MATTER 3: AREA SPECIFIC STRATEGIES - DEVELOPMENT ALLOCATIONS

Introduction

1.1 This Matter 3 Statement has been prepared by Carter Jonas LLP on behalf of the Police and Crime Commissioner for Suffolk to respond directly to the Inspector’s questions for this Matter. The Suffolk Constabulary Police Headquarters site at Portal Avenue in Martlesham is allocated for residential development in the Suffolk Coastal Local Plan 2019 (SCLP2019) - see Policy SCLP12.25: This Statement responds to the Inspector’s general questions for all site allocations and those site specific questions for the proposed allocation at Suffolk Constabulary Police Headquarters.

1.2 The Police and Crime Commissioner for Suffolk and Suffolk Constabulary supports the proposed allocation of the Suffolk Constabulary Police Headquarters site for residential development. The representations to the Final Draft Suffolk Coastal Local Plan were submitted on behalf of Suffolk Constabulary, but it is the Police and Crime Commissioner for Suffolk that is promoting the proposed development. The Suffolk Constabulary representation to Policy SCLP12.25 is Rep Id. 507.

1.3 A Statement of Common Ground (SoCG) has been prepared between East Suffolk Council and the Police and Crime Commissioner for Suffolk to provide an update on recent discussions about the proposed development at the site and to confirm that the site is developable during the plan period.

Matter 3: Area Specific Strategies - Development Allocations

Issue: Are the proposed Area Specific Strategies, allocations and policies justified, effective and consistent with national policy?

Is each site allocation and its criteria justified and appropriate in all aspects, having regard to the likely impacts of the development and potential constraints?

1.4 The decision to allocate land at the Suffolk Constabulary Police Headquarters site (Ref. SCLP12.25) is based on the findings of the Strategic Housing and Economic Land Availability Assessment December 2018 (SHELAA) [Doc Ref. D10] and the Sustainability Appraisal December 2018 (SA) [Doc Ref. A3]. In summary, those two assessments considered the suitability of the site for development against a series of criteria and potential alternatives, and concluded that there are no constraints to development and that the site could be allocated for residential development.

1.6 As set out in the Police and Crime Commissioner’s representations, the Suffolk Constabulary Police Headquarters site is a suitable location for residential development for the following reasons:

- Martlesham Heath is a sustainable location for additional development, in that it is accessible by a range of modes of transport and it contains a good range of services and facilities.
- The site is located within the defined settlement boundary for Martlesham Heath. The site is located within the ‘physical limits boundaries’ and outside the ‘Areas to be Protected from Development’ of the made Martlesham Neighbourhood Plan. As such, the principle of development at the site is acceptable.
- The site comprises a mix of previously developed land and greenfield land; the existing buildings, car parking areas and other areas of hardstanding are previously developed land, and the outdoor amenity and sport/recreation areas and areas of vegetation are undeveloped greenfield land.
- The site is located within a reasonable walking and cycling distance to some key local facilities and services. There are walking and cycle routes within the immediate vicinity of the site. Main Road is on the bus route for a number of services to a variety of locations including Ipswich, Kesgrave, Woodbridge and Melton. Therefore, the site is accessible by non-car modes of transport.
- The site scored well against the identified suitability criteria in the SHELAA [Doc Ref. D10] – see pg. 395 to 396. It scored ‘green’ for most criteria. It scored ‘amber’ for access, landscape and townscape, biodiversity, and transport and roads, although all of these matters can be addressed through mitigation measures or through design and layout. It is noted that there were no ‘red’ scores for the site. It is noted from the site assessment in the SHELAA that the estimated dwelling yield is 268 dwellings and that housing would be
delivered from 2024/25. As set out below, further design work is being undertaken to determine the quantum of development at the site, and the timetable for the start of development is reasonable.

- The site scores well against the sustainability objectives in the SA [Doc Ref. A3] - see pg. 202. It scored ‘significant positive’ or ‘minor positive’ effects for most objectives making the site one of the best scoring allocations. The site scored ‘minor negative’ effects for air quality, sustainable waste management and energy consumption matters, but it is anticipated that the proposed development would meet the standards and policy requirements for all these matters.

- It is noted that the site is one of the best scoring allocations when assessed against the SHELLA suitability criteria and SA sustainability objectives. The site also scores better than all of the other alternative residential sites assessed in Martlesham and Martlesham Heath, most of which are greenfield sites.

- The assessments of the site identified no significant constraints to development at the site, it is suitable and available for development, and it is deliverable during the plan period.

1.7 Therefore, it is considered that the allocation of the Suffolk Constabulary Police Headquarters site is positively prepared, justified and consistent with national policy, and therefore meets the tests of soundness.

1.8 Policy 12.25 sets out the criteria for the site allocation. As set out below, the proposed residential development at the site could meet all of the criteria. Further work is currently being undertaken to inform a concept masterplan for the proposed development that will confirm the quantum of development, housing mix, density, and design and layout parameters. The proposed development would be delivered by a housebuilder/developer, and not the Police and Crime Commissioner for Suffolk, and as such compliance with the criteria will be determined at planning application stage. The commentary on each of the policy criteria is as follows:

- The requirement is for approximately 300 dwellings to be provided at the site. As part of the pre-application discussions for the proposed development it was requested by the Council that further work is undertaken to demonstrate that 300 dwellings can be accommodated that the site, by meeting housing mix requirements, increasing density, and including taller buildings in some locations. A revised concept masterplan is currently being prepared to determine the appropriate response to these matters.

- The proposed development will need to meet policies and guidance on design quality and density, and compliance with these matters will be determined at planning application stage.

- The delivery of a distinctive scheme will be a matter for the appointed housebuilder/developer of the proposed development, and will be determined at planning application stage.

- Policy SCLP 5.10 sets out the policy requirements for affordable housing. The proposed development will need to meet the requirements for affordable housing.

- The proposed development will need to make payments through the Community Infrastructure Levy and planning obligations in a S106 Agreement in order to fund infrastructure, including for education. The future requirement for pre-school places will be determined at planning application stage, and the proposed development could either provide a facility on site or make a planning contribution towards a facility elsewhere.

- A draft Heritage Desk Based Assessment has been undertaken of the site. The site is in close proximity of Bronze Age barrows, and it forms part of the setting of these scheduled monuments but makes a minor contribution to their historic significance. An Archaeological Assessment of the site would be prepared for the proposed development at planning application stage.

- A draft Flood Risk Assessment and Drainage Strategy has been prepared for the site. The site is located in Flood Zone 1, which means it has a low probability of flooding. A Flood Risk Assessment and Drainage Strategy would be prepared for the proposed development at planning application stage. It is likely that surface water would be collected and attenuated on site and discharged using infiltration and sustainable drainage techniques.

