

### **Background Note on the Proposal for Howlett Way**

Many of you will be aware that the Howlett Way site is included within the Felixstowe Area Action plan as a site for development. The Felixstowe Peninsula Area Action Plan is now part of the Suffolk Coastal Development Plan and is used by the District Council when they consider planning applications. The process of getting a plan adopted is a long and detailed one involving consultation and culminating in an examination of the proposals by a government appointed planning inspector. In this instance the process started in December 2014 and ended when the plan was adopted by the District Council on 26th January 2017.

The Policy for land off Howlett Way reads as follows:

#### **Policy FPP7: Land off Howlett Way, Trimley St Martin**

**10.64ha of land at Howlett Way, as shown on the Policies Map, is identified for approximately 360 residential units with on site open space. Development will be expected to accord with the following criteria:**

- **Primary vehicular access onto Howlett Way only,**
- **No vehicular access onto Church Lane,**
- **Continuation of and links to existing Public Rights of Way Network,**
- **Retain the existing hedgerows which border the site to maintain character of the area,**
- **Affordable housing provision to be in line with Core Strategy Policy DM2,**
- **A range of housing types and tenures provided in keeping with surrounding area and in line with Core Strategy Table 3.6,**
- **Development to be of a high quality and sympathetic to the character and setting of the listed churches and The Old Rectory,**
- **Site design and layout to take into account the water mains crossing the site,**
- **On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy,**
- **Archaeological assessment required with particular consideration for the existing pillbox,**
- **Air Quality assessment required.**

As you will see from the policy set out above, the principle of a development of up to 360 houses on the site is already established along with a number of other important factors. When the landowner's outline application is submitted, the District Council will invite comments and at this point the Parish Council will most certainly be discussing it and commenting on the details of the proposal. The meeting at which the discussion takes place will be open to the public who will have the opportunity to comment on items on the agenda at the start of the meeting. It has been suggested locally that the Parish Council should start discussions now, but it would not be appropriate for the Parish Council to form a view before the application has been submitted. Information about Parish Council meetings is included on this website.

The Parish Council's comments on a planning application carry just the same weight as those of a member of the public so it is important that individuals who wish to comment do so separately. This works well when people send their comments in individually, using their own words, as comments tend not to carry the same weight if they have been reproduced

in a standardised form. Not every resident will have the same ideas about the various aspects of the proposal; but if residents comment individually the District Council will gain a good picture of the range of views held. You can find out more about commenting on a planning application via the following link:

<http://www.eastsuffolk.gov.uk/planning/planning-applications/commenting-on-planning-applications/>

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