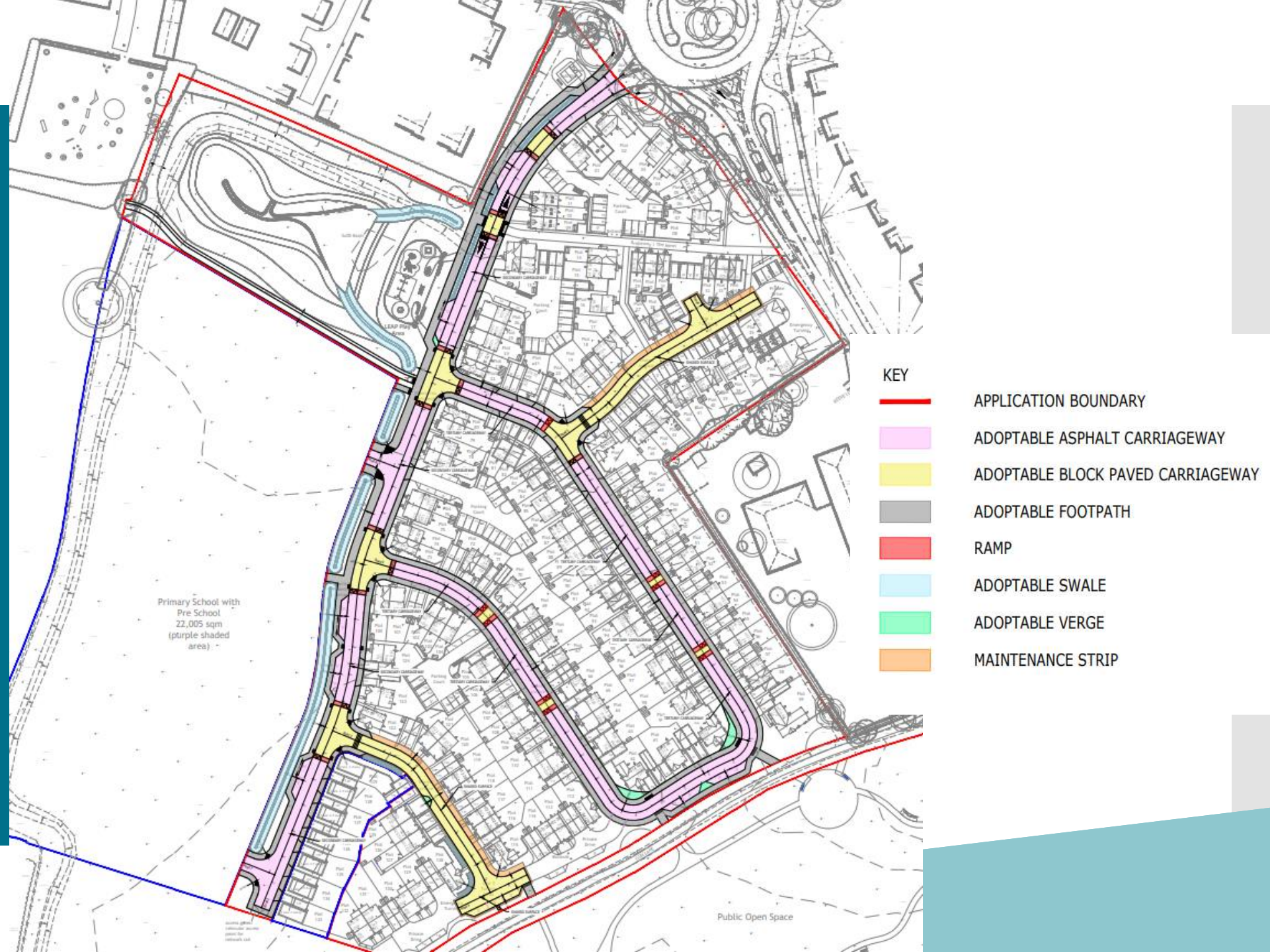
-  Vehicle Routes
-  Pedestrian Routes
-  Cyclist Routes
-  Public Right Of Way
-  Proposed Redirection of PROW



