

# Comments for Planning Application DC/17/03147

## Application Summary

Application Number: DC/17/03147

Address: Land On East Side Flordon Road Creeting St Mary Suffolk

Proposal: Full Planning Application - Proposal for 'Mixed use Development' comprising the erection of 3 No. Detached residential dwellings and garages; Erection of 6 No. Small Industrial Units (B1) and 1 No. main Industrial Unit (B2) all with new vehicular accesses, associated parking, landscaping and boundary treatments.

Case Officer: Alex Scott

## Customer Details

Name: Mrs Jennie Blackburn

Address: 1 All Saints Road, Creeting St Mary, Ipswich, Suffolk IP6 8NF

## Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Parish Council object to this planning application and make the following points:-

1. It is unknown as to who will occupy the 6 commercial units and has no control over who will occupy them;
2. There would be an increase in traffic along the narrow Flordon Road (and Coddendam Road) which would make an already dangerous road even more so;
3. The Infrastructure cannot take further development in the area of a commercial nature; and
4. There has been a 20% increase in planning approved in the last 5 years and the area cannot cope with further development.



## Developments Affecting Trunk Roads and Special Roads

### Highways England Planning Response (HEPR 16-01)

### Formal Recommendation to an Application for Planning Permission

From: Martin Fellows  
Operations (East)  
[planningee@highwaysengland.co.uk](mailto:planningee@highwaysengland.co.uk)

To: Mid Suffolk District Council

CC: [transportplanning@dft.gsi.gov.uk](mailto:transportplanning@dft.gsi.gov.uk)  
[growthandplanning@highwaysengland.co.uk](mailto:growthandplanning@highwaysengland.co.uk)

Council's Reference: DC/17/03147

Referring to the planning application referenced above, dated 3 August 2017, application for a mixed use development comprising the erection of 3 No. detached residential dwellings and garages; erection of 6 No. Small Industrial Units (B1) and 1 No. main Industrial Unit (B2) all with new vehicular accesses, associated parking, landscaping and boundary treatments, Land on East Side, Flordon Road, Creeting St Mary, Suffolk, notice is hereby given that Highways England's formal recommendation is that we:

- ~~a) offer no objection;~~
- b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B ~~is~~ is not relevant to this application.<sup>1</sup>

---

<sup>1</sup> Where relevant, further information will be provided within Annex A.

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via [transportplanning@dft.gsi.gov.uk](mailto:transportplanning@dft.gsi.gov.uk).

<b>Signature:</b>	<b>Date:</b> 18 August 2017
<b>Name:</b> David Abbott	<b>Position:</b> Asset Manager
<b>Highways England:</b> Woodlands, Manton Lane Bedford MK41 7LW  <a href="mailto:david.abbott@highwaysengland.co.uk">david.abbott@highwaysengland.co.uk</a>	

## **Annex A Highways England recommended Planning Conditions**

HIGHWAYS ENGLAND (“we”) has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regards to DC/17/03147 and has been prepared by David Abbott.

The proposed development comprises 3 dwellings and 7 industrial units (B1 and B2) with associated access, landscaping and boundary treatments on a site adjacent to the A14 at Creeting St Mary near Needham Market, Suffolk.

In terms of traffic the proposed development is unlikely to have a significant impact on the SRN. However, as the site abuts the A14 there is a residual concern regarding boundary treatment.

For reasons of safety, liability and maintenance therefore, **we recommend the following be attached as a condition to any planning permission:**

- *any boundary fences, screening and other structures must be erected on the developers land, and far enough within the developers land to enable maintenance to take place without encroachment onto the A14.*

We would be grateful if you could inform us of the outcome of this case in due course.

**From:** Adkins, Connor [<mailto:Connor.Adkins@highwaysengland.co.uk>]

**Sent:** 27 February 2018 15:00

**To:** BMSDC Planning Area Team Blue

**Cc:** growthandplanning

**Subject:** planning application DC/17/03417

**Importance:** High

Dear Sir/Madam

Thank you for your consultation. The amendments to the application have no additional impacts on the strategic road network in this instance. Our previous recommendation issued on 18 August 2017 may therefore remain in place.

