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13<sup>th</sup> April 2024

Dear Natalie,

### **Town and Country Planning Act 1990 – Consultation submission: DC/24/0746/VOC**

**Variation of Condition 2 of No DC/21/0757/FUL - Construction of 16 no. new dwellings including 5 no. affordable homes, with new shared vehicular access, driveways, cartlodges and garages | Land North of The Street The Street Kettleburgh Woodbridge Suffolk IP13 7JP The amendments relate to improved connectivity for the proposal to the existing public highway. Revisions include drainage strategy, floor levels, plot changes and garage amendments.**

I write for and on behalf of Kettleburgh Parish Council, which met on 11<sup>th</sup> April **and agreed to strongly object** to this application. Council maintains its opinion that the development in its current form remains entirely unsuitable for its rural river valley setting.

The conditions of site-specific policy SCLP 12.53 may not be ignored. Council believes that this Variation must be scrutinised by the East Suffolk Planning Committee South and is grateful for the support of the East Suffolk County Councillor in that respect. The development must not be allowed to go ahead without rigorous technical scrutiny of the proposed changes to the 'revision to the drainage strategy,' and paying only lip service to the need for fully adequate drainage and sewerage. The proposed changes must not put residents at even greater risk than the previous conditions that were applied, with particular attention to Highways, the Flood and Water issues and the need for retention of trees and hedges.

#### **Level of information provided in this application:**

Variations have been made to critical structural aspects of the development - roof lines, terracing, retaining walls and platforms - but there is a lack of explanation regarding exactly what the changes are. The drawings provided are incomprehensible to a layman and will therefore need technical expertise to determine the impact of the changes.

#### **The Highways Authority**

The Highways Authority has recommended a Holding Objection until further information has been provided and notes several significant errors with the amendments. The new drawings indicate the driveway to the top field access will be a Highways standard surface, suggesting



the expectation of future development in the field beyond. That would further impact the surface water drainage strategy, and the planned infrastructure.

### **Surface water drainage strategy**

The attenuation basin design has changed, and the Transport Planning Engineer has raised concern and queries whether County Council Flood and Water Engineer, Growth, Highways & Infrastructure has been consulted. Suffolk SCC LLFA were significantly involved in the original application, including the conditions imposed on the surface water drainage strategy. SCC LLFA must be urgently consulted now on the proposed variations, to ensure they do not compromise the drainage strategy. Kettleburgh has experienced multiple significant flooding events, over at least two decades, not just Storm Babet, and Council believes this development will cause further flood damage and hardship to the residents of the village. District Councillor Langdon-Morris has personally observed that an attenuation basin such as this one exacerbated recent flooding in Framlingham.

It is unclear who will monitor and maintain the attenuation basin given the changes proposed and what impact the proposed variations to the development-terracing and retaining walls-will have on the resulting rate of outflow into the swale.

### **Foul Water -ancient sewer**

Site specific policy SCLP 12.53i) expects 'confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity'. It is critical this condition is met. The existing sewer infrastructure has often failed to cope with existing throughput, with the spill of sewerage onto the highway and surging up into residents' homes. A November 2023 investigation by Anglian Water noted the most recent spillage and identified significant flaws and calcification. The existing system will not cope with increased throughput.

### **Landscape and Biodiversity**

The revised drawings suggest that removal of many of the perimeter trees and historic roadside hedge is envisaged, as seems depressingly normal for such developments. But **for this site it is expressly contrary to SCLP12.53d) and e)**. The development design and operations plan must take account of the site's river valley location and in Council's opinion and that of District Councillor Langdon-Morris, that means retaining most of the hedge and all the trees. Retention would go a long way to disguising this ugly development in its setting. Desultory fragmented new hedging cannot replace a dense ancient hedgerow.

Yours sincerely,

[signed electronically]

Sonia Frost

Clerk to Kettleburgh Parish Council