

**Issues Raised**

**Haylink's Response**

**Open Space**

It was suggested that the proposed scheme should incorporate more open space and less development. It was also felt that native species should be used in the landscaping of the site.

The proposals would create a relatively low density scheme compared with national planning guidance, with very substantial levels of open space and amenity provision. As shown on the landscape and ecology board, over 50% of the site area is public open space with a further 10% of private amenity space. It is the intention that a number of native species will be integrated within the proposed landscaping scheme which will respect the setting of the site, and in particular its ecological and historic attributes. As mentioned above, an ecological, historic and landscape management plan will be submitted with the new scheme.

**Mix of Uses**

There were a number of suggestions for other uses on the site, including a small supermarket (e.g. a Co-op/ Tesco), medical centre/ clinic, primary/ secondary schools, recreational/ sports facilities, other community facilities and uses that benefit all ages (particularly the young and elderly).

Haylink has given careful consideration to the suggestions for various additional/ alternative uses on the site. The proposed scheme will include retail space (which could be let to a small supermarket), a D1 health facility (which could include facilities for doctors, dentists etc), an indoor sports centre, a swimming pool (in the retirement village) and a large area of recreational open space which will be beneficial to residents' of all ages in the Peninsula.

Haylink are in discussions with Suffolk PCT and the County Council regarding the requirements for education and medical facilities within the local area. Advice from Suffolk County Council confirms that there is sufficient capacity within the local schools to accommodate new children within the development and in the case of Shotley Primary School, there is significant capacity which has a falling school register.

**Wider Benefits**

There was question over whether the proposed development would be beneficial to the whole of the Peninsula.

The proposed scheme, if granted planning permission, would allow the former HMS Ganges site to be made accessible to the public. It is fully intended that the majority, if not all the facilities, will be accessible to both future residents of the development and also local people within the Peninsula, which will bring benefits to the local area and help in creating a sustainable development.

**More Detail**

A number of people wanted to see more specific details regarding the proposals such as what retail, commercial and leisure uses are being proposed, what the housing mix would be, whether future residents would have their own gardens and garages etc.

The new master plan provides considerably more detail on the proposed scheme compared with the master plan presented at the last public consultation event.

