

The Parish Pump

LDF Special — March 2008

The occasional Newsletter of Trimley St Martin Parish Council

www.trimley-st-martin.org.uk

You will be aware that Suffolk Coastal District Council is currently in the process of preparing a Local Development Framework Document which will set out the housing needs for the area from April 2007 – 2024. They have estimated that a total of 7880 new dwellings will be required and these are split into the following areas:

Ipswich Policy Area — 2140 Rest of the District — 5740 Total — 7880

SCDC is required to identify sufficient land to meet housing requirements in the district and as far as Felixstowe and the Trimleys are concerned, this means identifying sufficient land to accommodate 1620 dwellings. SCDC has identified a number of possible broad areas of search where this might be achieved. These are shown on the following diagram and views are sought in relation to each of these possible options.

The accompanying table shows how each of the five suggested areas relates to various issues such as their impact on current road networks, access to services and facilities, proximity to employment.

The diagrams are not to scale and are for illustrative purposes only. Area 2 if chosen would see housing built between Grimston Lane and as far east as Reeve Lodge, including land opposite the Reeve Lodge roundabout, bordered by Trimley High Road and the Railway Line. Also included would be land bordered by Howlett Way and the A14, Church Lane and Trimley High Road. This large scale development would radically affect the character of the village, as it is at present. Please see pages 2 and 3.

The following questions are posed to help structure thoughts and responses, but wider comments, thoughts and suggestions are welcome:

- *Which of the numbered areas of search would you favour and why?*
- *If you think there may be parts within your preferred area(s) of search which are better suited to development than others please specify?*
- *Is your preference for one area of growth only or for more than one?*
- *If more than one area is chosen, how would you split the housing requirement between the chosen options?*
- *If more than one option has been chosen, which of the areas do you think should be developed first?*
- *Are there any other broad areas not shown that you consider represent a better/more appropriate direction for growth?*

At this stage, SCDC has an open mind to which is the preferred option or options. It is seeking the views of the public and interested parties to assist it in the decision making process.

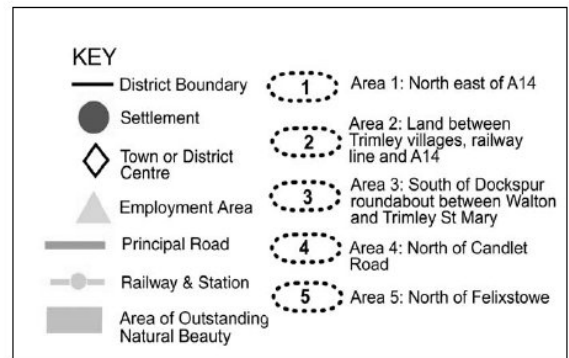
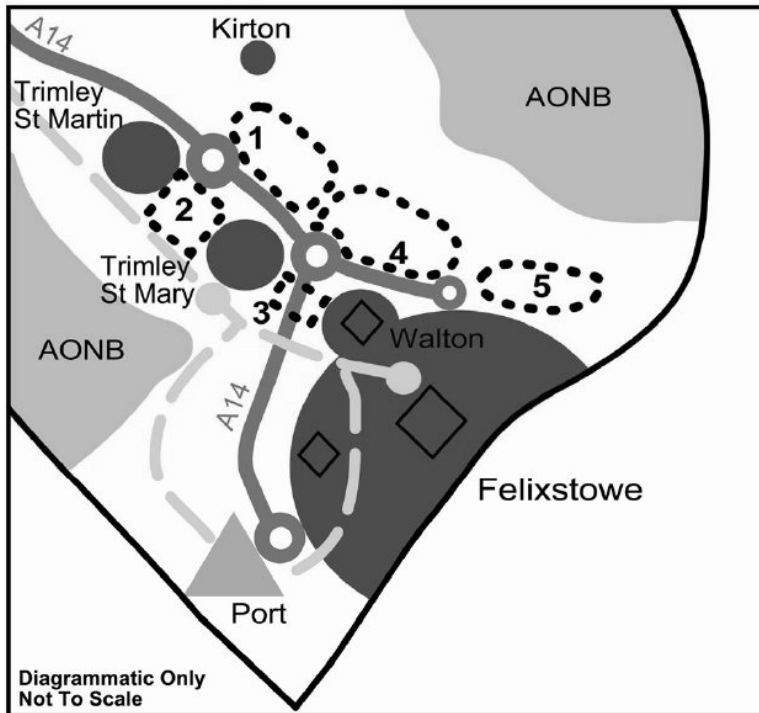
Parish Councillors feel it is important that residents should consider the following points when considering all areas for potential housing locations:

