

D McKean comments on outline planning approval 19/00836/OUT 25th Jan 2022 for 265 Houses at Eyebury Rd dated 25th Jan 2022 has a comprehensive report and 34 conditions to be complied with along with the S106 agreement items.

26 Conditions are before development starts, 11 are before first occupation (3 are both)

1 - The Construction Management Plan (CMP)

The planning condition should have a mandatory access to the site to be from the direction of Oxney Rd rather than Eyebury Rd which has a weight limit and is unsuitable for construction traffic and has the school, pre-school and after school wrap around facility (Longer opening hrs than school). Below are key Issues, other items are also needed in Condition for the CMP.

- There should be no parking of construction and delivery vehicles off site.
- Eye Primary School is in urgent need of expansion so the access road to the school drop off area on the northern boundary of the site should be provided as work begins so the school construction traffic can use it and the school expanded.
- Vehicle traffic adjacent to the Residential Care/Nursing Home (Field House) should be kept to an absolute minimum over the period of the build as many residents have dementia and any noise will be very upsetting.
- There should be strict control of construction noise, vibration, dust mitigation, clearing of mud on Eyebury Rd and air quality for our children and residents, with a complaints procedure.
- Building operations hours need to be limited so as not to impact the residents adjoining the site.
- The Public Right of way should be safely open throughout the development with suitable security fencing from the building sites.

2 - When will a detailed plan be available for Open Space and natural Green Space including

- Open and Natural Green Space layout this is essential to the overall plan of the site
- The Master plan shows the LEAP, SUDs, Pond and Play areas together, the play areas and green space should be relocated as this is a safety Issue for the children and residents especially when the SUDs floods
- Council Landscape Officers has strongly objected to the Open Space. And proposed a single large area of Public Open Space (POS) (not fragmented as currently shown) suitable for informal recreational activities such as football, cricket etc. (referencing Manor Farm Park Eye as a suitable example) and there should be no ponds. And SUDs should not be used as Open Space or have the LEAP in them
- Open Space Management approach will it be PCC or Residents Management
- Who has requested the allotments and who will manage them as Parish Council has just release all the allotments of Hodney Rd due to lack of use ?
- The management and maintenance responsibility of the boundaries its ditches, trees and hedgerows need to be clearly agreed and documented.
- Offsite provision is totally inappropriate as walking distance is 0.5 miles and the nearby Little Close Park is too small for the size of development



The Council Landscape Officers has strongly objected to the Open Space proposal and requested a number of changes to the various provision (that had already been discussed with the developer) and have not been actioned these include: Single large area of Public Open Space (POS) (not fragmented as currently shown) suitable for informal recreational activities such as football, cricket etc. (referring Manor Farm Park Eye as a suitable example). There should be no ponds and SUDs should not be used as Open Space or have the LEAP in or near them. This is an overdevelopment of the site at the expense of Public Open Space and Natural Green Space which has been incorrectly allocated around the site as per the Issues raised as well as the 9Mtrs easement areas both sides of the main IDB drain.

Planning report states

PCC Senior Landscape Technical Officer Objection Does not wish to see the Allotment provision split over two sites within a single development. Proposed LEAP needs to be referred to as Super LEAP (SLEAP). POS needs to be able to be used for informal recreational activity. The retention of areas within the POS/around the dry ponds as SUDS/Wetland habitat is needing to be removed. Clarification is required on how the natural green space (NGS) will be implemented within such a narrow strip of land (minus the drain and footpath) to deliver appropriate NGS. If the provision of NGS is not achievable onsite, an offsite contribution will be considered.

The recommended planning conditions require further details for the soft landscaping proposals including a long-term maintenance and management regime for the site to be submitted and approved by the local planning authority.

3 – Sewage capacity

Anglian Water need to upgrade the sewer pipes due to the size of this development at Little Close exit, these need completing before the first house is occupied

Larkfleets Flood Risk Assessment dated Oct 2017 Ref No MA10525-FRA-R01: Section 3.2.6 states:-

In order to mitigate the impact of the proposed development upon the network, AW has recommended the following:

1. Upsize 112m length of 225mm diameter sewer to 650mm diameter situated on the corner of Eyebury Road and Little Close.
2. Upsize 44m length of 300mm diameter sewer to 825mm diameter situated on St Michaels Walk near Eye- Little Close pumping station.

