

Land south and east of Adastral Park *Suffolk*

Planning Statement

March 2017





PLANNING STATEMENT

LAND SOUTH AND EAST OF ADASTRAL PARK

**On behalf of
Carlyle Land Ltd and CEG**

**Prepared by
CODE Development Planners Ltd**

MARCH 2017



Carlyle Land and CEG
Land south and east of Adastral Park
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APPENDICES

Appendix 1	Waldringfield Quarry Planning History
Appendix 2	Section 106 Heads of Terms



Abbreviations

AHS	Affordable Housing Statement
AONB	Suffolk Coastal and Heaths Area of Outstanding Natural Beauty
AS/Tree Survey	Arboricultural Impact Assessment/Tree Survey
CCG	East Suffolk Clinical Commissioning Group
CS	Suffolk Coastal District Local Plan Core Strategy and Development Management Policies July 2013
DAS	Design and Access Statement
EdS	Education Statement
EIA	Environmental Impact Assessment
EIPA	Eastern Ipswich Plan Area
EnS	Energy Statement
ES	Environmental Statement
FCBS	Footpath/Cycleway/Bridleway Statement
FRA	Flood Risk Assessment
GS	Geodiversity Statement
HE	Highways England
HoT	Draft Section 106 Heads of Terms
IEFIS	Ipswich Eastern Fringe Infrastructure Study 2009
IPA	Ipswich Policy Area
LA	Lighting Assessment
LSR	Land Stability Report
LVIA	Landscape and Visual Impact Assessment
MCS	Minerals Core Strategy 2008
MSSAP	Minerals Specific Site Allocations Plan 2009
NPPF	National Planning Policy Framework
PPA	Planning Performance Agreement
PROW	Public Rights of Way
PS	Planning Statement
SALP	Suffolk Coastal Site Allocations and Area Specific Policies Local Plan
SANGs	Suitable Accessible Natural Greenspace (variously termed Suitable Alternative Natural Greenspace)
SCC	Suffolk County Council
SCDC	Suffolk Coastal District Council



SCI	Statement of Community Involvement
sHRA	shadow Habitats Regulation Assessment
SLS	Strategic Landscape Scheme
SSS	Service Supply Statement
TA	Transport Assessment
TP	Travel Plan



EXECUTIVE SUMMARY

The Planning Statement (PS) identifies and summaries the relevant planning policies and the key planning issues associated with the proposed development.

The proposed development is for the construction of up to 2,000 homes, an employment area of c0.6ha (use class B1), primary local centre (comprising use classes A1, A2, A3, A4, A5, B1, C3, D1 and D2), secondary local centre (comprising possible use classes A1, A3, A5 and D2), a school, green infrastructure (including Suitable Accessible Natural Greenspace (SANGs), outdoor play areas, sports ground and allotments/ community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure.

The site is situated on land immediately to the south and east of BT's research and development campus known as Adastral Park. The site is identified in Suffolk Coastal District Council's Core Strategy (CS) as suitable to accommodate a single allocation of 2,000 homes. The site is the principal contributor to meeting the CS's expectation that the Eastern Ipswich Plan Area (EIPA) would accommodate a total of 2,320 new homes in the plan period 2010-2027.

The proposals are entirely in accordance with up-to-date development plan polices and in fact will deliver a form and scale of development expressly envisaged by the development plan.

The substantial assessment and community engagement undertaken by the Applicants demonstrate that there are no material considerations which would indicate any decision contrary to the development plan polices. The proposals also benefit from the presumption in favour of sustainable development under paragraph 14 of the NPPF. In view of this, the proposals should be granted permission on application of the test under section 38(6) of the Planning and Compulsory Purchase Act 2004. Indeed, under both policy SP1A of the CS and paragraph 14 of the NPPF, the proposals should be approved without delay.

The PS at paragraphs 8.7-8.19 and table 8.2 explain how the proposals meet all the strategy and priority tests of the principal CS policy relevant to the EIPA. The assessment of the application with an EIA process, extensive community engagement and the production of an Illustrative Framework Masterplan has enabled the proposals to be considered in an appropriately comprehensive and broad manner taking into account all possible impacts in the wider area.

The assessments conclude that the proposals can be delivered and can create a high quality exemplar development with a distinctive sense of place and community all in accordance with the principles of sustainable development encouraged by the NPPF. The assessments also demonstrate that the proposals can deliver extensive areas of green infrastructure in a form and scale sufficient to discourage new and existing residents from travelling to the nearby environmentally sensitive sites.

In providing the form and scale of development expressly envisaged by the development plan, all as indicated in the Illustrative Framework Masterplan, the key planning benefits are:



- delivery of much needed market and affordable housing;
- delivery of well-designed homes based on principles of good, sustainable and inclusive design;
- delivery of a new community in which residents will be proud to settle and integrate with the surrounding existing communities;
- increased public access to the distinctive natural landscape and environment to the immediate east of the existing built-up area on land which, due to its mineral extraction, has very largely prevented public access;
- where public access does already exist enhance these routes and the surrounding areas to improve the recreational experience and enjoyment;
- creation of a network of well-planned green spaces permeating the site, offering a highly attractive alternative to the nearby Deben Estuary and other ecologically sensitive sites;
- creation of extended and additional areas for the establishment of ecological habitat;
- a new school appropriately located within the new community to act as an important hub of community activity;
- provision of early years child facilities;
- provision of two new local centres of a sufficient size and format to serve as a community focus but not so extensive as to detract from the existing surrounding town and village facilities;
- provision of an extended employment site;
- provision of a highly sustainable form of development designed to minimise energy requirements;
- provision of an extensive network of cycleways and footpaths designed to encourage sustainable travel and linkages;
- provision of a range of house types and tenures designed to meet the identified needs of the existing district as well as new residents;
- provision of a package of planning obligations and contributions to meet the relevant requirements for improvements to the highway network, transport, education, health and open space.



1 INTRODUCTION

- 1.1 This PS has been prepared by CODE Development Planners Ltd (CODE) in support of an application for outline planning permission with all matters reserved except means of access for the development of 113.3ha of land south and east of Adastral Park, Martlesham.
- 1.2 The application is for up to 2,000 homes, an employment area of c0.6ha (use class B1), primary local centre (comprising use classes A1, A2, A3, A4, A5, B1, C3, D1 and D2), secondary local centre (comprising possible use classes A1, A3, A5 and D2), a school, green infrastructure (including Suitable Accessible Natural Greenspace (SANGs), outdoor play areas, sports ground and allotments/ community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure.
- 1.3 The proposal is described in more detail in paragraph 5.1 and in the DAS accompanying the application.
- 1.4 The application is submitted on behalf of Carlyle Land Ltd and CEG (the Applicants).
- 1.5 The intention of this PS is to identify and summarise the relevant planning policies and the key planning issues associated with the development.
- 1.6 The proposal is examined through an ES which has been produced by RSK Consulting and relevant technical consultants. The application is also supported by the following documents:

Formal submission documents for approval

- application form
- ownership certificates
- red line plan drawing number 31677/01/E
- Ipswich Road eastern access, drawing number 10391/HL/04/C
- Ipswich Road western access, drawing number 10391/HL/05/C
- A12 access, drawing number 10391/HL/08/B
- Gloster Road/Northern Quadrant access, drawing number 10391/HL/06
- Earthworks Strategy Plan 10391/EW/01
- Phasing Plan – drawing number 31677/07/D
- Main Green Infrastructure Area – drawing number 31677/11/E
- Heritage Park – drawing number 31677/12/G



Documents submitted for illustration and explanation (some submitted as part of ES)

- Affordable Housing Statement (AHS)
- Air Quality Assessment (part of ES)
- Archaeology Assessment (part of ES)
- CIL -Additional Information Requirement form
- Contaminated Land Assessment and Ground Conditions Assessment (part of ES)
- Design and Access Statement (DAS)
- Ecological Surveys/Assessments (part of ES)
- Education Statement (EdS)
- Energy Statement (EnS)
- Environmental Statement (ES)
- Flood Risk Assessment and Drainage Strategy (part of ES)
- Geodiversity Survey and Report (GSR)
- Heritage Statement (HS) (part of ES)
- Land Stability Report (LSR)
- Landscape and Visual Impact Assessment (part of ES)
- Lighting Assessment (LA)
- Noise Assessment (NA) (part of ES)
- Planning Obligations/Heads of Terms (HoT) (part of PS)
- Planning Statement (PS)
- Footpath/Cycleway/Bridleway Statement (FCBS)
- Service Supply Statement (SSS)
- Statement of Community Involvement (SCI)
- Transport Assessment (TA) (part of ES)
- Travel Plan (TP) (part of ES)
- Tree Survey/Arboricultural Impact Statement (AS)



Illustrative Drawings

- Site Features Plan – drawing number 31677/06/F
- Illustrative Framework Masterplan – drawing number 31677/08/H
- Green Infrastructure Plan – drawing number 31677/09/D
- Play Approach – drawing number 31677/10/F
- Character Banding Plan – drawing number 31677/13
- Strategic Landscape Scheme (SLS)

- 1.7 The Illustrative Framework Masterplan represents the spatial expression of an extensive assessment of relevant site and wider area factors all as envisaged in paragraph 4.15 of the CS.
- a high quality exemplar development built to the highest possible environmental standards and entirely in accordance with sound principles of sustainability;
 - a high quality legacy development;
 - a new community of sufficient size to support new health and other facilities and services proportionate and complementary to existing facilities and services in the wider area;
 - a cohesive and inclusive community whilst retaining and reflecting the existing physical separation of Old Martlesham and Martlesham Heath;
 - a development which respects the rural character and landscape qualities of the adjacent AONB and countryside and the separation from villages to the east and south;
 - a scheme properly controlled to ensure that infrastructure is in place at the appropriate phases of development.
- 1.8 The supporting statements to the application provide further clarification of how the masterplan has evolved and considered the context of the proposal in the wider EIPA.
- 1.9 In addition, the evolution of the masterplan has been hugely informed and influenced by community input and engagement which the Applicants have undertaken from the beginning of their involvement in the site.
- 1.10 The documents submitted are considered to be sufficient to enable Suffolk Coastal District Council (SCDC) to validate and determine the application.
- 1.11 The Applicants and their professional team of advisers have been actively involved in discussions with SCDC, Suffolk County Council (SCC), other relevant authorities and interested parties including parish councils and members of the public. More details of these discussions are contained in the SSCI.
- 1.12 The application will be processed in accordance with a PPA.



2 AIMS, OBJECTIVES AND BENEFITS OF THE PROPOSALS

2.1 The proposals are designed to respond positively to the extensive work and assessment already carried out by SCDC in the drafting of the now adopted Suffolk Coastal District Local Plan, Core Strategy and Development Management Policies July 2013 (CS). The proposals also reflect the further updated assessment work carried out on behalf of the Applicants and the extensive consultation undertaken with stakeholders and local residents.

2.2 The proposals deliver a form and scale of development expressly envisaged by the development plan with no adverse impact on designated European sites and entirely in accordance with the principles of sustainable development encouraged by the NPPF.

Aims and objectives

2.3 The relevant policies of the development plan and the delivery of the proposals are constructed on the CS's clear aims and objectives. Those material for these proposals are as follows:

- Objective 1 – Sustainability

“To deliver sustainable communities through better integrated and sustainable patterns of land use, movement, activity and development.”

- Objective 2 – Housing growth

“To meet the minimum locally identified housing needs of the district for the period 2010 to 2027, taking into account existing and future economic, environmental and social opportunities and constraints.”

- Objective 3 – New homes

“To provide for the full range of types and locations of new homes to meet the needs of existing and future residents of the district.”

- Objective 4 – Economic development

“To support the growth and regeneration of the local economy and to build on those elements of its unique economic profile that are identified as being of sub-regional, regional and national significance.”

- Objective 8 – Transport

“To enhance the transport network across the district.”

- Objective 9 – Climate change

“To adapt to and mitigate against the potential effects of climate change and minimize the factors which contribute towards the problem.”



- Objective 11 – Protecting and enhancing the physical environment

“To conserve and enhance the quality of the distinctive natural, historic and built environments including ensuring that new development does not give rise to issues to coalescence.”

- Objective 12 – Design

“To deliver high quality developments based on the principles of good, sustainable and inclusive design.”

- Objective 13 – Accessibility

“To promote better access to, housing, employment, services and facilities for every member of the community.”

- Objective 14 – Green infrastructure

“To encourage and enable the community to live and enjoy a healthy lifestyle; to promote urban cooling (eg shading from trees, canopies on buildings to cool down areas and buildings in urban settings) in major settlements as well as support biodiversity and geodiversity.”

- Objective 15 – Physical and community infrastructure

“To ensure that, as a priority, adequate infrastructure such as transport, utilities or community facilities are provided at an appropriate time, in order to address current deficiencies and meet the needs of new development.”

2.4 In addition to the general objectives noted above, the CS importantly relates those to the spatial planning context.

2.5 The spatial strategy of the CS states quite correctly that spatial planning is more than just a map. At paragraph 4.01 it notes that it:

- “works within a wider context than simply the use of land, looking also at how communities function and how they interact and relate to the physical environment which surrounds them;
- considers the concept of ‘place’, including local distinctiveness and local opinion;
- puts into place those other pieces of the jigsaw, including such aspects of life as the environment, communication, social well-being, the economy and overall quality of life of individuals and communities;
- looks at the provision of infrastructure necessary to support existing communities and potential for future development.”



- 2.6 The proposals are located on a site which the spatial strategy recognises as being suitable to achieve these requirements. The proposals have been planned and designed with these very much as the guiding principles. More detail of the relevant approach to design is contained in the DAS.