Yours Faithfully

Connor Adkins

**Connor Adkins**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

**Tel:** +44 (0) 300 4704744

**Web:** <http://www.highways.gov.uk>

**GTN:** 0300 470 4744

**From:**Alex Scott  
**Sent:**12 Jul 2018 12:38:35  
**To:**planningyellow@baberghmidsuffolk.gov.uk,  
**Subject:**IDOX - Public : Latest Highways Comments - DC/17/03147/FUL – Land on East Side of Flordon Road, Creting St Mary  
**Attachments:**

---

**From:** Sam Harvey  
**Sent:** 02 July 2018 14:35  
**To:** Alex Scott  
**Subject:** RE: Further Consultation Request: DC/17/03147/FUL – Land on East Side of Flordon Road, Creting St Mary

Hello Alex – afraid our position on this one still stands.

**From:** Sam Harvey  
**Sent:** 14 June 2018 15:14  
**To:** Alex Scott <[Alex.Scott@baberghmidsuffolk.gov.uk](mailto:Alex.Scott@baberghmidsuffolk.gov.uk)>  
**Subject:** RE: Further Consultation Request: DC/17/03147/FUL – Land on East Side of Flordon Road, Creting St Mary

Hello Alex

I have looked at the detail given to stop right turning vehicles but feel that this is not sufficient. There would really need to be a central island to stop the right turn (this would really over - engineering). The current proposal will not stop small cars making this manoeuvre and would, I believe, increase the risk of a collision. New accesses must (in terms of geometric layout, visibility and construction) be safe. Importance is placed not only on those using the access, but also on the safety of road users passing the site. Adequate sight distance provides time for drivers to identify hazards and take appropriate action to avoid them and rear end collisions can be reduced with improved forward visibility.

Our policy is to have evidence of the actual vehicle speeds to allow reduced visibility requirements so our stance hasn't changed on this application.

Kindest regards

Samantha Harvey  
Senior Development Management Engineer  
Growth, Highways and Infrastructure  
Suffolk County Council  
Endeavour House, 8 Russell Road, Ipswich, Suffolk  
IP1 2BX

Email [sam.harvey@suffolk.gov.uk](mailto:sam.harvey@suffolk.gov.uk)

Your Ref: DC/17/03147  
Our Ref: 570\CON\0653\18  
Date: 1<sup>st</sup> March 2018



**All planning enquiries should be sent to the Local Planning Authority.**

Email: [planningadmin@babberghmidsuffolk.gov.uk](mailto:planningadmin@babberghmidsuffolk.gov.uk)

The Planning Officer  
Mid Suffolk District Council  
1st Floor, Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

**For the Attention of:** Alex Scott

Dear Alex

**TOWN AND COUNTRY PLANNING ACT 1990  
CONSULTATION RETURN DC/17/03147**

**PROPOSAL:** Full Planning Application - Proposal for 'Mixed use Development' comprising the erection of 3 No. Detached residential dwellings and garages; Erection of 6 No. Small Industrial Units (B1) and 1 No. main Industrial Unit (B2) all with new vehicular accesses, associated parking, landscaping and boundary treatments.

**LOCATION:** Land On East Side, Flordon Road, Creeting St Mary

**ROAD CLASS:**

Notice is hereby given that the County Council as Highway Authority make the following comments:

The proposed visibility splays for the development's vehicular access are still not as standards in the Design Manual for Roads and Bridges where the Y dimension for a 30mph speed limit is 90m, To enable a lower standard of visibility to be accepted, a speed survey is acceptable evidence of vehicle speeds.

Until the above points can be addressed, we would recommend that permission for the application have a holding refused. I look forward to receiving information requested in due course.

Yours sincerely,

**Sam Harvey**  
**Senior Development Management Engineer**  
Strategic Development

Your Ref: DC/17/03147  
Our Ref: 570\CON\2631\17  
Date:  
Highways Enquiries to: sam.harvey@suffolk.gov.uk



**All planning enquiries should be sent to the Local Planning Authority.**  
Email: [planningadmin@baberghmidsuffolk.gov.uk](mailto:planningadmin@baberghmidsuffolk.gov.uk)

The Planning Officer  
Mid Suffolk District Council  
Council Offices  
131 High Street  
Needham Market  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of:** Alex Scott

Dear Alex

**TOWN AND COUNTRY PLANNING ACT 1990**  
**CONSULTATION RETURN DC/17/03147**

**PROPOSAL:** Full Planning Application - Proposal for 'Mixed use Development' comprising the erection of 3 No. Detached residential dwellings and garages; Erection of 6 No. Small Industrial Units (B1) and 1 No. main Industrial Unit (B2) all with new vehicular accesses, associated parking, landscaping and boundary treatments

