

Late Papers

DC/18/05313 - Land on The South Side of Bildeston Road, Offton

1) Updated drawings/comments.

The site layout drawing shown within the original bundle has been superseded. The information in relation to The Channel and the bridge has now been updated. This is included here as drawing 500-OP-002-B. Additional drawings showing more details of the bridge have also been provided.

Some other minor changes (following discussions with the Environment Agency) have been made to drawings 500/OP/003, 500/OP/004 and 500/OP/012. The relevant drawings are now: 500/OP/003/B, 500/OP/004/B and 500/OP/012/C

Slides 9, 10 and 13 will be updated accordingly.

Updated drawings are also included here in the late papers.

2) Updated consultation matters:

In response to Waste Management Services' requests:

- Electric Vehicle Charging Points have already been shown on our drawings and details.
- Wheelie Bin Collection Points have already been shown to our Parking Plan Drawings
- The vehicle tracking used to demonstrate movement to junctions is DB32 Compliant
- The safe working load of the bridge is confirmed.

Waste Services has agreed to this.

The Environment Agency has raised some issues as follows:

1. Our understanding is that the applicant is connecting to mains. However, nothing has been uploaded on the website as of yet and the drainage strategy appears to show a package treatment plant still. Please can you confirm if they are planning to connect to mains in accordance with the Anglian Water report attached.
2. Please can the report be added to the website so I can direct the local resident who has emailed me to this?
3. We would like to raise another condition that essentially states what is already within the pre planning report. This would read "There shall be no occupation until it can be demonstrated that there is sufficient capacity at the Water Recycling Centre as referenced in Anglian Waters Pre Planning Report referenced 145822/904124366/1/0055597 and dated 23 April 2019.
4. I would recommend that Anglian Water are also consulted directly – although their response should be in line with the pre-planning report

OFFICER RESPONSE, the report has been posted to the website. Should permission be granted, the above condition can be included. Anglian Water has been consulted.

In relation to the issue of the package treatment plant, the applicant has responded as follows:

"Anglian Water have said that the existing system has capacity and that we can connect into it. We have not altered the drawings given that local opinion informs that the existing system is failing and does not have

capacity.....Therefore we have kept the proposed treatment plant on our details, subject to further discussion with AW should an approval come forward.

If, after further consultation with AW, we do indeed utilise the existing system the area shown for the treatment plant in the application site would be turned over to landscape and included within the proposed Local Nature Reserve.

3) Comments from the applicant:

The applicant has submitted a letter to Members of the Planning Committee, detailing where they believe there are matters of concern with the report. Some elements are matters of opinion, but others are factual.

The full letter is on our website and the factual matters are discussed below:

The applicant wishes to make it clear that the application also includes a Local Nature Reserve and Landscape Buffer for Public Access (not explicitly referred to in paragraph 2.1).

Paragraph 3.1 "The distance between the application site and the Limeburners Public House is noted as 1.5km. This is incorrect & the distance should be noted as 1km."

OFFICER RESPONSE – This shorter distance is a direct-line measurement; however, the distance is nearer to 1.5km by road/path.

3.11 - There are four, rather than three, buses daily in each direction (Ipswich to Hitcham and vice versa).

Paragraph 6.5 is incorrect

OFFICER RESPONSE – *this has been deleted from the report.*

The applicant has also raised points about the description and analysis of "affordable housing". This matter will be discussed at Committee.