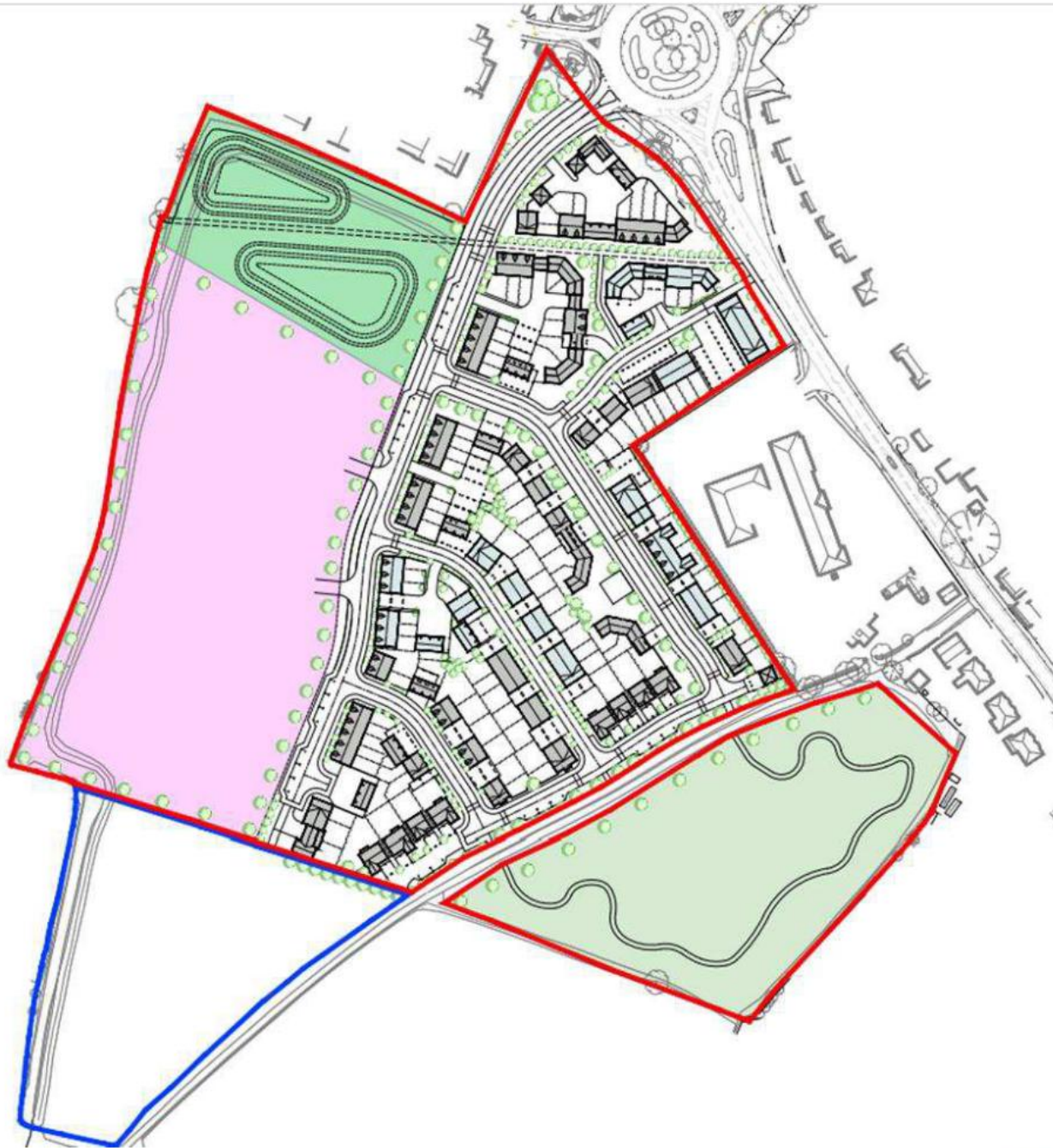
Approved site access



Road Adoptions and surfacing



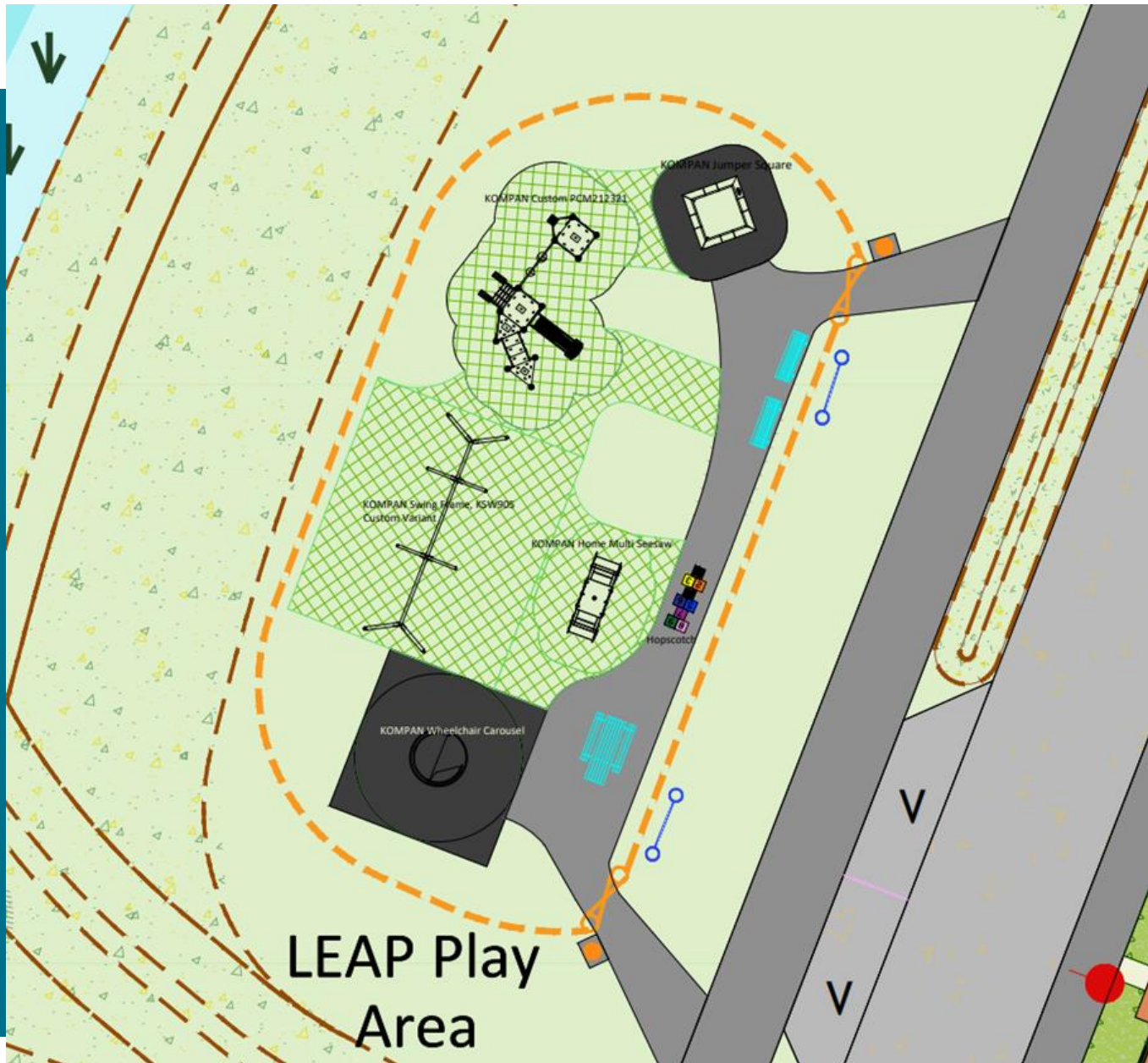




Tree Schedule - Trinity

No.	Code	Latin Name	Common Name	Grth	Height	Specification
01	01	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
02	02	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
03	03	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
04	04	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
05	05	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
06	06	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
07	07	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
08	08	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
09	09	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
10	10	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
11	11	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
12	12	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
13	13	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
14	14	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
15	15	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
16	16	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
17	17	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
18	18	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
19	19	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
20	20	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
21	21	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
22	22	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
23	23	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
24	24	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
25	25	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
26	26	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
27	27	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
28	28	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
29	29	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
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41	41	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
42	42	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
43	43	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
44	44	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
45	45	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
46	46	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
47	47	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
