Trimley St Martin Parish Council

Matter 3

Area specific Strategies

Policy SCLP12.66 Land Adjacent to Reeve Lodge, High Rd, Trimley St Martin

3.92 Is the site boundary as defined justified in regard to the rear of properties on High Rd

It is understood that there is a mapping error which results in the impression that part of the gardens of properties along the High Rd, on the Trimley St Mary side of the Gun Lane border, form part of the site which is proposed for development. An amendment is required in order to exclude this area, which is understood to be in private ownership and not intended to form part of the allocation.

More broadly it is the Parish Council’s view that the development of a site spanning the boundary between the two villages would be inconsistent with the need to maintain the two villages’ separate identities. Such is the extent of development already planned for Trimley St Martin that this site represents the last undeveloped area of land fronting the High Rd. (current occupation of the site by Volker Fitzpatrick is a temporary arrangement associated with the Felixstowe Branch line project with a requirement that the land be returned to agricultural use on completion of that project).

3.93 Is the provision of dwellings designed to meet the needs of the older population justified and would the policy be effective in this regard?

The Parish Council argues that that the case for any housing on this site has not been justified for the reasons stated in their response to the final draft local plan. That said, in the event of a housing allocation on the site the PC considers that an emphasis on the needs of the older population would be fitting.

It is a commonplace that we have an aging population, but it is important to recognise that in Suffolk the population over retirement age is projected to rise to a point well above the national average. This is well illustrated by the tables overleaf. The first provides a breakdown of population by age group for 2018 from which it can be seen that the elderly population of East Suffolk forms a much larger proportion of the whole than is the case for either the county or the country. When these figures are projected forward to 2041 (table 2) we see that 35.7% of the population of East Suffolk is expected to be 65 or older as compared with 24.2% of the population of England. It follows that the needs of the elderly population must be reflected in the development profile of any site.
The promoter of the site has suggested that the only definition which should be applied to the provision for the elderly is that the dwellings should be bungalows (Document library Doc A7 page 2149 paragraph 2.14). This is insufficient. In the case of SCLP12.66, the fact that the site is adjacent to Reeve Lodge - a housing association development of flats with some communal facilities for the over 60s - would present an opportunity for a link between provision for the elderly on the two sites.

In any event, provision of housing for the elderly should be delivered through single storey dwellings with one or two bedrooms. The design should reflect the needs of the elderly with wide doorways and corridors to accommodate wheelchair users and easy, step free, access. The location of housing for the elderly on the site should be such as to keep to a minimum the distance that elderly residents would need to walk to reach shops, social facilities and public transport. Parking provision should be sufficient to allow for the needs of residents and visitors and make adequate provision for parking by care givers.

**3.94 Is the provision for specified areas for future school expansion and drop off point and new early years setting justified and if so, should they be specifically identified/safeguarded on the Policies Map?**
The number of children being driven to school had increased significantly over recent years and seems set to continue to rise. The majority of children attending school at its present site in Kirton Road travel from Kirton, Trimley St Martin, Trimley St Mary and Felixstowe. The proposed location is accessed off a roundabout which precludes street parking and thus it follows that generous on-site parking provision must be clearly identified at the outset.

A drop off facility would be valuable, but it must be recognised that the parking patterns associated with the current school building in Kirton Rd, shows that parents and carers who drive their children to school seldom drop and go, preferring instead to see their children safely into school. A drop off point would not address this need, nor would it address the need of parents and carers who attend events at school. It follows that, if a school of 420 pupils is to be located on this site, a sizeable parking area must be provided which, together with the drop off point, would be capable of meeting the need in the event that all pupils are driven to school.

Access for vehicles must be very clearly separated from the access for pedestrians and cyclists.

3.95 What are the implications for the deliverability or developability of the site given the stated treatment limitations at the Kirton Water Recycling Centre?

The Parish Council is not able to comment on the technicalities, but, given the vast amount of additional housing proposed for Trimley St Martin, there is considerable concern locally about the dangers of flooding and the ability of the system to cope with foul water. It follows that a very clear statement of the precise requirements in relation to the need for the expansion of existing treatment facilities is called for.

3.96 What is the purpose of criterion j) and would it be effective?

The Parish Council believes that every opportunity should be taken to provide links from the site for pedestrian and cyclists to enable access to all facilities via public rights of way. Enabling walkers and cyclists more easily to access the AONB would not necessarily encourage access to the Special Protection Areas.