Inspectors Questions

**Matter3 Area Specific Strategies**

**General Questions relevant to all proposed site allocations**

Are there any significant factors that indicate any of the sites should not be allocated? Is there a risk that site conditions, infrastructure or access requirements or constraints, might prevent development or adversely affect viability or delivery?

Yes a covenant exists on the Police H.Q. site at Martleham that forbids the sale of the land for change of use from employment to housing use unless agreement can be reached with the original land owner Bradford Property Trust or their successors. I believe the alteration of use was considered in the past but was considered unviable due to the payment that would be required by the original landowner. I consider that this adversely affects the viability and delivery of this site.

I also consider that the proposed development would be against the recently adopted Martlesham Neighbourhood Plan.

**Communities surrounding Ipswich**

**Policy SCLP12.18 Strategy for Communities Surrounding Ipswich**

Would the strategy be effective in addressing the potential impacts of development on the transport networks consistent with the policies of the framework.

Traffic solutions that had been proposed for the Brightwell Lakes development have still not been agreed by the Suffolk County Council Highways, congestion already exists at the A12 and A1214 at Martlesham and Kesgrave. The Police H.Q. development should be removed from the Local Plan document until such time as it can be proved that the Brightwell Lakes traffic mitigation proposals can be delivered and can overcome any traffic congestion issues.

**Policy SCLP 12.25 Suffolk Police H.Q. Portal Avenue, Martlesham**

Is Policy SCLP12.25 consistent with the policies of the Martlesham Neighbourhood Plan?

No. The Neighbourhood plan was only adopted in July 2018. The consultation draft of the Suffolk Coastal Local Plan excluded the Police H.Q. site and was included in the final draft at a very late stage with very little if any consultation taking place with Martlesham Parish Council and the residents of Martlesham. The site was included despite assurances being
given by the Head of Planning that the only development proposal for Martlesham would be the Brightwell Lakes development.

**Are there any factors which would mean that the site is not deliverable or developable as per the definitions in the Framework?**

Yes a covenant exists on the Police H.Q. site at Martleham that forbids the sale of the land for change of use from employment to housing use unless agreement can be reached with the original land owner Bradford Property Trust or their successors. I believe the alteration of use was considered in the past but was considered unviable due to the payment that would be required by the original landowner. I consider that this adversely affects the viability and delivery of this site.

I also consider that the proposed development would be against the recently adopted Martlesham Neighbourhood Plan.

**Is the loss of office floor space justified in the context of the overall supply of employment land?**

No a lot of employment use has been lost to change of use to retail development at the Martlesham Heath Industrial estate.

**Is the Policy consistent with national policy in respect of open space and recreation as set out in paragraphs 96-97 of the framework and is it justified?**

Yes the proposed open and recreation space is justified but I fear it is not deliverable given the housing numbers being allocated to the site as well as the proposed school site.

**Yours faithfully**

**John Kelso ex Suffolk Coastal District Councillor Martlesham ward**