

From: RM Floods Planning
Sent: 23 Oct 2019 13:41:05 +0000
To: customer.services
Cc: Mills, Penelope
Subject: 2019-10-23 - DC/19/1940/RM, Land Ne Haverhill, Wilsey Road, Little Wrattling - SH

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FAO Penny Mills

Reserved Matters Application - Submission of details under Outline Planning Permission DC/15/2151/OUT (Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure). Submission of details for the reserved matters access, appearance, landscaping, layout and scale for 503 dwellings (parcels A1, A2 and A8) and associated internal roads, car parking, landscaping, amenity and public open space. Application to Partially Discharge Conditions 4 (Updated survey information), 6 (waste and recycling), 7 (Landscape and Ecological Management Plan), 8 (Landscape), 15 (Open space strategy), 28 (Garage /parking provision), 30 (Travel Plan - Residential), 40 (Arboricultural method statement), 42 (Ecological implementation strategy), and 45 (Biodiversity monitoring) of DC/15/2151/OUT. Land Ne Haverhill Wilsey Road Little Wrattling Suffolk.

Please see SCC comments on the above application regarding dispose of surface water and all other surface water drainage implications.

General Comment

1. Please provide a maintenance and easement plan clearing highlighting the maintenance and access corridors for all open drainage features including watercourses (new and existing), swales and SuDS basins. Please use a coloured hatching to outline the 3m provision.

A1

2. The SuDS basin in A1 needs a 1.5m wide aquatic wet bench in line with our local policy and RoSPA RP992 guidance. This is a safety feature required for all SuDS basins in Suffolk (max 1.5m total depth with wet bench). Linking back to general comments, the SuDS basin will need 3m maintenance strip around it.
3. Plots 1, 2 and 3 should have the ground floors raised to minimum 450mm above existing levels.
4. Building layout appears acceptable at the current time, the permeability of the housing along the Eastern flank is good and should not impede any exceedance routes.

A2

5. I would suggest raising the ground floor and door thresholds of plots 47,48 and 49 to a minimum 450mm above existing levels. These plots are at the lowest part of this parcel and is where exceedance routes/volumes are likely to accumulate

A8

6. Again good permeability across the parcel in terms of exceedance however would suggest that linear blocks of housing like plots 155-158 are segregated into semi-detached blocks.
7. The maintenance corridor along A8 appears to be 3m now which is much better. However there still needs to be access to the section through the existing woodland belt, if that blocks the whole system behind including properties along the swale section in A8 are at risk.

Kind Regards

Steven Halls
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SCC's Local SuDS Guide has been updated! If you're involved in the planning, design and construction of new developments this may be of interest to you. You will be expected to comply with this new local guidance. More information can be found here; <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/>

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

From: planning.help@westsuffolk.gov.uk <planning.help@westsuffolk.gov.uk>
Sent: 27 September 2019 14:20
To: RM Floods Planning <floods.planning@suffolk.gov.uk>
Subject: Planning Consultation - DC/19/1940/RM, Land Ne Haverhill, Wilsey Road, Little Wratting - PM

Planning consultation Please see attached

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