

## Item 1

### DC/20/1036/FUL

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

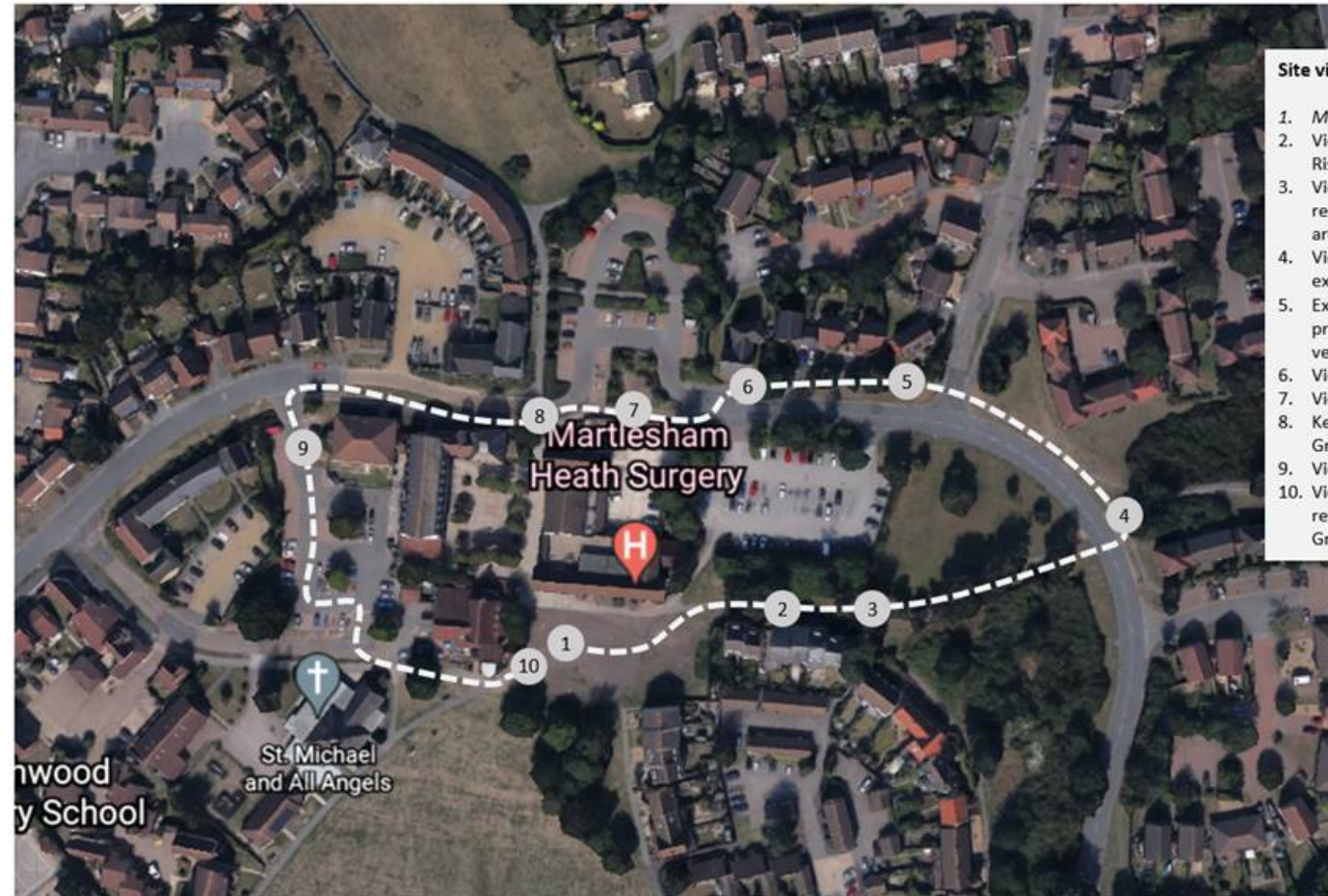
Land east and south of The Square, Martlesham Heath



## Site visit

The application was heard at Planning Committee on Tuesday 27 April 2021. The item was deferred to allow Members of the Committee to undertake a site visit prior to considering the application. This was deemed necessary in order to view the site in terms of its context with particular reference to the former runway area and parking.

The Planning Committee visited the site on Thursday 13 May 2021, in accordance with Covid-19 government guidelines.



