



## **SOUTH PLANNING COMMITTEE - UPDATE SHEET 25 May 2021**

### **Item 5: DC/20/1036/FUL - Construction of retirement apartments for the elderly, a new public car park, access, landscaping and ancillary development at Land east and south of The Square, Martlesham Heath**

#### Questions raised by Members following the Planning Committee site visit on Thursday 13 May

1. Cllr Blundell: At our meeting on the Square in Martlesham I indicated that I had seen a statement from the water authority that if any sewers crossed the land they could not be built over. Are there any sewers crossing any part of the land proposed to be developed?

Officer response: Please refer to the below extracts from Anglian Water's response dated 14 April 2021 (full response saved to Public Access).

#### Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

#### Used Water Network

This response has been based on the following submitted documents: Flood Risk Assessment & Drainage Strategy Eagle Way, Martlesham Heath, Martlesham dated 8th March 2021 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

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LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT  
DX: 41400 Woodbridge

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ  
DX: 41220 Lowestoft

(1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

(2) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

(3) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

(4) INFORMATIVE - The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

The associated informatives were previously noted on the planning committee update sheet and have now been incorporated within the report itself.

2. Cllr Yule: The Parish Councils response of objection on the 29/03/2021 relates to the amended site plan (Ref P08 dated 11.03.21). They then refer in their submission to plans received on the 24<sup>th</sup> March 2021 which I believe they have not yet responded to. Question – which site plan were we using for the site visit?

The site plan was updated prior to the site visit to indicate that the former runway area design is indicative and subject to further consultation with Martlesham Parish Council as per the proposed conditions. The updated plan was sent to Martlesham Parish Council for their attention and saved to Public Access accordingly.

For clarity, the drawing number is: 001 Rev. P11 (received 12 May 2021).

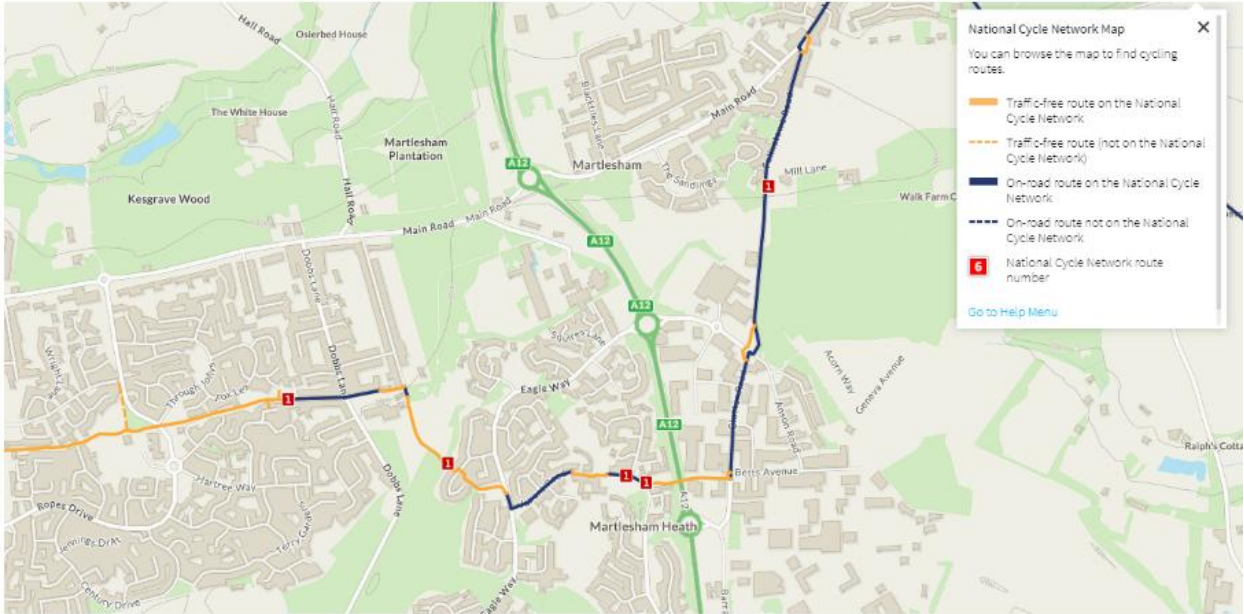
3. Cllr Yule: There is a 106 Agreement associated with this application in relation to the old runway site, the Parish Council have on the current plans objected. Question: Where does that leave the 106 Agreement and the Parish Council if ESC vote to accept?