48	48	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
49	49	Amelanchier	Amelanchier	10-15m	10-15m	10-15m
50	50	Amelanchier	Amelanchier	10-15m	10-15m	10-15m





STREET FURNITURE



KOMPAN Anita Bench & Backrest, inground, pine



1.2m wide 1.0m high, yellow powder-coated Pro-Safe Hydraulic self-closing gate



KOMPAN Anita Bench & Backrest, inground, pine



Glasdon's UK Sherwood Litter Bin (hooded version) in dark oak colour



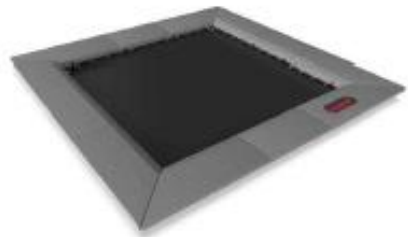
KOMPAN Custom PCM212321 (for ages 4+, CFH - 246cm)



KOMPAN 5-Seat Frame (for ages 2+ years, CFH -145cm)



KOMPAN Home Seesaw (for ages 3+ years, CFH -100cm)



KOMPAN Jumper Square (for ages 4+ years, CFH -100cm)



KOMPAN Wheelchair Carousel (for ages 2+ years, CFH -100cm)



Indicative 3D Visualisation of LEAP Play Equipment

1	LEAP logo
2	Client Name
3	Project Name
4	Client Address
5	Project Location
6	Project Start Date
7	Project End Date
8	Project Status
9	Project Budget
10	Project Contact
11	Project Description
12	Project Details
13	Project Notes
14	Project Attachments
15	Project History
16	Project Settings
17	Project Permissions
18	Project Audit Log
19	Project Backup
20	Project Restore



Time for trees!



Trees are an important part of the ecosystem, providing habitats for many different species of wildlife as well as providing a source of nectar and fruit for foraging. In urban areas they can provide privacy and shade as well as visual appeal with the beauty of their flowers, bark and foliage and the scent of the blossom in the spring.

Bellway Homes would like to offer residents in selected plots the opportunity to have a tree of their choice from a shortlist of suitable species. These trees would be planted at a height of between 2.5 and 3m.

The locations for back garden tree planting shown below have been chosen to provide a relatively even spread of back garden trees which will help provide an attractive outlook from the rear of adjacent properties. All of these locations have been checked to determine that there is sufficient space and ensure there will be no long-term issues with regards to tree roots and foundations.

The aim will be to attract birds and other wildlife to the gardens and to enhance the overall enjoyment of residents' private spaces by planting these trees. Please see the plan below for potential tree locations and a guide to the selected trees available for your garden.