**LOCATION:** Land On East Side, Flordon Road, Creeting St Mary

**ROAD CLASS:**

Notice is hereby given that the County Council as Highway Authority make the following comments:

The proposed visibility splays for the developments are not sufficient for safe vehicular access. The required visibility splays for a 30mph speed limit are  $x=2.4m$  and  $y=90m$ , as standards in the Design Manual for Roads and Bridges. If the sites cannot achieve the required standards, in some cases a speed survey may provide acceptable evidence of actual speeds to enable a lower standard of visibility to be accepted. Providing insufficient visibility of approaching vehicles and pedestrians for drivers emerging from an access is an unacceptable highways risk.

There are insufficient car park spaces provided for the commercial element of the application – quantities are outlined in the Suffolk Guidance for Parking 2015. The current layout will lead to indiscriminate on-street parking and obstruction of turning/manoeuvring areas.

Unless the above points can be addressed, we would recommend that permission for the application be refused.

Yours sincerely,

**Sam Harvey**  
**Senior Development Management Engineer**  
Strategic Development – Resource Management



## Consultation Response

1	<b>Application Number</b>	DC/17/03147	
2	<b>Date of Response</b>	23/02/2018	
3	<b>Responding Officer</b>	Name:	Dawn Easter
		Job Title:	Economic Development Officer
		Responding on behalf of...	Economic Development & Tourism
4	<b>Recommendation</b> Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection	
5	<b>Discussion</b> Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	We have no further comments to add to those published on 30 <sup>th</sup> August 2017	
6	<b>Amendments, Clarification or Additional Information Required</b> (if holding objection) if concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	<b>Recommended conditions</b>		

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

**From:**Alex Scott  
**Sent:**30 Aug 2017 11:00:45 +0100  
**To:**BMSDC Planning Area Team Blue  
**Subject:**Economic Development Response - DC/17/03147 - Land on East Side, Flordon Road, Creeting St Mary

**From:** Andrew McMillan  
**Sent:** 23 August 2017 11:51  
**To:** Alex Scott  
**Subject:** DC/17/03147

Dear Alex

**RE: APPLICATION FOR PLANNING PERMISSION - DC/17/03147**

**Proposal:** Full Planning Application - Proposal for 'Mixed use Development' comprising the erection of 3 No. Detached residential dwellings and garages; Erection of 6 No. Small Industrial Units (B1) and 1 No. main Industrial Unit (B2) all with new vehicular accesses, associated parking, landscaping and boundary treatments.

**Location:** Land On East Side, Flordon Road, Creeting St Mary, Suffolk

Thank you for consulting the Open For Business Team (OFB). The proposed development is supported overall.

While land is allocated in Local Plans for employment use, there are deliverability and viability issues on large sites that make it impossible for small-scale developments to be delivered. Our rural district is home to thousands of SMEs and therefore the demand for small scale premises easily outstrips current supply in all communities. Modern energy efficient units are in demand as there has been little development over the last decades, so a new opportunity such as this will broaden the scope of potential users and provide choice in the market place. The location of these units adjacent to a major junction on the A14 will be attractive to local businesses and as such the proposal will deliver a much needed boost to the supply of employment premises options, which is welcome.

It is recommended that the units 1-6 are modular construction so that an occupier could grow sideways into adjacent units and therefore not have to move away if they are successful.

Businesses require frontage and visibility so screening them away behind the houses is less satisfactory. However the reasons for this in the interests of the street scene are understood. Therefore, it is appropriate to establish (and condition) a site/occupier entrance sign in order to effectively manage signage arrangements.

The inclusion of residential elements to cross-subsidise the development is accepted, but it is suggested that in order to maintain the OFB Team support, that appropriate conditions/S106/other mechanisms are in place that ensure the residential elements is included only to create viability headroom to deliver the employment elements, and that the site does not simply become a residential development.

It is not appropriate to impose “artificial” restrictions such as business operation hours as modern business is a 24/7 operation. Instead, appropriate buffers must be maintained to prevent impacts on residential amenity – this must include noise, smell, vibration measures etc so that the business may continue to operate. Equally, residential use should not impact upon the business amenity. The proposed landscaping elements are welcome, but management plan is required in order to ensure the continued maintenance.