Key planning benefits

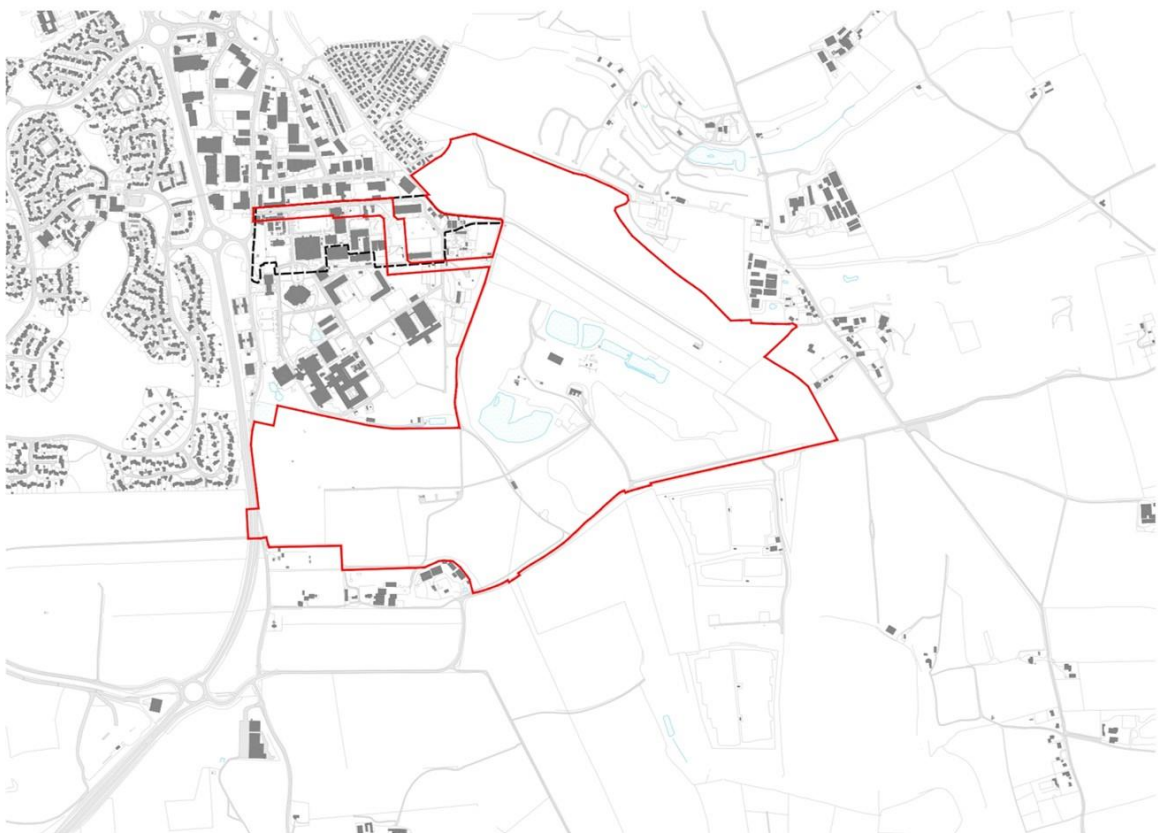
- 2.7 The key planning benefits of the proposal for the district include:
- delivery of much needed market and affordable housing;
 - delivery of well-designed homes based on principles of good, sustainable and inclusive design;
 - delivery of a new community in which residents will be proud to settle and integrate with the surrounding existing communities;
 - increased public access to the distinctive natural landscape and environment to the immediate east of the existing built-up area on land which, due to its mineral extraction, has very largely prevented public access;
 - where public access does already exist enhance these routes and the surrounding areas to improve the recreational experience and enjoyment;
 - creation of a network of well-planned green spaces permeating the site, offering a highly attractive alternative to the nearby Deben Estuary and other ecologically sensitive sites;
 - creation of extended and additional areas for the establishment of ecological habitat;
 - a new school appropriately located within the new community to act as an important hub of community activity;
 - provision of early years child facilities;
 - provision of two new local centres of a sufficient size and format to serve as a community focus but not so extensive as to detract from the existing surrounding town and village facilities;
 - provision of an extended employment site;
 - provision of a highly sustainable form of development designed to minimise energy requirements;
 - provision of an extensive network of cycleways and footpaths designed to encourage sustainable travel and linkages;
 - provision of a range of house types and tenures designed to meet the identified needs of the existing district as well as new residents;
 - provision of a package of planning obligations and contributions to meet the relevant requirements for improvements to the highway network, transport, education, health and open space.



- 2.8 Approval of the application will enable the delivery of much needed homes in the early part of the plan period, thereby assisting SCDC in meeting their requirement to provide sufficient sites for the next five years and beyond.

3 SITE CONTEXT

- 3.1 The application site is located to the east of the A12 at Martlesham directly to the south and east of BT's research and development campus known as Adastral Park. Adastral Park lies to the south of the campus and retail area around Martlesham Heath employment area with the settlements of Martlesham to the north, Martlesham Heath to the west, Brightwell and Newbourne further to the south and the village of Waldringfield to the east.
- 3.2 The site is approximately 1.7km from the Deben Estuary SSSI, SPA and Ramsar site.
- 3.3 The site's eastern boundary is directly adjacent to the AONB which itself extends to the east.
- 3.4 The contiguous boundary to Adastral Park is defined by a security fence maintained by BT with a mixture of existing buildings, telecommunication apparatus and landscaped areas immediately adjacent.





- 3.5 The largest part of the site is used for sand and gravel extraction with other areas restored from earlier sand and gravel extraction activities. An area in the northern part of the site adjacent to the north-eastern boundary has not been worked for sand and gravel extraction and remains as a BT test range.
- 3.6 The principal access to the site currently exists onto Ipswich Road. All traffic to and from the sand and gravel activity enters and exits the site via this route. The principal route for traffic from the site to the wider highway network is then gained to the west via the existing Foxhall roundabout onto the A12. Access to the BT test site is gained via a private gated route directly through Adastral Park.
- 3.7 Other key site features including scheduled monuments, woodland, hedgerows, public footpaths, bridleways, water bodies and SSSIs are identified on drawing number 31677/06/F.

4 RELEVANT PLANNING HISTORY

- 4.1 The site's planning history largely relates to the previous and current mineral extraction activity with the principal consents since 1961 listed in Appendix 1. Many of these consents have expired. The current extraction works are being carried out under consent reference number C10/1441 referred to in section 22 of this PS.
- 4.2 The current application site together with the existing BT Adastral Park site was the subject of two separate applications for "up to 60,000m² additional employment floorspace (B1), erection of 2,000 dwellings, mixed use local centre, primary school, hotel, energy centre, public park, other community infrastructure, changes to junctions on A12, new road connections to Heath Road/Waldringfield Road, other ancillary works". The first of these applications (ref 08/1725) was withdrawn on 14 April 2009. The second application (09/0555) was withdrawn on 12 December 2016.
- 4.3 The site has been identified in the CS as being suitable for a single allocation of 2,000 new homes. More detail of the policy background to the site is contained in section 8 of this PS.

5 PROPOSAL

- 5.1 The application proposes the following development components:
- up to 2,000 dwellings;
 - employment area of c0.6ha (use Class B1);
 - primary local centre (comprising mix of use Classes A1, A2, A3, A4, A5, B1, C3, D1 and D2);
 - secondary local centre (comprising use Classes A1, A3, A5 and D2);
- [the total A1-A5 floorspace in the combined primary and secondary centres to be c2,500sqm];
- safeguarded education land totalling 5.5ha and, as appropriate, provision of all through school comprising primary and secondary facilities; with associated early years facility [this is likely to



provide 52 early years places, up to 630 primary school (three forms of entry) and a 600 place (four form entry) secondary school. The precise details and mechanism of provision and construction will be determined in discussions with SCDC and SCC. The Applicants' contribution will be for what is necessary to meet the requirements of the proposed development.];

- green infrastructure including SANGs (25.1ha), sports ground (7.9ha) and allotments/community orchards (0.83ha). [Note: 3.3ha of outdoor equipped playgrounds and casual or informal playing space will be included in the SANGs area. Additional play space will be included within the design detail of the residential areas];
- network of linked public footpaths and cycleways. [Note: many of these will be integrated into the areas of green infrastructure and will link to the wider external public access routes];
- new vehicle accesses onto A12 (x1), Ipswich Road (x2) and Gloster Road (x1);
- new health and community facilities;
- associated infrastructure including drainage and utility supplies.

5.2 The above elements of the proposal are shown on the Illustrative Framework Masterplan, drawing number 31677/08/H accompanying the application submission. The rationale of siting and design is explained in the DAS.

5.3 It is proposed that all matters are reserved for further consideration apart from means of access. Four points of vehicular access are proposed onto the existing highway network, taken from Ipswich Road (x2), A12 and Gloster Road. The design principles of this access arrangement are shown on drawing numbers 10391/HL/02B, 10391/HL/04C, 10391/HL/05C and 10391/HL/06.

6 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

6.1 The Applicants have volunteered that the proposal should be assessed under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

6.2 In accordance with the relevant EIA Regulations and best practice guidance, an exercise to assess the scope of the EIA and the likely significant environmental effects has been undertaken.

6.3 The scoping process resolved to address in the ES the following possible effects:

- air quality;
- archaeology and cultural heritage;
- ecology;
- flood risk and drainage;
- ground conditions and contamination;
- landscape and visual impact;
- noise;



- socio-economics;
- transport and travel planning.

- 6.4 The ES has comprehensively addressed all the issues raised in the council's scoping opinion.
- 6.5 The ES also addresses the possible environmental effects of the proposals cumulatively with other relevant sites in the area.
- 6.6 The EIA process seeks to ensure that the likely significant environmental effects of the development on the environment are fully understood by the decision maker and taken into account in evaluating the proposal.
- 6.7 In enabling the systematic examination of each of these effects, the EIA process has facilitated refinement of the emerging development proposal to minimise adverse impacts on the environment and to maximise beneficial consequences. In generating a significant amount of information on the likely environmental effects of the development proposal, the ES will enable a better informed and robust decision to be made on the merits of the proposal.
- 6.8 The ES contains four parameter plans which set the parameters against which the proposal is assessed. These plans consider:
- land use and green infrastructure;
 - building heights;
 - residential density;
 - movement and access.
- 6.9 The ES also contains a number of environmental mitigation recommendations which, following further discussions with SCDC, are likely to be incorporated where relevant into any grant of planning permission by way of condition or planning obligation.

7 CONSULTATIONS

- 7.1 The NPPF recognises the importance of pre-application engagement. Paragraph 188 states:
- “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.”*
- 7.2 The NPPF also encourages pre-application discussions with other consenting bodies to ascertain if a particular development is acceptable in principle and to resolved issues at pre-application stage. Paragraph 189 states:
- “Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them*



before submitting a planning application but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.”

- 7.3 Further encouragement and guidance is contained in the Planning Practice Guidance. The council's own SCI requires applicants for major planning applications to undertake certain standards of pre-application consultation with statutory bodies and the public.
- 7.4 In co-ordination with the council, the Applicants' project team undertook a series of direct meetings and consultation events. As a consequence, a range of parties and people have been engaged in the design process. All of the comments provided have been considered. The DAS and SCI provide details of how the pre-application comments have been considered and how they have influenced the proposed development outcomes.

8 RELEVANT PLANNING POLICY

- 8.1 This section of the PS sets out the planning policy background against which the proposed development is to be considered. It refers to the relevant aims and objectives of the CS listed in section 2 and adopted in the preparation of the proposals and masterplan for the site.
- 8.2 By section 70(2) of the Town and Country Planning Act and section 38(6) of the Planning and Compulsory Purchase Act 2004 this application is required to be determine *“in accordance with the development plan unless material considerations indicate otherwise”*.
- 8.3 The section 38(6) test, therefore, favours development which complies with up-to-date planning policies, and the presumption in favour of sustainable development under paragraph 14 of the NPPF makes clear that proposals that accord with the development plan should (unless material considerations indicate otherwise) be approved “without delay”. In the case of the application proposal, development of this nature, scale and location complies with the relevant policies of the development plan. The development plan is made up of the following individual plans:
- Suffolk Coastal District Local Plan: Core Strategy and Development Management Policies July 2013 (CS);
 - Suffolk Coastal Local Plan saved policies;
 - Suffolk Coastal Site Allocations and Area Specific Policies Local Plan 2017 (SALP);
 - Minerals Core Strategy, September 2008 (MCS);
 - Minerals Specific Site Allocations Plan 2009 (MSSAP).



8.4 The proposals also comply with other relevant documents which should be taken as other material considerations in support of the proposals. These include the NPPF (referred to in paragraphs 8.10–8.22 of this PS and throughout the application documents) and various Supplementary Planning Guidance. These are:

- SPG 11 recreational flood lighting;
- SPG 12.8 hi-tech cluster, Martlesham Heath;
- SPG 15 outdoor playing space.

8.5 The compliance of the proposals with up-to-date and relevant policies is compelling and the section 38(6) test points strongly in favour of granting permission.

8.6 Table 8.1 below summarises an assessment of the proposals against relevant policies and illustrates how the proposals are a key component in the delivery of CS policies, aims and objectives and in achieving sustainable development in accordance with the NPPF. Further details of the assessment of the proposals are contained in the individual chapters of the ES and other relevant application documents. A further assessment is provided in table 8.2 of the proposal against the site and wider area considerations of policy SP20 of the CS which shows how the proposals deliver in a co-ordinated and planned manner a form and scale of development expressly envisaged by the development plan.

Table 8.1

Suffolk Coastal District Local Plan Core Strategy and Development Management Policies July 2013		
Policy reference	Summary of relevant policy objectives	Assessment
Policy SP1 Sustainable development	<p>Achievement of sustainable development to include:</p> <ul style="list-style-type: none"> a) appropriate mitigation to mitigate effects of climate change; b) relate new housing development to employment services, transport and infrastructure; c) achieve balance between employment, housing and environment; d) provision of appropriate infrastructure; e) priority to previously developed land where possible ahead of greenfield sites; f) promote sustainable construction; g) reduce overall need to travel and manage the transport network; h) enable a healthy economy; i) enhance accessibility to services; j) conserve and enhance the area's natural, historic and built environment; k) maintain and enhance a sense of place; 	<p>The proposals are to develop a new mixed use community of a scale, nature and location expressly envisaged in the CS (after a full assessment of requirements and alternatives during the preparation of the CS).</p> <p>The site is located in close proximity to extensive areas of employment, on land which is principally either current or restored sand and gravel workings. The proposals include community and commercial uses which are designed to service the requirements of new residents and be of benefit to existing local residents. The need to travel will be lessened by close proximity of services and the provision of extensive and legible walking and cycling routes. As detailed in the DAS, the proposals have key regard to the creation of a sense of place and an inclusive and sustainable community. Also contained in the DAS is reference to the</p>