Tree locations

Tree images



1. Amelanchier (Juneberry)



2. Betula (Birch)



3. Malus (Crab apple)



4. Prunus (Flowering Cherry)



5. Sorbus (Rowan)

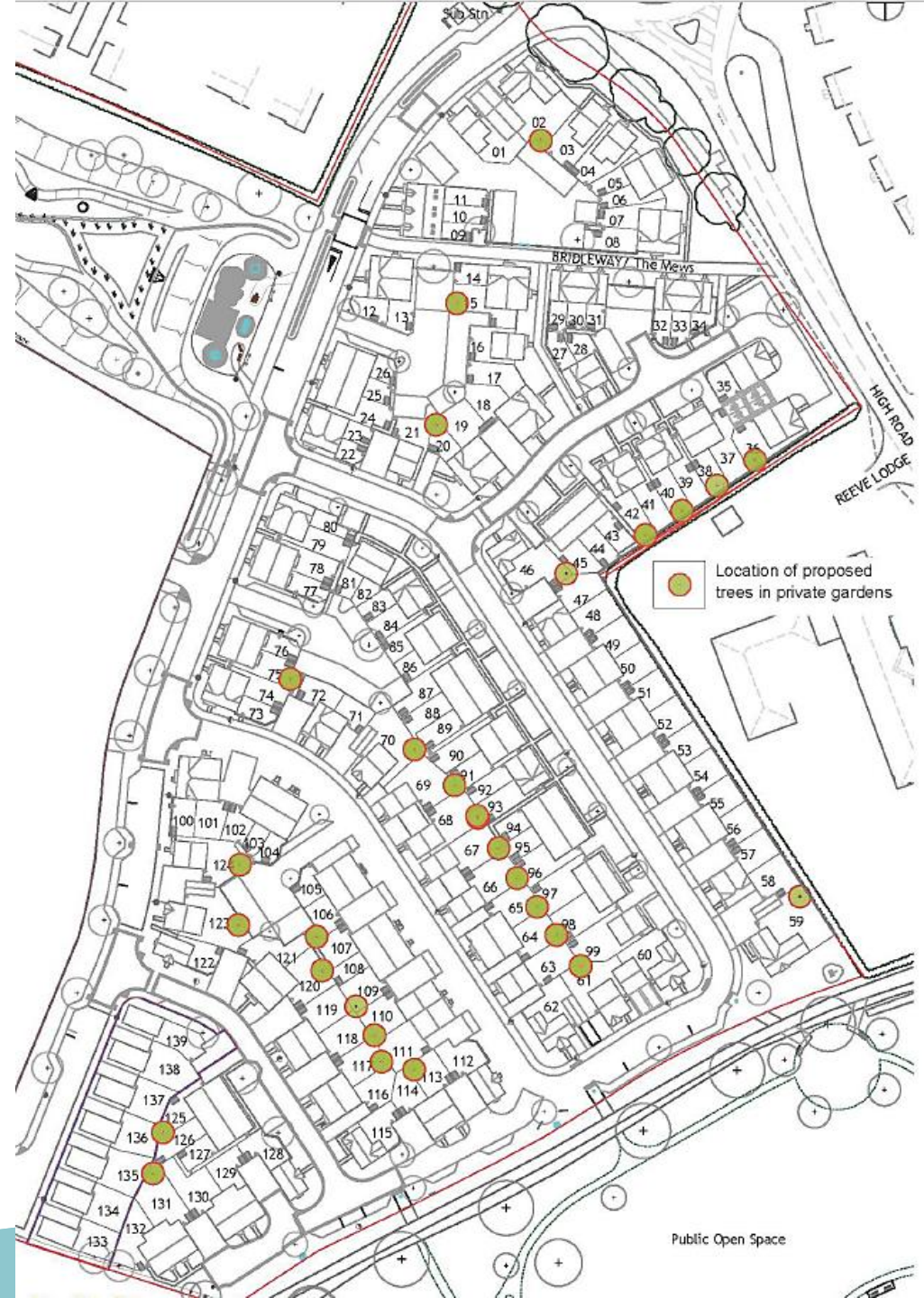


Tree hydration bag by Barcham Trees

Newly planted trees require regular watering for the first three years to ensure they do not dry out whilst establishing their root system. An easy way to ensure your tree has a slow and regular water supply is to use a tree hydration bag for the first three growing seasons. Hydration bags are affixed around the trunk of a tree, filled with tap water and they then release water slowly over a period of 3-5 hours which reduces the frequency of watering to once every 3-5 days. The growing season is generally considered to be between April and September of each year.

Tree choices

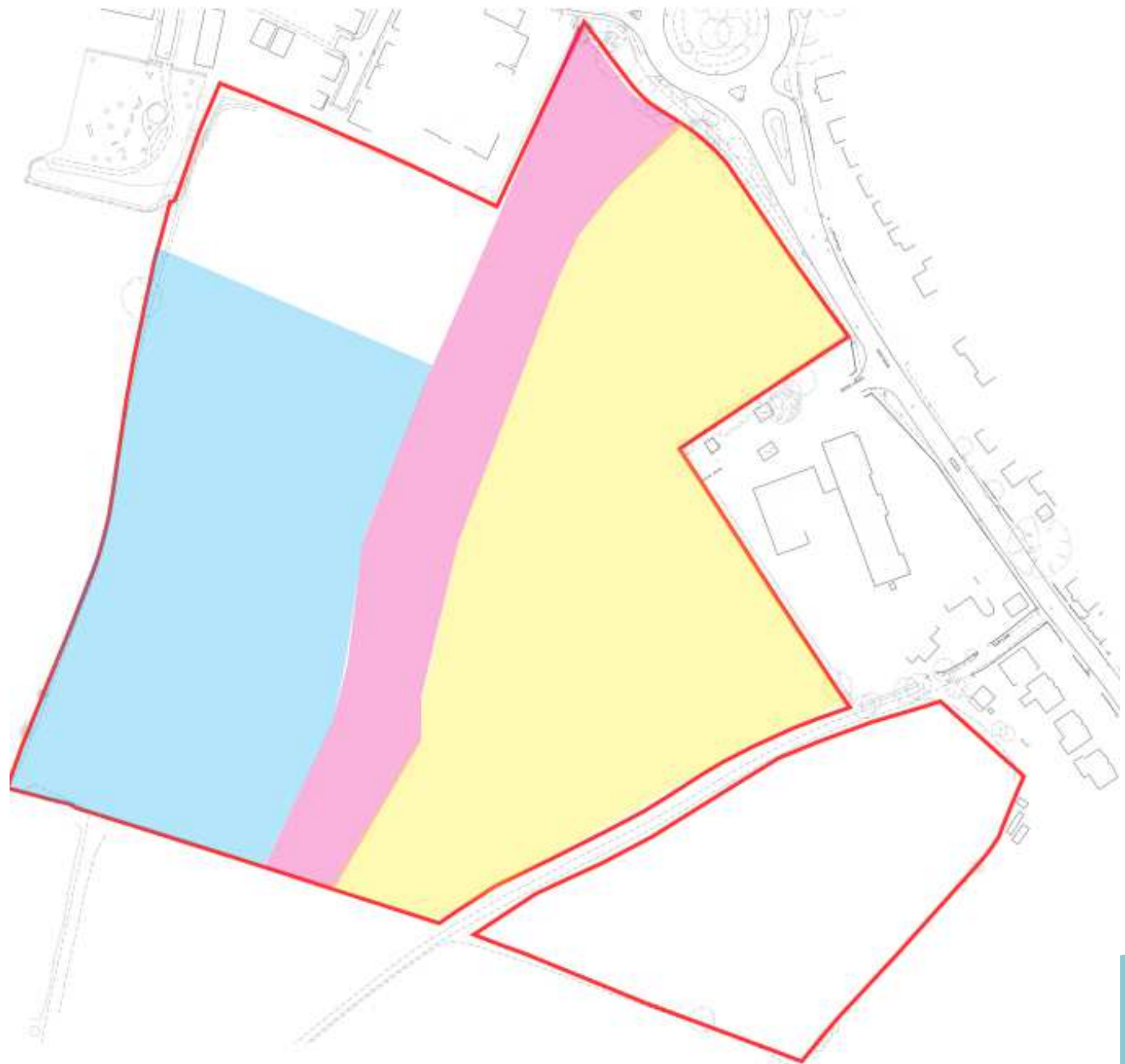
Latin name	Common name	Potential height/spread after 25 years (Source: *Hillier Nurseries; if estimated)	Features
1 Amelanchier arborea 'Robin Hill'	Juneberry	8m h x 2.5m sp*	Pink/white blossom in spring followed by black fruit; red / orange autumn leaf colour
2 Betula pendula 'Obelisk'	Birch	10m h x 2m sp*	Attractive white bark
3 Malus 'John Downie'	Crab Apple	6m h x 3m sp†	White blossom from pink buds in spring; edible orange / red fruit
4 Prunus 'Jacqueline'	Flowering Cherry	5m h x 3m sp†	Pink blossom in spring; red autumn leaves
5 Sorbus 'Shearwater Seedling'	Rowan	7m h x 3m sp*	Clusters of small white flowers in spring; red berries; yellow/red autumn leaf colour