▶ Traffic Congestion ▶ Loss of open green spaces ▶ Lack of infrastructure

We urge all residents to respond to this document which may be looked at in full on the SCDC website:

www.suffolkcoastal.gov.uk/yourdistrict/planning/review/corestrategy/furtherissues/default/htm

Please either complete the online response form or use the enclosed response form and send to Suffolk Coastal District Council by the 28th March



Diagrammatic Only
Not To Scale

ISSUES	AREA 1 – North-east of A14	AREA 2 – Land Between Trimley Villages, North of Railway Line and South of A14	AREA 3 – South of Dockspur Roundabout Between Walton and Trimley St Mary	AREA 4 – North of Candlet Road	AREA 5 – North of Felixstowe
Current use	Predominantly greenfield	Predominantly greenfield	Predominantly greenfield	Predominantly greenfield	Predominantly greenfield
Agricultural land	Grade 2	Grade 2	Blend of Grade 1 & 2	Grade 2	Grade 2
Landscape Designation • National • Local	Observed from the Area of Outstanding Natural Beauty	Observed from the Area of Outstanding Natural Beauty		Observed from the Area of Outstanding Natural Beauty	Observed from the Area of Outstanding Natural Beauty
Nature Conservation Designation • International • National • Local	Proximity to County Wildlife Sites & RAMSAR Sites	Proximity to County Wildlife Sites & RAMSAR Sites		Proximity to County Wildlife Sites & RAMSAR Sites	Proximity to County Wildlife Sites & RAMSAR Sites
Potential pollution • Noise • Air	• A14 • Railway	• A14 • Railway	• A14 • Railway	A14	
Historic Interest Designation	Occasional Listed Buildings	Occasional Listed Buildings		Occasional Listed Buildings	Occasional Listed Buildings
Impact on road network • Strategic • Local	A14 major traffic route	• A14 major traffic route • High Road	• A14 major traffic route • High Road	A14 major traffic route	
Public transport links	Bus services	Rail & bus services	Rail & bus services		
Relationship to existing centres of population	• Trimley St Martin, but separated by A14 • Kirton	Trimley villages	• Trimley St. Mary • Walton	Trimley St Mary and Walton, but separated by A154	Old Felixstowe
Access to services and facilities	• Neighbourhood centres at Trimley Villages, but separated by A14 • Primary School	Neighbourhood centres at Trimley Villages	• Walton district centre • Trimley St Mary neighbourhood centre	• Felixstowe Town centre • Walton district centre	
Noted mineral reserves					
Longer term strategic issues					
Proximity to employment		Port	• Felixstowe Town centre • Port	Felixstowe Town centre	Felixstowe Town centre
Other issues		Separation of communities	• Separation of communities • Relocation of rifle club	Relocation of allotments	

Notes:- Area 3 alone will not accommodate the 1620 units required

All areas, except areas 1 and 4, have been submitted to the Council, either whole or in part, by agents acting for landowners and developers

SCDC has received many submissions from landowners & developers that land in which they have an interest be zoned for the provision of housing. Under the New Local Development Framework (LDF), this replaces the existing local plan, which does not allow development outside the current village envelope; in the case of Trimley St Martin, this is a very tightly drawn envelope. — However, within Area No 1, shown on the map on page 2 we have suggested a site which would allow some suitable expansion of the parish to the North of the A14, thus providing as part of the package some “affordable housing. **But certainly under no circumstances, the full quota of 1620 houses.**

“Trinity College’s Proposal for Area 2”


The Trimley Estate Masterplan still seeks to impose large scale development on our parish of about 1250 dwellings. If this succeeds then this will totally destroy the character of the Trimley St Martin. Trimley High Road was not built to take the increased traffic levels that this masterplan will impose on us.

What is in it for us, you ask?

- Loss of countryside
- The first steps towards becoming an urban suburb of Felixstowe
- Loss of our quiet, peaceful and rural environment

Residents who have lived here a long time will remember the broken promises of the St Martin’s Green development — doctor’s surgery, shops e.t.c.

The Trimley Estate Masterplan is part of Area No 2 shown on the previous page.



