

Your Ref: DCON(H)/09/1283  
Our Ref: SCC/CON/2390/20  
Date: 6 July 2020  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning.help@westsuffolk.gov.uk](mailto:planning.help@westsuffolk.gov.uk)

The Planning Department  
West Suffolk (BSE)  
Development Management  
West Suffolk House  
Western Way  
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IP33 3YU

For the attention of: Penny Mills

Dear Penny Mills

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DCON(H)/09/1283**

**PROPOSAL:** Application to Discharge Conditions A2 (Alignment), A4 (Arboricultural Method Statement), A5 (Soft Landscaping), A6 (Landscape and Ecological Management Plan), A8 (Archaeology) and A9 (Excavation and Ground Levels) of SE/09/1283 Location

**LOCATION:** Land Nw Of Haverhill Anne Sucklings Lane Little Wratting Suffolk

Notice is hereby given that the County Council as Highway Authority make the following comments relating to the landscaping ONLY:

General comments

- Please ensure the agreed highway infrastructure is shown all plans so we can correctly assess the interaction and potential conflict between drainage, streetlights, road signs, and Rights of Way.
- Please add a comment to show where hardened surfacing is shown, with a note of the proposed material.
- Please explain the construction of the 'maintenance access strip' and how this will affect the proposed wildflower mix. It is noted in the Landscape and Ecological Maintenance Plan that this strip will effectively be the boundary between Highways and Private maintenance. If this is the final accepted arrangement, the location of the maintenance strip, as maintainable highway boundary, will need to be clear and should be shown on these plans.
- Please show proposed finished levels so we can assess the proposed landscaping in relation to ground levels.

Drawing JBA17\364 01 Rev E

- The oak tree proposed for the centre of the roundabout is not the right tree for this location. If tree/s are to be proposed on the roundabout they should be a species with thin trunks at maturity. More than one tree may be proposed distributed across the roundabout as long as the SW pipe and road signs will not be obscured or affected.
- The layout of the roundabout does not fully match that accepted by the highway authority for adoption. There is a footway on the north eastern side which is shown as grass (there are tactile slabs shown by the actual end of the footway - everything to the east of this is footway and not 'SCC highways verge mix' as shown).

Drawing JBA17\364 02 Rev E

- No specific comments

#### Drawing JBA17\364 03 Rev E

- Existing hedgerow and watercourse/s run through this area. The watercourse/s may be culverted in places. Please show these correctly and show how they will interact with the proposed trees.
- Please explain what the feature is that appears to be a hardened access.

#### Drawing JBA17\364 04 Rev E

- The lagoon shown to the southeast of the roundabout will not be in this location. The lagoon is now proposed to be to the southwest of the roundabout.
- Existing hedgerow and watercourse/s run through this area. The watercourse/s may be culverted in places. Please show these correctly and show how they will interact with the proposed trees.
- Please explain what the feature is that appears to be a hardened access.

#### Drawing JBA17\364 05 Rev E

- Existing hedgerow and watercourse/s run through this area. The watercourse/s may be culverted in places. Please show these correctly and show how they will interact with the proposed trees.
- Please explain the apparent footway spurring off to the west from the southern arm of the footway crossing the relief road. This does not seem to be an acceptable feature.
- The lagoon should be shown to the southwest of the roundabout.

#### Drawing JBA17\364 06 Rev E

- Existing hedgerow and watercourse/s run through this area. The watercourse/s may be culverted in places. Please show these correctly and show how they will interact with the proposed trees.
- Please explain what the feature is that appears to be a hardened access.

#### Drawing JBA17\364 07 Rev E

- Please explain what the feature is that appears to be a hardened access.

#### Drawing JBA17\364 08 Rev E

- No comment.

#### Drawing JBA17\364 09 Rev E

- No comment.

#### Drawing JBA17\364 10 Rev E

- Existing hedgerow and watercourse/s run through this area. The watercourse/s may be culverted in places. Please show these correctly and show how they will interact with the proposed trees.
- Please explain what the feature is that appears to be a hardened access.

#### Drawing JBA17\364 11 Rev E

- No comment.

#### Drawing JBA17\364 12 Rev E

- There appears to be tree/s and planting over an area to be retained as open watercourse. The watercourse will be bridged, as shown immediately to the east of the roundabout, but the area (of open watercourse) to the south of the bridge is shown as planted. Please clarify.
- Please explain what the feature is that appears to be a hardened access.

#### Drawing JBA17\364 13 Rev E

- No comment.

#### Drawing JBA17\364 14 Rev E

- No comment.

#### Landscape and Ecological Maintenance Plan.

- This document states (1.3.1) all land not needed for the maintenance and operation of the Relief Road will revert back to Persimmon, and later indicates this to be all land outside of the proposed maintenance strip
- This document goes on to note (4.1.11 & 4.1.12) the highway and management company's responsibilities. The list of features within these responsibilities do not fully correlate to the land either side of the maintenance strips (for instance existing trees and established hedgerows may be road-side of the maintenance strip but are listed as the responsibility of the management company).

- During the construction phases the management of all existing landscape and ecological features will be covered by the section 278 (of the Highways Act 1980) agreement.
- The developer and the highway authority have not yet finalised the detail of the future maintenance of the landscaping around the relief road, concerns include how the management company will gain access to maintain landscaping outside of the maintenance strip and to ensure the proposed maintenance of the highway maintained landscaping matches the highway authority's statutory duties. Until this is finalised the exact future maintenance responsibilities cannot be determined.

For these reasons we do not recommend conditions A5 and A6 are discharged. We are not commenting on condition A4 as this does not appear to affect the highway, but will do so if requested by the LPA and West Suffolk Landscape and Ecology Officer.

Yours sincerely,

**Hen Abbott**

**Development Management Engineer**

Growth, Highways and Infrastructure