

Item 8

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.

Land Adjacent To Reeve Lodge High Road Trimley St Martin Suffolk



Introduction

Proposal

This application seeks outline planning permission, with all matters reserved except for access, for a phased scheme that comprises:

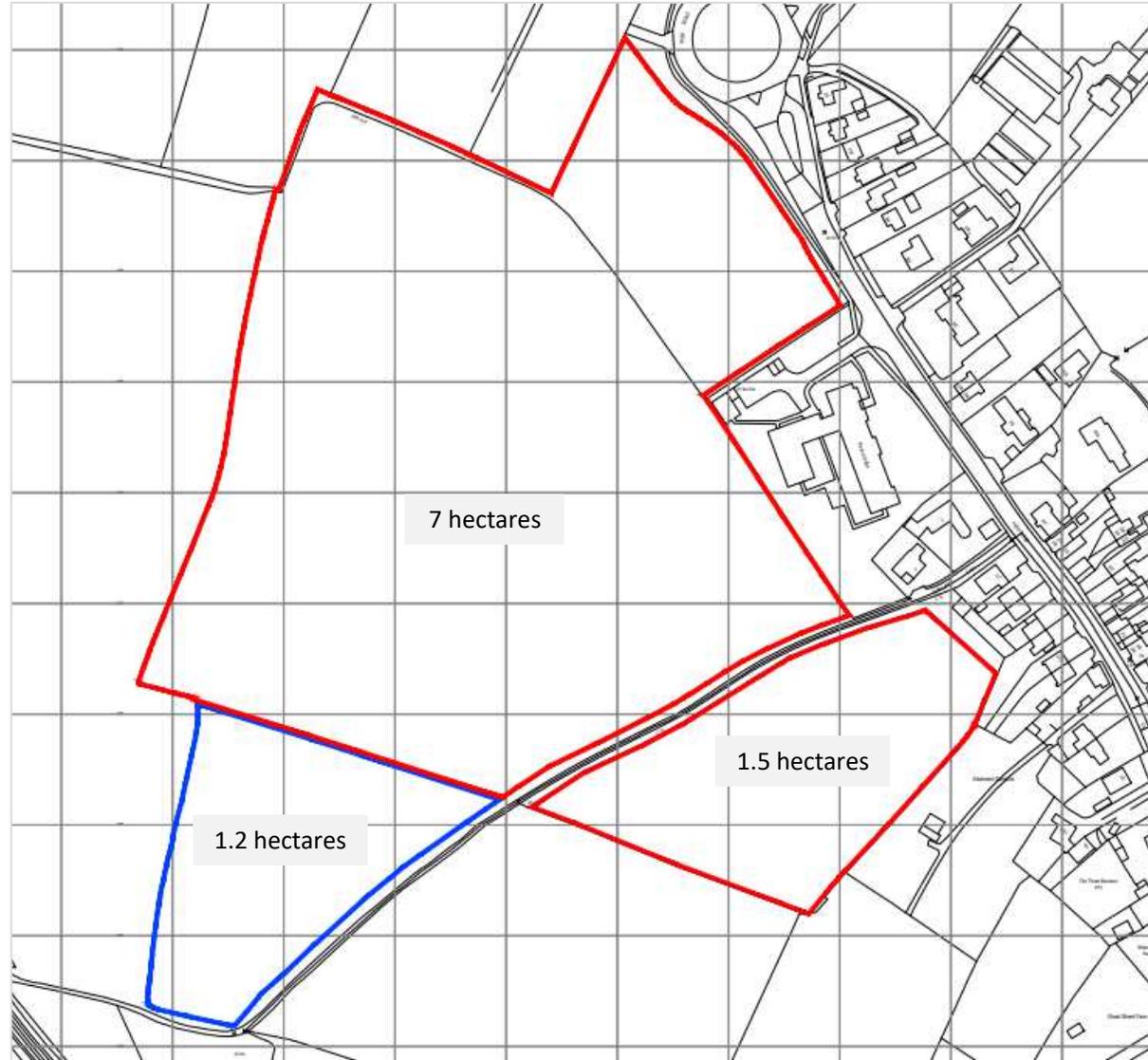
- the erection of 'up to 139' new homes (including provision of up to 46 affordable homes);
- land for a two-form entry primary school with pre-school;
- open space;
- sustainable drainage strategy;
- meadow and informal path on land south of Gun Lane; and
- all associated infrastructure provision.

