

From: David Pizzey
Sent: 16 May 2017 08:58
To: Lynda Bacon
Cc: Planning Admin
Subject: 1541/17 Land to the south of Claydon Court, Old Ipswich Road, Claydon.

Lynda

There are no significant trees affected by this proposal. However, the site does benefit from well-established boundary hedgerows and vegetation which will help soften and integrate any development within the local area. For this reason I would recommend its protection via condition if you are minded to recommend approval of the application.

Regards

David

David Pizzey
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzey@babberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together



From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 09 May 2017 16:00
To: David Pizzey
Subject: Consultation on Planning Application 1541/17

Correspondence from MSDC Planning Services.

Location: Land to the south of Claydon Court, Old Ipswich Road, Claydon IP6 0BZ

Proposal: Erection of office campus comprising 14no. office units within three buildings, complete with access and 103 car parking spaces.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are GP1, NPPF, T10, H17, CL8, RT12, T9, E10, E12, E9, Cor11, Cor5, CSFR-FC1, CSFR-FC1.1, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Mid Suffolk District Council shall be understood as neither given nor endorsed by Mid Suffolk District Council.

Consultation Response

1	Application Number	1541/17 Claydon	
2	Date of Response	11/5/2017	
3	Responding Officer	Name:	Dawn Easter
		Job Title:	Economic Development Officer
		Responding on behalf of...	Economic Strategy
4	Recommendation 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	Discussion 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.	<p>The proposed development will provide small scale office accommodation in the Ipswich fringe area, which will support planned residential growth nearby. It also aids the sustainability of Claydon and is, in effect an extension of the adjacent employment site – Claydon Court.</p> <p>In scale and design it is similar to Claydon Court and also Hill View Business Park further along Old Norwich Rd.</p> <p>There is a growing demand for this type of office accommodation and I, therefore, support the application.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) if concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

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: David Harrold
Sent: 17 May 2017 09:02
To: - Planning Admin
Cc: Lynda Bacon
Subject: Plan ref 1541/17/FUL Land South of Claydon Court, Ipswich Road, Claydon. EH - Other Issues

Thank you for consulting me on the above application for the erection of an office campus.

I can confirm in respect of 'other' environmental health issues that I do not have any adverse comments and no objection to the proposed development.

I would ,however, recommend a condition restricting the construction phase to standard working hours due to the close proximity of other residential premises.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council

From: Iain Farquharson
Sent: 15 May 2017 16:58
To: Planning Admin
Subject: M3 193478. Consultation on Planning Application 1541/17

Dear Sir/Madam

We have reviewed the documents supplied with this application and have the following comments.

The application does not make reference to the authorities sustainability policies. There is no attempt to suggest methods by which the development would reduce water and energy use, make use of sustainable construction techniques and materials and otherwise reduce the environmental impact of the development.

CS3

All non-residential development proposals over 1,000 square metres will be required to integrate renewable energy technology in order to provide at least 10% of their predicted energy requirements and additional sustainable construction measures.

Core Strategy Objectives SO 8

New development will be of a high standard of design and layout and will address the need for energy and resource conservation.

NPPF para 35

Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:

- incorporate facilities for charging plug-in and other ultra-low emission vehicles;

This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability.

As these items have not been addressed the recommendation is refusal. Should the planning department consider setting conditions to ensure the development meets its environmental obligations the following is required by this department.

Before any development (part or whole) is commenced, a Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation including details on, accommodating low emission vehicles, environmentally friendly construction materials and construction techniques, minimisation of energy consumption (10% reduction required) and reduced use of potable water (suggested maximum of 50ltr per person per day). This document shall be submitted to, and approved in writing by, the Local Planning Authority and the development constructed as per the items agreed within.

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

☎ 01449 724878

✉ iain.farquharson@babberghmidsuffolk.gov.uk

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 09 May 2017 16:00
To: Environmental Health
Subject: Consultation on Planning Application 1541/17

Correspondence from MSDC Planning Services.