- A revised concept masterplan is currently being prepared for the site. It can be confirmed that the existing woodland within the western part of the site would be retained and incorporated into the proposed development. The revised concept masterplan will need to consider the pre application advice received expressing a desire for the provision of on-site open space (for all ages), allotments, and sports pitches. This issue will be explored through further pre-application discussions. It should be acknowledged that under-utilised recreation facilities already exist at Kesgrave and Martlesham, which are located in close proximity to and accessible from the site. The revised concept masterplan will also need to identify how pedestrian and cycle connections might be provided to the south of the site, to improve permeability through the development scheme. However, as land is likely to be in third-party ownership, a forthcoming
planning application may be unable to give commitment as to how delivery of these connections will be made, and might instead be deferred until a future Reserved Matters Application process.

- In terms of the provision of communal workspace within the scheme, further discussion with the Council will be required to qualify what is being sought here. If the need can be substantiated, consideration for its inclusion can then be given in the revised concept masterplan process.

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 and delivery?

1.9 The Suffolk Constabulary Police Headquarters site (Ref. SCLP12.25) was assessed in the SHELAA [Doc Ref. D10] and SA [Doc Ref. A3] to determine whether it is suitable with no significant constraints and whether it would meet sustainability objectives. The site scored well against the identified suitability criteria in the SHELAA, and scored ‘green’ for most criteria, and no ‘red’ scores. The site scored well against the sustainability objectives in the SA, and scored ‘significant positive’ or ‘minor positive’ effects for most objectives making the site one of the best scoring allocations. The assessments identified no constraints to development at the site, and demonstrate that the site should be allocated for residential development in SCLP2019.

Policy SCLP12.25: Suffolk Police HQ, Portal Avenue, Martlesham

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

1.10 Yes, the proposed allocation at Suffolk Constabulary Police Headquarters site is consistent with the relevant policies of the Martlesham Neighbourhood Plan [Doc Ref. F8]. A revised concept masterplan is currently being prepared for the proposed development to confirm the quantum of development, housing mix, density, and design and layout parameters. The proposed development would be delivered by a housebuilder/developer, and as such compliance with design related policies will be determined at planning application stage.

1.11 There are a number of matters that should be noted when considering consistency with the Martlesham Neighbourhood Plan. The Martlesham Neighbourhood Plan was prepared against the policies and development requirements of the current adopted development plan documents, including the Core Strategy & Development Management Policies (July 2013) and the Site Allocations & Area Specific Policies (January 2017). The plan period for the Core Strategy and Site Allocations documents ends in 2027. The plan period for the Martlesham Neighbourhood Plan ends in 2031, and it should be noted that the document makes no allocations for residential development but contains policies that support development within defined boundaries only. SCLP2019 will replace the development strategy and policies in the adopted Core Strategy and Site Allocations documents, the plan period for SCLP2019 ends in 2036, and it identifies development needs for the plan period in accordance with guidance contained in NPPF2. Therefore, since the plan periods are different and new development needs have been established in SCLP2019, Policy SCLP 12.25 does not need to be consistent with the Martlesham Neighbourhood Plan. It would be entirely reasonable to allocate additional sites in SCLP2019 to meet longer term development needs, including the Suffolk Constabulary Police Headquarters site which has been identified as a suitable and sustainable site in the SHELAA and SA and is located within the ‘physical limits boundaries’ as defined in the Martlesham Neighbourhood Plan where development is permitted.

1.12 The commentary on consistency with the relevant policies in the Martlesham Neighbourhood Plan is as follows:

- Policy MAR 1 supports development within the physical limit boundary. The physical limit boundary is defined on the Policies Map in Section 10 – see pg.63 of Doc Ref. F8. The Suffolk Constabulary Police Headquarters site is located within the physical limit boundary, and as such development should be supported subject to compliance with other development plan policies.

- Policy MAR 3 sets out the main development principles and Policy MAR 4 defines residential design standards. The proposed development will need to meet policies and guidance on design quality and standards, and compliance with these matters will be determined at planning application stage.
• Policy MAR 5 relates to housing mix. A revised concept masterplan is currently being prepared which will inform the housing mix for the site. The proposed development will include a mix of housing types and sizes, taking a balance approach in respect of policy requirements and market need, demand and viability.

• The revised concept masterplan will give consideration to Policies MAR 10 and 11 in respect of open space, allotments, and children’s play space. Commitment to the inclusion of on-site provision cannot be given at this stage, and will need further discussions with the Council to determine what types and quantum of open space are needed, and whether such space can be accommodated (in a viable manner) as part of the emerging development scheme. The detailed design and layout of the proposed development would be provided at planning application stage.

• The proposed development would include for facilities for pedestrians and cyclists and the layout would be accessible for people with a disability in accordance with Policy MAR13. The proposed development would include connections to the footpath and cycle network in the surrounding area, subject to agreement with third-party landowners. The detailed design and layout of the proposed development would be provided at planning application stage.

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

1.13 Paragraph 67 of NPPF2 expects Local Plans to identify housing sites which are ‘deliverable’ in years 1 to 5 of the plan period or which are ‘developable’ in years 6 to 10 or years 11 to 15. The assessment of the Police HQ site in the SHEELAA [Doc Ref. D10] predicts that housing would be delivered at the site from 2024/25. The site falls within the definition of ‘developable’ i.e. it is in a suitable location for development, it is available and is viable. The land and buildings at the site are currently occupied by Suffolk Constabulary as its Police Headquarters building. Suffolk Constabulary will need to vacate the building and planning permission will need to be granted for residential development before the site would meet the ‘deliverable’ definition i.e. development will be delivered within 5 years. It is Suffolk PCC’s intention to submit an outline application for residential redevelopment in 2019.

1.14 There are no factors to indicate that the site is not ‘developable’. The site is both suitable and available. Martlesham Heath is a sustainable location for additional development and it contains a good range of services and facilities.

1.15 A public exhibition about the proposed development at the Suffolk Constabulary Police Headquarters site was held in June 2018, with copies of the presentation material included in Appendix 1. It was proposed that the site could accommodate approximately 250 homes (utilising the majority of the site) at a density of c.39 dwellings per hectare, together with associated public open space, parking and landscaping. In November 2018 a pre-application advice request was submitted for the redevelopment of the site, and a pre-application meeting was held in February 2019. The Council’s pre-application advice was provided in April 2019 (Ref. DC/PREAPP/18/4913), and is contained within Appendix 2. The pre-application advice was provided in the context of the proposed allocation at the Suffolk Constabulary Police Headquarters site, and seeks to ensure that the requirements of Policy SCLP 12.25 are met in any future planning application for the redevelopment of the site.