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.

Site location

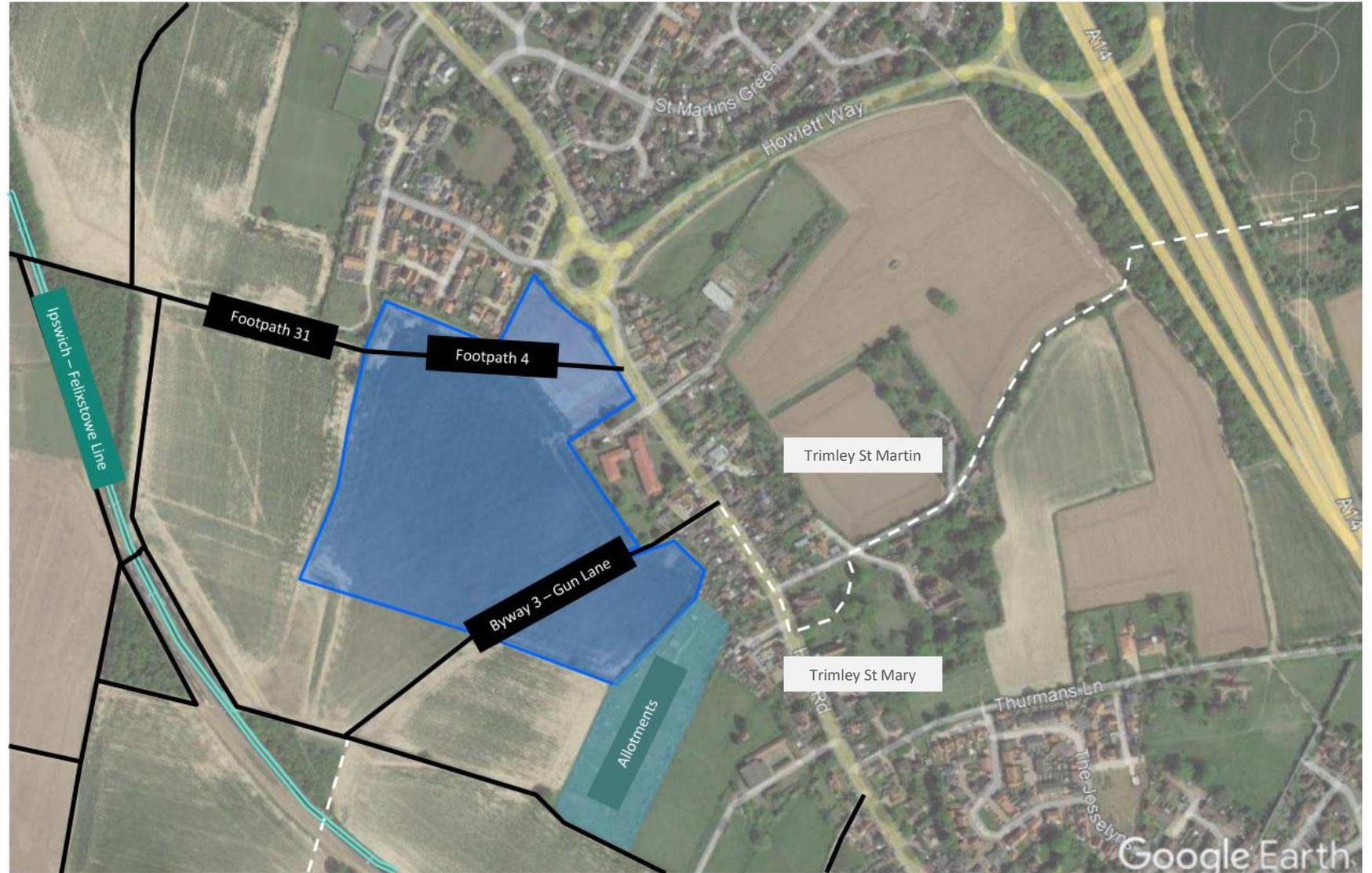
The main site area lies north of Gun Lane and measures approximately 7 hectares, with a parcel of land to the south of Gun Lane that measures approximately 1.5 hectares. A further parcel of 1.2 hectares is located to the south-west of the allocation site, which lies within the applicant's control but is not included within the application.



