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Our ref: SG/221407

14th March 2023

Dear Sir/Madam,

PP- 09592694: Discharge of Conditions 23 and 24 attached to Application Ref. 1832/17, Appeal Decision Notice APP/W3520/W/18/3200941 (Dated 4th March 2019).

Land to the west of Old Norwich Road, Whitton, Ipswich IP1 6LJ

This letter accompanies the submission of information relating to conditions 23 and 24 applied to planning permission ref. 1832/17 dated 28th March 2018, which was initially refused and subsequently allowed on Appeal (Decision Ref. APP/W3520/W/18/3200941). Details of the approved development are as follows:

“Outline Application (Access to be considered) - Erection of up to 315 dwellings, vehicular access to Old Norwich Road, public open space, and associated landscaping, engineering and infrastructure works”

The appeal received a split decision: the appeal was dismissed in regard to the northern parcel and allowed in regard to the southern parcel.

This application seeks to discharge Conditions 23 and 24 of the appeal decision. To assist with the determination of the application please find enclosed the following plans and documents:

- 190680-CON-X-00-DR-C-3700-C4-Section 278 Works - General Arrange
- 190680-CON-X-00-DR-C-3701-C3-Section 278 Works - Proposed Levels
- 190680-CON-X-00-DR-C-3703-C3-Section 278 Works - Signage and Road Markings
- 190680-CON-X-00-DR-C-3704-C3-Section 278 Works - Road Signs
- 190680-CON-X-00-DR-C-3708-C3-Section 278 Works - Adoption Plan
- 190680-CON-X-00-DR-C-3709-C3-S278 Works - Proposed Drainage
- S278 Completed Agreement, Whitton
- Sustainable Urban Drainage System Asset Collection Form

Condition 23 -

- *No dwelling shall be occupied until 2 bus stops, including raised bus stop kerbs, bus shelters and bus information screens, have been constructed and made available in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.*





In respect of this condition, drawing references: 190680-CON-X-00-DR-C-3700-C4, 190680-CON-X-00-DR-C-3701-C3, 190680-CON-X-00-DR-C-3703, 190680-CON-X-00-DR-C-3704-C3, 190680-CON-X-00-DR-C-3708-C3 and 190680-CON-X-00-DR-C-3709-C3 prepared by Coinsbee accompany this submission.

Additionally the S278 Completed Agreement between Suffolk County Council and Bellway Homes Limited is provided with this submission. All of the required information for the construction of the required bus stops as agreed with the Highway Authority following the approval of planning permission forms part of this submission.

It is important to highlight that the bus shelters and bus information screens sought by condition 23 were agreed to not be required by the Highway Authority and have not been provided. This was discussed and agreed with Sam Harvey at Suffolk County Council who will be able to confirm the details are acceptable to the Highway Authority, as per the attached agreement. As the HA have agreed the details, we anticipate this will also be acceptable to the local planning authority.

Condition 24 -

- *The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.*

In respect of this condition please find the Sustainable Urban Drainage System Asset Collection Form providing all the details of all Sustainable Urban Drainage System components and piped networks on site for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register attached as part of this submission.

The fee for this application will be paid on Planning Portal. I trust that the submitted documents and payment of the application fee will allow the application to be validated. Nonetheless please do not hesitate to contact me should you have any queries.

Yours sincerely



**Simon Garesse BA (Hons) MSc
Graduate Planner**