Building Heights

Key

-  1-2 Storey
-  2-3 Storey
-  Maximum 3 Storeys



M4(2) and M4(3) Homes

Building Regulation Part M

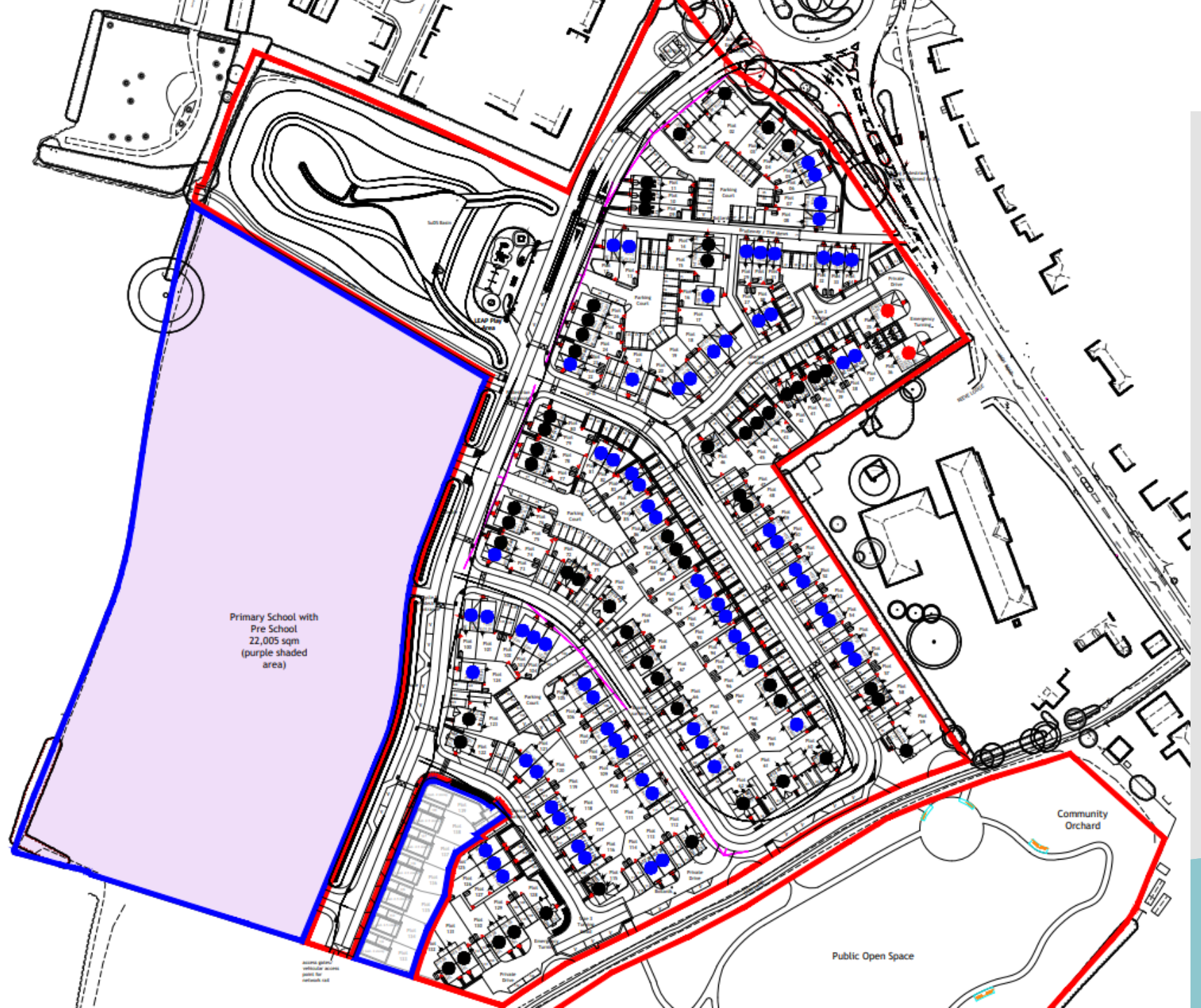
M4(1) units
(57 units/ 43%)