Location: Land to the south of Claydon Court, Old Ipswich Road, Claydon IP6 0BZ

Proposal: Erection of office campus comprising 14no. office units within three buildings, complete with access and 103 car parking spaces.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are GP1, NPPF, T10, H17, CL8, RT12, T9, E10, E12, E9, Cor11, Cor5, CSFR-FC1, CSFR-FC1.1, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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From: Suzanne Eagle
Sent: 26 May 2017 11:31
To: BMSDC Planning Mailbox
Subject: Planning Application No. 1541/17

FOR THE ATTENTION OF LYNDA BACON

I apologise for not recording the comments of Claydon & Whitton Parish Council on line but the facility to do this seems to be missing.

Erection of office campus comprising 14 office units within three buildings, complete with access and 103 car parking spaces.

Land to the south of Claydon Court, Old Ipswich Road, Claydon, IP6 0BZ

Claydon & Whitton Parish Council objects to this application because it is an over-development of the site and outside the parish boundary.

If approved this site must remain offices only with no light industrial and the working hours should be restricted to 7 am - 7 pm weekdays and no weekend working.

We would like to see the hedgerow maintained.

Could you please ensure that the above comments are listed on the website please.

Regards
Suzanne Eagle
Clerk to Claydon & Whitton Parish Council



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

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: 1541/17

Referring to the planning application referenced above, dated 10 May 2017, application for the erection of office campus comprising 14 no. office units within three buildings, complete with access and 103 car parking spaces, Land to the south of Claydon Court, Old Ipswich Road, Claydon, IP6 0BZ, 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.¹

¹ Where relevant, further information will be provided within Annex A.

Signature:

Date: 4 September 2017

Name: David Abbott

Position: Asset Manager

Highways England:

Woodlands, Manton Lane
Bedford MK41 7LW

david.abbott@highwaysengland.co.uk



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

To: Mid Suffolk District Council

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: 1541/17

Referring to the planning application referenced above, dated 10 May 2017, application for the erection of office campus comprising 14no. office units within three buildings, complete with access and 103 car parking spaces, Land to the south of Claydon Court, Old Ipswich Road, Claydon IP6 0BZ, 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.¹

¹ 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.

Signature:	Date: 12 May 2017
Name: David Abbott	Position: Asset Manager
Highways England: Woodlands, Manton Lane Bedford MK41 7LW david.abbott@highwaysengland.co.uk	

Annex A Highways England recommended further assessment required

HIGHWAYS ENGLAND 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 1541/17 and has been prepared by David Abbott.

The proposed development comprises 14 office units in 3 buildings along with 103 car parking spaces on a site adjacent to Old Ipswich Road, Claydon near Ipswich. The site is close to A14 junction 52. The documents lodged with the application on Mid Suffolk's planning website do not appear to include either a transport assessment (TA) or transport statement (TS). A development of this scale would normally warrant one of these and this would be the primary information on which we would come to a view on the acceptability or otherwise of the proposal in relation to the SRN. **We therefore recommend that the application be not determined before 28 July 2017.** This hopefully will provide the applicant sufficient time to prepare a TS or TA for this purpose.



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

To: Mid Suffolk District Council

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: 1541/17

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- ~~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.¹

¹ 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.

Signature:	Date: 26 July 2017
Name: David Abbott	Position: Asset Manager
Highways England: Woodlands, Manton Lane Bedford MK41 7LW david.abbott@highwaysengland.co.uk	

Annex A Highways England recommended further assessment required

HIGHWAYS ENGLAND 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 1541/17 and has been prepared by David Abbott.

The proposed development comprises 14 office units in 3 buildings along with 103 car parking spaces on a site adjacent to Old Ipswich Road, Claydon near Ipswich. The site is close to A14 junction 52. The documents lodged with the application on Mid Suffolk's planning website do not appear to include either a transport assessment (TA) or transport statement (TS). A development of this scale would normally warrant one of these and this would be the primary information on which we would come to a view on the acceptability or otherwise of the proposal in relation to the SRN. We previously recommended that planning permission be not determined before 28 July to allow the applicant to address this. However, the information has

still not yet been submitted. **We therefore recommend that the application be not determined before 29 September 2017.** This hopefully will provide the applicant sufficient time to prepare a TS or TA for this purpose and for us to review it.

Date: 19 May 2017
Our ref: 215337
Your ref: 1541/17



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

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Ms Lynda Bacon

Planning consultation: Erection of office campus comprising 14no. office units within three buildings, complete with access and 103 car parking spaces.