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.



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



Looking north west from within the site

Site photos



Looking west from Gun Lane



Site photos



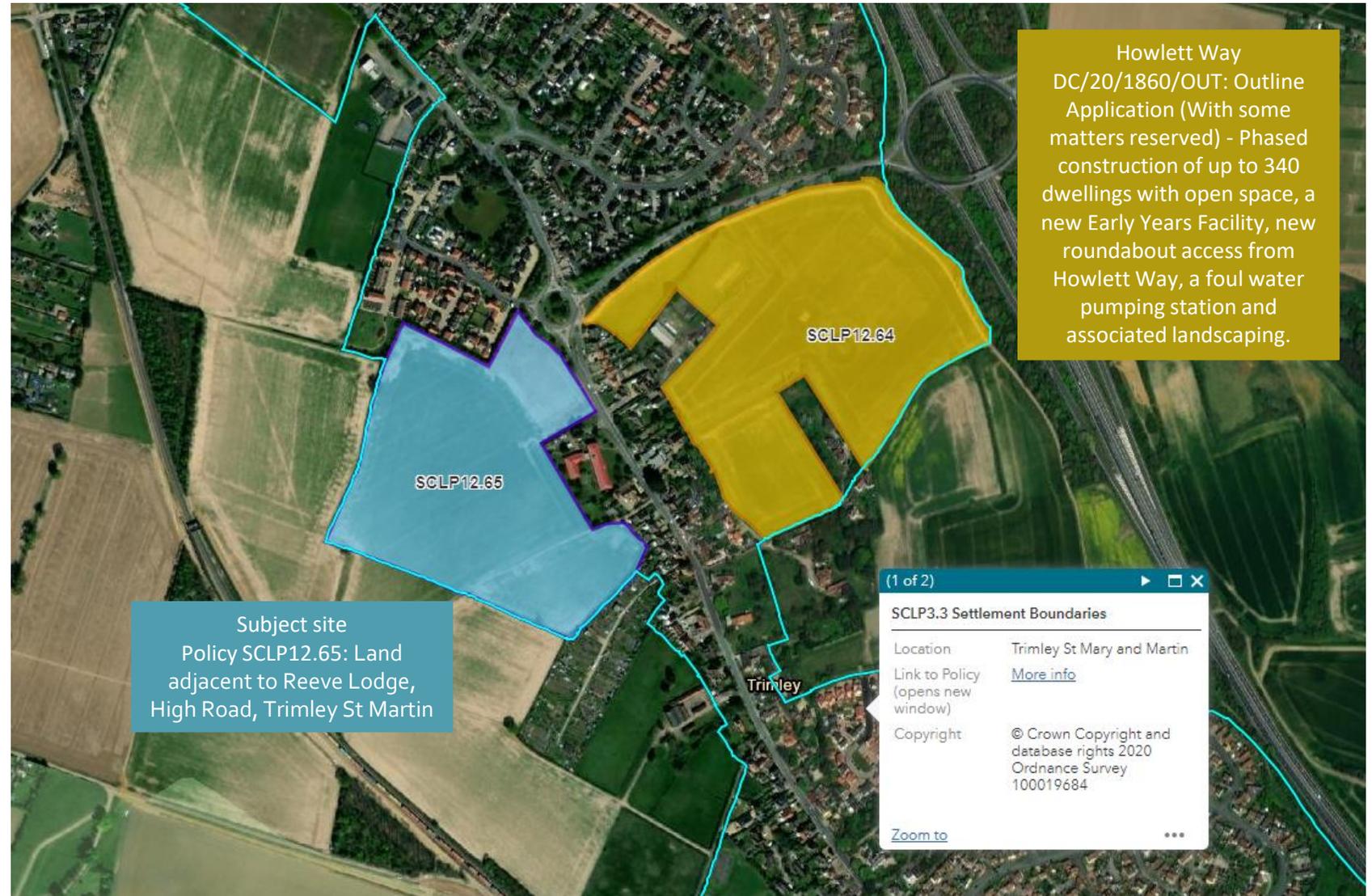
Looking north east from Gun Lane



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.



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.

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). 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.