Suffolk Coastal District Local Plan Core Strategy and Development Management Policies July 2013		
Policy reference	Summary of relevant policy objectives	Assessment
	l) create and promote inclusive and sustainable communities.	key design principles including the need to create and enhance, where appropriate, the natural and historic setting of the site and area. Particular further reference should be made to the ES, Energy Statement, Geo-diversity Statement and Footpath/Cycleway/Bridleway Statement.
Policy SP1A Presumption in favour of sustainable development	"Planning applications that accord with policies in the Local Plan ... will be approved without delay unless material considerations indicate otherwise."	The proposals are in accordance with the development plan including policies SP19 and SP20. There are no material considerations which indicate otherwise.
Policy SP2 Housing numbers and distribution	The policy identifies the minimum number of new homes required in the district in the period 2010-2027. It makes reference to the distribution to be in accordance with the settlement hierarchy described in Policy SP19. The policy identifies the need to phase development commensurate with the provision of any infrastructure and, where appropriate, necessary nature conservation mitigation.	The proposals are designed to make a substantial contribution towards meeting the objectively assessed housing need in the district in accordance with the settlement hierarchy set out in Policy SP19. The final appropriate phasing of infrastructure and nature conservation mitigation will emerge following further discussions with statutory bodies and SCDC but base information is contained in various application documents including the ES, TA and EdS.
Policy SP3 New homes	Increase stock of housing to provide full range of size, type and tenure of accommodation. New homes to be provided in accordance with the principles of sustainable development and sustainable communities.	The proposals will provide a full and appropriate range of size, type and tenure of accommodation. The proposals will also provide affordable housing which is discussed in the AHA. The DAS explains how the proposals are in accordance with the principles of sustainable development and sustainable communities.
Policy SP5 Employment land	The policy refers to the strategic objective to support the growth of the local economy and the part to be played by BT's research and development headquarters at Adastral Park.	The proposals are designed and allocated to provide principally new homes but it is worth noting the importance to economic growth of providing an appropriate stock of housing appropriately located to complement and encourage economic growth. Assessment of the role of the proposal in this regard is contained in the socio-economic chapter of the ES. Although not part of the current application the Applicants propose to deliver additional employment uses on the northern part of



Suffolk Coastal District Local Plan Core Strategy and Development Management Policies July 2013		
Policy reference	Summary of relevant policy objectives	Assessment
		the Adastral Park site following 'draw down' of further land.
Policy SP10 A14 and A12	"Improvements to the A12 south from its junction with the A1214 at Martlesham to the Seven Hills interchange will be required in conjunction with strategic employment and housing development proposal east of the A12 with funding provided by means of developer contributions."	The proposed development contains a package of transport works including improvements to the A12. Details of these and the necessary balance between improving roads and encouraging residents to use modes of transport other than the motor car are contained in the TA.
Policy SP11 Accessibility	Improved accessibility to services and facilities and maximise opportunities for local journeys to be made by means other than the private motor car.	The proposals include an access and movement strategy which includes extensive consideration and provision of new foot and cycle provision and the appropriate siting of new local facilities and services. Details of this approach are contained in the TA, DAS and FCBS.
Policy SP12 Climate change	Appropriate contribution towards mitigation of the effects of new development on climate change.	The application documents explain how the proposals intend to minimise the effect on climate change and provide appropriate mitigation. Measures include: <ul style="list-style-type: none"> • using, as appropriate, on-site materials; • implementing an appropriate energy strategy (Energy Statement (EnS)); • encouraging use of modes of transport other than the motor car (TA, TP); • provision of extensive and appropriate drainage strategy (FRA); • sustainable methods of construction.
Policy SP14 Biodiversity and geodiversity	Strategic aim to protect and enhance biodiversity and geodiversity.	See policy DM27.
Policy SP15 Landscape and townscape	Protect and enhance landscape character areas including the AONB.	See policy DM21.



Suffolk Coastal District Local Plan Core Strategy and Development Management Policies July 2013		
Policy reference	Summary of relevant policy objectives	Assessment
Policy SP16 Sport and play	Provide appropriate amounts of formal and informal sport, recreation and play facilities in accordance with information contained in the relevant community infrastructure study and, in the case of playspace, to the national standard of 2.4ha per 1,000 population.	<p>The details of the proposals' approach to the provision of sport and play facilities are contained in section 9 of this PS, the DAS and the Play Approach drawing 31677/10/F. Provision of facilities for sport and play together with green infrastructure generally has been a guiding principle of the design of the proposals.</p> <p>The application complies fully with the policy aims and standards, including those of SPG15 – outdoor playing space.</p> <p>In discussion with SCDC the Applicants have updated the relevant conclusions of the 2009 community infrastructure study and will continue to do so as required through the process of considering the application.</p>
Policy SP17 Green space	Ensure that communities have well managed access to green space and that strategic housing areas provide green infrastructure opportunities to suitably complement development proposals.	<p>The details of the proposals' approach to the provision of green infrastructure are contained in section 9 of this PS and in the DAS.</p> <p>The strategy is to provide on-site the necessary green infrastructure to meet the requirements of policy and in the case of Suitable Accessible Natural Green Space (SANGs) of Natural England.</p>
Policy SP18 Infrastructure	To ensure that the necessary infrastructure is provided and phased with the development of housing allocations.	<p>The various application documents contain an assessment of infrastructure requirements to deliver the proposed development.</p> <p>The requirement to phase infrastructure and necessary infrastructure contributions with the development of housing will be respected.</p> <p>The precise phasing detail will be confirmed in further discussions with infrastructure providers, provision of infrastructure improvements will be secured, where appropriate, in a Section 106 Agreement (Appendix 2).</p>
Policy SP19 Settlement policy	The policy identifies the Eastern Ipswich Plan Area providing 29% of the total proposed housing growth in the district.	The proposals seek to deliver the anticipated growth in the Eastern Ipswich Plan Area as identified in Policy SP19.



Suffolk Coastal District Local Plan Core Strategy and Development Management Policies July 2013		
Policy reference	Summary of relevant policy objectives	Assessment
Policy SP20 Eastern Ipswich Plan Area	<p>The policy identifies a strategy for dealing with proposals in the area all designed to achieve an integrated and appropriate balance between the requirements of housing, employment and the environment.</p> <p>The policy contains specific requirements for the housing development on land south and east of Adastral Park. Supporting text to the policy at paragraph 4.14 identifies this land for “a single allocation of 2,000 new homes”.</p> <p>Paragraph 4.14 also continues ...</p> <p><i>“Analysis has demonstrated that a development of this number of homes would deliver, as part of the development, the necessary social and community infrastructure on-site to serve the new residents and appropriately mitigate impacts on adjoining areas, including the rural area to the east, extending down to the Deben Estuary (a designated European Natura 2000 site.).”</i></p>	<p>Assessments carried out by the Applicants in discussion with relevant statutory bodies and interested parties have concluded that the application site is capable of accommodating the 2,000 new homes and associated services and facilities in a way which complies with the policy requirements and an updated infrastructure strategy.</p> <p>Further detail is provided in the various application documents including the ES, DAS, TA and FRA. A further commentary is provided in paragraphs 8.7 - 8.19 and in table 8.2 of this PS.</p>
Policy DM2 Affordable housing on residential sites	Achieve aim of 33% affordable housing on-site subject to site conditions suitability and economics of provision.	The proposed development will provide affordable housing in accordance with policy criteria subject to further discussions with the local planning authority. Further explanation is provided in the AHS.
Policy DM12 Expansion and intensification of employment sites	Permit proposals subject to scale, impact and any necessary mitigation measures.	The proposal includes a small extension for B1 uses (c0.6ha) of the existing Brightwell Barns on Ipswich Road. The scale and B1 nature of the proposal will ensure that there are no significant adverse impacts on traffic movements, the environment or residential amenities.
Policy DM19 Parking standards	Proposals to conform to district council's parking standards.	The number of parking spaces will be determined at detailed planning stage but will be designed to achieve an appropriate balance between encouraging residents and visitors to travel by sustainable modes of transport but also meet car parking requirements.
Policy DM20 Travel plans	Proposals for new development to be accompanied by a TP.	Application documents include a TP within the TA.



Suffolk Coastal District Local Plan Core Strategy and Development Management Policies July 2013		
Policy reference	Summary of relevant policy objectives	Assessment
Policy DM21 Design aesthetics	Development expected to establish a strong sense of place, using street scenes and buildings to create attractive and comfortable places to live, work and visit.	The proposals have been carefully designed and considered in order to achieve the aims of good quality design referred to in the policy. Details of the design rationale are contained in the DAS and LVIA. Particular attention is paid to the impact of the proposals on the landscape character of the area including the adjacent AONB.
Policy DM22 Design function	Development expected to meet criteria including: <ul style="list-style-type: none"> • maintain safe and convenient access for people with disabilities; • makes adequate provision for public transport, cars, cycling, garages, parking areas, access ways, footways etc having regard to quality of design and appearance; • makes provision for service vehicles; • takes into account need for crime prevention; • encourage water conservation measures. 	Although the application is for outline planning permission, the DAS, TA and FRA all contain relevant explanation of how the criteria of policy DM 22 have been considered. These all demonstrate how the proposals have grasped the opportunity to deliver a truly high quality exemplar development as envisaged by the CS.
Policy DM23 Residential amenity	Development proposals to have regard to impact on residential amenity of both existing and new residents.	Although the application is for outline planning permission the application documents contain relevant assessments of the possible impact on residential amenities and, where appropriate at this stage, strategies to guide future details.
Policy DM24 Sustainable construction	Development to use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care in order to reduce emissions.	The details of consideration will be determined at detailed planning stage.
Policy DM25 Art	To seek the provision of new publicly accessible works of art.	Applicants accept appropriate obligations to provide publicly accessible works of art within the scheme. See HoT (Appendix 2).
Policy DM26 Lighting	Development to be designed to achieve an appropriate balance between the need for security and to minimise pollution from glare and light spillage.	Although the application is for outline planning permission, the application documents include a Lighting Strategy designed to guide any future details appropriately.



Suffolk Coastal District Local Plan Core Strategy and Development Management Policies July 2013		
Policy reference	Summary of relevant policy objectives	Assessment
Policy DM27 Biodiversity and geodiversity	<p>Developments should protect and enhance biodiversity and geodiversity value of land.</p> <p>Developments that could cause a direct or indirect adverse effect to the integrity of internationally and nationally designated environmental sites must provide prevention mitigation and, where appropriate, compensation measures.</p> <p>The policy also confirms that if suitable measures cannot be delivered to accommodate part of the Core Strategy then planning permission will only be granted for a level and location of development for which it can be concluded that there will be no adverse impact on the integrity of the site.</p>	<p>The proposals have been carefully designed to protect and, where appropriate, enhance biodiversity and geodiversity. Details are contained in the Ecological Surveys and Assessments, relevant ES chapters and the Geodiversity Statement.</p> <p>The shadow Habitats Regulations Assessment (sHRA) referred to, where appropriate in the application documents, explains the Applicants' assessment of the proposals, its impact on any European site and the requirement for appropriate mitigation.</p> <p>It concludes that the scale of development envisaged in policy SP20 can be delivered without any adverse impacts on any European site.</p> <p>The conclusions of the sHRA and its recommendations for the provision of 25.1ha of SANG have in fact heavily influenced the design capacity of the site.</p>
Policy DM28 Flood risk	Proposals for new development in areas at high risk from flooding, ie Flood Zones 2 and 3, must be tested against identified criteria.	<p>The application site is in Flood Zone 1.</p> <p>A more detailed assessment is contained in the FRA and Drainage Strategy which accompanies the ES.</p>
Policy DM32 Sport and play	Proposals for new residential development will be expected to provide or contribute towards indoor and outdoor sport and play space where a local need has been identified.	<p>The proposals will provide or contribute towards all necessary sport and play space as required by SPG15 – Outdoor Playing Space and the Ipswich Eastern Fringe Infrastructure Study September 2009. Further details are contained in section 9 of this PS and in the Illustrative Framework Masterplan.</p>
Policy DM33 Allotments	Encourage the provision of new allotments to meet demand that might be identified.	<p>The proposals contain 0.83ha of land for allotments and community orchard in accordance with the conclusions of the IEFIS.</p>

Suffolk Coastal Local Plan Saved Policies		
AP51	Confirm planning permission will normally be granted on General Employment Areas for B1, B2 and B8 development. Adastral Park is identified as a General Employment Area.	See assessment under saved policy AP216 below.



Suffolk Coastal Local Plan Saved Policies		
AP212 Ipswich Fringe: open character of land between settlements	Seek to maintain the open character of land which separates villages on the Ipswich Eastern Fringe	The proposed development is concentrated on a site with defined boundaries and in a location identified in the CS as being suitable for development. Development would not adversely affect the separate identity of villages.
AP216 Ipswich Fringe: Martlesham Heath Industrial Estate	Identification of Martlesham Heath Industrial Estate and the BT Adastral Park complex as a General Employment Area.	The proposals include a new vehicular, pedestrian and cycle route through the northern part of the Adastral Park campus. The route of the road will largely follow the route of the existing access road exiting onto Gloster Road. The area of approximately 12ha is the subject of an agreement between BT plc and the Applicants and it is proposed to be the site of a subsequent application to intensify employment uses. Such a use will be entirely in accordance with policy.

Suffolk Coastal Site Allocations and Area Specific Policies January 2017		
Policy SSP1 New housing delivery 2015- 2027	Identify housing allocation sites to deliver district housing requirements in the period 2015-2027. The previous planning application submitted on behalf of BT plc sought to provide up to 2,000 new homes in accordance with Core Strategy policy SP20. Of these, 1,575 were expected to be delivered within the plan period. The previous BT application intended to provide the 2,000 new homes on the same parcel of land which is the subject of the current application although the application site included the whole of the Adastral Park itself.	The policy emphasises the importance of delivering the homes on the application site in order to meet the district's objectively assessed housing requirements. Planning permission on a site that accords with development plan policies and where there are no material considerations which indicate otherwise should, in accordance with policy SP1A of the CS, be approved without delay. As indicated in section 23 of this PS under 'phasing' the site could deliver in the region of 1,575 homes in the plan period to 2027 and make a substantial contribution to the district's early years housing requirements. As such other less suitable sites elsewhere in the district would not be required for development.

Minerals Core Strategy September 2008		
Policy5	Safeguard mineral resources where site is not identified for development in a Local Development Document.	The application site is identified for development in the CS. The proposal, therefore, complies with policy 5.



