

CHAPEL ROAD DEVELOPMENT - Updated 11th July 2021

Ref	Issue	Update	Status
1	Flooding - attenuation pond appears to be higher than flood areas and properties. Will the system cope with additional surface water run off?	Environment Agency will be Consultees. Mr Nolan to revisit site. Cripps Developments and MN have visited site and reviewed the development site from the rear gardens to Mr and Mrs Tallaway and Mr and Mrs Stammers. Percolation tests have been carried out and the ground drains very well. The new attenuation basin will now only need to be 300mm deep and only in 1:100 years flood event and climate change will it contain surface water and this will drain into the ground within approximately 48 hours. The Planning Application shows the attenuation pond is a different position - Also the 'bund' and screen proposed does not extend behind the Priory exactly where flood protection is most needed.	Ongoing
2	Safety of attenuation pond, especially to children.	Mr Nolan to review safety/design. The new attenuation basin will be shallow and with the exception of 1:100 flood event, it will contain water for a very short period. For much of the year, it will remain a grassed indentation. The existing attenuation lagoon will be fenced off to prevent unauthorised access.	Complete
3	Impact on privacy of existing residents of Priory Road/Chatten Close - will mature trees be used for screening? Are 2 storey dwellings suitable in this location?	Mr Nolan to review. The proposed new northern properties will be single storey. The existing hedge to the site boundary will be enhanced with landscaping, proposed bunds with hedging located near the northern properties will prevent light spillage from approaching cars.	Complete
4	Footpath around site to be amended/extended to link with High Street	Mr Nolan to review. We are unable to offer a connection to the High Street as it would require third party land owner consent. Footpaths will be provided within our site.	Complete
5	Ransom Strip maintenance - who will do this?	Mr Nolan to advise. The existing Landscape Buffer to be maintained initially by Cripps Developments but once dwellings occupied, a management company will be responsible.	Complete
6	Sewage - can the existing system cope?	Anglian Water will be Consultees - they have confirmed spare capacity. We are in contact with Anglian Water and they have advised that capacity will be made available and offered us a connection to their apparatus.	Complete
7	Creation of layby on Chapel Road for school bus	Mr Nolan to review & discuss with Highways. We have reviewed the opportunity of a new bus layby and discussed with SCC Highways. They have visited site and confirmed that a layby would not be supported by them as, during non-pick up times, the layby could be used for car parking. The coach pick up and potential car parking restrict views when leaving Bonsey gardens looking west. Chapel Road will be widened locally to assist the flow of traffic. Mr Nolan to further review with Highways Engineer. The Parish Council have proposed the area of grass by the garages in Bonsey Gardens be turned into formal parking spaces - the land is owned by ESC - The Chairman will pursue this with Mr Nolan & Cllr Brooks.	Ongoing
8	Concern re mud/surface flooding on Chapel Road during build	Mr Nolan to expects wheel washing to be part of Planning Conditions. A wheel washing regime will be put in place by the developers, ensuring all vehicles leaving site are cleaned down.	Complete
9	Impact on health services (Doctor/Dentist)	They will have been consulted by ESC as part of Local Plan.	Complete
10	Affordable Housing - ESC guidance is 30% - preference to be given to local people	Mr Nolan will discuss with ESC Housing Manager. Discussions ongoing with housing officers. Housing Officer suggested that if Affordable Units to be used to house local people, this could be considered if there is a proven need. The Housing Officer suggested that the Parish Council write to the Local Planning Authority during the Consultation Stage of the Planning Application. There are now 20 affordable units.	Ongoing
11	Holiday/Second Homes - is it possible to limit these?	The developer is unable to control how purchasers use their properties.	Complete
12	High Speed Internet - is there capacity to service the development?	Internet speed is outside the developers' control.	Ongoing
13	Engagement	Public Meeting arranged for 10/05/2021. Further event will be held, at Village Hall once planning application has been submitted.	Ongoing
14	Will the properties that back onto tree belt have close boarded fencing to stop it becoming a dumping ground for rubbish.	Gardens will be fenced. Ransom strip will be maintained, upkeep will pass to Maintenance Company along with other open spaces. There will be an access for maintenance.	Complete
15	Will existing gates from chatten close access drive to new development field be locked to prevent walk through from new development as owners of houses that use the access road as access to their garages have to reverse their vehicles out from their garages down the drive and out onto chatten close as previous developers did not site fence leaving enough room to turn round outside their garages this could be an accident waiting to happen as visibility is poor and cars are parked all down the access strip.	The existing 5-bar gate belongs to Anglian Water and is for their exclusive use.	Complete
16	Residents would welcome a footpath along the length of Chapel Road to St Nicholas Church	Mr Nolan advised this will cost in excess of £120,000, the development has to remain financially viable and the only way to do so would be to forego affordable housing. A path on the field side of the hedge has been considered but it would be very difficult to justify the loss of land when the path is likely to get little use.	Complete
17	Speeding on Chapel Road. As there is street lighting should the entire length be 30mph? An additional 65 houses and associated vehicles will change the area. Could signage be improved to raise awareness of 30mph limit and proximity of childrens play area.	Mr Nolan will discuss with Highways Engineer.	Ongoing
18	A12/Chapel Road junction is already very busy and difficult to negotiate - will this be modified?	Mr Nolan has discussed with Highways - they do not feel the development justifies alterations at this junction.	Complete
19	Parking - will there be adequate on the new development?	Mr Nolan advised there will be ample parking for residents. 14 visitor spaces are being created, 2 of which will be near the play area.	Complete
20	Will the development include charging points for electric vehicles?	Parking will be close to properties where possible. Mr Nolan will review ESC/SCC policy.	Ongoing
21	Concern that increased traffic in Chapel Road will lead to Priory Road being used as a 'rat run' which will impact on the safety of residents and pets. Particular concern re HGVs using Chapel Road and Priory Road to access A12 when they should use Guildhall Lane to do so.	Mr Nolan will discuss with Highways Engineer and seek increased signage to discourage HGVs.	Ongoing
22	Concern from Chatten Close resident that the new development will impact on the existing parking shortage in the area. Would like to see Residents Parking in Chatten Close.	Mr Nolan advised there will be ample parking for residents. 14 visitor spaces are also being created.	Ongoing
23	Suggestion to Developers re naming of new roads	Mr Nolan confirmed the Developer is supportive of suggestions.	Ongoing