Of the 139 homes proposed, 93 are market homes 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).

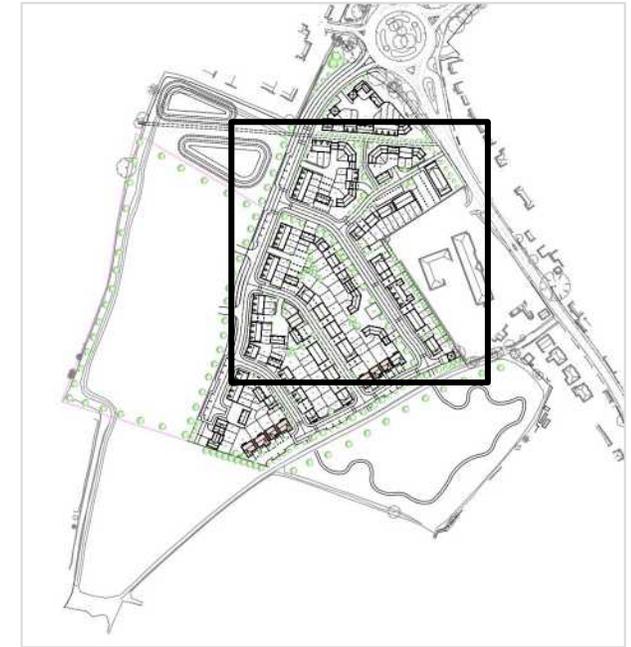
The proposed scheme also provides five percent of the new homes to be custom/self-build properties, in accordance with Policy SCLP5.9 (Self Build and Custom Build Housing).

Housing



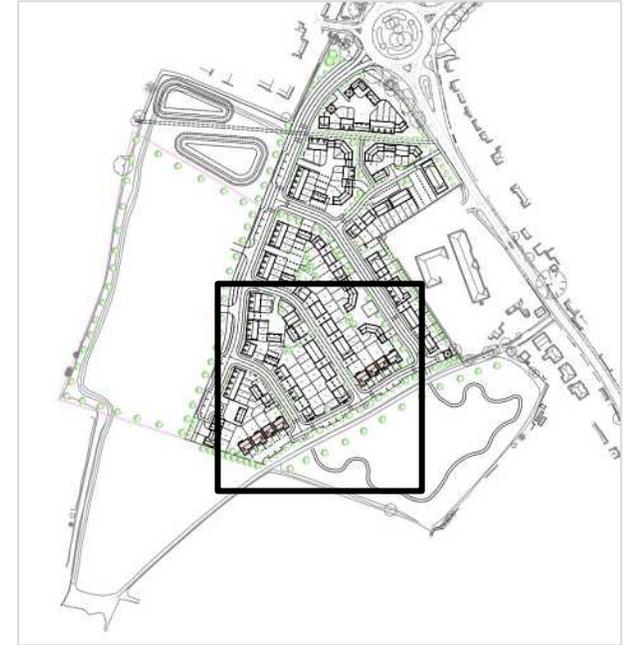
- 1. Land for School
- 2. Proposed attenuation basins
- 3. Existing Public Right of Way (Retained)
- 4. Retained Land
- 5. Wider connections, including to existing play area
- 6. Alternative network rail access
- 7. Local Area of Play