Mineral Specific Site Allocation Plan 2009		
Site allocations Sites 1A and 1B	<p>Policies identify parts of Waldringfield quarry as suitable extensions to existing sand and gravel extraction activities subject to environmental safeguards and restoration.</p> <p>Restoration preference is to include significant areas of heathland if the land is not incorporated into the Suffolk Coastal LDF as an area for strategic housing growth, or planning permission is not granted for uses other than mineral extraction.</p>	<p>Parts of sites 1A and 2A are currently being worked for extraction.</p> <p>The whole of the Waldringfield quarry site is identified in the CS as an area for strategic housing growth.</p> <p>Restoration of the site will, therefore, relate to its new function. Notwithstanding its use for development the application includes extensive areas of greenspace including restoration of some to heathland. The strategy for this is explained in the Ecology Surveys and Assessments and in the sHRA.</p>

- 8.7 Policy SP20 of the CS and its explanatory text represent the key elements of the council's policy considerations for the EIPA and indicate how the application site might be developed to support the growth of the area as envisaged.
- 8.8 Paragraph 4.14 identifies the location of sites which are intended to meet the CS's total requirement of 2,320 homes in the EIPA. In addition to two sites at Fentons Wood and Bixley the plan explains:
- "Through the plan period, however, a single allocation of 2,000 new homes is identified east of the A12 at Martlesham to the south and east of Adastral Park ..."*
- 8.9 The application site is, therefore, the principal and largest site in the delivery of the CS's expectation for the EIPA.
- 8.10 Paragraph 4.12 of the CS explains that the IPA and particularly the EIPA part of the IPA is identified for strategic levels of housing growth partly in recognition of the existence of a wide range of existing facilities including employment sites, retail, education, recreation, leisure and religious facilities and public transport links.
- 8.11 In identifying the site as suitable for a single allocation of 2,000 new homes paragraph 4.14 of the CS concludes:
- "This site provides huge potential and an opportunity to deliver a sustainable development linked with employment provision and close to educational and other facilities. It is close to and capable of supporting improved public transport provision for the new and existing communities, as well as being well related to the main road network which is capable, with some improvements, of accommodating a development on this scale. This allocation would also enable it to be fully integrated into the local environment without impinging upon the qualities of the other residential parts of Old Martlesham, Martlesham Heath and neighbouring villages but still close to other shops and services at Martlesham."*



- 8.12 The application, together with its associated Illustrative Framework Masterplan and support evidence explains how the proposal will deliver a high quality exemplar development built to the highest environmental standards as referred to in paragraph 4.15 of the CS. As noted in paragraph 1.7 of this PS, the Illustrative Framework Masterplan will deliver within the plan area all the requirements noted in paragraph 4.15.
- 8.13 Paragraph 4.16 of the CS envisaged that "... given the scale and potential impact of a development of this scale (both housing and employment) it will be the subject of an Area Action Plan which looks beyond just the site specific issues but takes on board the wider impact of change".
- 8.14 The council has not prepared an Area Action Plan. However, such a plan is not needed for this application to be determined. The exhaustive preparation and assessment of these proposals including an EIA and sHRA process and production of a framework masterplan, has enabled them to be considered in an appropriately comprehensive and broad manner taking into account all possible impacts in the wider area.
- 8.15 The scope of the ES together with the sHRA and the extensive consultation undertaken with surrounding parish councils and communities has informed the masterplan and application of the broader impacts and has led to the promotion of a development designed to avoid or minimise any adverse impacts and, where necessary, mitigate appropriately.
- 8.16 In employment terms, the proposal would complement the growth of the Martlesham Business Campus including Adastral Park with much needed and closely located housing. The application retains an area of 12ha in the northern part of Adastral Park to be the focus of future re-development for business uses as the rationalisation programme of Adastral Park continues. This will enable the creation of significant new and improved employment floorspace and will strengthen the strategic employment site as envisaged by paragraph 4.21 of the CS.
- 8.17 The proposals do not envisage a substantial increase in the retail offer to be provided on site. It is considered that the existing retail development in the area and the nearby town of Woodbridge is sufficient to meet the principal retail demands of the area. The inclusion of additional substantial retail floorspace on the site might detrimentally impact on the vitality and viability of Woodbridge town centre and other nearby centres. Instead, the proposed development envisages new retail offers limited to c2,500sqm of A class uses designed to meet the local shopping requirements of the new community. The new facilities would be arranged in two small local centres and sited conveniently with other local facilities and within easy walking distance of homes in the new community.



- 8.18 The proposals have also considered the impact of the development on the broader road network and recommends a number of off-site improvements reflecting the demands from the development and taking into account both the existing traffic and additional traffic from committed developments elsewhere. Details of the assessments and recommended improvements are contained in the TA.
- 8.19 Table 8.2 below responds to each of policy SP20's requirements. The policy makes reference to a community infrastructure study – IEFIS. This is a useful document and assessment to which the application refers. It has, though, been updated in a number of respects and individual items of infrastructure continue to be discussed with relevant providers and consultees. It is anticipated that, where appropriate, provision of, or contributions towards meeting infrastructure priorities of Policy SP20 will be secured in a Section 106 agreement or direct with the provider. Where known, the appended Section 106 Agreement Heads of Terms (Appendix 2) identifies the relevant elements to be incorporated within any subsequent Section 106 Agreement.

Table 8.2

SP20 text (and strategy)	Applicant's response	Reference
"Contains well planned sustainable new housing of a mix of size, type and tenure linked to existing and proposed employment." (Policy SP20i)	As the largest allocated site in the EIPA, the application site is designed to accommodate in a well-planned sustainable manner a full mix of size, type and tenure which recognises the needs and demands of the area and employment generation.	DAS and AHS
"Where the planned direction of controlled growth is eastwards of the A12 to the south and east of Adastral Park." (Policy SP20ii)	The application site is the largest site identified for growth in the EIPA. The application seeks to deliver the planned direction of growth expressly envisaged by the CS.	PS (section 8)
"Where opportunities for new employment provision have been maximised, with major national and international companies sitting alongside smaller ones, particularly those associated with the strategically important hi-tech business at BT." (Policy SP20iii)	The CS envisaged the application site to be used principally for housing development designed to complement and support the employment generating opportunities of the area. In addition to achieving this aim the proposals include an extension to the successful smaller scale business centre at Brightwell Barns and reserves and encourages the later continued rationalisation of existing business space and provision of new and improved business space in the area at the northern end of Adastral Park, known as the "Northern Quadrant".	PS
"Where the Martlesham Heath business campus including Adastral Park has been designated a strategic employment area." (Policy SP20iv)	The proposals are designed to support and complement the designated strategic employment area by providing appropriate housing on the 'doorstep'.	PS and DAS



SP20 text (and strategy)	Applicant's response	Reference
"Where development has been phased and scaled to ensure that new or upgraded transport, utility and other social and community provision is provided in advance of, or parallel to, new housing and employment provision." (Policy SP20v)	The development has been carefully phased and assessed to ensure that new housing is properly and adequately serviced with new transport and community provision.	PS (section 23), Phasing Plan, SSS, TA, TP
"That has created its own distinctive identity with smaller readily distinguishable villages, neighbourhoods and communities within the larger area." (Policy SP20vi)	The distinctive identity of the area is respected by the identification of a site with clearly defined and robust boundaries. The character is further respected and complemented by the proposal's design and attention to the site boundaries, particularly as they adjoin with the rural landscape and AONB beyond.	DAS, LVIA
"Where public transport provision and foot and cycle paths have been upgraded and promoted to minimise the need to use private motor vehicles to access employment, schools and other key facilities." (Policy SP20vii)	The proposals have considered with great care the opportunities to improve footpaths, cycleways and bridleways and to link them to the wider network in order to encourage travel by means other than the motor car. The community facilities have also been carefully sited to ensure ease of access for all residents. The TP has been developed to give further encouragement for the use of public transport for longer journeys from the site and has identified targets for appropriate modal shift.	TA, TP, DAS, FCBS
"Where priority has been given to creating a safe and attractive environment, including the provision of advanced planting and landscaping to create new settlement boundaries that blend with the surrounding landscape and contribute to biodiversity and ecological network." (Policy SP20viii)	Great attention has been given to ways of minimising the impact on the landscape and biodiversity. Where possible the proposals increase ecological habitat on the site. The strategic landscape scheme and phasing plan incorporate suggestions for advanced planting in order to protect and enhance the views into the new development from key identified vantage points.	SLS, Phasing Plan (drawing number 31677/07/D), ES Chapter 11, LVIA, ES Chapter 8 Ecology, and related ecological assessments.
"That includes the retention of designated Sandlings areas on the edge of Ipswich because of their historic and biodiversity interests." (Policy SP20ix)	Although the site is not located within a designated Sandlings area the proposals provide a mitigation package to ensure adverse effects upon Sandlings designations elsewhere to not occur. This includes the provision on site of SANG and the creation of heathland on site as supporting habitat.	Ecology chapter of ES.



SP20 text (and strategy)	Applicant's response	Reference
<p>"That preserves and enhances environmentally sensitive locations within the Eastern Ipswich Plan Area and its surroundings." (Policy SP20x)</p>	<p>The supporting information accompanying the application contains detailed assessments of how development on the site can be achieved without adverse impact on the environmentally sensitive areas within the EIPA and surroundings. These include the Deben Estuary SPA and the immediately adjacent AONB. As a consequence of these assessments and mitigation recommendations the proposals successfully preserve and, wherever possible, enhance the sensitive locations.</p>	<p>sHRA, LVIA</p>
<p>"That maximises opportunities to achieve access to green space, including the countryside." (Policy SP20xi)</p>	<p>The scheme design, scale and layout has been led by the need to identify sufficient and appropriate green space. Substantial additional access to green space within the site is delivered by the provision of 34.61ha of new accessible green infrastructure.</p>	<p>sHRA, DAS, Illustrative Framework Masterplan, FCBS, section 9 of PS.</p>
<p>"The council will require further proposals to be supported by an Appropriate Assessment to meet the requirements of the Habitats Regulations. If the results of appropriate assessment show that part of the strategy cannot be delivered without adverse impacts on designated European sites which cannot be mitigated, then the proposals will only make provision for the level and location of development for which it can be concluded that there will be no adverse effect on the integrity of a designated European Natural Conservation Site." (Policy SP20xii)</p>	<p>The design of the proposal and identification of site capacity has emerged from a clear assessment and understanding of the requirements of the Habitats Regulations. Detailed consultation with NE has taken place to ensure the provision of mitigation sufficient to avoid adverse impacts on designated European sites. The comprehensive sHRA has demonstrated that the proposals can be delivered without any adverse impacts on any European sites.</p>	<p>sHRA</p>
<p>"Creation of alternative opportunities for countryside recreation for existing and future residents as a preferred alternative to visiting European Nature Conservations sites – improved visitor infrastructure including wardening – and monitoring to quantify reductions in visitor harm achieved by mitigation projects." (Policy SP20)</p>	<p>As noted above, the Applicants have worked closely with NE and ecology advisers to ensure the creation on site of sufficient and attractive alternative opportunities for countryside recreation. The proposals commit to the provision of extensive high quality open space including 25.1ha of SANG sited and designed to allow easy access to a variety of activities and interest and thereby effectively encourage usage in preference to visiting the designated European sites.</p> <p>In addition , the Section 106 agreement Heads of Terms includes an expectation to contribute to appropriate related measures. These may include wardening and sign posting.</p>	<p>sHRA, HoT</p>



SP20 text (and strategy)	Applicant's response	Reference
"Specifically on land to the south and east of Adastral Park, strategic open space in the form of a country park or similar high quality provision will be required to mitigate the impact of development at this site and the wider cumulative impact of residential development on the relevant designated European nature conservation sites." (Policy SP20)	The extensive and well planned open space to be provided on site is sufficient in size and quality to mitigate fully the impact of development. The comprehensive sHRA has demonstrated that the proposals can be delivered without any adverse impacts on any European sites.	sHRA, FCBS, DAS, Illustrative Framework Masterplan, Play Approach Plan, GI Plan, Main Green Infrastructure Area Plan.

Infrastructure priority	Response	Reference
Provision of increased access to open space. Mitigation towards any adverse impact on designated European Natural Conservation site. (Policy SP20(a))	Provision of 25.1ha of SANGs and links to include 3.3ha of outdoor equipped playgrounds and casual or informal playing space. The comprehensive sHRA has demonstrated that the proposals can be delivered without any adverse impacts on any European sites.	sHRA, DAS, illustrative framework masterplan, section 9 of PS, Play Approach Plan, GI Plan, Main GI Area Plan, FCBS.
Improvements to water supply network	Necessary improvements will be undertaken.	SSS
Upgrades to waste water treatment network	Necessary upgrades will be undertaken.	SSS
Manage surface water drainage within site	An onsite SUDs system will be included in detailed designs.	FRA and Drainage Strategy.
Education facilities to meet identified early years, primary and secondary needs within the development area	Subject to agreement with SCC Applicants currently propose an onsite all through school including early years, primary and secondary facilities.	EdS and section 16 of PS
Health centre	Subject to agreement with NHS England and the CCG. The Applicants currently propose an onsite health centre within the primary local centre.	Section 15 of PS
Necessary road improvements	Appropriate road improvements will be undertaken.	TA
Improved public transport	Subject to viable agreements with the relevant bus operator(s) contributions will be secured through Section 106 Agreement.	TA, TP, HoT



Infrastructure priority	Response	Reference
Improve public rights of way network	The proposal contains extensive public pedestrian and cycle links around and through the site linking to the wider existing network.	TA, FCBS. DAS, illustrative framework masterplan, HoT.
Incorporate adequate electricity supply	UK Power Networks (UKPN) have confirmed the extent of network improvement and diversion requirements all of which can be accommodated. Further suggestions outlined in the Energy Statement to incorporate low carbon measures and to increase efficiency in line with national policy.	SSS, EnS
Indoor sports provision	The IEFIS indicated no requirement for indoor sports provision. The Applicants' preference is to provide adequate space within the all through school and community hall facility to permit appropriate dual use of facilities.	Illustrative Framework Masterplan
Outdoor sports facilities	The IEFIS identifies a need for 7.14ha of outdoor sports facilities. The application proposes to provide a 7.9ha sports ground located centrally on the site adjacent to the school and its own playing fields. The 7.9ha of sports ground is calculated on the basis of SPG 15.	Section 9 of PS
Outdoor play space	The application proposes to provide 3.3ha of outdoor equipped playgrounds and casual or informal playing space integrated into appropriate parts of the SANGs in the form of, for example, trim trails. Additional play space will be included within the design detail of the residential areas. The amount and nature of outdoor play space is in accordance with SPG 15.	Section 9 of PS, DAS and Play Approach drawing 31677/10/B
Community hall	The application contains the ability to provide a community hall/centre within the primary local centre if required. It is also envisaged that the school facilities will be available to assist in creating a community hub.	DAS, Illustrative Framework Masterplan
Onsite recycling facilities	The Applicants continue to discuss with SCDC and SCC the detail and nature of required facilities.	Draft HoT
Library provision	Financial contribution towards existing library provision.	Draft HoT
Allotments	The proposal includes 0.83ha of allotment/ community orchard in accordance with the IEFIS.	DAS, section 9 of PS, Illustrative Framework Masterplan.



Infrastructure priority	Response	Reference
High speed broadband	Initial discussions with providers have confirmed the ability to provide high speed broadband.	SSS

National Planning Policy Framework (NPPF)

8.20 The policies of the NPPF set a clear objective for plan-makers and decision-takers to deliver sustainable development. Paragraph 197 states:

“In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.”

8.21 The presumption is set out in paragraph 14 of the NPPF. There is no doubt that following SCDC’s preparation of the CS, the extensive consultation undertaken and the consideration of possible environmental effects in the accompanying ES, the proposals represent a sustainable form of development.

