

Item 11

DC/20/1036/FUL

Construction of retirement apartments for the elderly, a new public car park, access, landscaping and ancillary development.

Land east and south of The Square, Martlesham Heath



Proposal

This application seeks approval for an over-55s residential living development comprising 41 units

The scheme also provides:

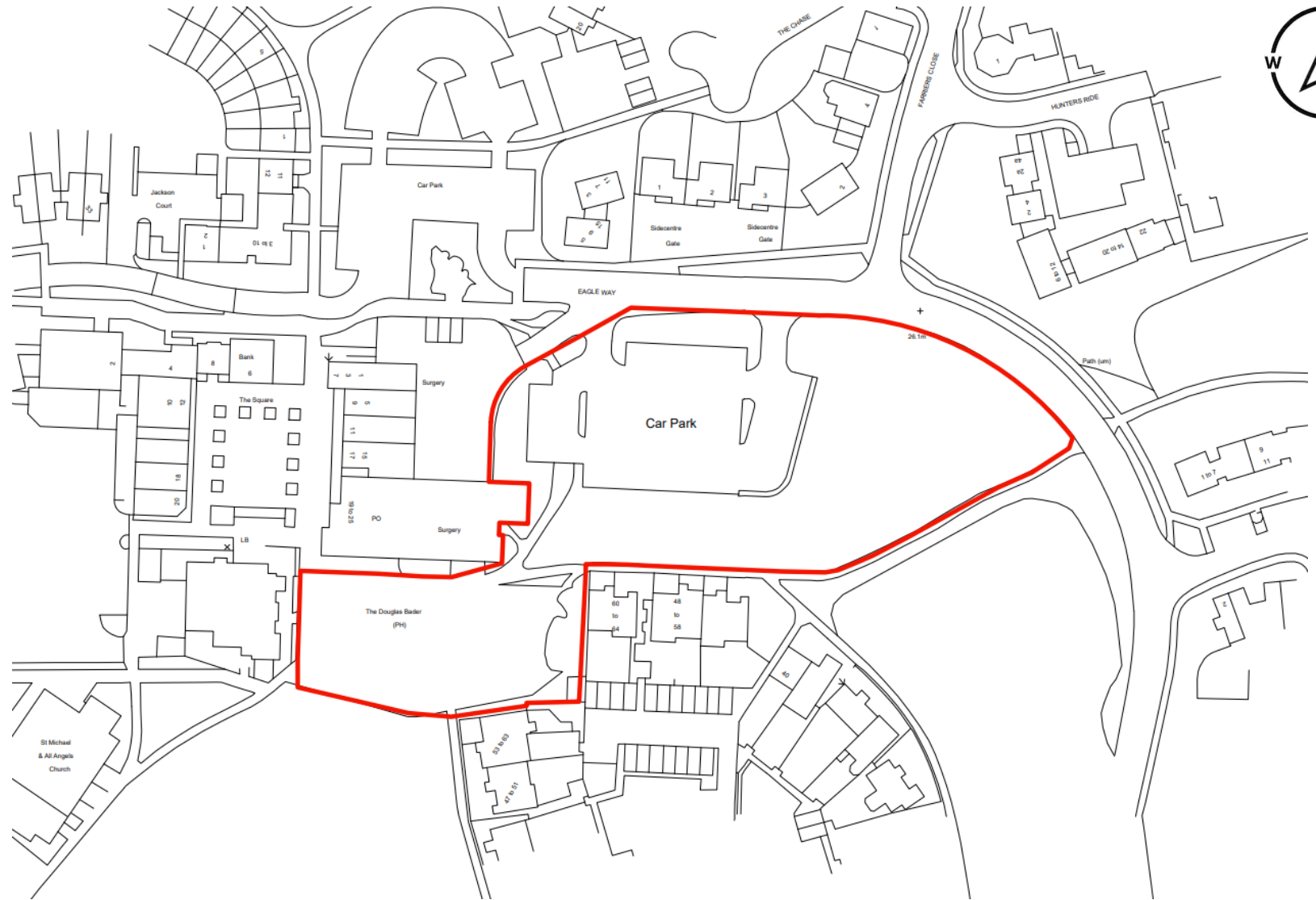
- Resident and visitor car parking (25 car-parking spaces)
- Replacement parking on the former runway (43 car-parking spaces)
- Reconfigured access from Eagle Way (including shared surface cycleway priority at junction)
- Provision of a cycleway along the northern boundary (southern extent of Eagle Way) – connecting the footbridge with the village centre and wider cycle network

