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Planning Policy and Delivery Team (Neighbourhood Plans)
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Sent via email: suffolkcoastallocalplan@eastsoffolk.gov.uk

Date: 18 August 2017
Our ref: 13387/NG/HBE/14686453v1
Your ref:

Dear Mr Crowther

Martlesham Neighbourhood Plan: Representations of Behalf of LondonMetric Saturn Limited

On behalf of our client, _____, we submit the following representations. _____ owns Martlesham Heath Retail Park together with the site to the north of Anson Road, adjacent to the Tesco Store.

_____ welcomes the Neighbourhood Plan (NP), but request that the following amendments are made to the NP.

Policy MAR18

_____ welcomes the addition of Policy MAR18 'Martlesham Heath Retail Park' and is supportive of the policy's support in principle of retail uses within the retail park. However, the retail park should be defined on the accompanying policies map, and shown as separate from the general employment area.

The wording of the policy should be amended so that it more closely reflects the retail 'tests' within the NPPF. The first bullet point (the 'sequential test') should support proposals where it has been demonstrated that there are no sites that are suitable or available in a centre. The second bullet point (the 'impact test') should state that applications should demonstrate that there would not be a significant adverse impact on the vitality and viability of uses in the Martlesham Heath District Centre.

Policies MAR15 & MAR17

As stated in our previous representations to the NP, the wording of policies MAR15 and MAR17 should be clarified to confirm that additional assessments and/or provision of crossing points etc. should be justified and proportional to the proposed development. Any such requirements should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

This should be the starting point for the consideration of any proposal. It should also be noted that the vehicle parking standards contained within the Suffolk Advisory Parking Guidance are maximum standards for all Class A uses, and the NP policy should not seek to impose a higher level of parking requirement.

Should you wish to discuss the above please do not hesitate to contact either Neil Goldsmith or me.

Yours sincerely

PP –

Jenny Hill
Associate Director

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