8.22 The proposals comply with policies of the NPPF under all of its following headings (among others):

1. Building a strong, competitive economy;
4. Promoting sustainable transport;
6. Delivering a wide choice of high quality homes;
7. Requiring good design;
8. Promoting healthy communities
10. Meeting the challenge of climate change, flooding and coastal change;
11. Conserving and enhancing the natural environment;
12. Conserving and enhancing the historic environment;

Annex 1: Implementation.

Martlesham Neighbourhood Plan

8.23 Although the application site is not part of the Martlesham Neighbourhood Plan (MNP) area, the development will have important linkages to the neighbourhood plan and the achievement of the neighbourhood plan vision. The aims and objectives for the proposed development should be aligned with the vision for the neighbourhood plan. The Applicants anticipate dialogue with the Martlesham Neighbourhood Plan Group to ensure continued alignment and complementarity as details are prepared and development takes place.



- 8.24 One clear point of alignment is to ensure that the new development is integrated with existing settlements while at the same time helping to preserve the separate characteristics and amenities that already exist (paragraph 1.6 of the pre-submission MNP).

9 GREEN INFRASTRUCTURE

- 9.1 From an early point in the preparation of the planning application the Applicants acknowledged that one of the fundamental tenet from which the capacity, layout and design of the proposed development would evolve was the approach to green infrastructure.
- 9.2 The operations associated with sand and gravel extraction across Waldringfield Quarry has resulted in most of the site being devoid of permanent green infrastructure features. However, the assessments undertaken by the Applicants demonstrate that the remaining features on site are special in either their importance, character or both. They provide an opportunity to help ensure the new community has a distinct identity.
- 9.3 The key features of the site are:
- Spratt's Plantation and the scheduled monument set within it;
 - the central lake;
 - the scheduled monument and non-designated heritage assets in the western part of the site;
 - the 'valley' connecting Ipswich Road to the area close to the lake;
 - the woodland belts around the perimeter of the site particularly those along the north, eastern and southern edges of the site.
- 9.4 The use to which these features are assigned in the proposals is considered by the Applicants to be integral to the community's understanding, appreciation and guardianship of them. A strategy based on incorporating the features into and linking them via public accessible green infrastructure is one of the guiding principles to the evolution of the proposals.

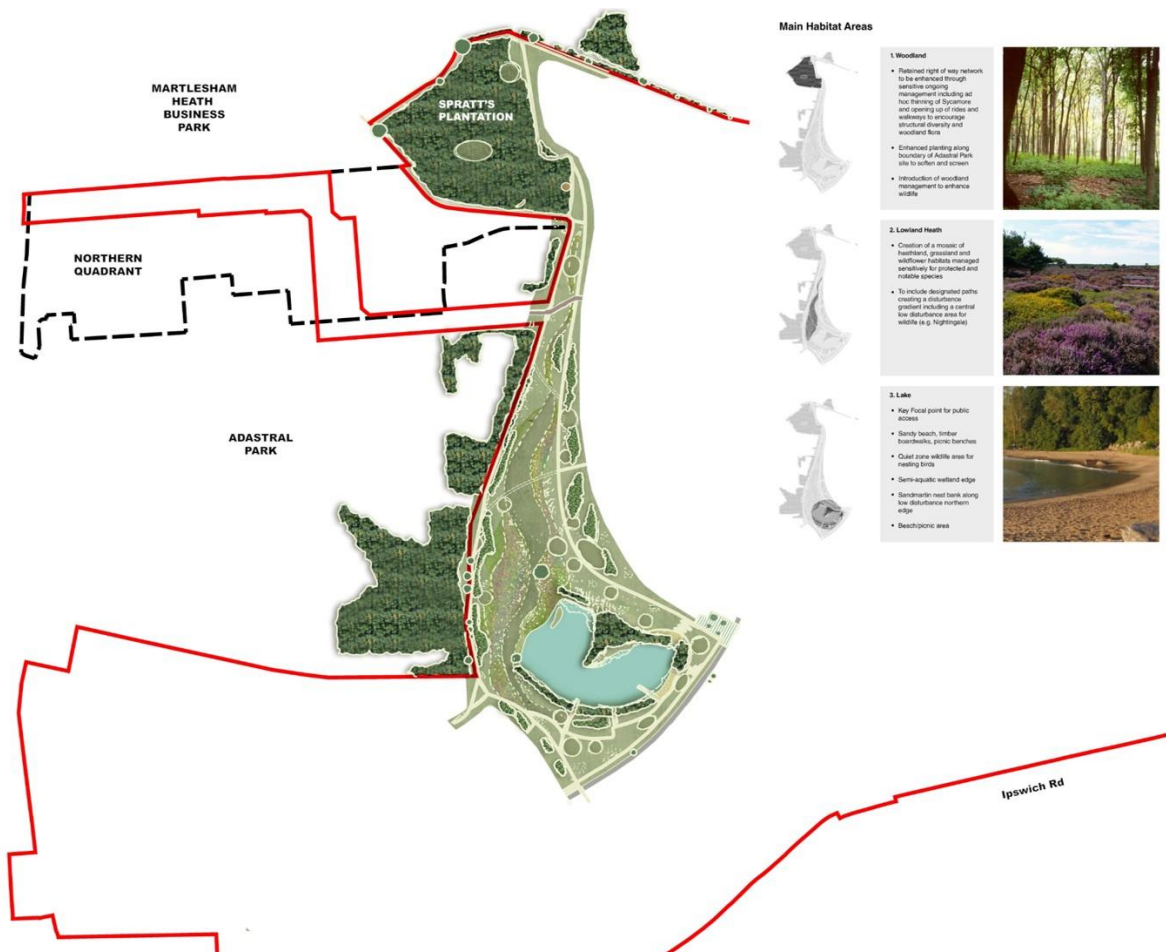


9.5 The multi-functional nature of the proposed green infrastructure ensures that it benefits:

- relevant European/Ramsar sites in the area by creating sufficient SANGs to mitigate fully for any potential impacts of the development on these sites;
- the on-site heritage assets by creating appropriate settings and interpretation of features;
- ecology by creating species specific habitats and a mosaic of interconnected habitats to enhance biodiversity;
- landscape character by protecting views from the AONB creating attractive and usable space as part of the treatment of the south eastern corner of the site and creating a landscape framework on the site appropriate to the area;
- trees through the protection and management of the existing trees and enhancement through replacement and additional planting with native species;
- recreation by creating a hierarchy of spaces. These include the large central area of accessible attractive space adjacent to and including the lake; the area of formal playing pitches; the area around the western scheduled monument; the circular footpaths and cycleways providing different distances through route options; and creating a variety of zones within the spaces and along the routes catering for different uses and experiences for all age groups;
- healthy lifestyles by locating a range of facilities within easy walking and cycling distance from home and providing attractive and convenient routes segregated from the roads;
- the geological SSSI by protecting the space around it and affording it the opportunity for public view.



- 9.6 Given the importance of green infrastructure to the success of the proposal the application provides additional indicative detail of parts of the intended green infrastructure. This detail is contained in the DAS and drawings: 31677/08/H Illustrative Framework Masterplan; 31677/09/D Green Infrastructure Plan; 31677/10/F Play Approach; 31677/11/E Main Green Infrastructure Area; 31677/12/G Heritage Park.



- 9.7 The quantum of green infrastructure proposed is based on the calculations agreed with Natural England. Parameter Plan 1, drawing number 31677/02/E and the Illustrative Framework Masterplan 31677/08/H identifies the areas that contribute to green infrastructure. Further explanation of the quantum of SANG is contained in the sHRA.



Green infrastructure elements and calculations		
Element	Calculation	Amount
SANGs	<ul style="list-style-type: none"> 8ha per 1,000 residents for SANGs calculation - (NE's Thames Basin Heaths guidance) 1.57 people per household (SCDC's HRA dated November 2011); Inclusion within SANGs calculation of contribution from appropriate circular walks (new routes and enhanced existing PROW) Inclusion within SANGs calculation of 3.3ha of play areas Correspondence between Baker Consultants and Natural England dated 6 December 2016 and 5 January 2017 agree the criteria for the SANGs 	25.12ha
Outdoor play space	<ul style="list-style-type: none"> SPG 15 outdoor play space requirement sports ground (7.9ha) and play areas (3.3ha)* appropriate dualling of outdoor play space and SANGs (3.3ha of play areas included within SANGs calculation on basis that design of and equipment will be suitable within character of SANGs) <p>* SPG 15 defines the 3.3ha as <i>"outdoor equipped playgrounds and casual or informal playing space"</i>.</p>	7.9ha
Allowance for area adjacent to scheduled monument in western part of site	Design led but based on principle of minimum off-set from above ground base of scheduled monument of 15m and off-set from outer extent of non-designated heritage asset of 3m.	0.78ha
Allotments / community orchard	Ipswich Eastern Fringe Infrastructure Study 2009	0.83ha
Total green infrastructure		34.61ha

- 9.8 In addition to the elements above, green infrastructure will also be provided in the form of the central tree lined boulevard (road corridor) through the site from the A12 junction to the point at which the boulevard joins the access road through the Northern Quadrant of the BT campus. Play space will also be included within the detailed design of the residential areas.

10 ECOLOGY

- 10.1 The key policies of the CS require applications for planning permission to consider a full range of issues including the possible impact of development on biodiversity. See table 8.1 of this PS. Regard should also be had to relevant wildlife legislation and the NPPF.
- 10.2 The application site has been assessed for its biodiversity value in general as well as its potential to support a number of ecological receptors. Assessments are contained in an Extended Phase 1 Habitat Survey undertaken by SES in 2016, through various Phase 2 Ecological Surveys and assessments by SES over 2016/2017 all as discussed in the Ecological Assessments (Appendix E1



of the ES), the sHRA prepared by Baker Consultants 2017 and in previous survey work carried out by Environ in 2009 and the Landscape Partnership in 2012.

10.3 The Ecological Assessments have considered the possible impacts on the receptors listed below and have recommended mitigation measures for any significant impacts. It is concluded in the relevant ES chapter that any residual impacts on individual receptors will largely be neutral, at worst be minor negative or at best be moderate positive. The receptors assessed have been extensive and fully scoped.

- Special Areas of Conservation (SAC) / Special Protection Areas (SPA);
- Sites of Special Scientific Interest (SSSI) / Local Nature Reserves (LNR);
- County Wildlife Sites (CWS);
- habitats;
- rare and notable plants;
- invasive species;
- bats – roosting;
- bats – activity;
- otter;
- amphibians;
- birds;
- badgers;
- invertebrates;
- reptiles;
- small and medium sized mammals.

10.4 In view of the conclusions contained in the extensive assessment work the application proposals are considered to comply fully with policies of the development plan and relevant wildlife legislation.

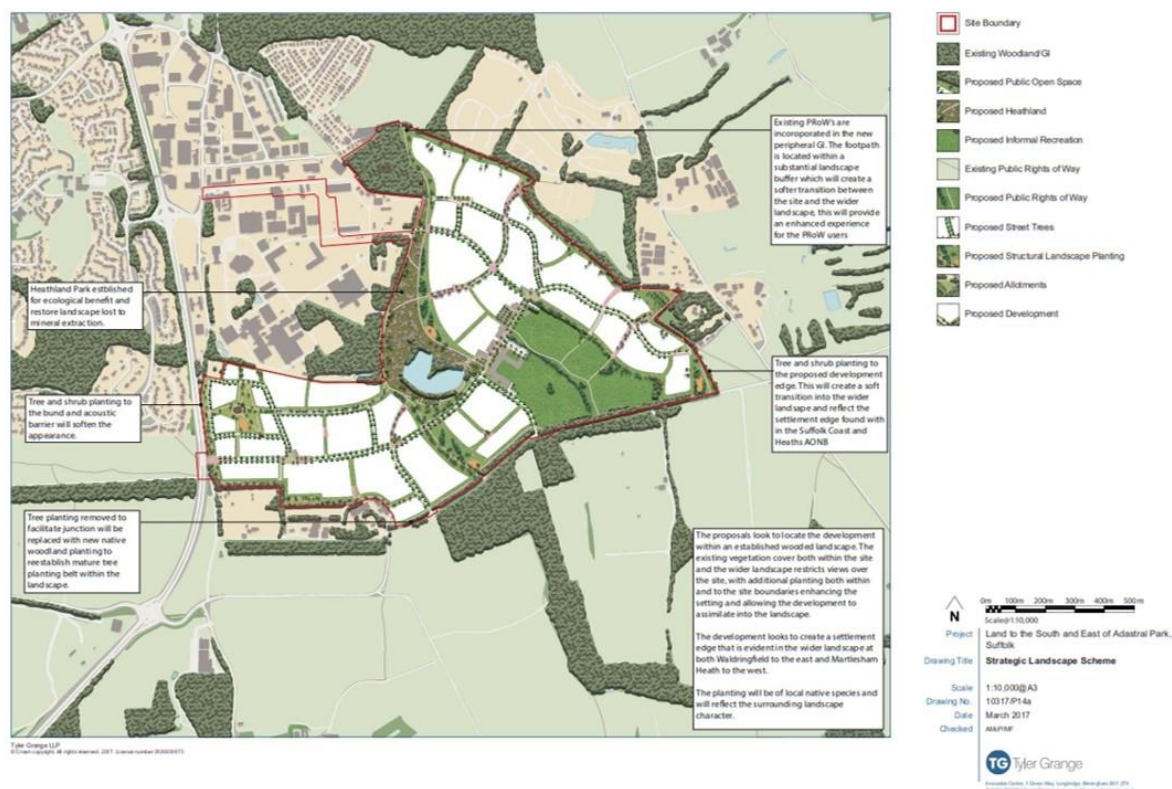
10.5 An Ecological Mitigation and Management Plan will be produced to guide the proposed development and to maximise the biodiversity potential of the site.

11 **LANDSCAPE AND VISUAL IMPACT**

11.1 In recognising the importance of green infrastructure to the development of the site the assessment of landscape impact has been a core consideration.

11.2 The LVIA chapter of the ES details the assessment of the proposal against onsite observed character, relevant planning policies, recognised published guidelines and landscape management plans. Clearly any change to a landscape which facilitates open views across the site will result in some adverse landscape and visual effects but the proposals offer benefits as well. The extent of the effects and degree of conformity with the local context needs to be taken into consideration. In addition the

effects need to be put in the planning balance with all other economic, social and environmental effects to the development. The site is not situated within a landscape designated for its landscape value. The LVIA includes a detailed assessment of the landscape of the site and its local context. The assessment demonstrates that the site is of 'ordinary' character in relation to physical attributes and, therefore, is not a 'valued landscape' as considered at paragraph 109 of the NPPF. Nevertheless, planning policy requires development to respond to the landscape context, taking into account the objectives and aims of development plan policies and the identified Landscape Character Assessment. In addition to the need to respond to, protect and enhance the landscape character it requires a consideration of how development is of an appropriate scale to its immediate surroundings and overall size and character of the settlement and is integrated with the existing form.