Overall the OFB Team supports the proposal.

With best regards

**Andrew McMillan**

Economic Development Officer – Open For Business

**Babergh and Mid Suffolk District Councils - Working Together**

Needham Market: 01449 72 4931

Mobile: 07860 829 428

**From:** Nathan Pittam  
**Sent:** 16 February 2018 09:10  
**To:** Alex Scott  
**Cc:** BMSDC Planning Area Team Blue  
**Subject:** DC/17/03147. EH - Land Contamination.

Dear Alex

**EP Reference : 237959**  
**DC/17/03147. EH - Land Contamination.**  
**Land on east side, Flordon Road, Creting St Mary, IPSWICH, Suffolk.**  
**Full Planning Application - Proposal for 'Mixed use Development' comprising the erection of 3 No. Detached residential dwellings and garages; Erection of 6 No. Small Industrial Units (B1) and 1 No. .**

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposal from the perspective of land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them..

Kind regards

Nathan

**Nathan Pittam** BSc. (Hons.) PhD  
Senior Environmental Management Officer

**Babergh and Mid Suffolk District Councils – Working Together**

Email: [Nathan.pittam@baberghmidsuffolk.gov.uk](mailto:Nathan.pittam@baberghmidsuffolk.gov.uk)

Work: 07769 566988

websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

**BABERGH/MID SUFFOLK DISTRICT COUNCIL**

**MEMORANDUM**

TO: Development Control.

For the attention of: Alex Scott.

FROM: Ray Bennett, Environmental Protection Team.

DATE: 23.02.18

Environmental Health-Other Issues

YOUR REF: DC/17/03147.

SUBJECT: Proposal for 'Mixed use Development' comprising the erection of 3 No. Detached residential dwellings and garages; Erection of 6 No. Small Industrial Units (B1) and 1 No. main Industrial Unit (B2) all with new vehicular accesses, associated parking, landscaping and boundary treatments.

ADDRESS: Land on east side, Flordon Road, Creeting St Mary, Ipswich, Suffolk.

---

Thank you for the opportunity to again comment on the above planning application.

Although I have nothing new to add I would like to amend my recommended condition number three so as to allow the B1 units to operate between the hours of 8.00 and 18.00 Monday to Saturday unless agreed in writing by the Local Planning Authority.

Thank you

Ray Bennett  
Environmental Protection officer.

**BABERGH/MID SUFFOLK DISTRICT COUNCIL**

**MEMORANDUM**

TO: Development Control.

For the attention of: Alex Scott

FROM: Ray Bennett, Environmental Protection Team.

DATE: 28.07.17

Environmental Health-Other Issues

YOUR REF: DC/17/03147.

SUBJECT: Proposal for 'Mixed use Development' comprising the erection of 3 No. Detached residential dwellings and garages; Erection of 6 No. Small Industrial Units (B1) and 1 No. main Industrial Unit (B2) all with new vehicular accesses, associated parking, landscaping and boundary treatments.

ADDRESS: Land on east side, Flordon Road, Creeting St Mary, IPSWICH, Suffolk.

---

Thank you for the opportunity to comment of the above planning application. The B1 units by definition must be capable of being undertaken "in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit". The B2 unit however can be any "General Industry" with no mention of detriment to the amenity of the area. It is also noted that the site is in relatively close proximity to the main A14 dual carriage way and therefore possible subject to day and night time traffic noise.

Although I have no objection, in principle, to the proposed development. I would however recommend the following conditions:

1. The residential accommodation shall be constructed so as to provide sound insulation against external road traffic and industrial noise to achieve internal noise levels not exceeding 30 dB LAeq (night) and 45 dB LAmax (measured with F time weighting) for bedrooms, and 35 dB LAeq (day) for other habitable rooms, with windows shut and other means of ventilation provided. Construction of the residential premises shall not commence until such a scheme demonstrating the achievement of these standards has been submitted to the Local Planning Authority and approved in writing.

Reason: to protect the future occupiers of noise sensitive dwellings from adverse impacts of both industrial and road traffic noise.