### Site visit route and stopping points

1. Meeting point: View of former runway area.
2. View of proximity of properties along Lark Rise to the proposed development.
3. View of the extent of development to residential properties and alongside the area to be protected from development.
4. View from Eagle Way – noting existing/proposed cycleway.
5. Extent of development to residential properties/proposed loss of existing vegetation.
6. View of existing/proposed vehicle entrance.
7. View of northern car park.
8. Key view through The Square towards The Green.
9. View of western car park.
10. View from the west showing the relationship of the former runway with The Green. End point.



# Proposal

**This application seeks approval for an over-55 residential living development comprising 41 units (29 one-beds and 12 two-beds)**

The scheme also provides:

- Resident and visitor car parking;
- Replacement parking on the former runway;
- Reconfigured access from Eagle Way; and
- Provision of a cycleway connecting the footbridge with the village centre and wider cycle network

*The Head of Planning and Coastal Management has requested that the decision is to be made by Members at planning committee due to the significance of public interest in the proposal.*

## Site context

The site is located within Martlesham Heath, accessed off Eagle Way via the A12 – and measures approximately 0.74 hectares.

Located to the eastern extent of the village centre, the core of the subject site currently serves as a car park, with green space to the east and an area of hardstanding (a former runway) to the south west .

It is located within close proximity to the existing commercial and community services within The Square.





## Site context

The subject car park has approximately 69 spaces – there is also a car park to the north and to the west of the village centre.

The 'area to be protected from development' is shown to the east and the former runway to the south.