- 11.3 The accompanying Strategic Landscape Scheme captures some of the opportunities to achieve landscape benefit and mitigate against the effects of development. As shown on the Illustrative Framework Masterplan drawing number 31677/08/H and in more detail in the Main Green Infrastructure Area drawing number 31677/11/E and the Heritage Layout Plan drawing number 31677/12/G the proposed development can be integrated into the landscape setting and can respect surrounding key views.
- 11.4 The early phasing of some planting, for example in the south eastern corner adjacent to the AONB and in a key view in the approach from the east will establish early and effective mitigation.



- 11.5 In summary, the development has been planned around a combination of green infrastructure and related landscape issues. This, together with the proposals for extensive additional and appropriate planting will ensure a high quality scheme in keeping with best practice, planning policy and current government guidance.

12 **ARCHAEOLOGY AND BUILT HERITAGE**

- 12.1 Assessments contained in the ES chapter on of Heritage Assets both present on the site and in the surrounding study area provide a comprehensive analysis of heritage issues and fully address the statutory, NPPF and other policy requirements.

- 12.2 The nature of the assets present on site and in the surrounding area requires consideration under the Planning (Listed Building and Conservation Areas) Act 1990, the Ancient Monuments and Archaeological Areas Act 1979, the CS and the NPPF.

- 12.3 The assets of particular note include:

Scheduled monuments on site:

- Bowl Barrow and Pillbox 450m north west of Sheep Drift Farm;
- two Bowl Barrows in Spratt's Plantation.

Non-designated heritage assets on site:

- eight sided brick built base to radio mast;
- type 23 pillbox associated with gun emplacement and underground shelter;
- possible light anti-aircraft machine gun post.

Scheduled monument in close proximity to site:

- Bowl Barrow 155m east of Sheep Drift Farm;
- Bowl Barrow 180m ene of Sheep Drift Farm;
- Bowl Barrow on Waldringfield Heath, 150m south of Heath Farm.

Non-designated heritage assets in close proximity to the site:

- Bowl Barrow in Lancaster Drive, Martlesham Heath;
- brick barrack blocks and war memorial;
- Romney hut.

- 12.4 The proposed scheme, as shown on the Illustrative Framework Masterplan 31677/08/H, has been designed to respect and enhance the settings of the heritage assets of the site. In particular the Heritage Park drawing number 31677/12/G, shows the new setting and understanding of the Scheduled Monument Bowl Barrow and pillbox on the western part of the site. As a consequence in the case of the Scheduled Monuments on site the significance of effect is medium beneficial. The effect on other assets on the site and in the study area are mostly negligible but range from minor adverse to medium beneficial.



- 12.5 The proposals, therefore, comply with all relevant statutory requirements, NPPF policies and development plan policy and guidance.

13 HIGHWAYS AND TRANSPORT

- 13.1 Infrastructure priorities referred to in policy SP20 of the CS include necessary road improvements and improved public transport.
- 13.2 In support of the development proposals, the Applicants' team has worked in conjunction with SCC and Highways England (HE) representatives to work towards agreement on all highway matters, including trip generation forecasts, traffic modelling methodology and results, together with the production of a package of mitigation measures to enhance the highway network and accessibility of the area while mitigating for transport impacts of the development proposals.
- 13.3 The process followed has been used as the basis for a TA with the key agreements applied to the development proposals.
- 13.4 In relation to transport policy, the proposed development accords with national, regional and local transport and land-use policies. These support the aim to promote sustainable development that seeks to ensure wider travel choices in the form of the most sustainable forms of transport and thus reduce the use of the private car particularly for single person use.
- 13.5 A number of vehicular accesses are proposed into the existing highway network. The delivery of the access strategy will be phased in parallel to the delivery of the development quantum. The site will be accessed from a signalised junction along the A12 with two priority junctions off Ipswich Road. It is anticipated from year six of the operation of the development a further access will be delivered to the north of the site across land that is currently under ownership of BT and will be released to the Applicants. The access strategy for the proposed development will not prejudice the existing access points and will coalesce effortlessly.
- 13.6 The potential impacts on the highway network have been tested on the agreed methodology. This includes the production of a calibrated and validated Paramics Micro-simulation traffic model. This has assessed the locations within the local highway most likely to be affected. A further study of the Copdock interchange has also been carried out.
- 13.7 Arrangements to enhance public transport provision are provided together with new and enhanced footways and cycleways in the area which will reduce the need to travel by private car.
- 13.8 Pedestrian connections to the neighbouring settlement of Martlesham are proposed to be enhanced through the provision of a pedestrian/equestrian crossing across the A12 dual carriageway with an access junction to the site. Pedestrian connections will also be included alongside the A12 and the former alignment adjacent to Adastral Park.



- 13.9 Subject to further discussions, public transport services are to be enhanced through providing additional bus services supplied by Ipswich Buses. For Phase 1 of the development Route 4 will be diverted to provide peak and lunchtime facilities. For Phase 2 of the development Route 4 will be extended to operate throughout the day every 30 minutes. For Phase 3 of the development Route 4 will be extended to operate throughout the day every 20 minutes to give a faster journey into town with potentially improved links to the train station. It is expected that the developer will offer these contributions for up to five years from the initial opening year of Phase 1 of the development until the routes are self-funding.
- 13.10 It is agreed that a key component of the transport measures is the implementation of a comprehensive Travel Plan (TP). The TP proposes a target for the site which will reduce the mode share by single occupancy vehicles by 10%.
- 13.11 The final components of the package of transport mitigation measures are the provision of highway improvements either directly by the developer or through developer contributions at various locations neighbouring the site.
- 13.12 The potential impacts on the highway network have been tested through the agreed methodology. This has resulted in the identification of a range of off-site interventions that will be delivered by the development. These include:
- **A14 / A12 / A1156 interchange** – circulatory traffic signals to be introduced on the A12 approach arm, the A14 westbound off-slip and the A1156 Felixstowe Road. Free-flowing left-turn lanes to be introduced from the A14 westbound off-slip into the A1156 Felixstowe Road and the A14 eastbound off-slip into the A12 dual carriageway. Bucklesham Lane approach arm to remain unchanged;
 - **A12 / Newbourne Road / Foxhall Road roundabout** – widening of existing roundabout to provide four-lane approaches for the A12 northbound and southbound with corresponding widening on the circulatory. Newbourne Road to be widened to two lanes with a three-lane flare on approach. Foxhall Road to be widened to two lanes with a three-lane flare on approach;
 - **A12 / Barrack Square / Eagle Way roundabout** – widening of existing roundabout to accommodate three-lane approaches for the A12 northbound and southbound over 80m length. Barrack Square to be widened to two lanes with three-lane flare on approach. Two-lane exit from roundabout with lane one for left turners for Gloster Road. Eagle Way approach to remain unchanged;
 - **A12 / Anson Road / Eagle Way roundabout** – widening of existing A12 southbound approach to accommodate three lanes over 80m length;
 - **A12 / A1214 roundabout** – traffic – optimised signal timings;



- **Gloster Road / Barrack Square priority junction** – capacity widening of bellmouth to provide a left-turn lane for Barrack Square into Gloster Road;
- **A1189 Heath Road / Foxhall Road roundabout** – Foxhall Road east approach to be widened by 1m on entry width and Foxhall Road west approach to be widened by 1m on entry width and 1m on flare length;
- **A1189 Bixley Road / A1156 Felixstowe Road Bixley roundabout** – Bixley Road approach to be widened by 0.3m on entry width;
- **A1214 / A1189 gyratory junction** – eastern roundabout to be realigned so that the entry width from Heath Road can be increased to provide a queuing length of 18m. Reinstate full movements at the western roundabout to remove u-turns from eastern roundabout.

13.13 The relevant improvements are shown on drawings contained in the TA.

13.14 This represents a comprehensive package of interventions delivered through and arising from the development.

13.15 Overall, the development provides mitigation in relation to the transport networks and aims to minimise travel through the implementation of the TP to sufficiently minimise the impact of the development on the highway network. Good connectivity is afforded to the surrounding urban area and accessibility to a range of key services, facilities and opportunities has been provided.

13.16 In summary, the proposals demonstrate that a well-considered approach to developing transport and highway proposals for the development is able to meet national, regional and local policy guidance.

14 DRAINAGE AND FLOOD RISK

14.1 The FRA (Appendix F to the ES) confirms that the site lies completely in flood zone 1 with a low probability of flooding and where the NPPF sequential test regime would prefer to locate residential development.

14.2 The FRA also outlines a drainage strategy for the site which, due to the acceptable ground conditions, is based on a system of SUDS management to ensure peak discharge from the developed land is reduced to below the appraised base line rates.

14.3 The strategy will also achieve improvements to water quality and biodiversity and will be implemented in stages as the site is developed.

15 HEALTH PROVISION

15.1 The Applicants have considered carefully the potential requirements for improvements to healthcare facilities to accommodate the increased population on site. As illustrated in the SCI, members of the



public during the consultation events raised their perception of a lack of current capacity in the nearby GP surgeries.

- 15.2 The Applicants' investigation of healthcare capacity in the area follows, together with an explanation of the Applicants' preferred mitigation solution.
- 15.3 NHS Ipswich and East Suffolk Clinical Commissioning Group (CCG) represents a group of 40 GP practices in Ipswich and the eastern part of Suffolk that replaced the primary care trust NHS Suffolk in 2013. The CCG is responsible for commissioning and managing local health care services, including those within the assessment study area. The Suffolk and North East Essex Sustainability and Transformation Plan was published in November 2016. This sets out proposed changes to health and social care and was issued to respond to the increasing demand on family doctors; record numbers of people living with long term health conditions; and costs of treatment.
- 15.4 NHS digital statistics for 2016 indicate that within the Ipswich and East Suffolk CCG the average number of patients per practice is 9,996 (in comparison to the England average of 7,521) and the number of patients per GP is 1,701 (England average 1,364), which suggests that at a regional level GP resources are already likely to be at capacity.
- 15.5 In relation to healthcare facilities local to the site, the nearest hospital is the Ipswich Hospital approximately 5.3km directly to the west of the site; this includes an accident and emergency unit and maternity facilities. GP practices and capacity are detailed in Table 10.1 below. According to information on NHS Choices all are currently accepting new patients, though the number of patients per GP is over double the national average at Martlesham Heath.

Table 10.1 GP Practices and Resources

Surgery	Number of GPs	Registered Number of Patients
Framfield House, Woodbridge	7	12,208
Little St. John's Street Surgery, Woodbridge	5	6,559
Birches Medical Centre, Kesgrave	5	8,124
Martlesham Heath	2	5,990

Source: NHS Choices website, accessed Feb 17

- 15.6 Policy SP20 of the CS identifies the need to prioritise infrastructure including "health centre".
- 15.7 The Applicants have commenced direct discussions with NHS England and the East Suffolk CCG who, we understand, are jointly considering the most appropriate strategy for meeting the health requirements of the Eastern Ipswich Area in light of general population growth and the proposed new development on the application site.



15.8 The Applicants recognise fully the need for the proposed development to make appropriate and proportionate contributions towards the improvement of healthcare facilities. The Applicants' preference is to provide a new healthcare facility on site designed to a scale, nature and function to complement existing facilities in the area. The application description and the Illustrative Framework Masterplan envisages siting such a facility within the primary local centre.

15.9 Appropriate contributions and delivery would be secured through section 106 obligations (Appendix 2 draft HoT).

16 EDUCATION FACILITIES

16.1 Policy SP20's infrastructure priorities include:

"Education facilities to meet identified pre-school, primary and secondary needs within the development area."

16.2 As explained in the accompanying EdS, the education authority has identified a need for additional early years, primary and secondary education capacity to meet the needs of the proposed development. The authority will wish to undertake a comprehensive review of requirements, particularly related to secondary facilities within the Eastern Ipswich Area. However, the Applicants' preference is that 5.5ha of land should be reserved for the provision of an all through school comprising primary and secondary facilities with associated early years facility. This is likely to provide 52 early years places, up to 630 primary school (3-form entry) and a 600 space (4-form entry) secondary school.

16.3 The precise timing and delivery mechanism for education facilities will be the subject of further discussions with the education authority although it is anticipated that at least part of the education facilities will be required in Phase 1 of the development.

16.4 Appropriate contributions and delivery would be secured through section 106 obligations (Appendix 2 draft HoT).

17 AFFORDABLE HOUSING PROVISION

17.1 The accompanying Affordable Housing Statement analyses the data available in order to provide the basis for an agreement with SCDC on the appropriate amount, size and tenure mix of affordable housing.

17.2 Policy DM 2 of the CS explains the expectation that new developments will provide 33% of the total homes on site as affordable homes subject to an assessment of local need in the area, site conditions, suitability and economics of provision.

17.3 There is no doubt that the application site could make a substantial contribution to meeting affordable housing requirements in the district and its environs. The precise detail of that contribution will emerge



from continuing discussions with SCDC's housing officers and a detailed understanding of the total costs associated with the development of the site and other Section 106 contributions.