If the application is consented contrary to Martlesham Parish Council's objection it is thought that it would still be their desire to accept the proposed land transfer. If Martlesham Parish Council refuses to accept the transfer then it does not arise, and McCarthy and Stone would manage the prescribed areas (both the former runway and the area of open space to the east). The S106 obligation will need to be worded accordingly.

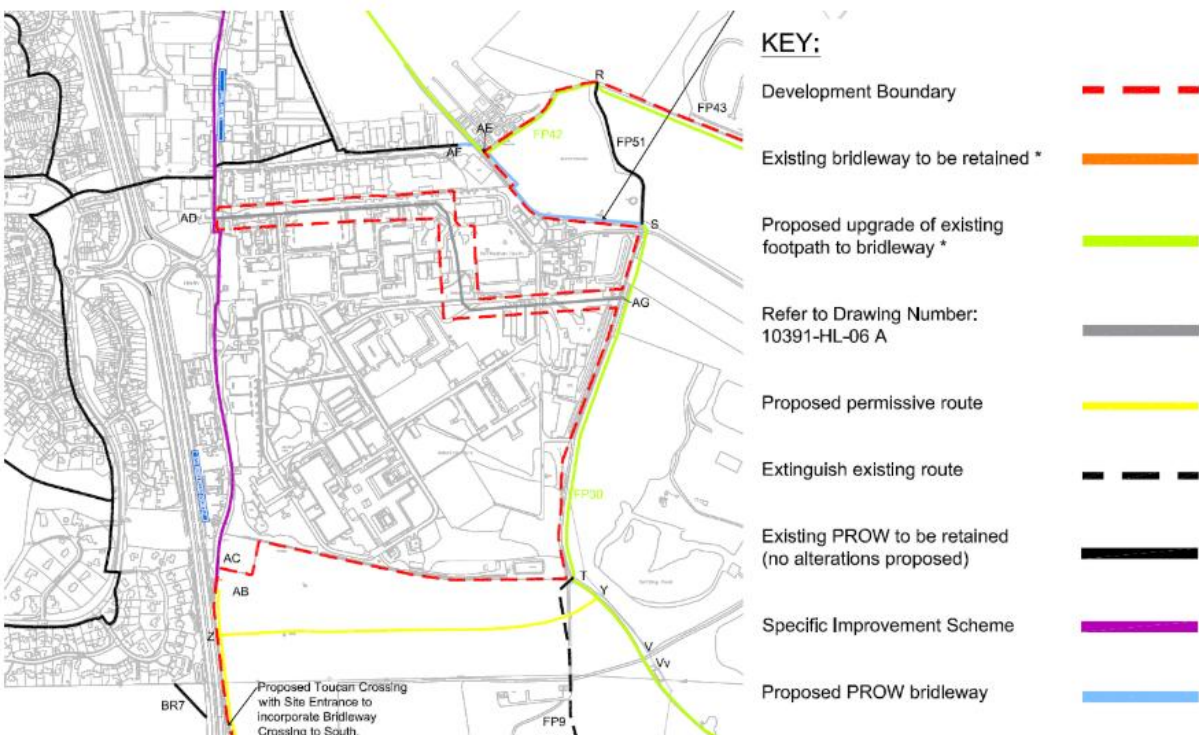
4. Cllr Yule: We had quite a lot of discussion in our group in relation to the proposed pedestrian paths and new cycle ways – could we have as part of the officers report information on whether they link into the County Councils highway proposals for the upgrade of the A12 especially

access over the main road to the retail areas.

The below map shows the existing *Sustrans: Ipswich to Woodbridge* route. The route travels through Martlesham Heath via Eagle Way (to the north of the subject site) and crosses the A12 via the exiting footbridge, it continues through the retail park and north towards Woodbridge.



Brightwell Lakes connectivity and improvements are shown below. This includes new and improved cycling and walking connections on Barrack Square and Gloster Road leading the existing pedestrian and cycle bridge and over to Eagle Way and the retail area. The emerging East Suffolk Cycling and Walking Strategy is developing a strategic Melton/Woodbridge to Ipswich cycle corridor which works with the Brightwell Lakes plans and builds up on use of the existing bridge and Eagle Way as part of that route.



The below image shows potential walking/cycle links in addition to the existing bridge and Eagle Way route as part of the recent Suffolk County Council consultation for the business case for a Major Road Network (MRN) funding bid. It explores the possibility of an additional A12 crossing close to Brightwell Lakes plus other routes to the west of the A12.

