

# Neighbourhood Planning, The Process

Presented at Parish Annual Meeting 20 April 2016



# Neighbourhood Planning Vision Statement

As Martlesham evolves and grows it will preserve the best of what already exists and harmoniously incorporate the new with the result that the whole will be better than the sum of its parts.

It will be a community which will –

- contain a variety of well designed housing types for sale or rent to meet the needs of residents of all ages, whether employed or retired, and suiting varied domestic circumstances
- provide a modern infrastructure and diverse, adaptable accommodation to encourage the creation and success of businesses of all sizes including high tech and skilled jobs, with low rental starter units available to encourage local people to start businesses here
- respect and protect the natural environment and the open spaces between the built up areas
- contain a diverse range of residential, community, leisure, employment and retail areas, linked by safe walking, cycling and public transport links, with these links extending to the nearby open countryside and beyond
- Build on its strengths as a welcoming, safe and peaceful place to live with a strong sense of community with a thriving society of neighbours, groups, and organisations providing support and facilities for all residents

# Community Strengths & Weaknesses

## Housing

### **Strengths to be protected**

- Modern village aspects of Martlesham Heath
- Attractive low density housing areas

### **Weaknesses to be addressed**

- Lack of smaller starter properties
- Lack of properties suitable for downsizing
- When sold bungalows are frequently converted to family houses thus depleting the stock of housing suitable for older residents
- Lack of properties with tenures other than 100% owner occupation
- Lack of sheltered accommodation

## Retail

### **Strengths to be protected**

- Vibrant and successful district centre at the Square
- Provision of major retail units on Martlesham retail Park
- Success of post office and other facilities within the parish providing for a localised market

### **Weaknesses to be addressed**

New provision may threaten the survival of existing provision, particularly at “The Square” in Martlesham Heath  
 Congestion and dangers to pedestrians (including those with disabilities and children) and cyclists caused by shoppers in the retail park using private cars.  
 Divided ownership of the retail park prevents coordinated measures being taken to address weaknesses such as customers using cars to move within the retail park and safe routes for pedestrians, wheelchair users etc

## Industrial Areas

### **Strengths to be protected**

- Facilities for a wide range of business types, sizes and for all stages in their life cycle
- Generally clean, non-polluting, and good neighbour business types

### **Weaknesses to be addressed**

- Inadequate car parking
- Inadequate signage

## Open Spaces and Footpaths

### **Strengths to be protected**

- Green spaces within and between built up areas
- Access to footpath network and open areas for informal recreation

### **Weaknesses to be addressed**

- Population pressures placing excessive strain on these facilities
- Population pressures on natural flora and fauna
- Population pressure on agricultural activities
- Increased pressure on Western Corridor SSSI from growth of Grange Farm and potential further development to the south of Grange farm

## Community facilities

### **Strengths to be protected**

- Wide range of popular well managed facilities
- Geographical dispersion of facilities

### **Weaknesses to be addressed**

- Lack of sports facilities for all age groups
- Lack of facilities for younger people
- Lack of indoor facilities

## Roads, Transport and Highways

### **Weaknesses to be addressed**

- Community split by arterial
- Environmental consequences of road system
- Junctions inadequate for traffic loads
- Need to keep local traffic segregated from arterial roads
- Inadequate circulation in retail areas

# Policy Areas

## **Protection of existing and new residents' amenity**

No further areas to be allocated to housing

Permission for housing developments within housing areas will be given to proposals which demonstrate good quality design and which do not adversely affect the amenity of other residents

Development should not be allowed that results in the loss, or results in any harm to the character, setting, accessibility, general quality or amenity value of existing open spaces and woodland areas.

The open character of land between Martlesham Heath and Martlesham, and Martlesham and Woodbridge should be maintained

No development will take place which would be to the material detriment of, or materially detract from areas of special landscape quality

## **Paths, Tracks and Trails**

Proposals to provide safe dedicated cycle and pedestrian routes, interconnecting with and expanding existing networks and forging new routes to form an integrated network across the Parish will be welcomed as part of any planning applications and taken into account in evaluating its sustainability

## **Traffic**

Proposals for development which will lead to increased traffic volumes on the A12 will be required to make provision for, and contribute to, appropriate traffic management measures to ensure that access onto the A12 from within the parish is not adversely impacted.

Proposals for the development of a Northern By Pass would be welcomed provided that it can be demonstrated that such a development would not worsen the traffic situation within the parish but would in fact result in reduced load on the already congested junctions on the A12 between Woodbridge and the A14

## **Environment and Business**

Encourage any new development and infrastructure work to incorporate measures to improve the environment with regard to air quality, reduce light pollution, reduce noise levels and reduce the impact of water run off

To maintain the premiss that employment land should conform to the requirements to be a landscaped area provided with infrastructure, set aside for business use and intended to attract industry

New planning applications for retail developments or change of use which specify demonstrably sufficient parking provision and cycle and pedestrian access will be welcomed as part of any planning applications and taken into account in evaluating its sustainability