

- **Agenda Item 7b – DC/21/03287 - Land northwest of Stowupland Road Stowmarket**

- The **Strategic Housing Team** has advised inter alia in its latest consultation response, dated 30th August, that ‘...*We have held a number of discussions with the agent and developer and our team agree that the above affordable housing mix is acceptable should the scheme be granted planning permission...*’

In this regard the comments made in paragraph 6.18 (*page 188 of the agenda*) of the Committee report no longer apply, and the recommendation to Members has been amended accordingly.

- The **Lead Local Flood Authority** has confirmed, following the submission of additional information, that it recommends approval of the application subject to the imposition of three conditions and several informatives. The proposed conditions are considered by officers to meet the relevant tests and would be included on an approval decision notice, in the event that Members accept the recommendation to approve the application.
- The **Environmental Health – Sustainability** officer has confirmed that he is satisfied with the applicant’s proposals, and recommends the imposition of a condition on a grant of planning permission.
- The **Environmental Health – Noise** officer has advised that the submitted acoustic assessment should be revised to include predicted noise levels from all premises where it is proposed to install Air Source Heat Pumps (ASHP). The assessment shall consider and report on the noise levels at the nearest neighbouring habitable room from each ASHP as well as the accumulative noise levels from all on site ASHP proposed at the nearest residential premises off site.

ON THE BASIS OF THE ABOVE THE RECOMMENDATION TO MEMBERS IS REVISED AS FOLLOWS:

Authority be delegated to the Chief Planning Officer to determine the application subject to [a] the prior agreement of an acoustic assessment that includes noise levels from all premises where it proposed to install Air Source Heat Pumps, and [b] details of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer, as summarised below and those as maybe deemed necessary by the Chief Planning Officer to secure....

Finally, the report recommendation includes a summarised condition as follows:

‘No occupation of the dwellings until adequate flow capacity demonstrated at Water Recycling Centre.’

Members will note the comments in paragraph 8.4 (*page 191 of the agenda*) of the Committee report in which it is confirmed by Anglian Water that sufficient capacity exists. Therefore it is considered that the condition is unnecessary and can be omitted from the summarised list.