

**TO: ALL MEMBERS OF DEVELOPMENT
CONTROL COMMITTEE**

**(Copy to recipients of Development
Control Committee Papers)**

Our reference HH
Your reference N/A
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3 January 2020

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - WEDNESDAY 8 JANUARY 2020

I am now able to enclose, for consideration at the Wednesday 8 January 2020 meeting of the Development Control Committee, the attached **late papers** in respect of the following agenda item:

Agenda No	Item
4.	<u>Planning Application DC/14/2096/HYB - Land at Station Road, Lakenheath (Pages 1 - 2)</u>

Report No: **DEV/WS/20/001**

Hybrid planning application DC/14/2096/FUL - 1) Full application for the creation of new vehicular access onto Station Road, and entrance to a new primary school, 2) Outline application for up to 375 dwellings (including 112 affordable homes), and construction of a new primary school, land for ecological mitigation and open space and associated infrastructure (as amended)

Yours sincerely

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Development Control Committee

8 January 2020

Late Paper

Item 4 – DC/14/2096/FUL – Land at Station Road, Lakenheath

Suffolk County Council – Flood and Water Management Team

1. Do not wish to add comments to those made previously, but do provide some advisory comments for the applicant/future developer to consider before reserved matters are submitted. These were as follows:
 - *If the LPA are minded to provide planning consent, that at the reserved matters stage in which the site layout is to be detailed that the developer must first take into account the potential issue of fluvial locking by the cut-off channel when this in flood conditions. This must be well-thought-out before any other land use considerations. This is because it has the potential to be quite a large proportion of the site that may be needed to store excess water. Low lying areas of the site (mainly northern zones) should be allocated for this flood exceedance storage and kept as public open space.*
 - *Generally all low-lying areas of the site must be public open space as to protect people and properties from all sources of potential flood risk.*

Environment Agency

2. Do not wish to alter their previous comments in response to the change in description and provide technical advice for the benefit of the applicant/future developer.

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