Site context

Google ©



Site location plan



Site context



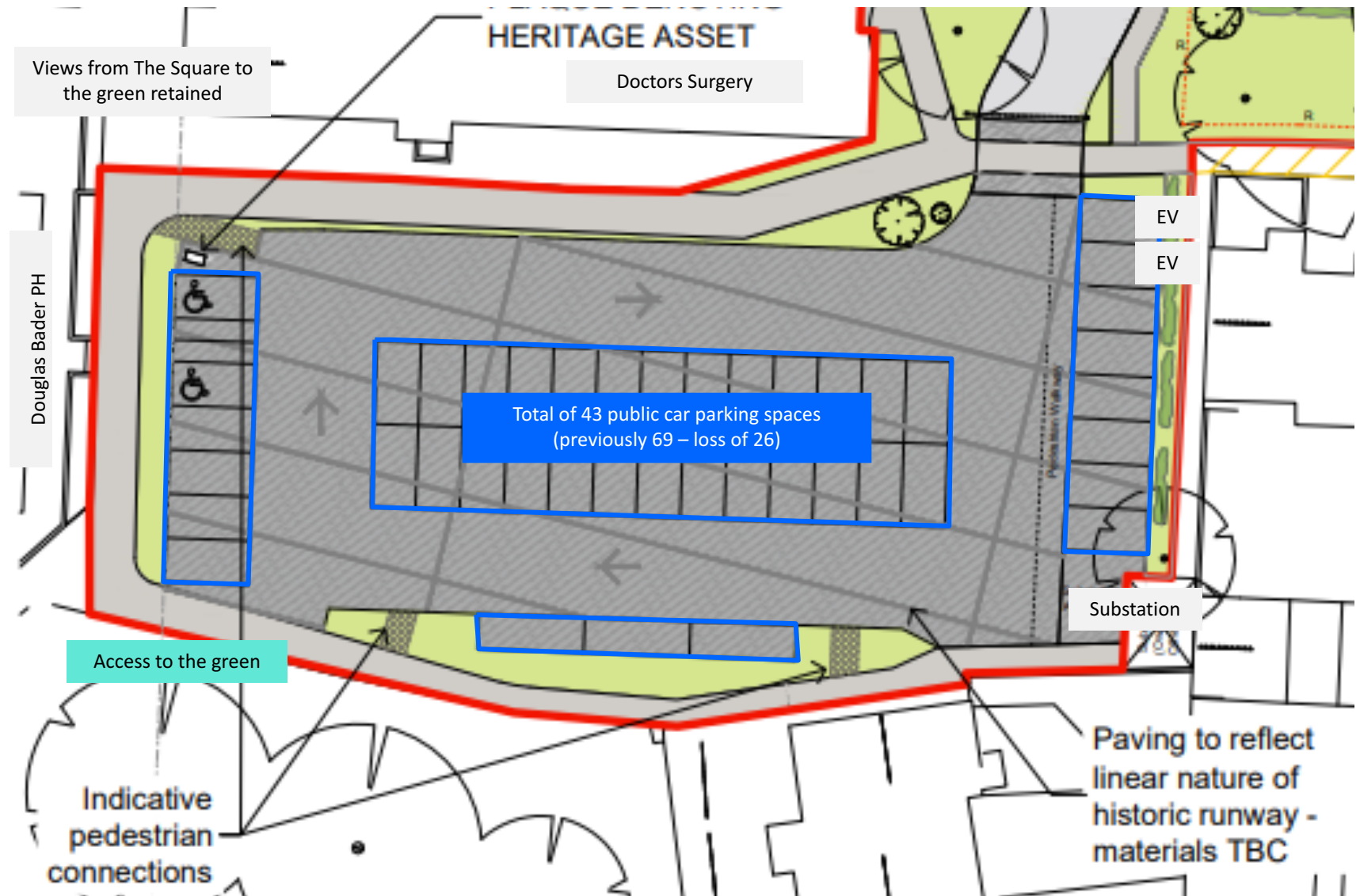
Site layout plan



Residential development

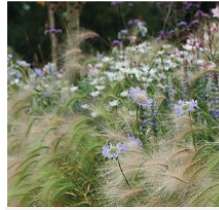


Indicative layout of former runway



Former runway indicative proposal

Design, use, landscaping
and heritage strategy to
be secured by condition



Planting to
soften edges



Heritage asset
feature



Landscaping
bund



Parking bays in
lighter shade



Material to
reflect runway



Linear
demarcation



Transfer of ownership to Martlesham Parish Council*

*Indicative boundaries



Site photos



Site photos



Site photos



Site photos



Site photos



Site photos



Site photos





Looking west from Eagle Way pedestrian crossing



Looking west from Eagle Way pedestrian crossing







Looking north east from the former runway



Looking north east from the former runway



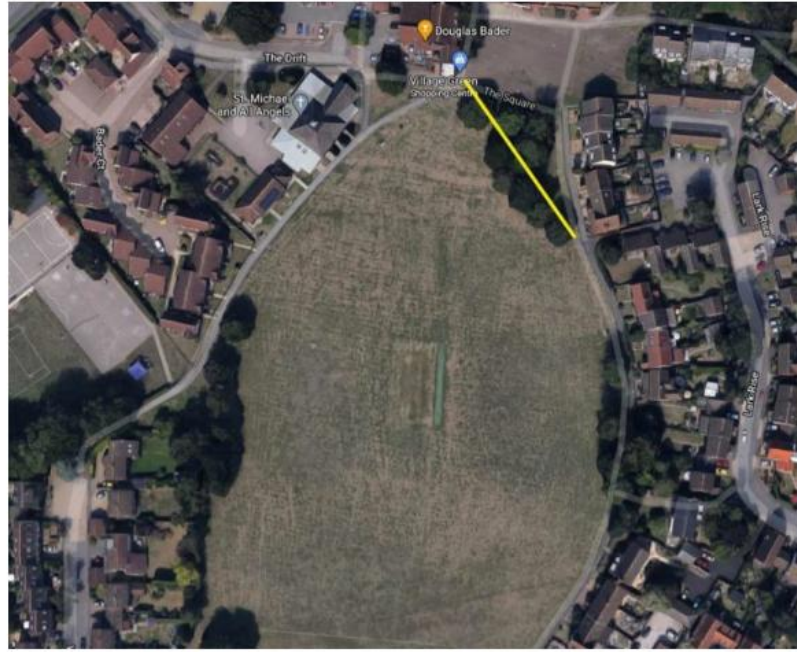


Looking east from Sidecentre Gate



Looking east from Sidecentre Gate

Photos/images
received from
Martlesham Parish
Council



Recommendation

Recommended for approval subject to conditions (as outlined in the report) and completion of a Section 106 legal agreement to secure:

- Provision to secure in perpetuity the former runway site as an area of 'accessible community parking' (including public art/heritage plaque).
- Inclusion of a 'returnable £15k bond to monitor local parking issues and progress any necessary TRO to prevent adjacent on-street parking (including on Eagle Way)'.
- Suffolk Recreation Avoidance Mitigation Strategy (RAMS) financial contribution.
- Monitoring fee.

Transfer obligations: Former runway car park and public open space to be transferred to Martlesham Parish Council.

Conditions

Proposed conditions (as outlined in the report) relate to the following:

- Time
- Plans
- Materials
- Age restriction (55-years plus)
- Ecology protection and enhancement
- Landscaping scheme and management (inc. tree protection)
- Land contamination
- Unexploded Ordnance Survey
- Drainage (including sustainable urban drainage system)
- Fire hydrants
- Design, Usage, Heritage and Landscape Strategy (former runway car park)
- Public Heritage Statement (former runway car park)
- Sustainability Statement
- Highways (cycle way, road safety audit, parking arrangement, car park management plans)
- Construction management