SUMMARY MATTERS STATEMENT

Holton St Mary

Prepared by Strutt & Parker on behalf of H R Philpot and Son Ltd

Matter 2

June 2019
**Summary Matters Statement:**

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<th>Site Name:</th>
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<td>Client Name:</td>
<td>H R Philpot and Son Ltd</td>
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<td>Type of Report:</td>
<td>Summary Matters Statement</td>
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<tr>
<td>Prepared by:</td>
<td>David Fletcher</td>
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<td>Checked by:</td>
<td>David Fletcher</td>
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<td>Date:</td>
<td>June 2019</td>
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*Strutt & Parker, 66 – 68 Hills Road, Cambridge, Cambs. CB2 1LA*
1. INTRODUCTION

1.1 This matter statement is written by David Fletcher of Strutt and Parker, on behalf of H R Philpot and Sons. This statement is written to support previous representations made in support of the allocation of land at Holton Hall Farm, Holton St Mary.

1.2 In accordance with the best practice guidance, this matter summary statement provides a succinct summary of key points from the matters questions, for discussion at the Examination in Public. This statement should be read in conjunction with previous representations made at Preferred Options and Pre-Submission Stage of the Local Plan, which provide a detailed statement of key areas of concern in relation to the emerging Local Plan.

1.3 This matter statement has been split into sections to provide an overview of key points for discussion in relation to each of the individual matter sections. The matter sections that have been covered in this statement are as follows:

- Matter 2: Vision, aims and objectives and general policies

1.4 Matter 1 (Legal Compliance) and Matter 4 (Waste Policies and Sites) are not of relevance to our representations and have not been covered within this statement. A separate matter statement has been prepared for Matter 3.
2 MATTER 2: VISION, AIMS AND OBJECTIVES AND GENERAL POLICIES

2.1 Consistent with the representations made by Strutt & Parker at Regulation 19 stage, whilst general support is given to the vision, aims and objectives of the plan, which appear to be positively prepared and consistent with national policy, this has not been reflected in the proposed site allocations.

2.2 As set out within our previous representation, policy GP3 (Spatial Strategy) is supported. It is appropriate that the Mineral Planning Authority recognise that one of the key aim of the plan is to propose and locate mineral extraction sites in close to key centres of population and along key transport routes. This approach is positively prepared, justified and in accordance with the National Planning Policy Framework.

2.3 However, as set out in our earlier representations, this policy has not been reflected in the site allocations part of the document. In particular, it is not clear why sites at Barnham and Wangford, both of which are located in environmentally and ecological sensitive rural areas away from the A road network have been allocated above land at Holton Hall Farm, Holton St Mary.

2.4 Land at Holton Hall Farm, Holton St Mary is located within a very sustainable location, being adjacent to the A12, and in- between Ipswich and Colchester, which represent two of the largest settlements within East Anglia. In addition, Holton Hall Farm is ideally located in order to serve the proposed upgrade to the A12, which has been identified by Highways England as a strategic upgrade project. The allocation of land at Holton Hall Farm, would be fully deliverable in planning terms, as demonstrated within the background transport and landscape work undertaken to support the site allocation. Its allocation would also be fully consistent with the tests of soundness set out within the NPPF.

2.5 It is therefore important to ensure that the sites allocated for development later on in the plan, are consistent with the objectives of policy GP3. Currently this is not the case.