Location: Land to the south of Claydon Court, Old Ipswich Road, Claydon IP6 0BZ

Thank you for your consultation on the above received by Natural England on 09 May 2017

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**The Wildlife and Countryside Act 1981 (as amended)
The Conservation of Habitats and Species Regulations 2010 (as amended)**

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Little Blakenham Pit SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(I) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Green Infrastructure

The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. Natural England would encourage the incorporation of GI into this development.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

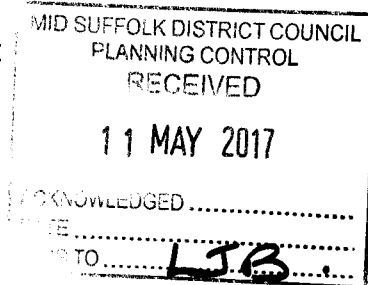
For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Dan Henshall
Consultations Team

Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL



Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref: 1541/17
Our Ref: FS/F216206
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 10/05/2017

Dear Sirs

Land west of Old Ipswich Road, Claydon IP6 0AB
Planning Application No: 1541/17

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Continued/

OFFICIAL

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

Mrs A Kempen
Water Officer

Enc: PDL1

Copy: Mr R Pomery, Pomery Planning Consultants Ltd, Pappus House, Tollgate
West, Stanway, Colchester CO3 8AQ
Enc: Sprinkler information

Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL

Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref:
Our Ref: ENG/AK
Enquiries to: Mrs A Kempen
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address www.suffolk.gov.uk

Date: 10 May 2017

Planning Ref: 1541/17

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land west of Old Ipswich Road, Claydon IP6 0AB
DESCRIPTION: Proposed 14 Offices
NO: HYDRANTS POSSIBLY REQUIRED: May be required

If the Planning Authority is minded to grant approval, the Fire Authority will request that adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

If the Fire Authority is not consulted at the planning stage, the Fire Authority will request that fire hydrants be installed retrospectively on major developments if it can be proven that the Fire Authority was not consulted at the initial stage of planning.

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.

Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Continued/

OFFICIAL

Should you require any further information or assistance I will be pleased to help.

Yours faithfully



Mrs A Kempen
Water Officer

From: RM Floods Planning

Sent: 10 May 2017 14:42

Subject: 2017-05-10 JS Reply Land to the south of Claydon Court, Old Ipswich Road, Claydon IP6 0BZ Ref 1541/17 Ref 1541/17

Dear Lynda Bacon,

Subject: Land to the south of Claydon Court, Old Ipswich Road, Claydon IP6 0BZ Ref 1541/17

Suffolk County Council, Flood and Water Management have reviewed application ref 1541/17.

We have reviewed the following submitted document and we recommend a **holding objection** at this time:

- Application
- Location Plan
- Block Plan

The reason why we are recommending a holding objection is because the applicant has not at this time supplied sufficient information to determine that they have a viable and sustainable surface water drainage strategy for the proposed development in line with national and local policy/guidance.

The points below detail the action required in order to overcome our current objection:-

1. Submit a flood risk statement (*fluvial, pluvial and groundwater*)
2. Submit an indicative surface water drainage strategy with supporting documents as per the table below

Documents required to be submitted with each type of application is as the following table*

Those highlighted have not been received and should be submitted in support of the application.

Pre-app	Outline	Full	Reserved Matters	Discharge of Conditions	Document Submitted
✓	✓	✓			Flood Risk Assessment/Statement (Checklist)
	✓	✓			Drainage Strategy/Statement & sketch layout plan (checklist)
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of 3rd party agreement to discharge to their system (in principle/consent to discharge)
		✓		✓	Maintenance program and ongoing maintenance responsibilities
		✓	✓		Detailed development layout

		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration test results (BRE365)
		✓	✓	✓	Detailed landscape details
		✓	✓	✓	Discharge agreements (temporary & permanent)
		✓	✓	✓	Development management & construction phasing plan

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 09 May 2017 16:00
To: RM Floods Planning <floods.planning@suffolk.gov.uk>
Subject: Consultation on Planning Application 1541/17

Correspondence from MSDC Planning Services.