2. Acoustic barrier(s) should be constructed (if necessary) so as to provide sound mitigation against external road traffic and industrial noise to achieve 55 dB LAeq (day) in external amenity areas (gardens) of the proposed residential premises. Construction of the residential premises shall not commence until such a scheme demonstrating the achievement of this standard has been submitted to the Local Planning Authority and approved in writing.

Reason: to protect the future occupiers of noise sensitive dwellings from adverse impacts of both industrial and road traffic noise.

3. The hours of use for all of the industrial units B1 and B2 should be as in application form i.e. 08.00 to 17.30 Monday to Friday. Including collections and deliveries.

Reason – To minimise detriment to nearby residential amenity

4. Any external lighting associated with the development shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation.

Reason – To minimise detriment to nearby residential amenity

During construction of units and houses.

5. Noise intrusive construction/ground works to the site shall be limited to the following hours: Monday to Friday between 08:00 hrs and 18:00 hrs  
Saturday between 09:00 hrs and 13:00 hrs. No noise intrusive work to be undertaken on a Sunday, Bank, or Public Holiday.

Reason – To minimise detriment to nearby residential amenity.

6. During any ground works/construction no burning of materials on the site.

Reason – To minimise detriment to nearby residential amenity.

Thank you

Ray Bennett  
Environmental Protection officer



21 January 2018

Alex Scott  
Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich IP1 2BX

By email only

Dear Alex,

**Application: DC/17/03147**

**Location: Land On East Side Flordon Road Creeting St Mary Suffolk.**

**Proposal: Full Planning Application - Proposal for 'Mixed use Development' comprising the erection of 3 No. Detached residential dwellings and garages; Erection of 6 No. Small Industrial Units (B1) and 1 No. main Industrial Unit (B2) all with new vehicular accesses, associated parking, landscaping and boundary treatments.**

Thank you for consulting Place Services on the above application.

**Holding objection due to Lack of ecological information to determine the impacts of the development on designated sites, protected species and priority species/habitats**

No ecological assessment has been provided for this application. This is considered necessary to determine impacts to designated sites, protected species and priority species/habitats. Place Services undertook a species data search using the Suffolk Biodiversity Information Service and found records of Badgers within the red line boundary of the proposed development and records of Common Lizard and Hedgehogs within 500 metres. Consequently, the impacts to these species should be considered, even if they are subsequently scoped out. The ecological assessment should preferably follow the Chartered Institute of Ecology and Environmental Management guidelines (CIEEM). Therefore, in the first instance, please visit the [CIEEM Professional Directory](#) to find a suitable ecologist.

The additional information provided will then ensure that the decision made for this application is based on all relevant material considerations and in accordance with Government Circular 06/2005 (sections 98 and 99). Any appropriate mitigation and reasonable enhancement measures for protected species and priority species/habitats can then be secured as a result of the further assessment.

I look forward to working with the LPA and the applicant to provide the missing information to remove my holding objection.

Please contact me with any queries. Please contact me with any further queries.

Regards,





**Hamish Jackson BSc (Hons)**  
Junior Ecological Consultant  
Place Services at Essex County Council  
[Hamish.Jackson@essex.gov.uk](mailto:Hamish.Jackson@essex.gov.uk)

**Place Services provide ecological advice on behalf of Babergh and Mid Suffolk District Councils**  
Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



Planning Services  
Mid Suffolk District Council,  
131 High Street,  
Needham Market,  
Suffolk IP6 8DL

07/08/2017

For the attention of: Alex Scott

**Ref: DC/17/03147; Land on East Side, Flordon Road, Creeting St Mary, Suffolk**

Thank you for consulting us on the Full Planning Application - Proposal for 'Mixed use Development' comprising the erection of 3 No. Detached residential dwellings and garages; Erection of 6 No. Small Industrial Units (B1) and 1 No. main Industrial Unit (B2) all with new vehicular accesses associated parking, landscaping and boundary treatments.

This letter sets out our consultation response on the landscape and landscape impact of the planning application and how the proposals relate and respond to the landscape setting and context of the site.

### Recommendations

In terms of the likely visual effect on the surrounding landscape, the proposals will change the landscape character and therefore will have an impact on the immediate views from Flordon Rd, Coddenham Rd and residents to the west of the site.