Affordable housing plan



Affordable Housing units shaded thus

Self
build/custom
build plan



Primary school and early years provision

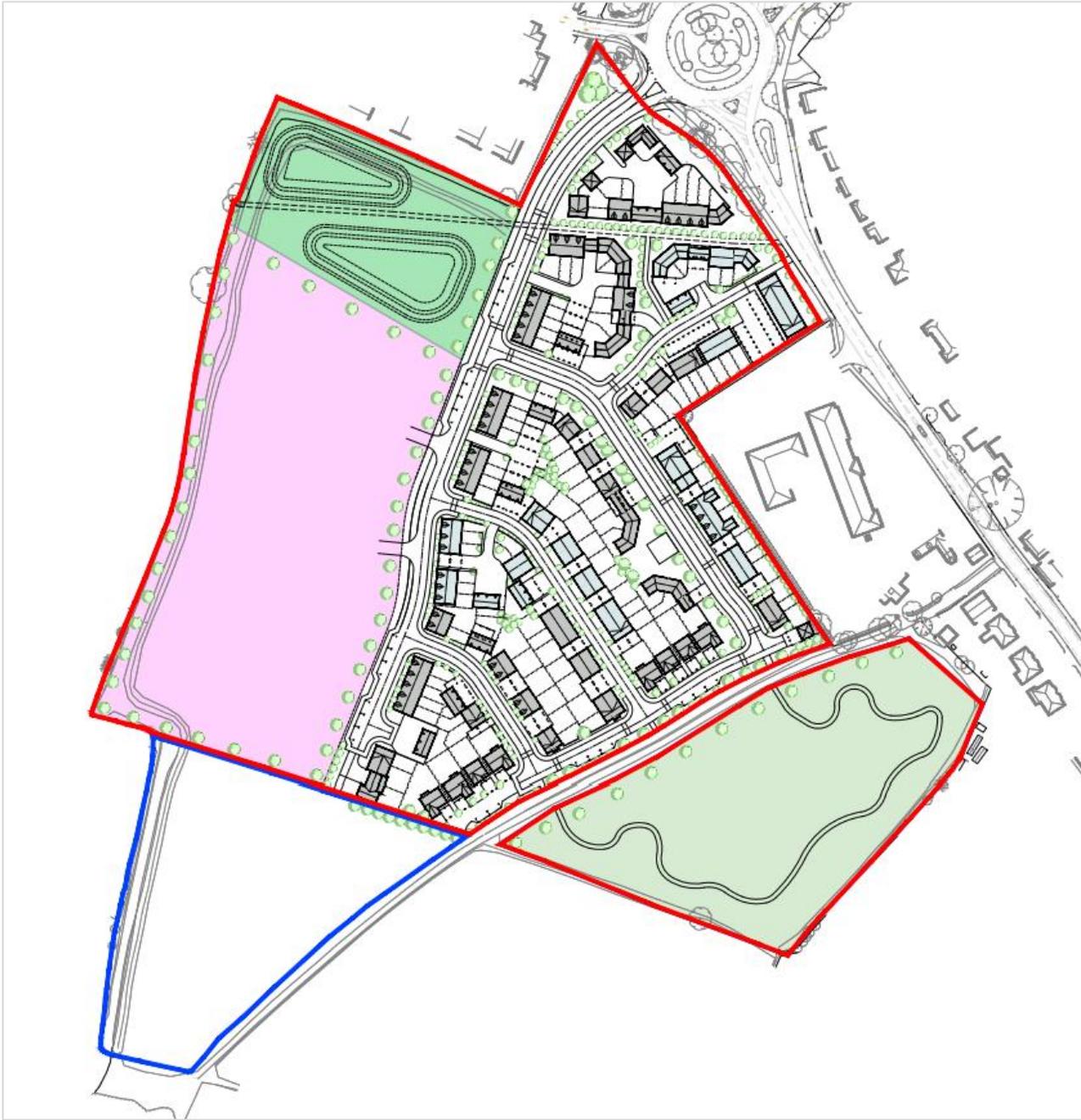
Criterion c: Provision of 2.2ha of land for a primary school and early years provision.