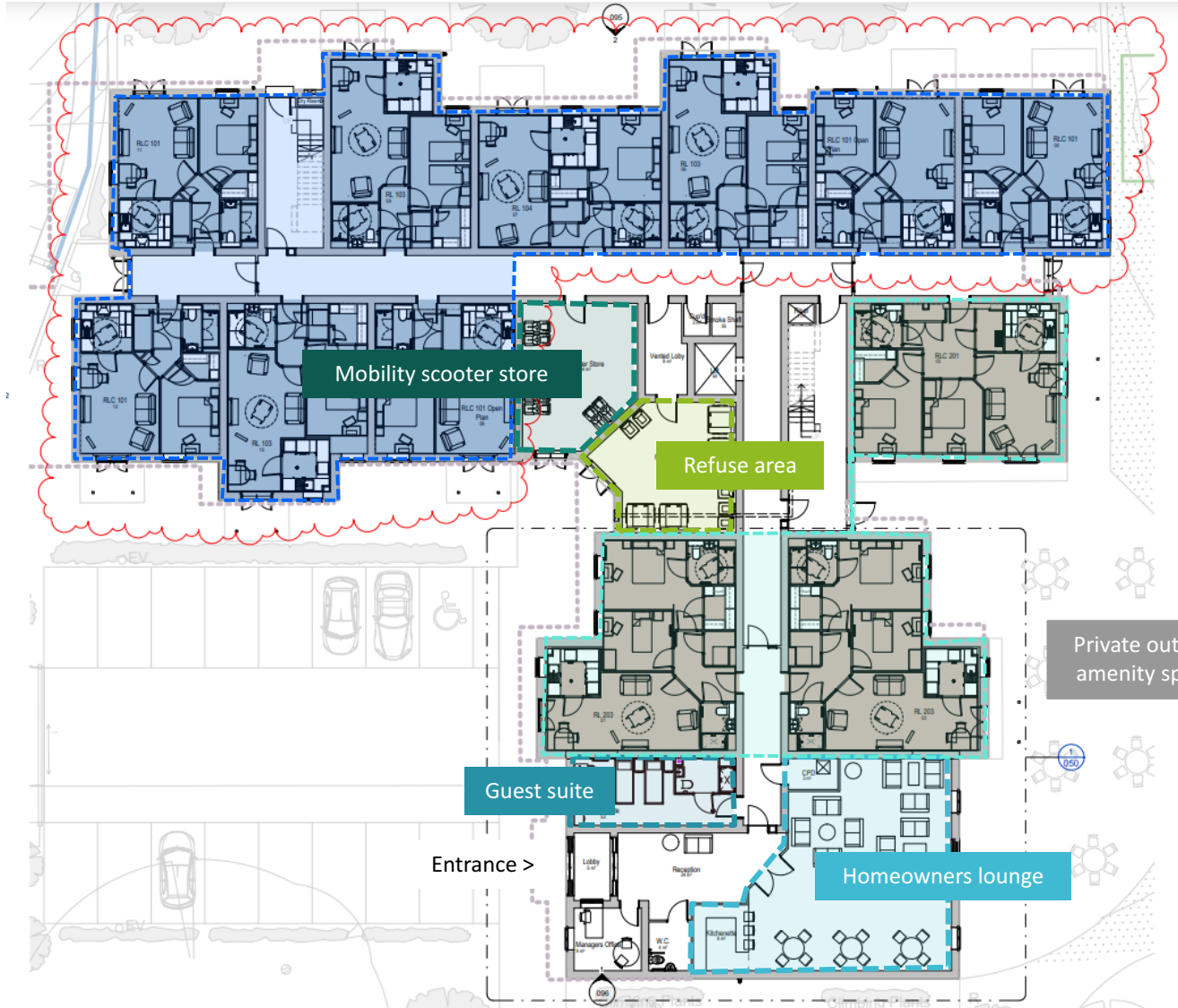




# Site layout plan



# Ground floor plan



Nine one bed units

Three two bed units

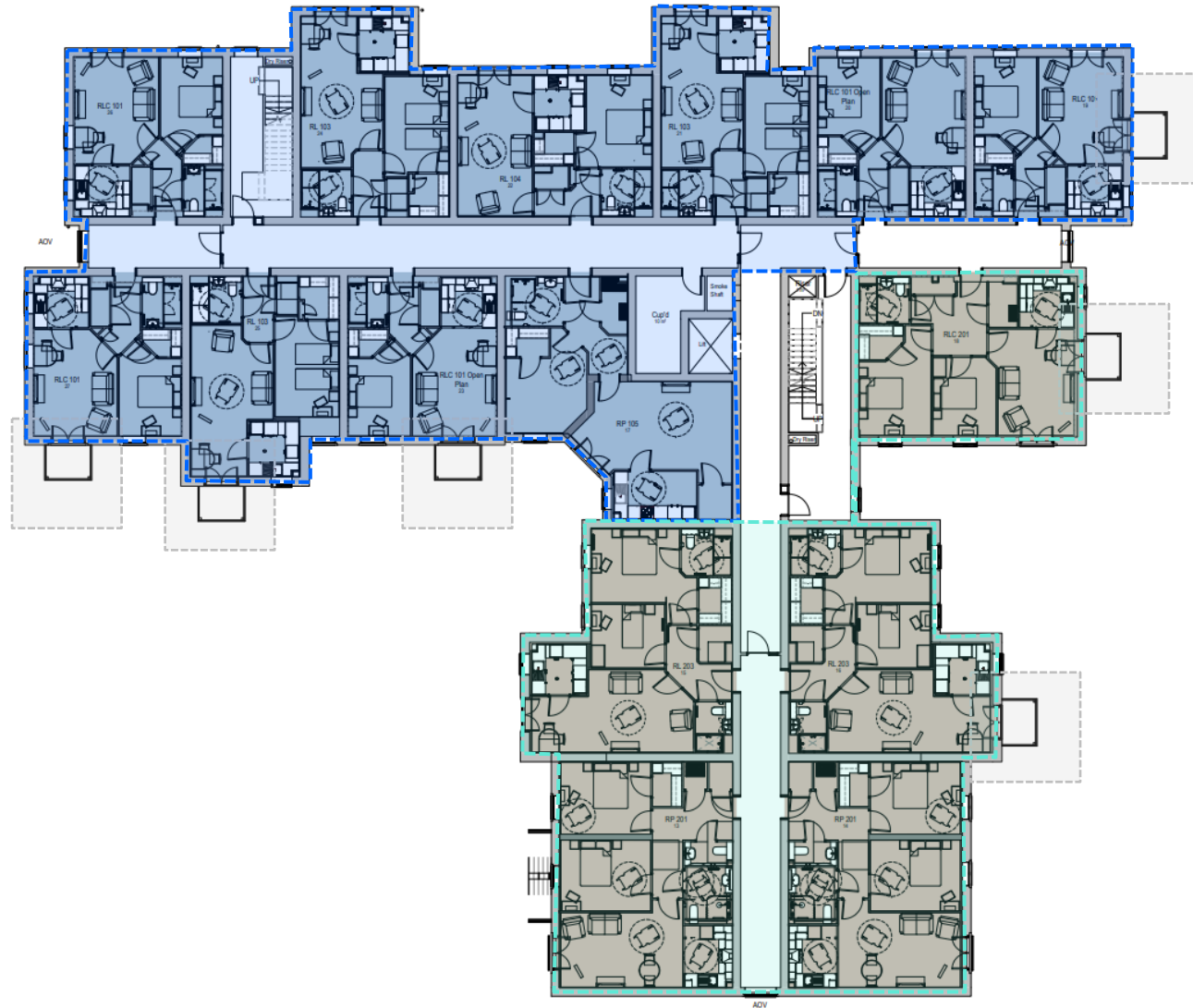
Private outside amenity space

Guest suite

Homeowners lounge

Entrance >

# First floor plan



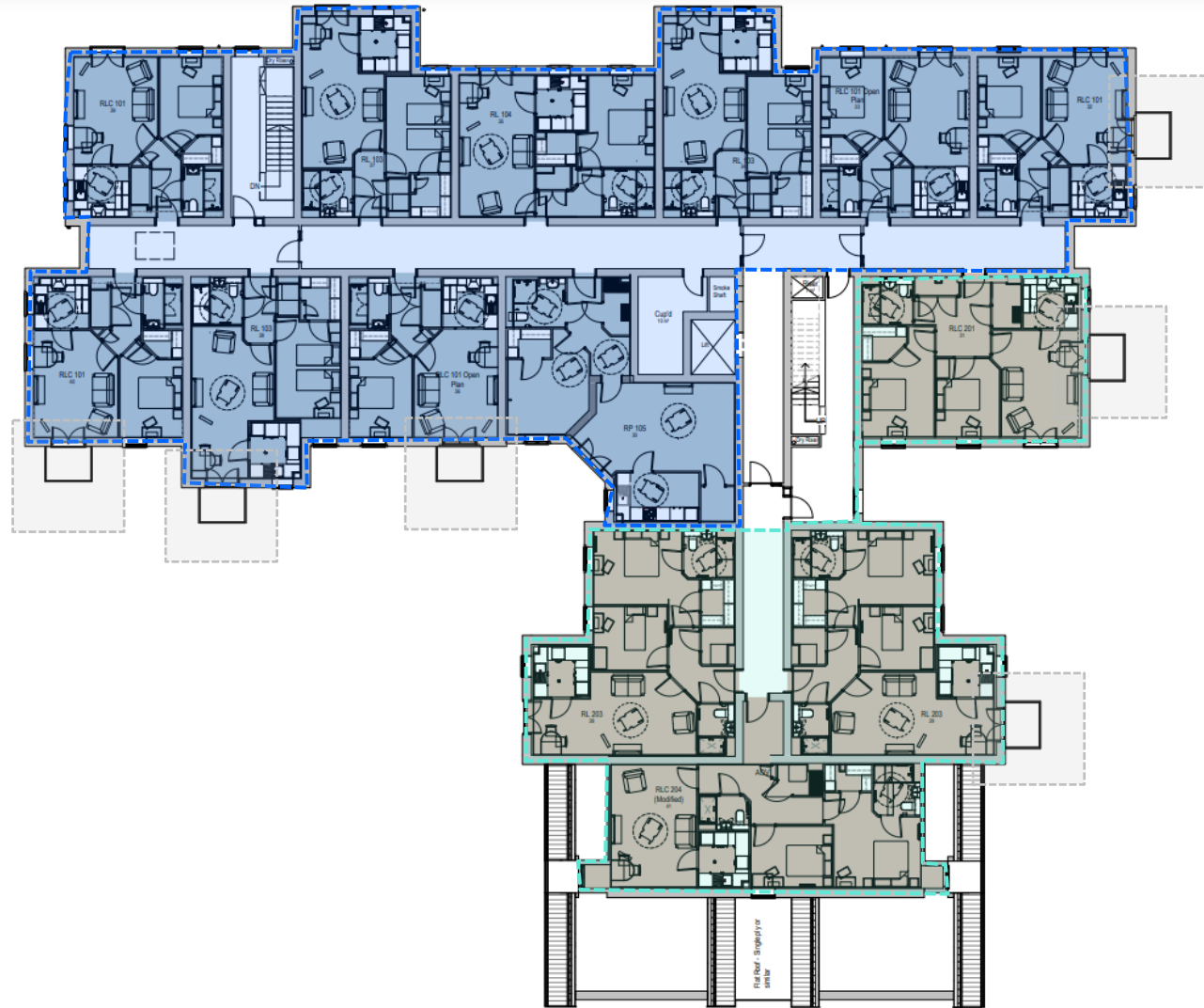
10 one bed units

Five two bed units

Balconies



# Second floor plan



10 one bed units

Four two bed units

Balconies

# Elevations



North Elevation



East Elevation



Brickwork - Red Multi



Concrete Plain Tile - Charcoal Grey



Concrete Plain tile - Antique Red



White Render

# Elevations



South Elevation



West Elevation



Brickwork - Red Multi



Concrete Plain Tile -  
Charcoal Grey



Concrete Plain tile -  
Antique Red



White Render



## Residential development

A total of 25 car parking spaces are associated with the development – highways have raised no concerns with this level of provision.

Secure private amenity space is provided for residents – with a number of units benefitting from balconies.

A cycleway is proposed along Eagle Way, linking to the wider cycle network.

The majority of the protected area, as well as all associated protected trees, with the 'Area to be protected from development' is retained.