The following points highlight our key recommendations for the submitted proposals:

- 1) Because of the industrial nature of the proposed development for this site, a Landscape Visual Appraisal must be submitted prior approval. This is to ensure that the development is designed in view of minimising visual impact on this area. The Landscape Visual Appraisal shall address the following:
  - a. Context and character appraisal
  - b. Landscape constraints and opportunities
  - c. Analysis of visual impact from a number of viewpoint locations and key receptors: nearby settlements, informal public footpaths, PROW, Flordon Rd, Coddenham Rd, A14
  - d. Mitigation proposals
- 2) A Landscape Strategy will be required. The findings from the Landscape Visual Appraisal should inform the Landscape Strategy and subsequently feed into the design layout of the development, design and height of the industrial development and materials used. The landscape Strategy shall include:
  - a) Context and character appraisal
  - b) Landscape Design strategy
  - c) Landscape masterplan
  - d) Boundary treatments (inc. sections)
  - e) Hard landscaping specification
  - f) Tree planting strategy
- 3) Design of the vehicular access to the proposed 3 no. dwellings should be in keeping with the existing character along Flordon Rd. Design of the new access road to industrial area should

reflect the rural character of the area. Consideration to V. splays design, surface material and landscape treatment will be key.

- 4) A detailed landscape planting plan, landscape maintenance plan and specification, (which clearly sets out the existing and proposed planting), will need to be submitted. We recommend a landscape maintenance plan for the minimum of 3 years, to support plant establishment. SuDS features such as detention basin and others with landscaping elements are also to be included on the landscape management plan and ensure that adoption is in place prior construction. This is to ensure appropriate management is carried out and to maintain functionality as well as aesthetics,
- 5) A detailed boundary treatment plan and specification will need to be submitted.
- 6) Drawing number 1579/17/02 RevB shows a layout plan and two sections. However, the plan does not identify the location for sections A-A and B-B. The applicant shall mark where these sections on the plan.
- 7) From the submitted information, it is not clear if proposals will affect the existing planting along A14 or if additional planting is proposed along site boundaries to mitigate impact effects of the industrial units. The proposals fails to provide the appropriate level of information to assess the impact of the mixed use development and fails to demonstrate proposed measures to mitigate its negative impact, especially site boundary treatment and planting screening proposals.

Additional information is required as per the above recommendations in order to provide carry out an assessment of the proposed planning application.

Yours sincerely,

Almudena Quiralte BA (hons) DipLA, ALI  
Landscape Architect Consultant  
Telephone: 03330136858  
Email: almudena.quiralte@essex.gov.uk

**Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils**

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

**From:** RM Floods Planning  
**Sent:** 21 March 2018 09:04  
**To:** BMSDC Planning Area Team Blue  
**Cc:** Alex Scott  
**Subject:** 2018-03-21 JS Reply Land On East Side, Flordon Road, Creeting St Mary, Suffolk Ref DC/17/03147

Dear Alex Scott,

**Subject: Land On East Side, Flordon Road, Creeting St Mary, Suffolk Ref DC/17/03147**

Suffolk County Council, Flood and Water Management have reviewed application ref DC/17/03147.

We have reviewed the following submitted documents and we recommend **approval of this application subject to conditions:**

1. Proposed Site Plan & Section Detail(s) Ref 1579/17/02 Rev B
2. Location Plan & Existing Site Plan/ Section Detail(s) Ref 1579/17/01
3. Proposed Site Plan & Street Scene Elevation – Residential Ref 1579/17/03
4. Supporting Statement (no reference number)
5. Flood Risk & Surface Water Drainage Strategy Ref AMA654 26<sup>th</sup> Feb 2018 Rev A

We propose the following condition in relation to surface water drainage for this application.

1. The strategy for the disposal of surface water and the Flood Risk Assessment (Ref AMA654 26<sup>th</sup> Feb 2018 Rev A) shall be implemented as approved in writing by the local planning authority. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

*Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained*

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

*Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act.*

3. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:
  - a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
    - i. Temporary drainage systems
    - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses

iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment is subject to payment of a surface water developer contribution

Kind Regards

Jason Skilton

Flood & Water Engineer, Flood & Water Management

Growth, Highways and Infrastructure

Suffolk County Council

Endeavour House, 8 Russell Rd, Ipswich, Suffolk IP1 2BX

Telephone: 01473 260411

Email: [jason.skilton@suffolk.gov.uk](mailto:jason.skilton@suffolk.gov.uk)

Website: [www.suffolk.gov.uk](http://www.suffolk.gov.uk)