M4(2) units
(73 units/ 55%)



M4(3) units
(2 units 2%)



EV CHARGING

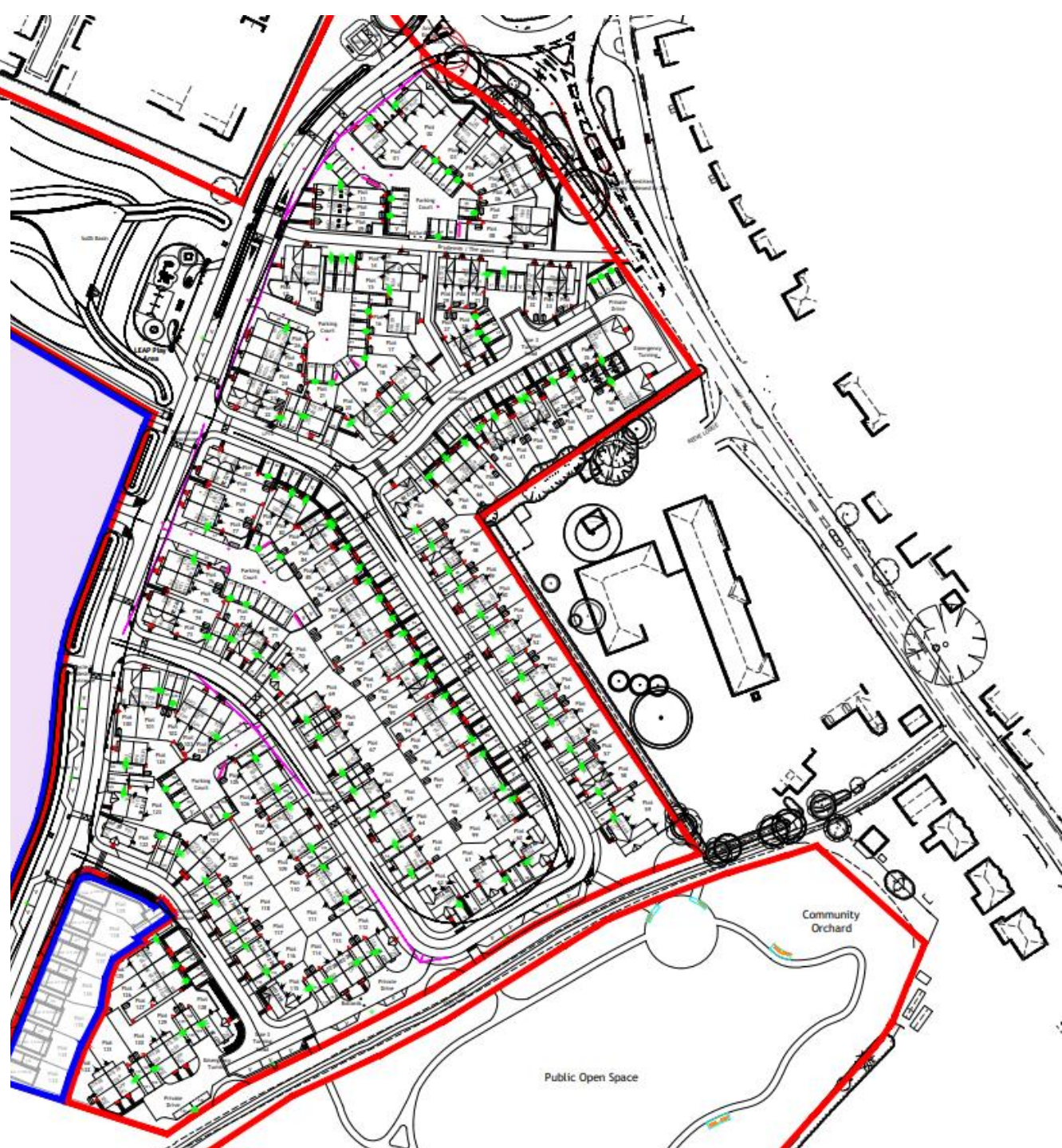
Key - Vehicle Charging	
	Active EVCP - Bollard
	Active EVCP - Wall Mounted
	Indicative EVCP Feeder Pillar Location
	Passive EVCP position for future purpose installed by others (ducting only)



Active EVCP - Bollard



Active EVCP - Wall Mounted




Solar Panel Locations



REV	DATE	DESCRIPTION	DWN	CHKD
1A	26.07.23	Planning Issue	GS	PST
1B	24.08.23	Revised to suit site layout 1B	RK	PST
1C	09.01.24	Revised to suit site layout 1H	LM	RK
1D	27.02.24	Revised to suit site layout 1L	PST	ARH

Key

 Location of PV Panels fixed to roofs. Exact locations and number of panels to be determined by specialist Solar PV Supplier.

Planning



Architects + Interior Designers Limited
123 NEW LONDON ROAD, CHELSEA, LONDON, SW1X 7NL
TEL: +44 (0) 1245 20755 FAX: +44 (0) 1245 20310
E-MAIL: admin@lap-architects.co.uk
www.lap-architects.com

Land adj Reeve Lodge,
High Road,
Trimley St Martin

Bellway Homes (Essex) Ltd

Key

Red Line Boundary

Species Enhancements

- Bat Boxes
- Bird Boxes
- Reptile Hibernacula
- Bug Hotel
- Hedgehog Highway

Ecological Enhancement Strategy



Land Adjacent to Reev Lodge, Trimley

Creation of SUDs with native aquatic marginal vegetation, surrounded by species rich wetland wildflower grassland.