Location: Land to the south of Claydon Court, Old Ipswich Road, Claydon IP6 0BZ

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From:RM Floods Planning

Sent:29 Aug 2017 12:03:00 +0100

To:BMSDC Planning Area Team Green

Cc:Lynda Bacon

Subject:2017-08-22 JS Reply Land To The South Of Claydon Court, Old Ipswich Road, Claydon IP6 0BZ Ref 1541/17

Dear Lynda Bacon,

Subject: Land To The South Of Claydon Court, Old Ipswich Road, Claydon IP6 0BZ Ref 1541/17

Suffolk County Council, Flood and Water Management have reviewed application ref 1541/17.

The following submitted documents have been reviewed and we recommend a **holding objection** at this time:

- Application
- Location Plan
- Block Plan
- Flood Risk Assessment and Surface Water Drainage Strategy Ref: 1792/RE/03-17/01
- Detailed Drainage Strategy Ref: P17-272 100

The reason why we are recommending a holding objection is because the applicant is proposing to utilise infiltration as the means for the disposal of surface water. Whilst they have shown that they have utilised a number of trial pits, they have provided only partial infiltration test results, but not the full set. The full set of the results needs to be submitted and a location plan need to be submitted.

The point below detail the action required in order to overcome our current objection:-

1. Submit a full set of the infiltration test results and a location plan of the trial pits.

The documents listed below is what we would expect to see with a full application and I believe all have been submitted bar the development management & construction phasing plan

Pre-app	Outline	Full	Reserved Matters	Discharge of Conditions	Document Submitted
✓	✓	✓	■	■	Flood Risk Assessment/Statement (Checklist)
	✓	✓			Drainage Strategy/Statement & sketch layout plan (checklist)
	✓				Preliminary layout drawings
	✓				Preliminary "Outline" hydraulic calculations
	✓				Preliminary landscape proposals
	✓				Ground investigation report (for infiltration)
	✓	✓			Evidence of 3 rd party agreement to discharge to their system (in principle/consent to discharge)
		✓		✓	Maintenance program and ongoing maintenance responsibilities
		✓	✓		Detailed development layout
		✓	✓	✓	Detailed flood & drainage design drawings
		✓	✓	✓	Full structural, hydraulic & ground investigations
		✓	✓	✓	Geotechnical factual and interpretive reports, including infiltration test results (BRE365)
		✓	✓	✓	Detailed landscape details
		✓	✓	✓	Discharge agreements (temporary & permanent)
		✓	✓	✓	Development management & construction phasing plan

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Tel: 01473 260411

Fax: 01473 216864

-----Original Message-----

From: planninggreen@baberghmidsuffolk.gov.uk [mailto:planninggreen@baberghmidsuffolk.gov.uk]

Sent: 18 August 2017 14:12

To: RM Floods Planning <floods.planning@suffolk.gov.uk>

Subject: Planning Re-consultation Request - 1541/17

Please find attached planning re-consultation request letter relating to planning application - 1541/17 - Land To The South Of Claydon Court, Old Ipswich Road, Claydon IP6 0BZ,

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Your Ref: MS/1541/17
Our Ref: 570\CON\3127\17
Date: 29th August 2017
Highways Enquiries to: martin.egan@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: planningadmin@babberghmidsuffolk.gov.uk

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

For the Attention of: Lynda Bacon

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/1541/17

PROPOSAL: **Erection of office campus comprising 14no. office units within three buildings, complete with access and 103 car parking spaces. As amended by Ecology Report and footpath layout plan received 12.07.2017.**

LOCATION: **Land to the south of Claydon Court, Old Ipswich Road, Claydon, IP6 0BZ**

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

I refer to the recently submitted Transport Note dated July 2017. Unfortunately this document appears to have been submitted in haste as the two highway 'issues' are still subject to confirmation from further searches. The conclusions reached are therefore based on assumed information still requiring clarification from other parties.

Drawing Number IT1794/TN/02, referenced in the document, also does not seem to be included.

At 5.3 the applicant advises that the proposed access visibility splays are subject to a highway boundary search which is yet to be completed.

At 5.6 the applicant advises that he is awaiting the results of a detailed search in respect of the route of the Public Right of Way and the need for a footpath diversion.