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.

The illustrative layout shows the proposed scheme meeting these specific policy requirements and is considered acceptable in respect of an outline planning permission. Further design detail and consultation will be required at reserved matters stage to ensure the delivery of a high-quality scheme.

Parameters plan



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

Primary school and early years provision



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

Open space

Criterion d: Provision of open space for people of all ages.

The scheme equates to a requirement of 0.75ha of open space, based on an assumed occupancy of 312 persons ($312/1000 \times 2.4$ hectares = 7,488 m²), which the proposal far exceeds with the incorporation of 1.5 hectares of open space to the south of Gun Lane, with further open space located in the north west extent of the site.

The public open space will be provided as a multi-functional greenspace providing space for informal recreation, with links to the wider countryside, as well as biodiversity enhancements.

The location of the public open space adjacent to the existing play area at Goslings Way, will also ensure that residents have access to formal play opportunities, with the Goslings Way play area is located adjacent to the site – directly accessible via public footpath FP4.

Open space



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

Landscaping

Criterion 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; and

Criterion f: Provision of a Landscape and Visual Impact Assessment to inform the landscape strategy for the site.

Provision of open green space (existing field) to the south of Gun Lane contributes to the separation of the two Trimley villages, as does new planting alongside Gun Lane. Land adjacent to the site is reserved for school provision is also bounded by new native species buffer planting.

A landscape masterplan has been included and it has been informed by the Suffolk Coastal landscape character assessment and Settlement Fringe Sensitivity Study and in this respect it is anticipated to be especially effective in moderating effects and contributing to local landscape character.

Illustrative landscape masterplan



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

Ecology

Criterion g: An ecological survey will be required, and any necessary mitigation provided.

An Ecological Assessment has been undertaken by Hopkins Ecology, with a preliminary appraisal undertaken in 2018 to identify constraints and opportunities to inform site design, with a further survey undertaken in August 2020. The submitted material and additional amendments have been reviewed by the East Suffolk Council senior ecologist, with no objection raised subject to mitigation measures and appropriate conditions – as noted below:

- A biodiversity enhancement strategy, detailing how the enhancements made within the Ecological Assessment (Hopkins Ecology, December 2020) are to be incorporated within the development, including their locations.
- A landscape and ecological management plan detailing how the habitats and open spaces onsite are to be appropriately managed for biodiversity.
- A biodiversity lighting strategy in accordance with current guidelines.

Flood risk

Criterion h: A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided.

The site is identified as being in Flood Zone 1, where there is less than 0.1% annual probability of river or sea flooding. 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%. However, the flood risk assessment identifies that this risk can be suitably mitigated by using the proposed sustainable features to accommodate the volume from these areas by increasing the storage capacity of the proposed drainage system.

Suffolk County council as the lead local flood authority have reviewed the following submitted documents and recommend approval of this application subject to conditions.

Attenuation basins



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

Infrastructure

Criterion i: Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; and

Criterion l: Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

There are no surface water public sewers around the site – however, Anglian Water asset plans show that there is 225mm foul sewer running along High Road. The site falls within the catchment of Felixstowe Water Recycling Centre and the foul water drainage strategy for the proposal involves a new connection to the existing foul sewer, which Anglian Water has confirmed has adequate capacity to treat the anticipated flows from the development

Access and connectivity

Criterion j: Provision of pedestrian/cycle links through the site, including connectivity into the surrounding countryside.

The highways authority has reviewed the proposal and associated documentation and recommend approval subject to conditions and financial provisions secured via a s106 legal agreement. The proposals have been considered alongside and been influenced by the draft East Suffolk Cycling and Walking Study. Particularly taking into account opportunities to connect through the site as part of a wider Ipswich to Felixstowe cycle corridor promoted in that draft strategy.