1.16 The site is located within the defined settlement boundary for Martlesham Heath. The site comprises a high proportion of previously developed land. The site is located within a reasonable walking and cycling distance to some key local facilities and services, and there are walking and cycle routes within the immediate vicinity of the site. There are no technical constraints to development at the site. In recent years Suffolk Constabulary has sought to rationalise its building estate and undertake joint working with partners including potentially shared premises. The Suffolk Police & Crime Plan (2017-2021) anticipates that the process of rationalising the building estate will continue in order to reduce costs and improve efficiency and effectiveness. The relocation of police services from the Suffolk Constabulary Police Headquarters site and redevelopment is part of that process. The Police and Crime Commissioner for Suffolk has, if the site were sold, made a commitment to relocate the existing services provided at the Suffolk Police HQ site to an alternative location in close proximity of Ipswich in order to facilitate better partnership working including shared premises. It is anticipated that, as a result of partnership working and the need to reduce costs and become more efficient, the space within the buildings at the Suffolk Constabulary Police Headquarters site will be underutilised. There are suitable and available site options that can accommodate alternative facilities for Suffolk Constabulary.
1.17 As set out in the SoCG between East Suffolk Council and the Police and Crime Commissioner for Suffolk, pre-application discussions about the proposed development have taken place. A revised concept masterplan is currently being prepared. The Police and Crime Commissioner for Suffolk is in the process of preparing an outline planning application for the proposed development. The following actions will need to be completed in advance of the delivery of housing at the site: prepare design brief for the proposed development; prepare and submit outline planning application; determine planning application; confirm alternative site for Suffolk Constabulary; consider and resolve any relevant legal restrictions; relocate the Suffolk Constabulary services and facilities; market and sell site to housebuilder/developer; discharge conditions; prepare and submit reserved matters; prepare site for development including demolition of existing buildings; and deliver infrastructure. All of these actions are typical for large previously developed sites that are currently in use. It is considered that some of these activities could occur concurrently. It is anticipated that, taking into account the above actions, housing would be delivered at the site from 2024/25.

3.30 Is the loss of office floorspace justified in the context of the overall supply of employment land?

1.18 Yes. It should be noted that the majority of the existing accommodation at the Suffolk Constabulary Police Headquarters site requires substantial planned maintenance investment. It is currently estimated that it would cost £3.6m to undertake all the backlog maintenance issues raised by a building conditions survey. The office building does not provide the modern open plan/flexible accommodation that is typically expected of occupiers, and it is very likely that any future occupier would need to spend a substantial amount of money converting/refurbishing the building for modern office use. The maintenance and potential conversion/refurbishment costs explain why the Police and Crime Commissioner is seeking to relocate from the site.

1.19 It should also be noted that in terms of jobs, there are approximately 820 people currently based at the Suffolk Constabulary Police Headquarters site. It is anticipated that those existing jobs would be relocated to new facilities within a new building or as part of a shared service, and retained within Suffolk Coastal District on the edge of Ipswich. The relocation to an alternative site is not expected to have any impact on existing jobs.

1.20 The Ipswich Economic Area Employment Land Supply Assessment - Suffolk Coastal (Lichfields, March 2018) assessed the demand and supply for different employment uses, including office, and the suitability of potential sites to accommodate those employment uses. As set out in Table 4.2 of the Assessment there is a requirement for 10.6 Ha of land for office use between 2014 and 2036. It is concluded in Paragraph 4.30 of the Assessment that in quantitative terms there is a substantial surplus of land to meet employment needs to 2036. The Assessment identified land on the edge of Ipswich as a primary office area, and assessed a number of potential sites in this area to accommodate employment uses. If required, there are other sites that could provide office space. As set out above, if the site were sold the Police and Crime Commissioner for Suffolk intends to relocate the existing services and facilities at Suffolk Constabulary Police Headquarters site to the edge of Ipswich. As such, the existing office uses at the Suffolk Constabulary Police Headquarters site would be re-provided elsewhere and on the edge of Ipswich.

3.31 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?

1.21 Paragraph 96 and 97 of NPPF2 set out the overarching principles for open space and identifies criteria where the loss of open space is proposed. It should be noted that the existing playing fields and tennis courts at the Suffolk Constabulary Police Headquarters site are private and not accessible to the public, although local Youth football teams are on occasion able to use the pitches from time to time subject to prior arrangements. A revised concept masterplan is currently being prepared for the site. The proposed development would include open space to meet standards. Criteria (h) of Policy SCLP 12.25 requires open space to be provided as part of the proposed development. Therefore, there is no inconsistency between Policy SCLP 12.25 and Paragraphs 96 and 97 of NPPF2.

3.32 Would the Policy be effective in conserving the significance of designated Heritage Assets?

1.22 Yes. Paragraph 12.230 of SCLP2019 highlights the archaeological potential of the site and the surrounding area. Criteria (e) of Policy SCLP 12.25 requires an archaeological assessment to be submitted with a planning application for development at the site. A draft Heritage Desk Based Assessment has been undertaken of the site. The site is in close proximity of Bronze Age barrows, and it forms part of the setting of these scheduled
monuments but makes a minor contribution to their historic significance. The proposed development would result in a slight change to the wider landscape of the Bronze Age barrows and a slight/low loss of historic significance. It is proposed that a geophysical survey of the site is undertaken to determine the presence and significance of below ground remains. The recording and preservation of any archaeological remains at the site would provide a greater understanding of the local archaeology, which would be a benefit resulting from the proposed development.
APPENDIX 1: PUBLIC EXHIBITION MATERIAL (JUNE 2018)
Welcome to our exhibition

This exhibition provides details on the possible future redevelopment of the Police Headquarters site in Martlesham for housing.

The Police and Crime Commissioner (PCC) for Suffolk is considering the potential sale of the site for residential development, in order to help reduce costs and provide better value for money to tax payers without impacting on police services or jobs.

At this exhibition you can find information on why the site might be sold, how it could possibly be redeveloped, and where the police could consider moving to.

Have your say

The PCC would like to share initial plans with the neighbours, the local community, key stakeholders and the council before any decisions are made.

Today, you can meet the project team, view plans and provide us with your comments, which will be considered before an outline planning application is submitted.

Who is behind the plans?

The potential for selling the site is being explored by the Police and Crime Commissioner for Suffolk, Tim Passmore, who has an obligation to maximise the best use of public resources; alongside the Chief Constable and Suffolk Constabulary.

The PCC for Suffolk is responsible for ensuring the policing needs of our county are met as effectively as possible, putting Suffolk’s interests first and act as the crucial link between the police force and the public.
Background

As part of a full review of the Police and Crime Commissioner’s estate to see where money can be saved, the PCC is exploring the possibility of selling the Police Headquarters site in the future.

If the site is sold, the money raised would be re-invested into police services and used to relocate to more fit-for-purpose premises in the Ipswich area.

In order to understand whether it is financially viable to sell the site and relocate, outline planning permission for residential development on the site first needs to be gained (from Suffolk Coastal District Council). Then, subject to a valuation of the site, it could then be sold to a house builder or developer.

