

TRIMLEY ST MARTIN PARISH COUNCIL PLANNING COMMITTEE

You are hereby summoned to attend the meeting of Trimley St Martin Parish Council **Planning Committee** to be held at the Trimley St Martin Methodist Church Hall on Wednesday 30 January 2019 at 7.30 p.m.

Caroline Ley, Parish Clerk
22 January 2019

AGENDA

1. Apologies for Absence

To receive apologies for absence

2. Declarations of interest and dispensations

2.1 To receive declarations of interest from councillors on items on the agenda

2.2 To receive requests for dispensations for disclosable pecuniary interests (if any)

2.3 To grant any requests for dispensation as appropriate

3. To Confirm the Minutes of the Meeting of the Planning Committee held on 12 August 2018

4. Public Session

a) Jo Fellowes, Schools Infrastructure Programme Manager for Suffolk County and Pete Mumford, School Planning Manager at Suffolk County Council, will attend to inform members about the options that have been considered in order to provide sufficient school places for existing pupils, and for the increased numbers arising from new housing.

b) Members of the public are welcomed and invited to give their views and to question the Parish Council Planning Committee on issues on the agenda.

5. To Agree Representations on the final Draft of the Local Plan

To review comments made on the first draft of the local plan in the light of changes in the final draft, and to agree representations, in terms of the tests of soundness, with particular focus on SCLP12.66 'Land adjacent to Reeve Lodge' and SCLP12.35 'Land at Innocence Farm' (below & overleaf).

6. Close

Policy SCLP12.66: 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 including 0.1ha of land for 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;
- 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 from the site, including connectivity into the surrounding countryside and AONB; and
- k) Proportionate archaeological assessment will be required.

Policy SCLP12.35: Land at Innocence Farm

A large scale employment allocation of approximately 67ha is identified on the western part of the site at Innocence Farm for port related businesses and operations to support the continued viability of the Port of Felixstowe as outlined in the Port of Felixstowe Growth and Development Needs Study (2018), and other related activities including HGV parking. Proposals which provide small scale complementary uses which serve the ancillary needs of the businesses operating at this site will be supported where necessary.

Dedicated access from the A14 at the western end of the site and utilising land south of the A14 is required to provide vehicular access to the site in both an easterly and westerly direction. HGV movements will be restricted to dedicated routes introduced to the satisfaction of Suffolk County Council and Highways England. Opportunities to connect Innocence Farm and the Port of Felixstowe by railway should be investigated and these will be supported where they further reduce the traffic movements on the main road network.

Significant landscaping and buffers totalling approximately 50ha of land are to be provided on the eastern and northern parts of the site which is to be informed by Landscape and Visual Impact Assessments prior to any employment related development taking place on the western part of the site. Opportunities to enhance and link into the existing Public Rights of Way network and provide areas of useable natural open space and other community benefits are encouraged.

New development proposals will be required to implement design principles regarding scale, massing, materials and lighting to reduce the impact of any built form on the nearby communities and surrounding landscape, particularly the setting of the AONB.

Given the type and scale of use proposed at this site, a new 11-33kv primary substation will be required in order to feed into the Felixstowe network.

Applications for development on this site will need to be subject to:

- a) Site-specific Flood Risk Assessment;
- b) Archaeological Assessment;
- c) Minerals Assessment;
- d) Ecological Assessment; and
- e) Habitats Regulation Assessment screening.

Any development which would result in significant adverse effects which could not be appropriately mitigated will not be permitted.