Native tree and hedgerow species planting throughout the development.



Hedgehog highways and bat and bird box scheme incorporated throughout the development.

Soft landscaping scheme to include fruit/seed-bearing tree species.

Creation of species rich wildflower grassland in less formal areas, with designated skylark mitigation area.



Figure 3. Recommended Bird Box Designs

Ibstock Swift Eco Habitat



Schwegler Brick Box No. 25 (integrated)

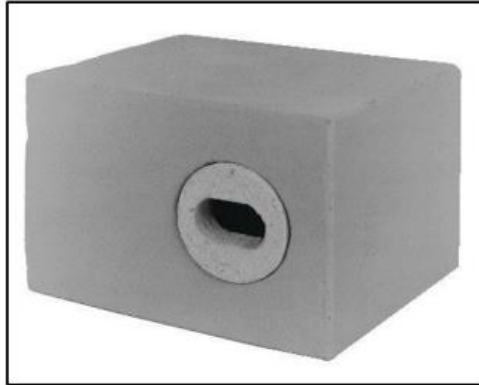


Figure 5. Free-standing bug box example



Figure 2. Suitable Bat Box Design

Habat 001

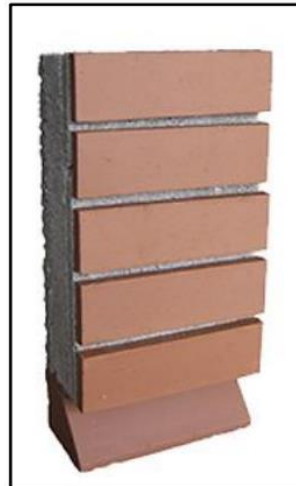
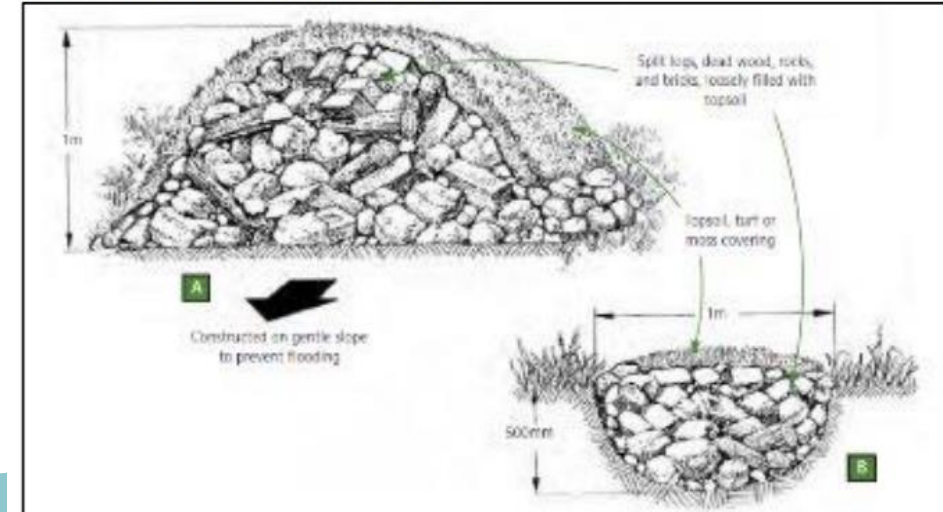
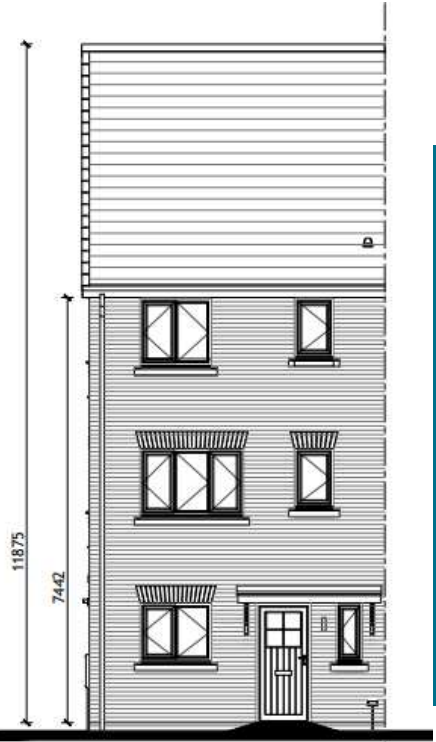