The PCC has appointed a team of specialist consultants to look at how residential development could potentially be accommodated on the site, and to apply for outline planning permission. Initial, illustrative plans have been drawn up to show how new homes could fit on the site. These plans can be seen here today.

A new HQ for Suffolk Police?

A new headquarters for Suffolk Constabulary – whether a new building or shared with other public services – would be in the Ipswich area. Where we relocate to greatly depends upon the value gained from the sale of the site, should planning permission indeed be received and the site is sold on.

The Constabulary is part of the One Public Estate programme that sees all public sector partners particularly from the Ipswich, Central and Suffolk Coastal area regularly meeting to discuss opportunities for development and sharing facilities. This forum has already resulted in examples of the police, fire, ambulance, health and local councils sharing premises and we would fully explore what opportunities might be possible for the police HQ facilities.

It should be remembered at this stage that the possibility of selling the site is still being explored and decision has not yet been made.
Providing new homes

The redevelopment of this brown field site for housing would not only save the police force money. It could also help Suffolk to meet its housing needs by providing a range of homes in a short time frame.

It is thought that around 250 homes – including both market and affordable housing – could fit on this site, at a density of 39 dwellings per hectare (dph).

The development could include a range of homes from smaller 1 and 2 bed apartments, to 2 to 3 bed starter homes, and larger 4 bed family homes. The suggested mix of homes has been designed with variety of housing needs in mind, providing a good proportion of smaller homes for those wishing to get onto the property ladder or to downsize.

Why here?

Martlesham Heath lies within the ‘Eastern Ipswich Plan Area’ (EIPA), which is defined as a Major Centre in Suffolk Coastal District Council’s Settlement Hierarchy. The Core Strategy identified that approximately 29% of the district’s housing requirement (c.2,300 by 2027) will be in the EIPA.

It is considered that Major Centres provide the greatest opportunity to deliver sustainable development, due to the range of (and accessibility to) local services and facilities including retail, employment, education, recreation and leisure, community and public transport.
Possible layout

At this stage, the PCC is applying for outline planning permission for the redevelopment of the site only. This is simply to establish the principle of building homes on the site and not to agree detailed plans for the layout of the site and designs of the homes (this would be done at a much later stage).

However, we appreciate that it is useful when considering the possible redevelopment of the site to be able to see how houses could be laid out, how it could be accessed and what the green spaces could be like. Therefore, we have carried out some site survey work to help us draw up a possible layout, which, should outline planning permission be granted and the site be sold, would be refined and given more detail by the house builder or developer who would take on the site. With this in mind, the plan below is for illustrative purposes only.

We invite your feedback on this illustrative plan before it is finalised and submitted, as part of the outline planning application, to Suffolk Coastal District Council.

- Central area of public open space for informal leisure use and play
- Sandlings Walk footpath connecting the development to Martlesham Heath and Martlesham Village
- Good sized gardens
- Hedgerows and trees retained wherever possible
- New homes distanced from boundaries of existing properties along the southern boundary of the site by a substantial green buffer
- Access off Portal Avenue
- A range of homes
Access & traffic

The site would be accessed as it currently is, off Portal Avenue. As part of our planning application, we will be required to show that the access into and out of the site is safe and that the development does not have any adverse impacts on adjoining roads or junctions. Suffolk County Council Highways will be consulted on this to ensure their design and safety standards are met.

We are conducting a full Traffic Assessment to look at estimated vehicle movements likely to result from the development of the site, should it be sold and redeveloped for residential use. This Assessment will be completed before we submit our planning application.

The site has the advantage of being situated close to the bus route that runs through Kesgrave and Martlesham, and is within walking distance of local services. Therefore, ‘sustainable travel’ would be naturally encouraged.

Environment

Wildlife

A Phase 1 Ecology Report has been prepared, which identified habitat that might be suitable for protected species such as bat, dormouse, great crested newts and reptiles on the site. Accordingly, individual species-specific surveys and reports have been carried out to consider whether these species are in fact present, and if so what mitigation might be necessary to ensure that suitable alternative habitat can be provided on site (or if it can’t, that species can be safely translocated to habitat away from the site). The findings of these surveys and reports will be submitted with the planning application.

Drainage

The site lies in a low probability flood risk area (Flood Zone 1), and is shown to be at low risk from flooding from other sources including pluvial, infrastructure, groundwater and other water bodies. Surface water will be collected and attenuated on-site and discharged using infiltration techniques. Further opportunities will be investigated to incorporate Sustainable Urban Drainage Systems (SuDS) into the development where possible.
Your questions

Why aren’t you sure whether to move or not?

The feasibility and technical work that has been carried out in relation to the site, as part of a thorough review of all buildings within the PCC’s estate, suggests that the sale of the site could potentially be a viable way to reduce costs for the police force and enable relocation to more fit-for-purpose premises, and so an outline planning application is likely to be submitted to Suffolk Coastal District Council.

However this is subject to further technical work and public consultation; and the planning application will be determined by SCDC through the normal planning process.

The PCC must be certain the sale of the site will provide best value for tax payers, and the value of the site will only become apparent should outline planning permission be granted.

How much money could the police save/make from this?

At this stage, the value of the site is not known – by submitting an outline planning application for residential development, this will help us to understand how much money could be made from the sale of the site. If the site were to be sold, we would need to relocate to more fit-for-purpose premises elsewhere which would of course cost money.

New or shared facilities (see below) would reduce running costs compared to the running costs of the current Martlesham HQ. However, more detailed work needs to be undertaken to fully quantify and review all the options and no decision is set in stone.

Will a new HQ be built?

We’re not certain at this stage. It could be an option however, consolidating premises on an existing site or sharing buildings with other public sector partners might be more realistic. The Police Investigation Unit remains a separate entity and outside of the development site boundary.

Are any jobs at risk?

No. We do not intend to have any impact on current jobs by selling the site/relocating to other premises. The potential move is not associated with staff numbers.

If the sale and redevelopment of the site goes ahead, when might the Martlesham HQ close and staff be required to work elsewhere?

We anticipate this would be some years away. However, it should be remembered at this stage that the possibility of selling the site is still being explored and a decision has not yet been made.
Your questions

What about the capacity of local services and infrastructure?

Suffolk Coastal District Council would collect a Community Infrastructure Levy (CIL) financial contribution from the development (should it go ahead) to raise funds for local public services such as transport, flood defences, health and social care, education, libraries and leisure facilities.

As part of the planning process, we will engage with local schools and the doctor’s surgery; and the County Council as the local authority responsible for health and education will be formally consulted.

How will the privacy of residents living next to the site be protected?