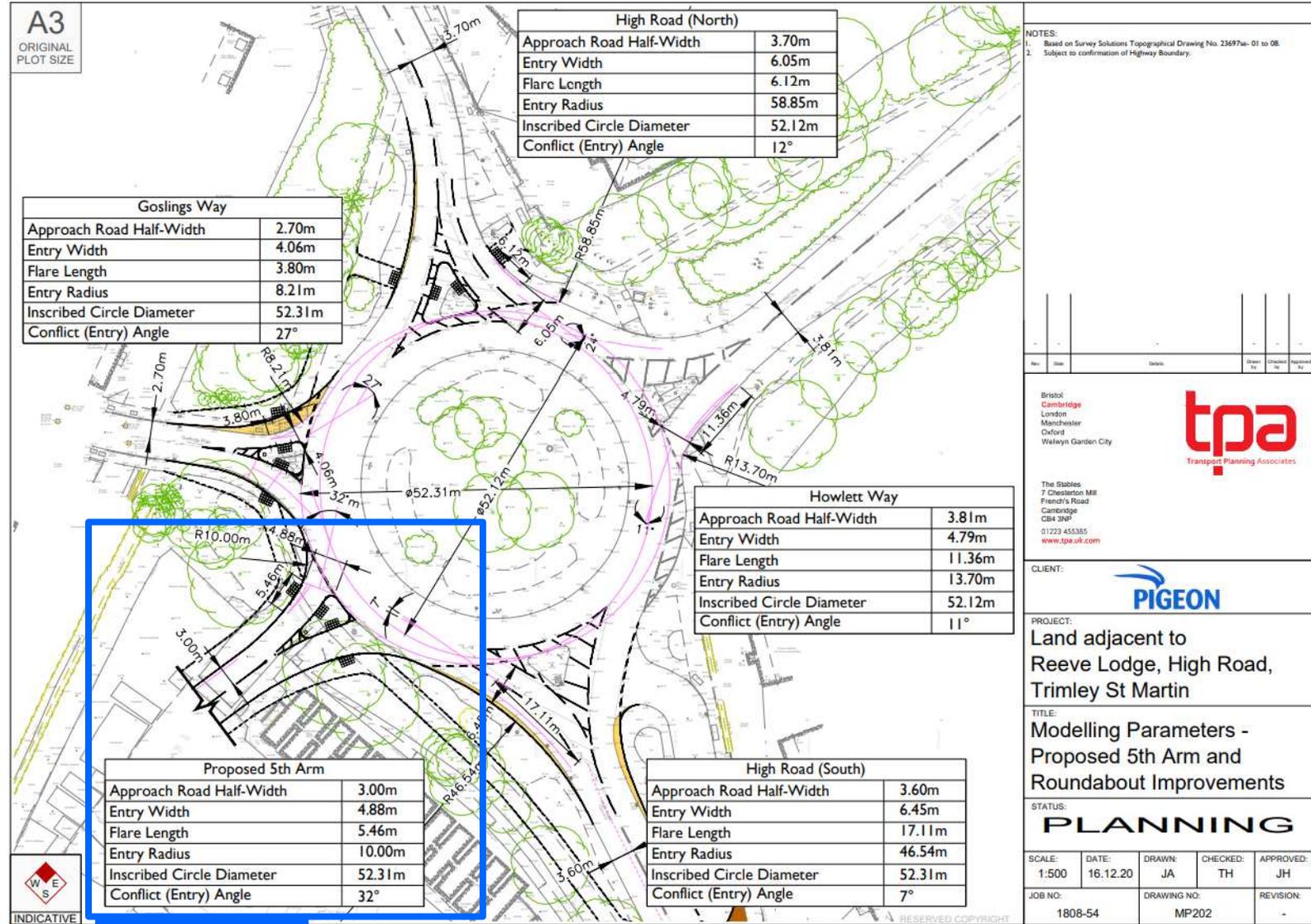
External layout access roundabout layout: The proposed access arrangements and crossing proposals shown in appendix C. of technical note 04, plan PL101 Rev A are broadly acceptable. These will be subject to a recommended planning condition with delivery via S278 agreement below prior to first occupation.