The Conclusions at 6.4 therefore, state that the scheme is acceptable but is dependent on the results of the above searches.

In highway terms I confirm the following:

- (1) The access visibility splays still need to be confirmed as being available as suggested. It will not be acceptable to retain the maple tree within the visibility splay at the new access. The tree is too close to the access and the impact on the visibility splay is too great this close to the access. Either the tree will need to be removed or the point of access will need to be adjusted so that the appropriate visibility splays can be achieved.
- (2) All the drawings submitted with the application include the stiles which allow the public footpath to cross the boundary fencing on the eastern and western application boundaries. If a straight line is drawn between both stiles it demonstrates that the public footpath is obstructed by proposed buildings. A footpath diversion will therefore be required. Hopefully the applicants further investigations will clarify this aspect.

Please inform the applicant of my comments. Clearly further work is required here to reach an acceptable position and this is acknowledged within the Transport Note.

Yours faithfully

Mr Martin Egan
Highways Development Management Engineer
Strategic Development

Your Ref: MS/1541/17
Our Ref: 570\CON\1753\17
Date: 1st June 2017
Highways Enquiries to: martin.egan@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
Email: 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: Lynda Bacon

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/1541/17

PROPOSAL: **Erection of office campus comprising 14no. office units within three buildings, complete with access and 103 car parking spaces.**

LOCATION: **Land to the south of Claydon Court, Old Ipswich Road, Claydon, IP6 0BZ**

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

DRAWING NUMBER 3746-06/D

You will be aware from our pre-application consultations that the Highway Authority has no objections in principle to this development. However, the submitted scheme does not take account of the comments previously raised (1st March 2017) and is therefore not considered acceptable as currently proposed.

To be acceptable the following will need to be addressed:

1. The access onto Old Ipswich Road will need to have visibility splays at a 4.5 metre setback and 90 metres in each direction with hedgerows removed as appropriate.
2. A 1.8 metre wide footway should be provided at least along the site frontage from the access heading into the village (north). This footway should also extend into the site so that pedestrians are able to safely access each office unit.
3. Although in the Planning Statement, at 2.1, the applicant states that the scheme does not interfere with the existing Public Footpath this in fact is incorrect. The route of the footpath is obstructed by at least Units 3, 4 and 5 and associated car parking spaces. It will therefore be necessary to divert the footpath or adjust the site layout so that the footpath is not obstructed.

Provided the above adjustments are made then I will be able to issue highway conditions upon receipt of revised proposals.

Yours faithfully

Mr Martin Egan
Highways Development Management Engineer
Strategic Development – Resource Management

From:RM PROW Planning

Sent:1 Jun 2017 16:21:36 +0100

To:BMSDC Planning Mailbox

Cc:Sharon Berry (MSDC);Debbie Adams;Robert@pomerypc.Com;Martin Egan

Subject:RE: Consultation on Planning Application 1541/17

Attachments:154117 - Land to the south of Claydon Court, Old Ipswich Road, Claydon - FP1 - Plot.pdf

Our Ref: E194/001/ROW328/17

For The Attention of: Lynda Bacon

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Government guidance considers that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected.

Claydon Public Footpath No. 1 (FP1) is recorded through the proposed development area with a minimum width of 1.5m.

From the plans as submitted, we are unable to determine whether FP1 will be affected by the office buildings, ideally the footpath should be plotted on the layout. Should the buildings obstruct the footpath, then a diversion of the route will be required; note 1 below refers.

Mrs Debbie Adams, Area Rights of Way Officer, would be amenable to a site visit to discuss this matter. Mrs Adams can be contacted on Debbie.adams@suffolk.gov.uk

FP1 must be kept clear and available for public use, on its definitive alignment; please refer to attached 1:2500 digital plot of the route as near as can be ascertained.

Informative Notes

The granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way, including the authorisation of gates. These consents

are to be obtained from the Public Rights of Way & Access Team at Suffolk County Council, as the Highway Authority.

To apply to carry out work on the Public Right of Way or seek a temporary closure, visit <http://www.suffolkpublicrightsofway.org.uk/home/temporary-closure-of-a-public-right-of-way/> or telephone 0345 606 6071.