Protecting the amenity of those living adjacent to the site is very important to us. The site is already well screened by hedgerows and trees, which would be retained wherever possible or replaced according to planning consent conditions. The new homes would be distanced from the boundaries of existing properties along the southern boundary of the site by a substantial green buffer, good-sized gardens and appropriate boundary treatments, such as quality fencing and landscaping; and positioned to avoid any over-looking.

We want to engage with nearby residents to listen to their views and consider comments before a final outline planning application is drawn up – please talk to us today or provide your feedback on a comment form.

How can you guarantee that the house builder who might buy the site will follow the approved plans?

The outline planning application will include ‘parameter plans’ for the site which set out guidelines for any detailed designs that could be drawn up by a house builder or developer should they buy the site. These typically cover factors such as density, building heights, access, character areas, drainage zones, landscape buffers and car parking. It would then be down to the house builder to design plans that adhere to these, and to SCDC to determine any future detailed (reserved matters) planning applications that are submitted. They would consult with local residents and stakeholders in the normal way.

Will there be an increase in traffic on Portal Avenue/the A1214?

The site already experiences traffic related to the police headquarters and the Police Investigation Centre. However, we are conducting a full Traffic Assessment to look at estimated vehicle movements likely to result from the redevelopment of the site. This Assessment will be completed before we submit our planning application. It may be that the number of traffic movements is similar but the times of day these occur is different. Martlesham HQ is currently operating on a 24 hour basis, with traffic movements accordingly.
What happens next?

**NOW**
- Further technical work (site surveys), period of pre-application public consultation (organised by the PCC)

**SUMMER 2018**
- Consider feedback from community and stakeholders, develop plans further

**LATE 2018**
- Submit outline planning application to establish the principle of building houses on the site

**TBC**
- House builder/developer would draw up detailed plans to be determined by SCDC before any building could start

**APPROX 2019**
- If approved, after a full financial evaluation the PCC would need to decide if it is viable to sell the site to a house builder/developer

**APPROX EARLY 2019**
- SCDC to determine application (to include a further period of public consultation)

Construction of around 250 homes could take up to five years to build.

Your feedback

Illustrative plans are on display here today and members of the project team are available to discuss the outline proposals and answer questions you may have.

Please fill in a comment form to record your feedback, which will be considered by the team as the proposals are developed further, before an outline planning application is submitted. You are also welcome to send us your feedback via the PCC website, by email or post:

- [www.suffolk-pcc.gov.uk](http://www.suffolk-pcc.gov.uk)
- planning.consultation@suffolk.pnn.police.uk
- The Office of the Police and Crime Commissioner
- Police Headquarters, Portal Avenue, Martlesham Heath, Ipswich, IP5 3QS

Please send us your comments by 20th July 2018.

A Statement of Community Consultation detailing the comments received and how we have considered them will be submitted with the outline planning application.

Thank you for coming today.
Pre-application planning advice

**Application ref:** DC/PREAPP/18/4913

**Location:**
- Suffolk Constabulary Force
- Headquarters
- Portal Avenue
- Martlesham Heath
- Martlesham
- Suffolk
- IP5 3QS

**Proposal:**
- Pre Application Advice - For outline application for demolition of existing headquarters buildings and associated structures and development for approximately 250 homes.
- Provision of vehicular access from Portal Avenue, associated open space and site infrastructure

**Officer advice**

Martlesham Police HQ - 18/4913

Pre-Application advice is sought as to the acceptability of the demolition of the exiting Police HQ and associated structures and development of approximately 250 homes. The access to the site is proposed to be via the existing access off Portal Avenue.

A meeting was convened to discuss the issues and this written advice follows the advice verbally provided at the meeting and outlines next steps should it be intended to proceed to formal submission.

I will deal with matters in turn. The purpose of this note is to be a high level response with further meetings and submissions required to deal with individual elements to supplement the advice provided at the meeting.

I have sought to assess the proposal solely against the NPPF (2019) and review of the Local Plan given its advanced stage and that by the time any application is likely to be submitted this will be...
the policy document in force. As there are objections to the policy as drafted following the Regulation 19 consultation only limited weight can be attached to the policy at present, if an application were to be submitted in the shorter term. Therefore, as the advice is provided within the context of the site coming forward as an allocation in the emerging local plan, it is appropriate to refer to the other policies in the emerging Local Plan.

The policies of the Martlesham Neighbourhood Plan ('made' July 2018) are also part of the Development Plan and would form part of the consideration of the proposal where relevant.

Principle of Development

The site is currently in employment use, serving as the headquarters of the Suffolk police force. Outside the proposed application site, but forming part of the existing use, is the Police Investigation Centre, which the submitted plans show as proposed to be retained.

East Suffolk Council is currently in the process of reviewing the Local Plan (2013) (LP) and submitted the Final Draft Local Plan (January 2019) to the Planning Inspectorate for Examination in March 2019. It is anticipated that hearings will take place in summer 2019 and that the Local Plan will be adopted by the end of 2019. Within the emerging LP there is a policy specific to the site. The policy is replicated below:

Policy SCLP12.25: Suffolk Police HQ, Portal Avenue, Martlesham

10.7ha of land at the Suffolk Police Headquarters Site is allocated for the development of approximately 300 dwellings. Development will be expected to comply with the following criteria:

a) Delivery of a high quality, high density residential scheme incorporating flats and mix of residences to meet local needs;
b) Delivery of a distinctive scheme in the wider context of the Martlesham Heath hamlets and the important gaps between them;
c) Provision of affordable housing on-site;
d) If needed at the time of a planning application, 0.1ha of land on the site should be reserved for a new pre-school setting;
e) An archaeological assessment is required;
f) A site-specific Flood Risk Assessment is required;
g) The mature woodland areas should be retained and be accessible;
h) Provision of open space providing opportunities for all ages;
i) Provision of allotments which are accessible to residents and the wider community;
j) Provision of sports facilities with opportunities for community use;
k) Significantly enhance permeability through the site and linking into adjacent pedestrian and cycle routes; and
l) Provision of an ancillary area of communal workspace supporting social interaction and cohesion.
The level of development proposed, at 250 dwellings is below the approximate level of 300 within the policy and would therefore suggest that the numbers on site should be increased to reflect the policy wording. The exact number of units would be predicated on the mix of housing on the site which will need to accord with Policy SCLP5.8 Housing Mix of the emerging Local Plan which is applicable for all developments in excess of five units and seeks to ensure the delivery of smaller units of accommodation with a requirement of 40% of developments to be for one and two bedroom units. Policy MAR5 of the made Neighbourhood Plan refers to the need for flatted development.

Table 5.1 sets out the District-wide need as follows:

1 bedroom - 12%
2 bedroom - 29%
3 bedroom - 27%
4+ bedroom - 33%

I note that you have submitted an indicative mix, but my reading of such is that there is an over provision of larger properties and more smaller units are required to be provided.