4 – School Land allocation

- In the S106 agreement for the application it discusses the new link Road to the School. It mentions the timescales for the link road to be installed, it makes reference to 2 sub sections one being 6mths for Haul Rd, the other being 18mths for completion, the Haul road is an urgent requirement to get the school expansion started and needs to be in place much sooner than 6 Months and the Link road completion is needed as soon as school construction is complete.
- Sports England have raised that when the school is expanded the current allocation of land to the school will not be enough for the replacement playing fields, where will this be located as the new development will surround the School land.
- It is essential to retain the drop off and parent parking area as per the diagram below because of the dangerous situation outside the school in the mornings and afternoons due to the sheer volume of children at the moment which will be even greater once the school become 3 form entry and the extra children start attending
- PCC Education Officers has identified in the response dated 28/8/19 that the land allocated for the sports pitch is too small, which will mean more land needs allocating to the school for this. And requested the Southern Corner of the new land for the playing field be allocated as well making the parcel of land a square.
- Note the access suggested via Fountains Place is inappropriate as will impact the adjoining residents with parents parking their cars in the narrow roads. And there will be access through the PROW on Thorney Rd
- The new access path to the school across the land for playing fields (East of School) needs to be wider (was shown as 2Mtrs) this needs to be 2Mtr Footway and 3 Metres Cycle way as per LTN 1-20. It also needs to be around the boundary rather than across the playing fields and have footpath lighting for the safety of the families

PCC Education response on 28th Aug 2019 states)

5.0 Response to proposed site Masterplan

The masterplan designates a piece of land for the proposed school extension. The Council commissioned a RIBA Site Capacity Study to explore options for this extension. The current designation of land is not of sufficient size to fit sports pitches which meet Sport England guidelines.

The diagram below shows the pitch overlapping the current boundary. The Council proposes that the site boundary is adjusted and made rectangular in order to accommodate the pitches. The masterplan proposes a school pedestrian/cycle access from the Alison Homes (was Larkfleet) development onto the school site. This proposal would mean the access goes directly across the planned sports pitches. The Council would prefer the access to come from Fountains Place. This would allow use of the pitches and access simultaneously and ensure an improved community link to Eye village.

6.0 Projects

6.1 Early Years

There is currently no planned expansion project for Early Years provision in Eye. Officers would need to explore potential projects in order to establish costs.

6.2 Primary

A potential project to expand the school by 210 places (1 form of entry). This will require a financial contribution in addition to the land the developer is offering. The cost of this is currently unknown.

The boundary for this land will also need to be changed in order to fit the required sports pitches.

6.3 Secondary

Manor Drive Secondary Academy is a new planned 6FE school to be built on the Paston Reserve development. It is due to open in September 2022. The school at Paston Reserve will cater for 6FE at the cost of £20m. The cost per pupil is £22,222. The cost to provide 75 secondary places at £22,222 per place is £1,666,650.

5 – Drainage

Due to the north boundary drain not flowing to the IDB main drain the area floods (as identified in Larkfleets Archaeological Assessment Mar 2018). This needs linking ASAP so the Haul Rd can be built and the flooding of the school playing fields addressed

Main drain needs fencing off for the safety of Children and the visually impaired this needs to be 9 Meters easement from the drain for maintenance access

The boundary ditch adjoining Fountains place needs to be cleared and access routes for future maintenance included

Footpaths should have high kerbs to deter vehicles parking on them (as happens in Bath Rd)

6 – Traffic Calming and safety measures

C25 states Prior to commencement of development, further details of the works to Eyebury Road and a timetable for its implementation shall be submitted to and No dwelling on the development shall be occupied until all of the works have been completed.

These traffic calming measures are needed before commencement of the site as already Eyebury road has significant Issues with traffic and the safety to our school children which will become much worse with site traffic.

Site entry management is going to be really important as well to ensure further dangers are not added to Eyebury Rd. Measures are needed to ensure that vehicles can access the site upon arrival so there is no queuing on the public highway

Adequate Site warning sites of stable structure should be installed and all signage to the location should be from Oxney Road entrance.

7 - Footpath and Cycle way

Residents need to have a footpath and cycleway on Northern crossing of main dyke to be able to access the public footpath to Thorney Rd buses, Eye Village shops and facilities and the new school entrance

Footpath and Cycle way need to be 2Mtr Footway and 3 Metres Cycle way as per LTN 1-20.