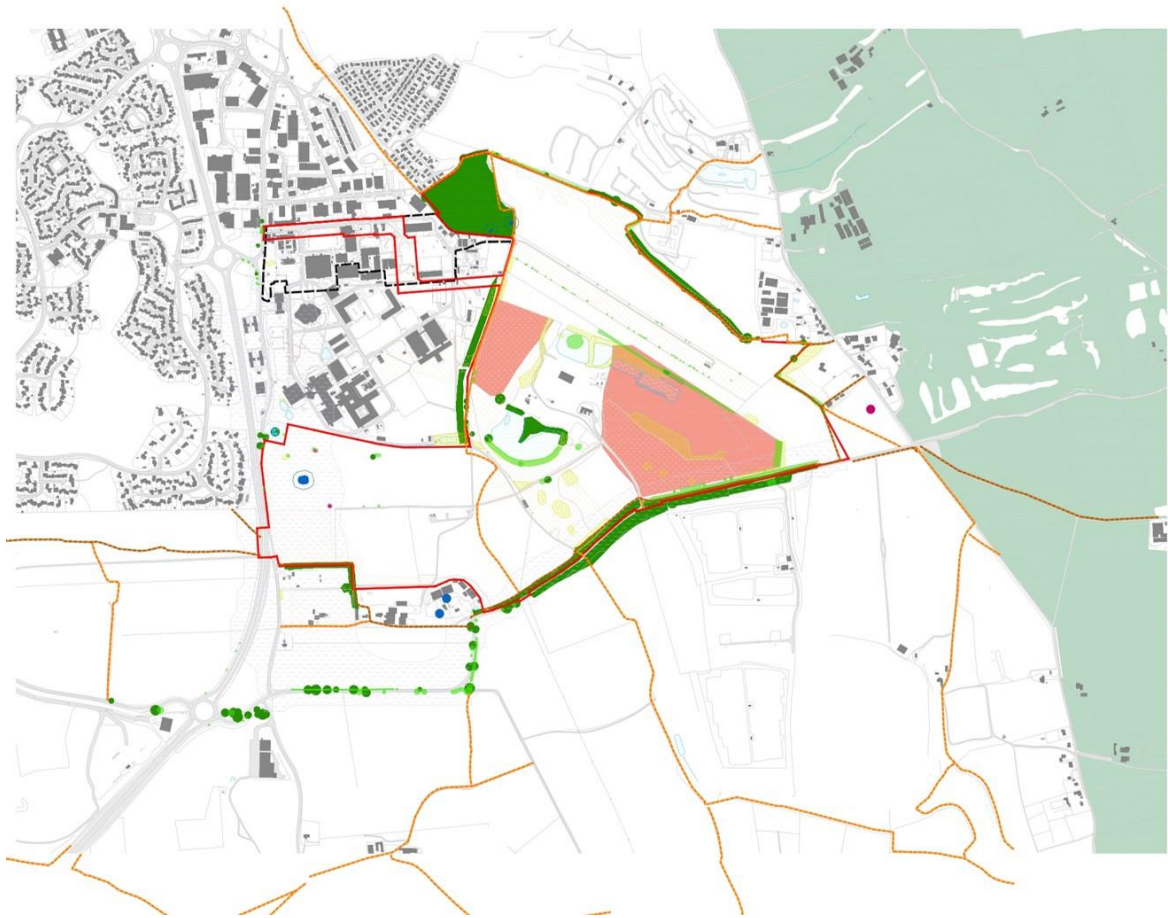
- 17.4 Appropriate commitments to the provision of affordable housing would be secured through section 106 contributions (Appendix 2 draft HoT).

18 **EMPLOYMENT PROVISION**

- 18.1 The concentration of the proposed development on housing provision ensures an emphasis on the CS's objectives to meet housing needs in a sustainable manner. However, for employment growth to flourish it is important that sufficient housing of the appropriate mix is available.
- 18.2 It is also important to recognise that the proposed development will provide direct and indirect employment at both the construction and operational phases of development. The socio-economic chapter of the ES identifies minor to moderate beneficial effects. The delivery of the proposals will generate permanent direct and indirect employment, in the B1 uses proposed adjacent to Brightwell Barns and in the on-site service facilities including retail and school.
- 18.3 The site lies adjacent to the high-tech cluster of Martlesham Heath referred to in SPG 12.8 published in 2001, where the objectives include "the creation of circumstances for fostering innovative businesses centred around BT's high-tech research and development facility [Adastral Park] and the provision of a context for a comprehensive and co-ordinated development programme to consolidate this high-tech cluster".
- 18.4 Although a separate project this is not part of the current application for planning permission the northern area of Adastral Park referred to as the Northern Quadrant through which an improved access road will pass will be the subject of proposals to intensify the existing research and development space. This will add further to complementing existing uses and will generate additional employment in accordance with CS policies and SPG 12.8.

19 **DESIGN**

- 19.1 The policies of the Core Strategy, together with those of the NPPF, encourage applicants to provide high quality, sustainable design based on a clear understanding of local context and relevant local opinion.
- 19.2 The accompanying DAS explains the design context, evolution and rationale. It further explains the principles of place-making as they apply to the site.
- 19.3 Given the importance of the site features to the wider area and in the role of place-making the green infrastructure strategy is one of the key elements of the masterplan and has been the starting point of the design process.



19.4 The strategy and approach is explained in the DAS, the sHRA submitted separately to SCDC, the ecology chapter of the ES and the FCBS and is summarised in section 9 of this PS. Other useful references are shown on:

- Site Features Plan, drawing number 31677/06/F;
- Green Infrastructure Plan, drawing number 31677/09/D;
- Play Approach, drawing number 31677/10/F;
- Main Green Infrastructure Area, drawing number 31677/11/E;
- Illustrative Framework Masterplan, drawing number 31677/08/H;
- Heritage Park, drawing number 31677/12/G.

19.5 The use, amount, appearance and access arrangements of the proposed development have emerged in the design process and are tested in the ES. The DAS explains the role and appearance of key character bands through the site. These include:

- **The tree lined boulevard** – being the primary road through the site which will contribute significantly to the identity and character of the development;



- **The primary local centre** – which is intended to become a vibrant community hub containing a series of community attractors including the lake, retail, school, community centre, sports ground, pavilion and healthcare facility;
- **The secondary local centre** – designed to provide a complementary local retail facility within walking distance of the western part of the site;
- **Valley node** – where the boulevard interfaces with the main green infrastructure route;
- **A12 gateway** – designed to be the principal access into the development. As the main arrival point, it is essential that it creates a welcoming and high quality environment for visitors and residents;
- **Northern quadrant node** – as an important gateway node at a second interface with the green infrastructure routes and the employment area to the west it should present an attractive and memorable entry to the site;
- **Site edges (green infrastructure central)** – designed to recognise the relationship of built form to the green infrastructure areas to the south and primary local centre;
- **Site edge (green infrastructure northern)** – this edge will reinforce the green infrastructure feature of Spratt's Plantation but also provide a generous buffer to the commercial uses within Adastral Park;
- **Site edge (green infrastructure southern)** – designed to complement the attractive views into the central open space and the homes overlooking;
- **Site edge (north eastern)** – the northern edge of the site will be enhanced by a generous green buffer to provide a soft edge to the development;
- **Site edge (south eastern)** – the south eastern edge of the site is identified in the LVIA and by various interested parties in the consultation events as a sensitive point in future design. It represents a key view into the site when approaching from the east and from the AONB. The careful planting of this area can create a soft transition with glimpsed views between hedgerow trees, reflecting the rural village character that is typical of the area;
The application also proposes that although the development in this area will not commence until Phase 3, the relevant planting will take place in Phase 1 to ensure its function is established by the time development takes place. Reference should be made to the Phasing Plan drawing number 31677/07/D.
- **Site edge (Ipswich Road frontage)** – The Ipswich Road frontage is characterised by an existing belt of trees. The scheme suggests reinforcement of this belt with the incorporation of footpath and bridleway;
- **Site edge (valley corridor)** – as a key connection between the green infrastructure routes within the development to the wider footpath network the valley corridor is envisaged as a generous connecting open space.



- **Site edge (Adastral Park)** - the southern boundary of Adastral Park is characterised by large buildings where the development will balance scale and massing, overlooking, landscaping and new built form.



20 GROUND CONDITIONS / CONTAMINATION / LAND STABILITY

- 20.1 A comprehensive assessment of ground conditions and contamination has been undertaken by the Applicants in the production of a Geotechnical Phase 1 Desk Study and an intrusive Phase 2 Strategic Geo-environmental Assessment (undertaken in the landfill areas/unquarried of the site). Both are included as appendices in the ES and conclude that there are no insurmountable impediments to construction. Continuing monitoring during construction phases will be incorporated into a CEMP.
- 20.2 As stated earlier the site is, or has been, the subject of mineral extraction works, part of which has already been restored and part filled with inert material.



- 20.3 The LSR confirms that the ground stability assessment undertaken confirms the suitability of the site for the development of the Illustrative Framework Masterplan.
- 20.4 The investigation has assisted in identifying appropriate platform levels and necessary earth works on which to form the foundations of the development proposals. These are shown on drawing number 10391-EW-01 and have been designed to ensure the most effective and efficient use of existing material on site and the creation of land form most suited to achieve the high quality space and sense of place referred to in the DAS.

21 **GEODIVERSITY – WALDRINGFIELD PIT SSSI**

- 21.1 The GS identifies the importance of the Waldringfield Pit SSSI and makes a number of recommendations relevant to its retention during construction work and post development.
- 21.2 The Illustrative Framework Masterplan identifies the area of land immediately adjacent to the SSSI for use as formal recreation space and residential. The Applicant suggests the imposition of a condition as recommended requiring the submission of a Slope Stability Report and site management plan prior to or concurrently with the submission of any Reserved Matters application for development of land within 10m of the SSSI.

22 **MINERAL CONSENTS**

- 22.1 As noted in section 3 of the PS and variously in other documents associated with the site assessments the site has been the subject of extensive mineral extraction and in part subsequent restoration. These works have been carried out under mineral consents dating back to 1961. The current extraction works are largely being undertaken under a minerals consent granted on 13 September 2011 (application number C10/1441).
- 22.2 The description of development anticipated two possible scenarios for after use of the site including residential development. The consent reflects policy alternatives contained in the site allocations 1a and 1b in the MSSAP 2009 referred to at page 18 of the PS.
- 22.3 The Applicants are currently liaising with the mineral extraction operators of the site with a view to ensuring that mineral extraction works are phased and completed in alignment with the development phases of the proposals outlined in the Phasing Plan 31677/07/D and described in section 23 of the PS.
- 22.4 The buildings, plant and machinery associated with the mineral extraction works will be removed upon cessation of the mineral working pursuant to the relevant consents.



23 PHASING

- 23.1 The Applicants have given careful consideration to the likely phasing of the development. Drawing number 31677/07/D identifies the phases of the development, commencing with the central site area served by an access from Ipswich Road.

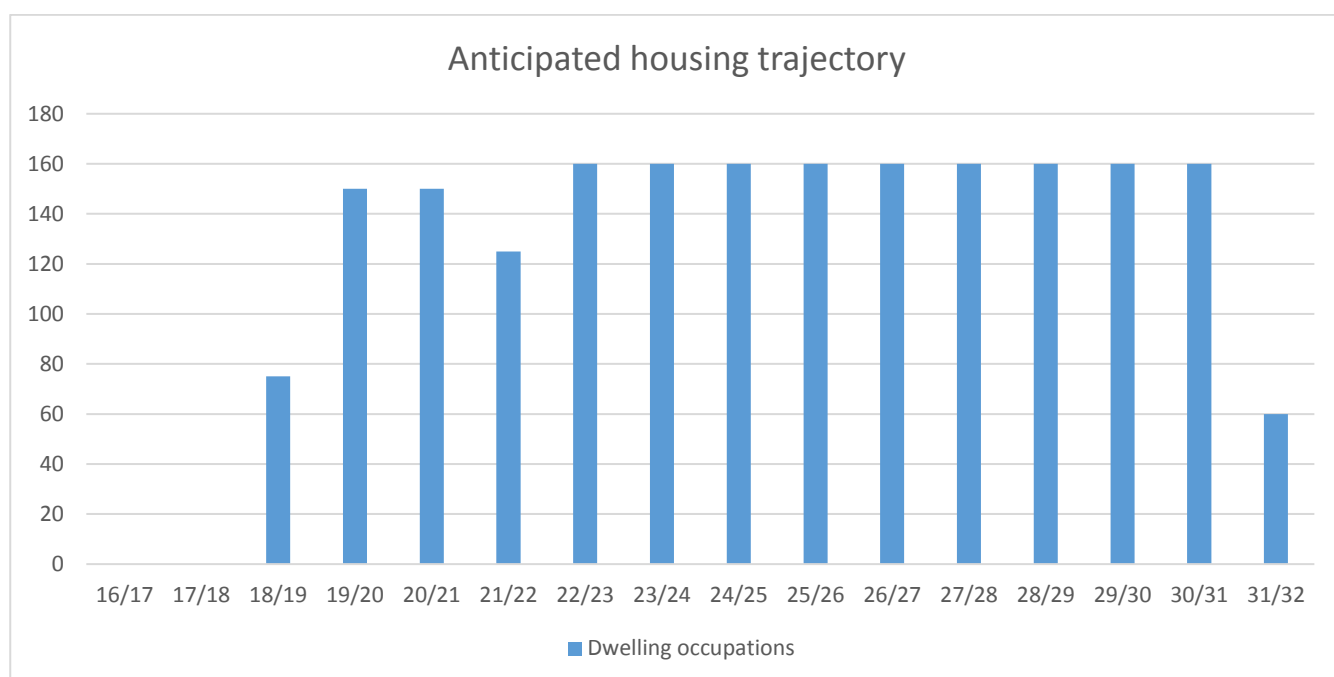


- 23.2 Phase 1 would comprise of c450 homes, the school site, primary local centre and main SANG area. The Applicants consider that in order to make early progress on the erection of an exemplar form of development and to establish a community it is important to provide facilities to act as a community focus of activity. In this particular case it is also important to provide the main SANG area to ensure that any effect on the nearby SPA is minimised during the first stage.
- 23.3 The improvements required to other infrastructure in the area related to site development including utility services, roads, public transport, landscape, health and education facilities will be programmed in discussion with SCDC and providers. Where appropriate the phasing of infrastructure improvements will be secured by way of conditions.
- 23.4 Policy SSP1 of the SALP anticipated the delivery of 1,575 homes on the site in the period up to 2027. The Applicants accord with this view. Subject to receipt of outline planning permission without delay



in accordance with policy SP1A of the CS the expected housing trajectory from the site is illustrated below with an expectation of annual house completions building up to a steady 160. This is considered to be a conservative assumption in light of recent housebuilder interest.

Table 23.1



23.5 The Applicants anticipate that years 16/17, 17/18 and the early part of 18/19 would involve the establishment of various consents including outline planning permission, infrastructure details, Highway Act consents and Reserved Matters for the early phases.

23.6 Once construction has commenced on site the Applicants expect an ordered and consistent flow of house completions aligned with the necessary improvements.

23.7 The Applicants will continue to discuss with statutory providers and stakeholders the appropriate phasing of infrastructure improvements in line with completion of development phases.

24 PLANNING OBLIGATION HEADS OF TERMS

24.1 The Applicants anticipate entering into a legal agreement under Section 106 of the Act to secure for the local community appropriate and proportionate infrastructure improvements.

24.2 As stated throughout the submission documents and contained in relevant policies, these improvements relate to a number of activities and requirements. The final details of these will be assessed in liaison with the appropriate authorities but the draft Heads of Terms are attached at Appendix 2.