In addition, Policy SCLP5.8: Housing Mix advises that on development of ten units or more at least 50% of the dwellings will need to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations, and will be required to demonstrate how the proposal contributes to increasing the choice and mix of housing available for the older population.

Sheltered and extra-care housing will be supported where the scheme incorporates a mix of tenures and sizes to meet an identified need.

Policy SCLP5.9 deals with self-build and custom build and is applicable for all development of 100 dwellings or more. This requirement therefore needs to be factored into your design evolution. The policy states that such developments will be expected to provide a minimum of 5% self or custom build properties on site through the provision of serviced plots. Once completed and available for development, the serviced plots should be marketed for a period of not less than 12 months. If, following this period, any of the serviced plots remain unsold; they may be built out by the developer. Proposals for five or more self build or custom build dwellings in a single site location should be developed in accordance with a set of design principles to be submitted with planning applications and agreed by the local planning authority.

Finally, with regards to mix, the development will need to secure a policy compliant level of affordable housing on site. Policy SCLP5.10 deals with such and states:

Proposals for residential development with capacity for ten units or more or sites of 0.5ha or more will be expected to make provision for 1 in 3 units to be affordable dwellings, and to be made available to meet an identified local need.
Proposals which provide a higher amount of affordable housing than that set out above will also be permitted.

Of these affordable dwellings, 50% should be for affordable rent / social rent, 25% should be for shared ownership and 25% should be for discounted home ownership.

Provision is expected to be made on-site, unless it can be demonstrated in exceptional circumstances that it is not feasible or practical to provide the units on site in which case it may be agreed that a commuted sum could be paid towards provision of affordable housing outside of the site.

In exceptional circumstances, where the Council is satisfied that the provision of affordable housing is not viable, as demonstrated through a viability assessment the Council may agree to vary the requirement for affordable housing.

Neighbourhood Plans may set requirements for a greater proportion of affordable housing where this is supported by evidence of need and viability assessment.

I trust that the guidance above clarifies the mix and tenure of housing that will be required to be provided on site. Given that the applicant is landowner rather than developer, and at this time we have no details of who the developer may be, it would in my opinion to be helpful to agree between both parties a design brief for the site which clearly outlines all of the issues and provides a degree of certainty of what is expected to be provided as part of any formal submission. Such a document can be included within any sales particulars.

Whilst I am not envisaging there to be any, should your client be intending to submit any challenges to viability then such information would need to be presented with the application. This information will be independently assessed, the cost of such to be borne by the applicant. Whilst it is the applicants option to submit such information, which will need to be independently assessed, my strong advice is that any reduction in on-site affordable housing is unlikely to be supported and any demolition costs or other factors influencing such, need to be appropriately considered in any sales values of the site. We would be happy to meet with any potential developer to discuss the development of the site if that would assist.

The heavily wooded boundaries to the north and west of the site act as an important contextual feature, as well as providing a high quality biodiversity habitat, and will be retained. These areas would provide an attractive area of informal open space and should be retained as such. Alongside this, provision of open space on site should reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population. Opportunities for all ages of the population to be active should be provided and it is suggested that formal and informal equipment is provided (i.e. trim trails, natural play area and formal play areas) in addition to dog walking areas and meeting areas with benches. Reference is drawn to the Martello Park in Felixstowe which has developed a high quality play area which includes play equipment to meet the needs of disabled residents. The Council would welcome a similar inclusion within this scheme. Parts of the open space and walking route provision should be contiguous with the surrounding open spaces and provide connections with the surroundings. Parts of the open space...
and walking route provision should be contiguous with the surrounding open spaces and provide connections with the surroundings.

The design and layout of the development will need to have regard to the amenity of residents alongside any continued use of surrounding areas of land for police functions. This is likely to form part of any reserved matters submission but the masterplan, context plans and design briefs should consider this issue and provide comfort to the Local Authority that development can be accommodated which does not cause a harmful impact on residential amenity.

Community Use

The existing sports facilities on the site provide an opportunity to increase provision of such facilities for all age groups by exploring arrangements to make them available for community use, as supported in Policy SCLP12.25 and SCLP12.18 of the LP. The Martlesham Neighbourhood Plan supports measures to address the lack of sports facilities for all ages and the underuse of the Police Headquarters sports facilities. The Martlesham Neighbourhood Plan identifies a need for additional sports provision in the village and therefore it is expected that provision of sports facilities for use by the community should be provided as part of the proposals.

The layout plan as submitted with the pre-application request does not include any formal community / sport facilities which are available to those living outside of the development site. These could be accommodated to the west of the application site and critical to the delivery of such is the permeability of the site to the wider Martlesham Heath (see later). It is my opinion that to comply with the LP policy a greater proportion of the site should be given over to such facilities. Furthermore, the development should include the provision of allotments within the site, and the level of such should ideally be agreed between promoter, local authority and parish council and again should be made available for people who live outside of the site to ensure that there is appropriate integration with existing communities.

Retention of Employment on Site and the Future of the Police HQ

It was unclear at the meeting as to the intention of the Police and Crime Commissioner with regards to future operations on the site.

It was explained that the existing buildings are no longer fit for purpose to deal with the modern policing requirements and need substantial investment to bring them up to modern standards.

It is noted that the description of development envisages the demolition of all of the existing buildings, but suggestion was made that it would be possible to retain a presence on the site in a smaller, functional building which would in turn leave surplus land available for residential development to fund the replacement facility.

It is my understanding that at this time no plans have been formulated as to where the existing staff and functions would be re-located to, and in my mind this is critical to the acceptability of the scheme. The existing use on the is a key employer in East Suffolk and the Council would like to work with the Commissioner to see if there was scope to retain the employment in the District.
Design and Appearance

The Council will be seeking a high quality development on the site in accordance with policy and guidance contained in the LP and NPPF. The contained nature of the site allows for flexibility of approach and a modern, bespoke design to be accommodated. It would not, in my opinion, be appropriate to have a pastiche of Martlesham Heath and any design, form and layout should draw reference to its surroundings but allow both development to retain individual identity and character. This is reflective of criterion (b) of SCLP12.25 which states that the development is expected to be a distinctive scheme in the wider context of the Martlesham Heath hamlets and the important gaps between them.

The site is intended to come forward as a high density development, especially in the central location, and would allow for the inclusion of taller buildings - by this I mean that the height should not be restricted to the more domestic 2 - 2.5 storey building heights. It would also be beneficial for bungalows to be included within any design, where this can be incorporated within the overall policy expectation for a high density development.

It would be my suggestion that the Design Brief includes parameters of building heights and zone, a palate of suitable materials and a picture board of suggested building designs. We also recommend that you involve your Designing Out Crime Officers early into the design process, considering that Suffolk Constabulary may be the applicant, it would be appropriate for this proposal to demonstrate a strong awareness of designing out crime. It is also expected that the design would perform well under Building for Life 12, under policy SCLP11.1 Design Quality of the Final Draft Local Plan.

