

TECHNICAL INFORMATION

LAND NORTH OF HEATHFIELDS, TRIMLEY ST MARTIN

PROPOSED DEVELOPMENT

The Site extends to 2.9 hectares (7.1 acres) and comprises a single field in agricultural use.

An outline planning application is being prepared for up to 64 dwellings, providing a mixture of house types and tenures, including 33% affordable housing and a maximum dwelling height of 2.5 storeys.

ACCESS AND MOVEMENT

Vehicular and pedestrian access to the Site is proposed via a new priority junction from Heathfields. The estate road comprises a 5.5m wide carriageway with 2m wide footways on either side.

Section IF22 of the East Suffolk Walking and Cycling Strategy aims to provide a link along the Site's north-eastern boundary, from Old Kirton Road to the High Road (via adjoining land to the west). The section within the Site's boundary can be delivered as part of the development proposals.

SURFACE AND FOUL WATER DRAINAGE

The Site falls entirely within flood zone 1, the lowest risk of flooding from rivers and the sea. The surface water drainage strategy involves using underground cellular storage tanks and an attenuation basin (SuDS) with on-site infiltration.

Foul water will be discharged to the existing sewage network in Mill Lane.

LANDSCAPE AND HERITAGE

The proposed development would be consistent with the existing settlement pattern, and there are no listed buildings or other heritage assets which would be negatively impacted.

ECOLOGY

The proposed development would not impact upon any designated wildlife sites or protected species. A network of connected open spaces provides opportunities for new habitat creation and a net gain in biodiversity of at least 10%.

NOISE

A bund is proposed along the Site's north-eastern boundary to mitigate against the impact of noise from the A14, with dwellings set back and orientated to face the road.

