

DC/21/06052- Northfield View Phase 2C, Land to the West of Chilton Fields, Fuller Way, Stowmarket

Further comments have been received from SCC Highways, Place Services Landscaping and Place Services Ecology following the issuing of the committee report.

- **Place Services- Landscaping**

No objection but raise concerns on visual aspects of the swales within the areas of public open space which can be dealt with by condition.

- **Place Services- Ecology**

No objection as sufficient information has now been provided on Great Crested Newts. Further clarification and Precautionary Working Method Statement has been submitted ensuring that the LPA demonstrates compliance with its statutory duties for European Protected Species. No Construction Environmental Management Plan is required as a Biodiversity Mitigation Method Statement was provided at outline. In terms of Biodiversity Net gains, Defra Metrics have been submitted, which demonstrates that a 1.16% measurable net gain will be delivered for the proposals which is supported.

- **SCC Highways**

No objection subject to conditions. Issues relating to the junction type access serving plots 73-233 (discussed at point 4.9 of the committee report) have been resolved. An amended plan was submitted to change the access from a 'junction' (where pedestrians have to cross an access road and motorists assume right of way) to a 'dropped kerb' access where pedestrians have right of way over motorists.

The recommendation therefore now reads:

That Authority be delegated to Chief Planning Officer to approve the reserved matters application, including the imposition of relevant conditions as summarised and those as may be deemed necessary by the Chief Planning Officer.

Additional recommended conditions to be added to those included in the committee report include:

- SuDS details (topographical plans, timetable for implementation and maintenance) to be submitted
- Landscaping scheme to be implemented as approved
- Bin presentation and storage areas to be implemented as approved
- Parking and secure cycle storage to be implemented as approved
- EV charging point details to be submitted
- Details of estate roads and footpaths (layout, levels, gradient, surfacing, lighting, traffic calming and surface water drainage) to be submitted
- No dwelling occupied until carriageways and footways serving that dwelling have been constructed to Binder course level

Since the issuing of the committee report 2 representations of objection were received, summarised as follows:

- Affects ecology/ wildlife
- Loss of open space
- Inadequate public transport
- Landscape impact
- Over development
- Strain on community facilities
- Boundary issues
- Dominating/ overbearing
- Inappropriate in Conservation Area
- Landscape impact
- Destroy Paupers' Graves