Highways and Vehicular Access

A Transport Assessment will be required to determine any mitigation measures including in relation to the junction of the site with the A1214. Such a TA should include details of those sites which already have planning permission (i.e. Brightwell Lakes, Blacktiles Lane and Travis Perkins) as well as those sites and housing numbers included in the local plan for development as well as the traffic arising as a result of Sizewell C. The scope of the TA should be agreed in advance with the Council and also Suffolk County Council as Highways Authority. I would strongly advise that as local planning authority, East Suffolk Council remain as conduits to any such discussions to ensure appropriate awareness of matters and discussions.

I would also anticipate that the County Council will require a Travel Plan to be conditioned as part of any approval. Considering the location of the development in relation to sustainable transport options (e.g. bus travel, cycle networks) it is expected that the development would incorporate measures to encourage non-car modes of travel (see also response below in relation to connectivity).

Landscape
As discussed at the meeting, the site is well shielded by existing vegetation from both the A12 and the A1214. The trees to the south of Portal Avenue are protected by a Tree Preservation Order so their retention is secured and will continue to offer a sylvan approach to the site. The site also has the benefit of mature landscaping around the periphery which the Council would wish to see retained to provide a landscape setting to the site and also link to the mature landscaping surrounding Martlesham Heath.

Additional planting and landscaping will be required and the mix, species and level of such are matters to be agreed with the Council’s Landscape Manager and for the avoidance of doubt included within any design brief for the site.

The development will also need to be SUDS compliant and this can be assimilated within the landscape and open space. Again, early discussions with the County Council will be beneficial to design an appropriate scheme in this regard.

Connectivity

The site presents an ideal opportunity to provide outdoor spaces, exercise trails, community facilities and shared work/meeting space, as identified in Policy SCLP12.25. The natural woodland surroundings, sports facilities and location in relation to networks of green infrastructure present an opportunity to provide community facilities such as allotments and sports pitches which would benefit the wider community.

Permeability throughout the site and linking into the existing public rights of way network and existing open space routes is critical in my opinion, with particular regard to pedestrian and cycle accessibility to ensure appropriate integration with existing neighbouring communities and to avoid the presence of an isolated 'gated' community which is not tantamount to sustainable development.

The layout plan as submitted, or any of the supporting documentation, does not provide any degree of comfort that this can be achieved and was an area of concern highlighted at the meeting. Whilst officers are aware there may be ownership issues which have a bearing on the deliverability of such, it is the responsibility of the developer/landowner to ensure that a sustainable development can be secured. Comfort of such will be required with the submission of any application.

Without such linkages there is concern that any development would not be inclusive and does not lend itself to a site which promotes cohesion and sustainable modes of travel. The wider pedestrian and cycle links should be explored in detail, particularly those linking to employment and future education destinations east of the A12, south to Martlesham Heath Local Centre and west towards Kesgrave High School and onwards to Ipswich. For example, without the pedestrian links to Martlesham Heath, there are poor footpath links through the employment and retail areas of Martlesham and also to the primary school on the Heath. In the longer term, the new all-through school at Brightwell Lakes will be a key destination for residents also. The site would therefore, although being close in proximity terms, lead to the reliance on the private car to access
key services and facilities. It may be necessary to deliver improvements to highway pedestrian and cyclist routes through a condition and implementation under a Section 278 agreement.

In addition, the development is required to provide aspects which are available to those living beyond the development and pedestrian/permeability to the site from neighbouring areas is tantamount to the success of such.

S106, CIL and RAMS

A development to this scale is going to have pressures on existing infrastructure and will need to consider the impact on existing provision as part of its sustainability appraisal. This includes education, health care and public transport. The supporting text to the HQ bespoke policy deals with this issue. Community Infrastructure Levy (CIL) will be the primary method to fund off-site infrastructure needs, however the Council will need to explore on-site provision, directly related s106 infrastructure obligations and potential pooled s106 infrastructure obligations (noting that the government is likely to remove the s106 pooling restriction and CIL regulation 123 list enabling greater flexibility in infrastructure funding).

Martlesham Primary Academy and Gorseland Primary School are forecast to be over capacity during the first five years of the plan period and Kesgrave High School is currently operating over capacity with no immediate opportunities for expansion. Additional capacity is being designed into the proposed school at Brightwell Lakes which will enable further growth. These expansions may be reliant on some CIL funding or pooled s106 contributions.

Current forecasts show that there is sufficient early years capacity within Martlesham ward to provide the proposed development. However, due to the scale of the development it will be necessary to reconsider this position at the point at which a planning application is made, and if necessary provision of land or a facility on the site will need to be made available for a new early years setting.

The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required to meet the needs arising from new development. There are existing obligations through the Brightwell Lakes permission to either deliver a new healthcare facility or expand others in the area. Additional cumulative needs from this development may need to be addressed through pooled s106 contributions or CIL.

Suffolk County Council has also indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. They have also provided information relating to library improvements across the District. These may need to be funded through CIL.

25% of CIL collected will be directed to the Parish Council as they have a Neighbourhood Plan in situ. The CIL receipt will depend on the level of new floorspace generated and existing recently used and demolished floorspace may be discounted off the calculation.
Finally, as the site is within the 13km 'zone of influence' in respect of internationally and European protected sites (Ramsar, SPA, SAC), the development will be expected to mitigate its effects through onsite provision of appropriate facilities, and make a contribution towards the Recreation Avoidance Mitigation Strategy (RAMS) via S106. In this location the tariff is £321.22 per dwelling proposed and this would be secured as an obligation within the s106 agreement. This is a necessary contribution to avoid likely significant effects of protected sites and due to the scale and location of development on-site dog walking and recreational proposal would be required, potentially also tied in with existing and improved off site routes. These are necessary to evidence a positive conclusion to an Appropriate Assessment.

Next Steps:

The notes provided contain a heads up on the main issues surrounding the successful delivery of a development on the site. There are a number of issues which warrant further interrogation by yourselves before an amended scheme is presented for consideration. In particular the Council requires further clarification over the retention of business use on the site, permeability and connectivity to Martlesham Heath, mix of dwellings and provision of community facilities on the site.

It would be prudent that these are clarified through an amended masterplan. It may be useful to have a design brief established for the site to be drafted by the applicant following pre-application consultations. This is a matter we can consider further as the scheme evolves.

Considering the current survey seasons it is recommended that protected species surveys are undertaken as soon as possible in order to appropriately influence the plans, including surveys of the buildings on the site and any surrounding habitats. The Council has an ecologist in-house and we will be pleased to offer further assistance of such in due course.