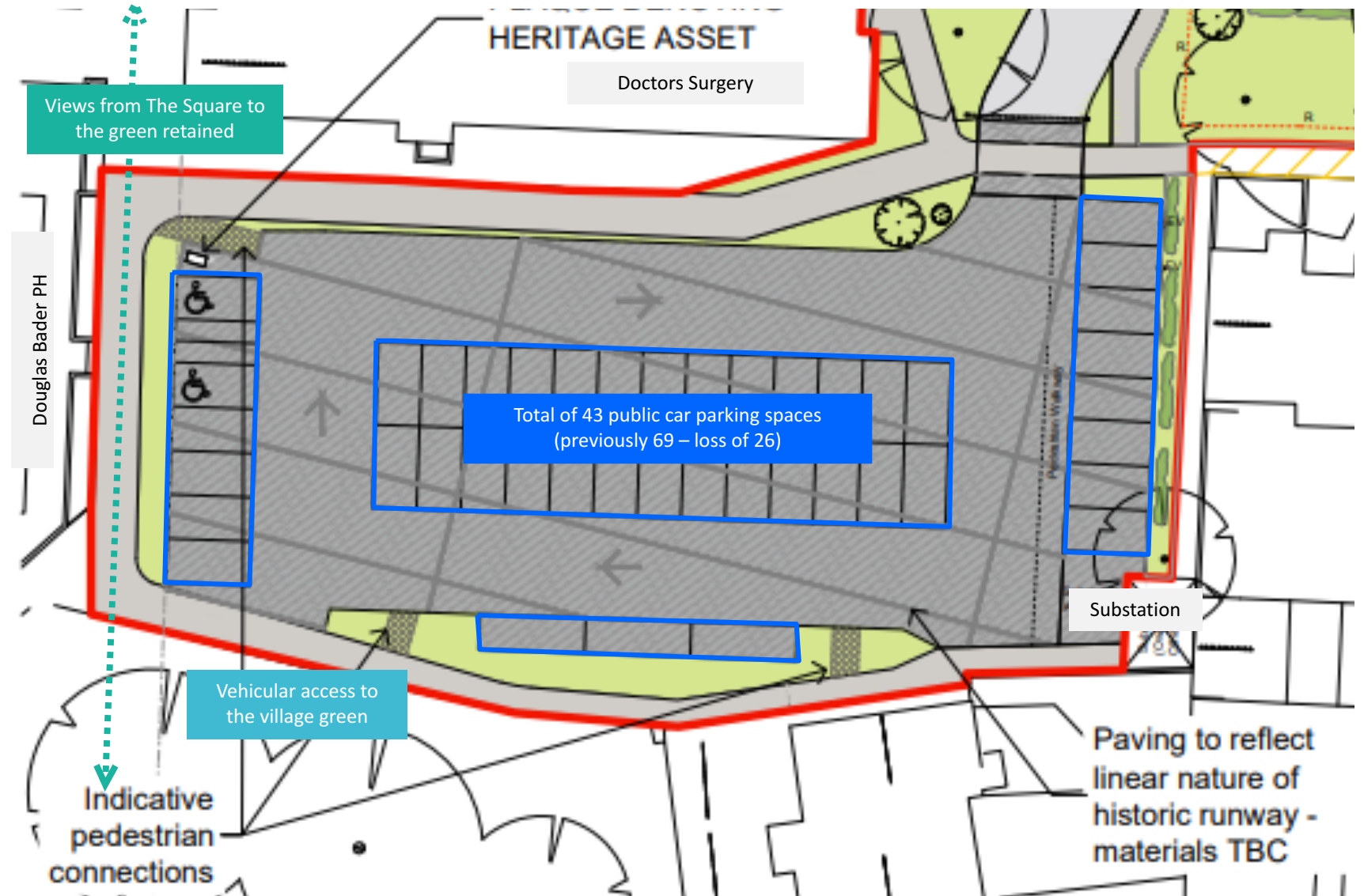


## Indicative layout of former runway

The layout of this space has been subject to extensive design changes following feedback from both the local community and the highways authority.

A circulatory formation allows for larger areas of 'free space', with the provision of sufficiently sized footpaths along the northern, western and southern perimeters allowing for all users to pass with ease.

Parking spaces along the western edge of the car park have been set back allowing for the line-of sight looking south from the village centre towards the green is uninterrupted by views of parked cars.



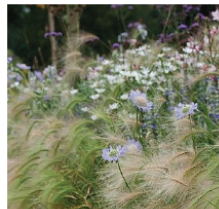


## Former runway indicative proposal

The former runway is identified as a Non-Designated Heritage Asset within Martlesham Neighbourhood Plan – it is the last remaining section of the main runway, which formed part of RAF Martlesham Heath.

Subsequent discussions with the applicant have led to an indicative design that allows for the retention of the runway surface material and the incorporation/prominence of design features that reflect the nature of the heritage asset. – this appropriately addresses the historic context of the asset whilst allowing for the prioritisation of cycle/pedestrian movements.

A Design, Landscaping and Heritage Strategy is 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 land to Martlesham Parish Council

It is the applicant's intention that the former runway land is transferred to Martlesham Parish Council to manage in perpetuity, at no charge.

Ownership by the parish council will ensure that the former runway is utilised as a community asset and used multifunctionally for free-of-charge parking, events, markets etc.

This also applies to the section of the designated 'Area to be protected from development' to the east – indicated here as public open space.













# Site photos



Looking north west from the existing car park showing the service yard entrance and northern car park



# Site photos



Looking west from the existing car park showing the surgery and village centre buildings in the background



# Site photos

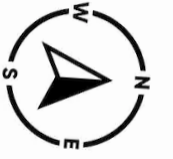


Looking north west from Eagle Way – adjacent properties shown

# Site photos



Looking west from Eagle Way





# Site photos



Looking east from the corner of the former runway – Lark Rise properties to the right



# Site photos



Looking south west across the former runway towards the green



# Site photos



Looking south across the former runway – Lark Rise properties shown





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



## Martlesham Parish Council

The following image has been submitted by Martlesham Parish Council to supplement their forthcoming speech.

Wider pedestrian improvements could be delivered through the Neighbourhood CIL received from this development . If permission was granted the parish council would receive approx. **£98,328.21**





Material  
consideration

## Conclusion

Overall, it is considered that the proposed development for 41 retirement apartments within the settlement boundary of Martlesham Heath and within close proximity to the village centre, is a sustainable form of development that meets the growing demands of an ageing population.

Policy MAR5 of the neighbourhood plan identifies that there is a significant need for properties that meet the needs of older people – this is further supported by national planning policy guidance, which defines such need as 'critical'.

A number of significant concerns previously raised by statutory consultees have since been adequately addressed through subsequent design changes - any respective concerns can be mitigated by a number of proposed conditions.

The prominence of the proposed design and the reconfiguration of the immediate area will not cause adverse impacts to the character of the area, residential amenity, non-designated heritage assets, or result in subsequent pressure on the local healthcare facility.

Potential impacts upon facilities and public services can be suitably mitigated through Community Infrastructure Levy (CIL) funding.



# 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



End of presentation