25 CONCLUSION

- 25.1 The application is for outline planning permission for up to 2,000 homes, an employment area of c0.6ha (use class B1), primary local centre (comprising use classes A1, A2, A3, A4, A5, B1, C3, D1 and D2), secondary local centre (comprising possible use classes A1, A3, A5 and D2), a school, green infrastructure (including Suitable Accessible Natural Greenspace), outdoor play areas, sports ground and allotments/community orchards, public footpaths and cycleways, vehicle accesses and associated infrastructure.
- 25.2 The proposals are described in more detail in paragraph 5.1 and the various supporting application documents.
- 25.3 The site is identified in the CS as being a suitable and sustainable location to accommodate 2,000 homes and associated development. The proposals represent a form and scale of development expressly envisaged by the development plan with no adverse impact on designated European sites and entirely in accordance with the principles of sustainable development encouraged by the NPPF. The application, therefore, benefits from the presumption in favour of sustainable development under paragraph 14 of the NPPF and the section 38(6) test points strongly in favour of granting permission (there being no material considerations which would indicate a decision otherwise than in accordance with the development plan – indeed there being substantial material considerations in favour of granting permission).
- 25.4 In view of the above, both paragraph 14 of the NPPF and policy SP1A of the CS requires planning permission to be approved “without delay”.
- 25.5 The likely environmental effects have been assessed in the accompanying ES. The assessment has confirmed that any negative environmental effects can be satisfactorily mitigated and positive effects can be achieved.
- 25.6 The Applicants anticipate further discussions with SCDC and relevant stakeholders during the course of SCDC’s consideration and consultation on the application. These discussions will seek to answer any outstanding queries and to frame an appropriate set of conditions and Section 106 obligation clauses designed to ensure the delivery of the proposals in an ordered and fully sustainable manner.
- 25.7 SCDC are charged with considering the documentation submitted and are respectfully requested to grant planning permission in accordance with the presumption in favour of development where it complies with up-to-date development plan policy and delivers sustainable development.



Appendices

Appendix 1 Waldringfield Quarry Planning History

Appendix 2 Section 106 Heads of Terms



Carlyle Land and CEG
Land south and east of Adastral Park
March 2017



Appendix 1

Waldringfield Quarry Planning History

Decision date	Planning reference	Description of the development
29.04.1961	E/6458	Extraction and infilling to agreed levels.
12.03.1968	E/6458/5	Extraction as extension to existing pit with infilling to agreed levels.
02.11.1977	APP/5382/C/76/35/79	Erection of two buildings for use as workshop and offices.
06.07.1981	C.779/3	Extraction as extension of existing quarry with reinstatement to agriculture.
25.05.1982	C.779/4	Erection of concrete batching plant.
07.03.1995	C94/0132	Extraction with backfilling with inert category A waste.
09.06.1995	C95/0273	Extraction including part reinstatement to existing levels by backfilling with inert waste (area 5).
11.07.1995	C95/0650	Recycling of concrete rubble and soils to produce secondary aggregates.
15.09.1997	C97/0853	Continued extraction and backfilling with removal of linkage with progress of extraction and restoration in area 7.
15.09.1997	C97/0854	VOC to extend period of extraction by five years and amend phasing.
15.12.1999	C99/1411	Use of workshop building for manufacturer of concrete blocks.
10.08.2000	C00/0887	VOC to increase depth of working and delete extraction from beneath site access road, necessitating a minor revision to restoration levels.
10.08.2000	C00/0888	VOC to extend time limit for extraction.
01.03.2002	C02/0026	Erection of concrete batching plant and re-siting of portacabin office.
11.02.2003	C03/0074	VOC to allow increased area to be extracted within area 7.
27.03.2003	C/03/312	VOC to allow continued extraction and landfilling.
27.03.2003	C/03/313	VOC to increase depth of extraction and infilling within area 4.
16.09.2004	C/04/1364	VOC to extend period of extraction and landfill (area 5) and extraction (area 7).
30.07.2008	C08/1046	VOC to extend period of extraction and landfill (area 5) and extraction (area 7).
30.07.2008	C08/1045	VOC to allow continued extraction and landfilling.
13.08.2008	C08/1255	Change of use of workshop building and external area to bagging and storage of aggregates.
24.02.2011	C08/1255/NMA	Installation of second bagging line.
22.06.2011	C/110722	VOC to allow continued recycling of concrete brick rubble and soils.
13.09.2011	C10/1441	Extraction (scenario 1) or extraction and landfilling (scenario 2).
10.04.2012	C12/0462	Use of part of workshop building for bagging aggregates and adjoining land for storage.
27.04.2015	C15/1059	VOC to allow continued recycling of concrete brick rubble and soils.



Carlyle Land and CEG
Land south and east of Adastral Park
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Appendix 2

Land south and east of Adastral Park, Martlesham ("the Site")

Section 106 Agreement – Heads of Terms

Without Prejudice and Subject to Contract

1 Parties

Suffolk Coastal District Council, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT ("the Council")

Suffolk County Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX ("the County Council")

Carlyle Land Limited, 7 Thornton Hill, Wimbledon, London, England, SW19 4HU (company registration number 08728305) ("the Owner")

2 Affordable housing

2.1 Unless otherwise agreed in writing by the Council, to:

- (a) provide a policy compliant level of affordable housing (as defined in the NPPF including any subsequent amendments to it) on the Site; and
- (b) provide a policy compliant tenure of affordable housing (as defined in the NPPF including any subsequent amendments to it) on the Site.

2.2 Not to commence the development of each phase unless and until an affordable housing schedule stating the: (i) quantum of affordable housing; (ii) proposed tenure mix; and (iii) proposed unit mix; and (iv) location of affordable housing in respect of that phase has been approved in writing by the Council.

2.3 Not to amend the approved affordable housing schedule without the further written approval of the Council.

2.4 Subject to paragraph 2.5 below, not to deliver the affordable housing otherwise than in accordance with the approved affordable housing schedule (as may be amended from time to time).

2.5 If a registered provider is not prepared to accept a transfer of the affordable housing units then they shall be subject to a further offer to an alternative registered provider. If this alternative registered provider is not prepared to accept a transfer of the affordable housing units, then the units may be sold as a discount against market value.

2.6 A mortgagee or a chargee of a registered provider including their successors in title (subject to first complying with any obligations relating to the disposal of affordable units), any person exercising the

right to acquire or exercising any statutory right to buy or who has been granted a shared ownership lease and has staircased to one hundred percent (100%) of the equity or any mortgagee or chargee or person deriving title from the same shall not be subject to the above affordable housing provisions.

3 Public transport

- 3.1 Not to [] unless and until the bus service enhancement contribution [(being [] pounds (£[]) (index-linked)] has been paid to the County Council to be applied to enhance existing public transport routes in the vicinity of the Site and/or the provision of new services in the vicinity of the Site.

4 Travel plan

- 4.1 Not to occupy the first residential unit [within each phase] unless and until a travel plan for the residential development [within that phase] has been submitted to and approved in writing by the County Council. Not to amend the approved travel plan without the further written approval of the Council.
- 4.2 Not to occupy the residential development otherwise than in accordance with the approved travel plan(s) (as may be amended from time to time).
- 4.3 Each travel plan shall come into effect upon [occupation of the first residential unit within each phase] and shall cease and determine absolutely on the 5th anniversary of [first occupation of the first residential unit within each phase].

5 SANG

To provide Suitable Accessible Natural Greenspace which shall include (subject to all necessary consents) 25.1 hectares of open space [*which, for the avoidance of doubt, includes 3.3 hectares of outdoor equipped playgrounds and casual or informal play space*] within the Site. This provision shall be subject to: (i) a programme for the future management and maintenance of the SANG; and (ii) provision for public access to the SANG in perpetuity.

6 Sports and Play provision

Sports Pitches

- 6.1 Not to [] unless and until a specification (including a programme for implementation) for 7.9 hectares of sports facilities/pitches has been submitted to and approved in writing by the Council.
- 6.2 Not to complete the sports facilities/pitches otherwise than in accordance with the approved specification.

Children's play space

- 6.3 Not to [] unless and until a specification (including a programme for implementation) for 3.3 hectares of outdoor equipped playgrounds and casual or informal play space has been submitted to and approved in writing by the Council.
- 6.4 Not to complete the playgrounds and the play space otherwise than in accordance with the approved specification.

LEAP/LAP

- 6.5 Not to [] unless and until a specification (including a programme for implementation) for [[] number of LEAP(s)] and [] number of LAP(s)] has been approved by the Council in writing.
- 6.6 Not to carry out each phase of the development otherwise than in accordance with the approved LEAP and LAP specification in respect of that phase.

Management and Maintenance

- 6.7 Not to [] unless and until a management company(ies) (or equivalent body(ies)) has been established to manage and maintain the LEAP(s) [within each phase], LAP(s) [within each phase] and, unless otherwise addressed within the programme for the management and maintenance of the SANG, the relevant part of the children's play area within each phase PROVIDED THAT the objects of the management company(ies) shall include responsibility for maintenance and management of the LEAP(s) [within each phase], LAP(s) [within each phase] and, unless otherwise addressed within the programme for the management and maintenance of the SANG, the relevant part of the children's play area within each phase
- 6.8 No later than [] working days after establishment of the management company(ies) (or equivalent body(ies)) to provide the Council with the following details:
- (a) the name(s) and address(es) of the management company(ies) (or equivalent body(ies));
 - (b) a description of the land for which it is responsible; and
 - (c) the length of term,
- to be provided in accordance with the approved [LEAP(s) specification for each phase, LAP(s) specification for each phase and children's play area specification for each phase];
- 6.9 To procure that the management company(ies) (or equivalent body(ies)) is retained in perpetuity, unless otherwise agreed in writing by the Council.
- 6.10 To procure that the management company(ies) (or equivalent body(ies)) consults with, and has regard to, the views and/or interests of the occupiers of the residential units in the development from time to time.

7 Allotments / community orchard land

- 7.1 Not to [] unless and until a specification (including a programme for implementation) for 0.7 hectares of allotments/community orchard land [within phase []] has been submitted to and approved by the Council. The allotments/community orchard shall be completed as approved. *[Future management and maintenance to be carried out by management company – see provisions above].*

Health

Option 1

- 7.2 Not to [] unless and until a specification (including a programme for implementation) for a health facility to be located on the Site has been submitted to, and approved in writing by, the Council.
- 7.3 To develop the health facility in accordance with the approved specification.
- 7.4 To [grant a [] year lease] of the health facility to [] on commercial terms and to ensure that the long leasehold and all leases granted for the health facility contain a clause requiring the tenant to offer its services to occupiers of the development.

Option 2

- 7.5 Not to [] unless and until the health contribution in the sum of [[] pounds ([£])] (index-linked) has been paid to the Council to be used towards [].

8 Education

- 8.1 Not to [] unless and until the location of the all through school (including early years, primary and secondary) site (being not less than 5.5 hectares, including adjacent playing fields) has been agreed in writing with the Council and the County Council.
- 8.2 Not to [] unless and until a specification and delivery plan for an all through school (including early years, primary and secondary) to be situated on 5.5 hectares of land within the Site has been submitted to, and approved in writing by, the County Council.

Option 1

- 8.3 Not to construct the all through school (including early years, primary and secondary) otherwise than in accordance with the approved specification and delivery plan.
- 8.4 Not to occupy more than [] residential units unless and until an all through school (including early years, primary and secondary) has been developed and completed on the Site in accordance with the approved specification.

- 8.5 Not to [] unless and until the freehold interest in the all through school (including early years, primary and secondary) has been transferred to the County Council [as detailed in a form transfer to be appended to the Section 106 Agreement].

Option 2

- 8.6 Not to [] unless and until the freehold interest in the all through school (including early years, primary and secondary) has been transferred to the County Council as detailed in a form transfer to be appended to the Section 106 Agreement.

- 8.7 Not to [] unless and until the education contribution, being the sum of [] pounds [(£)] (index-linked), has been paid to the County Council.

9 Public access

- 9.1 Not to occupy [more than [] residential units in each phase] unless and until the footways and cycleways and bridleways within [that phase] have been completed.

10 Recreational Avoidance Mitigation Strategy (RAMS)

To provide a financial contribution [per dwelling] to mitigate the residual impact from the scheme on the Deben SPA in accordance with the Recreational Avoidance Mitigation Strategy – *subject to justification*

11 Community Hall and Changing Facility

- 11.1 Not to [] unless and until a specification (including a programme for implementation) for the community hall and changing facility (as part of the sports pavilion, as above) has been approved by the Council in writing.

- 11.2 Not to carry out the development otherwise than in accordance with the approved community hall and changing facility specification. *[Future management and maintenance to be carried out by management company – see provisions above].*

12 On-site waste recycling facilities

- 12.1 Not to [] unless and until a specification (including a programme for implementation) for on-site waste recycling facilities [in respect of each phase] [on the Site] has been provided to, and approved by, the County Council.

- 12.2 Not to deliver the on-site waste recycling facilities otherwise than in accordance with the approved specification.

- 12.3 Not to [] unless and until the on-site waste recycling facilities [in respect of each phase] have been completed in accordance with the approved specification.

13 **Library contribution**

- 13.1 Not to [] unless and until the Library contribution, being the sum of [] pounds [(£)] (index-linked), has been to the County Council to be used towards [].

14 **Public Art contribution**

- 14.1 Not to [] unless and until the Public Art contribution, being the sum of [] pounds [(£)] (index-linked), has been to the Council to be used towards [].

15 **PROW Contribution**

- 15.1 Not to [] unless and until the PROW contribution, being the sum of [] pounds [(£)] (index-linked), has been to the County Council to be used towards undertaking improvements to the public right of way network adjacent to the Site, specifically in respect of the public rights of way known as [].

16 **Council/County Council Covenants**

- 16.1 Where the Council/County Council receives any sum pursuant to the Agreement the Council/County Council will:

- (a) immediately deposit such sum into an interest bearing account;
- (b) not use such sums otherwise than for the purpose(s) as specified in the Agreement;
- (c) repay such sum which is not spent upon the expiration of [five (5)] years from the date of payment together with any interest accrued; and
- (d) upon written request, provide an account specifying how the sum (or any part of it) has been spent.

Council Covenants

- 16.2 To issue the planning permission upon completion of the Agreement.
- 16.3 [To accept the [lease] of the health facility and to be responsible for its future management and maintenance and not to use such otherwise than for the purposes for which it was transferred.]

County Council Covenants

- 16.4 To:
- (a) accept the transfer of the all through school (including early years, primary and secondary);
 - (b) subject to exercising option 2 at paragraphs 8.6 – 8.8, to construct and complete the all through school (including early years, primary and secondary) by [].

and to be responsible for the future management and maintenance and not to use such otherwise than for the purposes for which it was transferred.

Note:

1. *All highway works to be secured by Grampian-type condition(s).*
2. *Triggers for payment of contributions (including possible phasing) to be agreed in due course.*
3. *Quantum of contributions to be agreed in due course.*

CLYDE & CO LLP

MARCH 2017

CARLYLE LAND LIMITED



Andrew McCloy
Recreation Consultant

bakerconsultants

BroadwayMalyan^{BM}

Brookbanks



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RSK