It will also be necessary to undertake an EIA screening opinion, and it would be prudent to do this sooner rather than later. It would be my suggestion that when undertaking such, the maximum proposed/policy level of development is screened rather than the 250 proposed via this pre-application as it allows for flexibility which may be required when interrogating the mix of housing on the site. Ideally a screening request would be accompanied by some clear parameters of the development. The Council will need to carefully judge whether the proposed development is EIA development by virtue of the cumulative relationship with other nearby growth, including Brightwell Lakes, which was accompanied by a comprehensive Environmental Statement.

Any additional work will require a bespoke fee proposal to be prepared and agreed between parties and will be based on an hourly rate depending upon the level of work involved and offices required to attend any meetings / input into the scheme. The Council would encourage the use of a Planning Performance Agreement (PPA) to cover additional pre-application and application resourcing and to provide you with a clear timeframe for consideration of the application.

I hope this is of assistance but happy to answer any specific queries that you may have.
Planning policy

SP1 Sustainable Development (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
SP1A Presumption in Favour of Sustainable Development (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
SP2 Housing Numbers and Distribution (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
SP3 New Homes (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
SP5 Employment Land (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
SP11 Accessibility (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
SP14 Biodiversity and Geodiversity (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
SP15 Landscape and Townscape (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
SP17 Green Space (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
SP18 Infrastructure (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
SP19 Settlement Policy (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
SP20 Eastern Ipswich Plan Area (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM2 Affordable Housing on Residential Sites (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM10 Protection of Employment Sites (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM19 Parking Standards (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM20 Travel Plans (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM21 Design: Aesthetics (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM22 Design: Function (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM23 Residential Amenity (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM25 Art (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM26 Lighting (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM27 Biodiversity and Geodiversity (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM31 "Public" Buildings (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM32 Sport and Play (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM33 Allotments (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
POLICY MAR 5: RESIDENTIAL MIX (Martesham Neighbourhood Plan, Made 17th July 2018)

Related applications:

<table>
<thead>
<tr>
<th>Reference no</th>
<th>Proposal</th>
<th>Decision</th>
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Constraints
Ancient Monument - Location: Bowl barrow 680m north of Dobbs Corner
SCC Archaeological Sites - Name: Martlesham Airfield
SCC Archaeological Sites - Name: Martlesham Heath Airfield.
Community Infrastructure Levy - Name: Community Infrastructure Levy Charging Zone Med
Suffolk Coastal Local Plan - Name: Physical Limits Boundaries (Core Strategy SP19)
Suffolk Coastal Local Plan - Name: SSP2 Physical Limits Boundaries
Suffolk Coastal Local Plan - Name: SSP39 Areas To Be Protected From Development
DC Case Points - DC Reference: C/01/0678
DC Case Points - DC Reference: C/97/0636
DC Case Points - DC Reference: C/05/1133
DC Case Points - DC Reference: A/E 831
DC Case Points - DC Reference: C3900/1
DC Case Points - DC Reference: C/04/0265
DC Case Points - DC Reference: C/05/0811
DC Case Points - DC Reference: C/95/0363
DC Case Points - DC Reference: C/02/0298
DC Case Points - DC Reference: C3900
DC Case Points - DC Reference: C/09/1791
DC Case Points - DC Reference: C/09/0766
DC Case Points - DC Reference: PNTE/01/0036
DC Case Points - DC Reference: C/05/1149
DC Case Points - DC Reference: E11527/1
DC Case Points - DC Reference: C/99/1488
DC Case Points - DC Reference: PNTE/96/0029
DC Case Points - DC Reference: C/10/0076
DC Case Points - DC Reference: C/03/2317
DC Case Points - DC Reference: C/88/0590
DC Case Points - DC Reference: C/03/1902
DC Case Points - DC Reference: C/06/0675
DC Case Points - DC Reference: C/06/0326
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DC Case Points - DC Reference: C/09/0504
DC Case Points - DC Reference: C/09/1915
DC Case Points - DC Reference: C/08/0834
DC Case Points - DC Reference: C/11/0602
DC Case Points - DC Reference: C/05/0641
DC Case Points - DC Reference: C/97/0907
DC Case Points - DC Reference: C/92/1432
DC Case Points - DC Reference: DC/14/2603/VOC
DC Case Points - DC Reference: E11527/2
DC Case Points - DC Reference: C/97/0390
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DC Case Points - DC Reference: C/05/0640
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DC Case Points - DC Reference: C/91/0551
DC Case Points - DC Reference: C/09/1043
DC Case Points - DC Reference: C/11/0921
DC Case Points - DC Reference: C/92/0118
DC Case Points - DC Reference: C/11/0058
DC Case Polygons - DC Reference: C/09/0766
DC Case Polygons - DC Reference: C/09/1043
DC Case Polygons - DC Reference: C/09/0382
DC Case Polygons - DC Reference: C/08/0834
DC Case Polygons - DC Reference: C/09/0504
DC Case Polygons - DC Reference: DC/16/1476/FUL
DC Case Polygons - DC Reference: C/09/1046
DC Case Polygons - DC Reference: DC/14/0592/VOC
DC Case Polygons - DC Reference: C/11/0602
DC Case Polygons - DC Reference: DC/14/2603/VOC

EA - Ground Water Flood Data - Flood Type: Superficial Deposits Flooding
EA - Surface Water Flood Data - Area: 215125

Mineral Consultation Area - Name: Mineral Consultation Area

Ministry of Defence Land - Information: This property has been built on the site of a former World War Two airfield. You should note that, when operational, the airfield was the location of quantities of ordnance, which were the subjects of clearance operations soon after the war. The open area

Neighbourhood Plan - Name: Martlesham MAR1:
Neighbourhood Plan - Name: Martlesham MAR2
Protected Species - Location: Martlesham Heath
Protected Species - Location: Woodbridge
Protected Species - Location: East Suffolk
Protected Species - Location: Kesgrave
Protected Species - Location: East Suffolk
Protected Species - Location: East Suffolk
Protected Species - Location: Martlesham
Protected Species - Location: Martlesham
Protected Species - Location: Martlesham
Protected Species - Location: East Suffolk
Recreational Disturbance Avoidance - Name: Recreational Disturbance Avoidance And Mitigation Strategy
Tree Preservation Order - TPO Reference: SCDC/98/00120

As with all pre-application advice, the Council is not bound with regard to its final decision on any future application. Please note – this pre-application advice is given on the basis of National and Local Planning Policies applicable on the date the advice is given.

Additional Planning and Building Control information can be found online at www.planningportal.gov.uk. If a planning application is needed online applications can be submitted at the same address.

Case Officer: Liz Beighton, Planning Development Manager
Authorising Officer: Katherine Scott, Development Management Team Leader - SouthTeam,

Philip Ridley BSc (Hons) MRPI | Head of Planning & Coastal Management
East Suffolk Council