

## Policy DM21 – Mersea Homes

Whilst no objections are raised in respect of the majority of the provisions of this policy, we are concerned that a requirement that all new development should have access to public transport within 400m is neither justified (in terms of its being a fixed requirement) nor likely to mean that the Plan is effective overall in delivering the number of new homes required, because there are some locations where a strict adherence to 400m is unlikely to be achievable.

We have no objection to the principle that development should be well served by public transport, but the 400m threshold is an arbitrary limit, and it would be wholly unreasonable to refuse development within the Ipswich urban area or on allocated development sites if, for example, some part of the development area were slightly more than 400m to the nearest bus stop.

400m is a widely recognised indicator of a desirable walking distance, but it should not be a mandatory requirement.

Accordingly, we suggested that part (f) should be amended as follows:

“have safe and convenient access to public transport, where possible and practical within 400m, and facilitate ...”