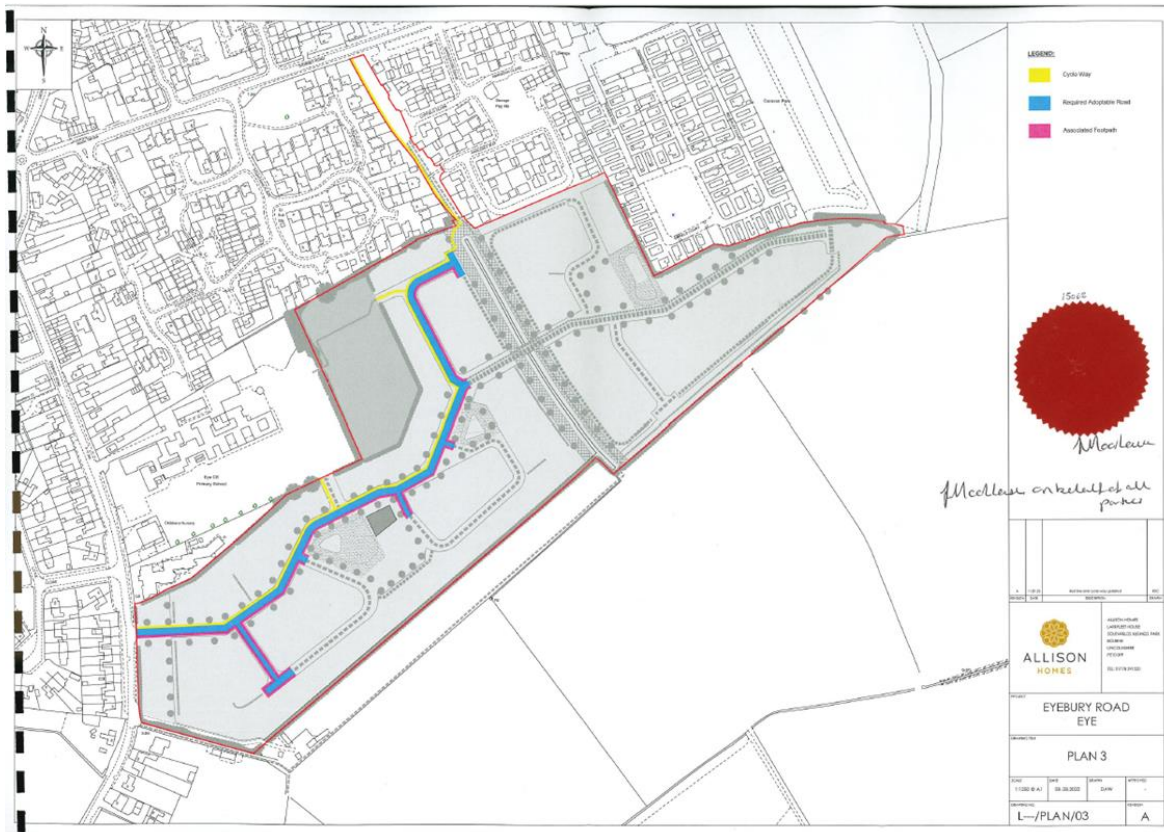


8 – Roads/Footpaths/Cycle ways adoption

The S106 Document drawing does not show the adoption of the roads footpaths or any cycle ways way to the East of the main drain?

LP40 States

8 With the exception of minor proposals of very limited consequence to the overall redevelopment of the entire site, the council will not approve any detailed planning proposals for any parts of the site until, and subsequently in accordance with, a comprehensive planning permission for the entire site has been achieved (including any agreed Planning Obligation to ensure specific elements of the wider scheme are guaranteed to be delivered) Why does the S106 Document Plan not show the adoption of roads footpaths or any cycle ways way to the East of the main drain?



9 - Consultation with Eye Village Residents

LP 40 In developing the masterplan there should be a high level of engagement with appropriate stakeholders including the local community, what plans are there to hold a public meeting to present the Full Plan proposals to the Villagers of Eye before submitting to PCC Planning?

What will be the complaints procedure and can there be monthly report of them e.g. at Parish council meetings ?

Policy LP40: Tanholt Farm, Eye states:

Prior to the approval of detailed proposals for the site at Tanholt Farm, Eye (Site LP39.7) an outline planning application comprising, amongst other matters, a comprehensive masterplan for the whole area should be submitted and approved by the council.

In developing the masterplan there should be a high level of engagement with appropriate stakeholders including the local community.

The masterplan, together with other material submitted with an outline planning application, should demonstrate achieving the following key principles

- 1 The scale of residential development will be subject to a detailed Transport Assessment and Travel Plan which will demonstrate that the quantity of homes proposed is deliverable taking account of; safe and suitable access to the site; and cost effective and necessary improvements to the transport network. It is anticipated that the scale will be around 250 dwellings, but potentially less following the outcome of the transport assessment;
- 2 A residential led scheme, of a range of types and tenures that meet needs and respects the surrounding context;
- 3 The quality of life of adjacent users, especially residential users which abut the site, should be respected;
- 4 Details of the long term governance structure for the development, addressing issues such as community involvement and engagement and any financial arrangements to ensure long term viability of facilities.
- 5 Ensuring satisfactory provision of education facilities are available, and if not, address these deficiencies on-site;
- 6 Provision, including potential off-site provision (secured by legal agreement), of high quality access for pedestrians and cyclists from, and within, the site to the key community facilities and services in Eye;
- 7 Provision of wider community facilities as identified through consultation with the wider Eye community (subject to viability, deliverability and consideration of long term management of such facilities)
- 8 With the exception of minor proposals of very limited consequence to the overall redevelopment of the entire site, the council will not approve any detailed planning proposals for any parts of the site until, and subsequently in accordance with, a comprehensive planning permission for the entire site has been achieved (including any agreed Planning Obligation to ensure specific elements of the wider scheme are guaranteed to be delivered).