Mixed use urban extension to Trimley St Martin on land south-west, south and south-east of the existing residential estate.

This includes around 1,250 new dwellings including affordable housing; a primary school and combined community hall; a neighbourhood food store and local services within easy reach of Trimley St Martin and Trimley St Mary residents; and new parks and sports facilities accessible to both new and existing communities.

Taken from the Trimley Estate Masterplan Briefing Brochure Nov 2007

“What Has Your Council Done?”

On 6th September 2007, The Chairman and Parish Clerk met with a Senior Planning Officer from Suffolk Coastal Council, this meeting was also attended by two of our Suffolk Coastal District Ward Councillors.

We were anxious to correct the misconception by SCDC that the parish council is dead set against any development within the village. We had made a response to SCDC in December 2002 regarding a proposed alteration to the current Local Plan—“**LP25 The restriction on estate type development is broadly acceptable but some infilling and small groupings of new housing will be needed to answer the local need for housing, particularly of the affordable type.**”

Furthermore, our written response to the Core Strategy Issues and Options document (Feb 07) that was submitted in April, further confirms our acceptance of limited housing development within the village.”

We reminded him that the SCDC LDF Task Group had pledged that all available brownfield sites must be utilised first, such as those identified in the David Lock Report.

Furthermore, the sites we have suggested can only be given consideration on the understanding that suitable infrastructure is put in place prior to their development. The sites that we tentatively suggested were:

- **The Piggeries** – this is land to the rear of Mill Lane/Old Kirton Road and has already been granted outline planning permission. This would only provide a small number of houses, as an infill.
- **The Old Poultry Farm** – This land runs alongside Howlett Way and therefore has ease of access to this road and onto the A14, thus taking traffic away from the High Road. However, we are suggesting some sort of linear development along Howlett Way to include the redundant poultry farm buildings area but not stretching back as far as Church Lane, as we feel this would become a further ‘mini estate’.

Both the above sites, we understand, are considered to be ‘brown field’ sites and would provide the level of development which we feel is acceptable within the constraints of the village.

- **Greenfield Land (to the north of the Trimley Flyover—A14)** - Whilst not wishing to diminish the importance and absolute necessity of utilising brown field sites as a priority, we have also considered the possible merits of a further site and whilst also not wishing to ‘open the floodgates’ to using any other Greenfield sites, we would also like to suggest the possibility of using Greenfield land that is within Trimley St Martin, but on the ‘Kirton’ side of the village. This is land that is between the A14 and the Trimley St Martin school, bounded on one side by Kirton Rd and on the other by the footpath that runs from Capel Hall Lane to the bridleway to the south of the school. Whilst we appreciate that this is not currently within the village envelope, it is land which could accommodate some housing and is easily accessible to the A14 and thus would not add further traffic to an already over-used High Road.

Clearly, all the above suggested sites must be subject to suitability, new and improved infrastructure and most importantly must be on the basis that the village remains a Key Service Centre and NOT a (Super) Key Service Centre. Further more, the amount of housing development must primarily be based on the needs of the village and not as an easy option to meet the needs of the entire Suffolk Coastal district.

Out of this meeting has come area No 1, shown on the map on page 2.

In coming to these decisions we were mindful of:

- the need to provide “affordable housing for the young people of the village” - this view was overwhelmingly made by residents at the public meeting held in the Memorial Hall in March 2007 and
- that “affordable housing can only be provided as a percentage of a larger development.

Please respond to this consultation by 28th March 2008

Signed:

Dated:

Please note the following: -

- You are recommended to use the online electronic form or this form as it will enable us to deal with your comments accurately and efficiently.
- Please complete all sections fully and clearly in pen.
- Please use one form per comment. You may obtain more forms via the Council's Offices or website www.suffolkcoastal.gov.uk
- Comments cannot be treated confidentially and will be made public in accordance with the Planning & Compulsory Purchase Act, 2004. However, your personal data will be maintained and processed in accordance with the Data Protection Act 1998 for legitimate purposes only.

Thank you for your comments

Please return this form by post or email to:

Planning Services, Suffolk Coastal District Council, Council Offices, Melton Hill, Woodbridge, Suffolk, IP12 1AU or development.policy@suffolkcoastal.gov.uk

**COMMENTS MUST BE SUBMITTED NO LATER THAN
28th March 2008**

FOR OFFICIAL USE ONLY

Reference number:

Date Acknowledged: