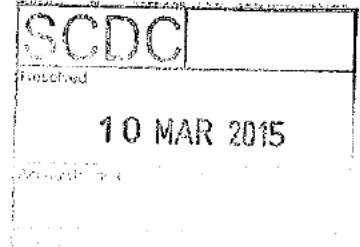




6th March, 2015

Planning Policy & Delivery Team (Neighbourhood Plans), BY HAND
Council Offices,
Melton Hill,
Woodbridge. IP12 1AU



Dear Sir/Madam,

Martlesham Neighbourhood Plan - Comments

We refer to the above Neighbourhood Plan, and voice our objection to any future residential development taking place on Land at Gibraltar Farm, Martlesham, referenced as 766, on the Plan. The Land is outside of the village development boundary, is Greenfield, and we believe it should remain as such. The land slopes away dramatically from its entrance into Private Road and the incline has caused vehicle problems over the years - with vehicles having to be winched up the steep incline.

There are a total of eighteen properties using the most part of Private Road (from Mansard House to the A1214) and not only 18 vehicles but numerous sized families also using with vehicles - there is no way the road-track could sustain any further housing development. There are problems with delivery and service vehicles blocking access for residents and any further residential development would exacerbate this problem.

Private Road is, as it says, a private road and is only single track, shingle, rubble, soil, with no space for footpaths.

Gibraltar Farm was the subject of a planning application to build houses in the late 80's (exact date not to hand) but this was refused because of various Private Road issues. Since then four new properties have been built - any more would certainly create saturation point.

There are many old and varied trees on the land (766) and at least one large oak (around 200/300 years old we are told) which we believe has been recorded in the Martlesham Tree Survey. The land is rich in wildlife and at present the view from Fynn Valley is not compromised because of the richness of natural woodland growth.

A vital aspect relating to our property is that the blue shaded area of 766 - proposed land for housing development at Gibraltar Farm - is actually mapped incorrectly on the website. The track to the north of our hedge at Maple Durham is wrongly included into this blue mapping, in fact completely up to our hedge! This does not belong to the owner of the land putting forward his land for future residential development, but to ourselves. It has been (and still is) used for access to and fro for the three properties only of Maple Durham, Monterey Lodge and Bosmere House.

We have not been consulted by the owner of Gibraltar Farm regarding this mapping; neither have we given our permission for this to happen. The track has always been maintained by the occupiers of Maple Durham, and for the past nearly 30 years by ourselves, including the grass cutting, tending of flowers/shrubs and trimming of hedges.

We trust that the above objection/comments will be considered and taken into account when determining the Martlesham Neighbourhood Plan. Your written acknowledgement of receiving this letter would be greatly appreciated. A copy of this letter has been given to Martlesham Parish Council.

Yours faithfully,

Samuel D. Simpson

Maureen J. Simpson