Figure 7. Hedgehog friendly fencing



Figure 6. Reptile hibernacula design





Front Elevation



Front Elevation



Front Elevation



Front Ele



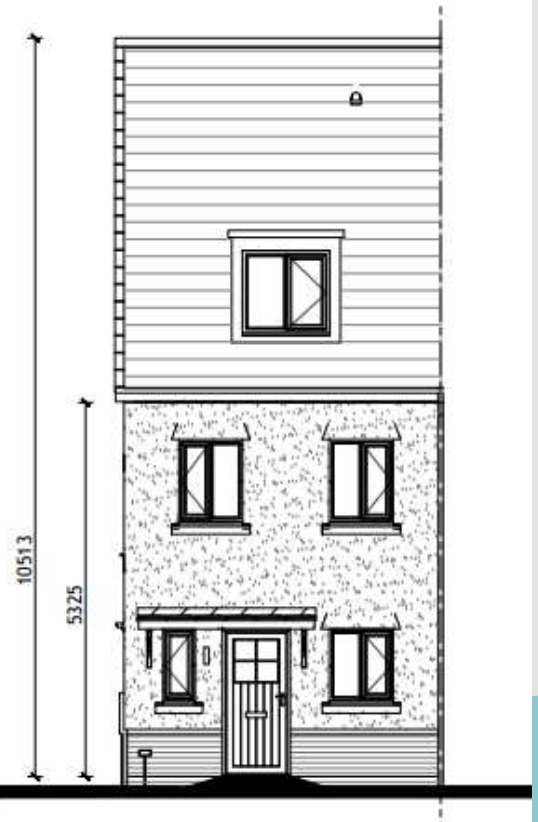
Front Elevation



Front Elevation



Front Elevation



Front Elevation

Character Areas

Key

-  The Mews
-  The Gateway
-  The Streets
-  Public Open Space Edge



3.7 Materials Palette

The Public Open Space Edge Character Area

1. Red Brick
2. Slate Effect Roof Tiles
3. Charcoal Weatherboard
4. Exposed Rafter Feet
5. Grey Doors & White Windows
6. Lean-to Porch with tiles to match roof
7. Buff Brick
8. Clay Effect Roof Tiles
9. Stone Cills

Colour Combinations



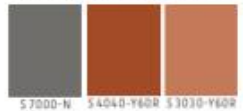
- Charcoal weatherboarding
- Red Brick
- Slate effect Roof Tiles



- Charcoal weatherboarding
- Clay effect Roof Tiles
- Red Brick



- Slate or Clay Effect Tiles
- Buff Brick



- Slate or Clay Effect Tiles
- Red Brick



Weatherboard & Red Brick



Weatherboard



Buff Brick



Rafter Feet



Charcoal Weatherboard



Grey Door



Red Brick, Charcoal Weatherboard & Slate Effect Roof Tiles



Red Brick, Charcoal Weatherboard & Clay Effect Roof Tiles



Buff Brick & Clay Effect Roof Tiles



Buff Brick

3.7 Materials Palette

The Streets Character Area

1. Red Brick
2. Slate Effect Roof Tiles
3. Grey Doors & White Windows
4. Lean-to Porch with tiles to match roof
5. Gable Fronted Roof with tiles to match roof
6. Pink Render
7. Clay Effect Roof Tiles
8. Stone Cills
9. Buff Brick
10. Charcoal weatherboarding

Colour Combinations



Red Brick & Charcoal Weatherboard



Red Brick, Charcoal Weatherboard & Slate Effect Roof Tiles



Pink Render



Pink Render, Red Brick & Clay Effect Roof Tiles



Red Brick



Buff Brick & Clay Effect Roof Tiles



Buff Brick



Pink Render



Traditional Porch



Grey Door

3.7 Materials Palette

The Gateway Character Area

1. Slate Effect Roof Tiles
2. Flat Porch
3. Blue Render
4. Flat Roof Dormers
5. Red Brick
6. Clay Effect Roof Tiles
7. 3-Storey Dwellings
8. Buff Brick
9. Stone Cills
10. Grey Doors and White Windows



Blue Render



Red Brick



Buff Brick



Flat Roof Dormer



Blue Render

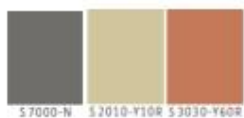


Stone Cills

Colour Combinations



- Slate Effect Tiles
- Blue Render
- Buff Brick



- Slate or Clay Effect Tiles
- Buff Brick



- Slate or Clay Effect Tiles
- Red Brick



Blue Render, Buff Brick & Slate Effect Roof Tiles



Red Brick & Clay Effect Roof Tiles



Buff Brick & Slate Effect Roof Tiles



Flat Porch

3.7 Materials Palette

The Mews Character Area

1. Gable Fronted Roof
2. Buff Brick
3. Slate Effect Roof Tiles
4. Blue Render
5. Red Brick
6. Stone Cills
7. Clay Effect Roof Tiles
8. Flat Porch
9. Grey Doors and White Windows

Colour Combinations



- Slate Effect Tiles
- Blue Render
- Buff Brick



- Slate or Clay Effect Tiles
- Red Brick



Blue Render



Red Brick



Red Brick



Gable Fronted Roof



Blue Render



Stone Cills



Blue Render, Buff Brick & Slate Effect Roof Tiles



Red Brick & Clay Effect Roof Tiles



Red Brick & Slate Effect Roof Tiles



Flat Porch



Street Scene A-A: Public Open Space Edge Character Area



Street Scene B-B: The Streets Character Area



Street Scene C-C: The Mews Character Area



Street Scene D-D: High Road



Figure 57. Street trees define one of the key links between Gun Lane and the new school.



Figure 59. Looking north towards Gun Lane and the development from the new SANG.



Figure 58. The equipped children's play area



Figure 61. Looking east towards the Mews.

Site photos



Looking north west from High Road



Site photos



Looking south east from High Road

Reeve Lodge



Site photos



Looking north west from within the site



Site photos



Looking north west from within the site

Site photos



Looking north east towards Reeve Lodge

Site photos



Looking south east towards the allotments



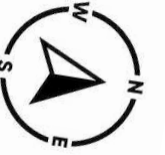
Site photos



Site photos



Looking west from Gun Lane



Site photos



Looking north east from Gun Lane



Recommendation

Amended recommendation (now that the Highway Authority have no objection to approval of the Reserved Matters application) including additional condition:

Approve subject to the following 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.

3. Prior to the construction of any dwelling above slab level, details of a boundary fence to be provided on the eastern edge of the public open space with the village allotments shall be submitted and agreed in writing. The fence shall be installed prior to the first use of the associated Public Open Space.

Reason: To provide enclosure to the open space and avoid trespass into the adjacent allotment area.

End of presentation

A teal-colored bar with a gradient, starting from a thin line on the left and widening as it goes to the right, located at the bottom of the slide.



Bellway

Land Acquired

MORE LAND WANTED

For further information
01245 259 989 bellway.co.uk