To apply for structures, such as gates, on a Public Rights of Way, visit

<http://www.suffolkpublicrightsofway.org.uk/home/land-manager-information/> or telephone 0345 606 6071.

1. Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. If you wish to build upon, block, divert or extinguish a public right of way within the red lined area marked in the application, an order must be made, confirmed, and brought into effect by the local planning authority, using powers under s257 of the Town and Country Planning Act 1990. In order to avoid delays with the application this should be considered at an early opportunity.
2. The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team; any damage resulting from these works must be made good by the applicant.
3. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of the Public Right of Way with a retained height in excess of 1.37 metres must not be constructed without the prior approval of drawings & specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Applicants are strongly encouraged to discuss preliminary proposals at an early stage, such that the likely acceptability of any proposals can be determined, and the process to be followed can be clarified.

Construction of any retaining wall or structure that supports the Public Right of Way or is likely to affect the stability of the right of way may also need prior approval at the discretion of Suffolk County Council.

4. If the Public Right of Way is temporarily affected by works which will require it to be closed, a Traffic Regulation Order will need to be sought from Suffolk County Council.
5. The applicant must have private rights to take motorised vehicles over the Public Right of Way. Without lawful authority it is an offence under the Road Traffic Act 1988 to take a motorised vehicle over a Public Right of Way other than a byway. We do not keep records of private rights and suggest a solicitor is contacted.
 - **Public footpath** – only to be used by people **on foot**, or using a mobility vehicle.
 - **Public bridleway** – in addition to people on foot, bridleways may also be used by someone on a **horse** or someone riding a **bicycle**.
 - **Restricted byway** – has similar status to a bridleway, but can also be used by a ‘non-motorised vehicle’, for example a **horse and carriage**.
 - **Byway open to all traffic (BOAT)** – can be used by **all vehicles**, including motorised vehicles as well as people on foot, on horse or on a bicycle. In some cases, there may be a Traffic Regulation Order prohibiting forms of use.
6. Public Rights of Way & Access is not responsible for maintenance and repair of the route beyond the wear and tear of normal use for its status and it will seek to recover the costs of any such damage it is required to remedy.
7. There may be other public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

More information about Public Rights of Way can be found at www.suffolkpublicrightsofway.org.uk

Regards

Jackie Gillis

Green Access Officer

Access Development Team

Rights of Way and Access

Resource Management, Suffolk County Council

Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 <http://www.suffolkpublicrightsofway.org.uk/> | [Report A Public Right of Way Problem Here](#)

For great ideas on visiting Suffolk's countryside visit www.discoveruffolk.org.uk |



From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]
Sent: 09 May 2017 16:00
To: RM PROW Planning <PROWplanning@suffolk.gov.uk>
Subject: Consultation on Planning Application 1541/17

Correspondence from MSDC Planning Services.

Location: Land to the south of Claydon Court, Old Ipswich Road, Claydon IP6 0BZ

Proposal: Erection of office campus comprising 14no. office units within three buildings, complete with access and 103 car parking spaces.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are GP1, NPPF, T10, H17, CL8, RT12, T9, E10, E12, E9, Cor11, Cor5, CSFR-FC1, CSFR-FC1.1, which can be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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Lynda Bacon
Planning Department
Mid Suffolk District Council
131 High Street
Needham Market
IP6 8DL

31/08/2017

Dear Lynda,

RE: 1541/17 Erection of office campus comprising 14 no. office units within three buildings, complete with access and 103 car parking spaces. Land to the south of Claydon Court, Old Ipswich Road, Claydon

Thank you for sending us details of this application, we have the following comments:

We have read the ecological survey report (Robson Ecology, Mar 2017) and we note the findings of the consultant. The consultant has recommended that further surveys for reptiles are required in order to determine whether this group is present on site and therefore whether further assessment and mitigation is required. All species of native reptile are protected by law and therefore, in accordance with ODPM Circular 06/2005, such surveys must be undertaken prior to the determination of this application.

Notwithstanding the above, we request that the recommendations made within the report are implemented in full, via a condition of planning consent, should permission be granted.

If you require any further information, please do not hesitate to contact us.

Yours sincerely

James Meyer
Senior Conservation Planner