Pedestrian and cycle access: The drawing within appendix E is acceptable, however all pedestrian links should be upgraded where possible to cycle links to meet NPPF and LTN 1/20 and this will be required in section 38 and 278 stages.

Access and connectivity



Proposed site access



Proposed access

Archaeology

Criterion k: Proportionate archaeological assessment will be required.

This large site was identified as having very high archaeological potential in view of its topographic location and position on light soils, which were favoured for early occupation. extensive additional archaeological remains are likely to survive across much of the site and the proposed development will cause significant ground disturbance that will damage or destroy known below ground heritage assets.

Whilst there are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets, in accordance with the National Planning Policy Framework (Paragraph 199), a planning condition will apply to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

Sustainable construction

Criterion 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.

The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. A preliminary site investigation has indicated that the site underlain by sand and gravel deposits, which may potentially be suitable for use on-site. Further testing will therefore be required prior to any commencement of development to confirm whether these deposits are viable to extract and whether they can be used on-site as part of the proposed scheme. This minerals analysis will be secured through a suitably worded planning condition requiring the submission of a material management plan prior to commencement.

The proposed scheme should achieve higher energy efficiency standards that result in a 20% reduction in CO2 emissions below the Target CO2 Emission Rate (TER) set out in the Building Regulations, and optional technical standard in terms of water efficiency of 110 litres/person/day should also be achieved. Detail is to be submitted by way of a sustainability statement, which is to be secured by a pre-commencement condition.

Environmental quality

The ESC environmental protection team have formally reviewed the supporting documents/assessments and raise no objection subject to conditions. Comments raised are noted within the respective matters – listed below.

- A full suite of land contamination conditions
- Updated noise report prior to reserved matters stage
- Details of biomass boiler for school to be submitted to the local planning authority
- Construction management plan to be secured prior to commencement of development
- Provision of EV charging points
- Travel plan to be promote sustainable and active travel methods

Conclusion

- The principle of residential development on the site is established by Policy SCLP12.65
- Mix of housing types (including scale and layout) to be agreed at reserved matters stage
- Affordable housing provision policy compliant and to be secured by s106
- Self/custom-build housing provision policy compliant
- Provision of 2.2ha primary school and early years setting
- Landscaping details to be secured by condition to minimise impact on AONB – open space area south of Gun Lane prevent coalescence of the two villages
- No objection raised regarding ecology, subject to conditions
- No objection raised regarding flood risk, subject to conditions
- Evidence provided, demonstrating adequate provision for treatment at the Water Recycling Centre / and foul sewage network
- No statutory objection from SCC Highways, subject to conditions and s106 obligations
- No objection raised regarding archaeology, subject to conditions
- Condition secured for a Minerals Management Plan to ensure any on-site resources can be used for the development
- Detailed design matters to be addressed at reserved matters stage
- Mitigation methods to be secured by conditions, and S106 (as well as CIL funding)

Recommendation

Authority to approve subject to agreement of conditions and the completion of a s106 legal agreement.

Section 106 – draft heads of terms

- Affordable housing
- Education contributions
- Landscaping/open space management
- RAMS
- Highways: Travel plan, bus stop upgrades, service provisions, resurfacing Gun Lane (RB3), and off-site mitigation in relation to Garrison Lane junction.

Conditions

Proposed conditions (as outlined in the report) relate to the following:

- Reserved matters time limit
- Reserved matters detail
- Design brief
- Self/custom build design code
- Phasing plan
- Fire hydrants
- Archaeology
- Access/road details
- Off-site highway improvements
- Travel plan
- EV charging
- Construction management plan
- Drainage strategy
- Sustainability and energy statement
- Provision of accessible dwellings
- Landscaping scheme
- Ecological protection
- Environmental quality: land contamination survey
- Minerals management plan

End of presentation

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