

From: BMSDC Planning Validation Team Mailbox <planningvalidation@babberghmidsuffolk.gov.uk>

Sent: 01 Dec 2023 11:45:22

To:

Cc:

Subject: FW: Invalid Planning Application - DC/23/05032

Attachments: EAN_2023_333744 Response - 610845,265649, Mendlesham IP145SG, Your ref_7FEHHR4ETH1R.eml, ean2023333744response610845265649mendleshamip145sg.zip

From: Leigh Graves <leigh@architecturalhouseplans.co.uk>

Sent: Wednesday, November 29, 2023 8:37 AM

To: Eileen Crascall <Eileen.Crascall@babberghmidsuffolk.gov.uk>

Subject: Re: Invalid Planning Application - DC/23/05032



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Morning Eileen,

Please see information and email i requested

Hopefully this will work..... ?

Regards

Leigh Graves

m. 07843099418

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AHP Design Ltd | Unit 3a Goodwin Business Park | Willie Snaith Road | Newmarket | Suffolk | CB8 7SQ

On Wed, 8 Nov 2023 at 10:43, Leigh Graves <leigh@architecturalhouseplans.co.uk> wrote:

That's fine Eileen, I have ordered one (see pic) which should be here soon.... just wanted to test the water with that one.



Dear leigh Graves,

Thank you for requesting **flood risk** assessment data.

Location searched for: ip145sg

Location data requested for: 610845,265649 easting and northing coordinates.

You should receive your **flood risk** assessment data by email within 20 working days.

Your reference number is: 7FEHHR4ETH1R.

Regards

Leigh Graves

m. 07843099418

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On Wed, 8 Nov 2023 at 10:25, Eileen Crascall <Eileen.Crascall@baberghmidsuffolk.gov.uk> wrote:

Morning Leigh

Believe me I do want this validated as much as you, but the information attached does not quite address the issues required from a FRA I have attached an example so if you could model your report using the information already gathered we can proceed.

Regards

Eileen M Crascall

Team Lead - Validation & Registration

Email: Eileen.crascall@baberghmidsuffolk.gov.uk

Tel: 01449 724764

Mob: 07543237396

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During this time, we may have to reduce or suspend services, but we aim to respond to your query as soon as possible. In some cases we may not be able to deal with your request until business as usual is resumed.

From: Leigh Graves <leigh@architecturalhouseplans.co.uk>
Sent: Wednesday, November 8, 2023 10:00 AM
To: Eileen Crascall <Eileen.Crascall@baberghmidsuffolk.gov.uk>
Subject: Re: Invalid Planning Application - DC/23/05032

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Thanks for the email Eileen,

it does seem a bit excessive for simple planning applications, and can imagine you get abuse for having to enforce these rules... its just very frustrating as no other planning authority i work with are as stringent.

Please see the flood risk attached. Will this suffice?

Regards

Leigh Graves

m. 07843099418

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On Tue, 7 Nov 2023 at 14:14, Eileen Crascall <Eileen.Crascall@baberghmidsuffolk.gov.uk> wrote:

Good Afternoon Leigh

Thankyou for your email, I can appreciate how you feel (try sitting this side of the desk!) I will upload the amended plan and have noted your comments regarding ownership so that just leaves the SSFRA so on receipt we will register.

Regards

Eileen M Crascall

Team Lead - Validation & Registration

Email: Eileen.crascall@baberghmidsuffolk.gov.uk

Tel: 01449 724764

Mob: 07543237396

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From: Leigh Graves <leigh@architecturalhouseplans.co.uk>

Sent: Tuesday, November 7, 2023 1:35 PM

To: Eileen Crascall <Eileen.Crascall@baberghmidsuffolk.gov.uk>

Subject: Re: Invalid Planning Application - DC/23/05032



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Hello Eileen,

My responses were very blunt and rude, I'll admit, but I find babergh the most difficult planning authority to deal with because of this over the top 'box ticking exercise' that overrides common sense with basic applications which incur extra cost and time to the applicants.

Anyway, with that said, I have since chatted with the applicant and he has told me the full extent of the boundary is his and the original planning drawings red line has since been signed over to the residents in the two new build dwellings so no Cert B will be needed now.

I have ordered a .GOV flood risk assessment for the property rather than spend time putting together needless documents which reiterate the same jargon. If anything, the chances of flooding for these new builds will be massively lesser than the out of date material as they wouldn't have even got past building regulations if they didn't meet the right criteria, I know as I do a lot of new builds in Breckland district.

Regardless, Please see the amended plan and I will send over the flood risk when I receive it.

Regards

Leigh Graves

m. 07843099418

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On Tue, 7 Nov 2023 at 10:51, Eileen Crascall <Eileen.Crascall@babberghmidsuffolk.gov.uk> wrote:

Good Morning

My team colleague is a way on A/L this week and I have seen your email exchanges and hope to resolve as soon as possible, from what I understand you are required to sign Certificate B and serve notice and my colleague has provided the address for Suffolk County Council, I have also attached a blank form so you can just extract Certificate B, complete and return along with the copy of the notice served to assist you, then I can redact Cert A submitted. I have seen that a link to the relevant SCC DM01 drawing showing you how to display the red line to include the visibility splay can be achieved therefore, I ask that you amend the red line to include the area marked for the visibility splay as well and return.

We also require a Site Specific Flood Risk Assessment to enable registration and just because this is retention of it does not negate the need for said report so I have attached two examples of Householder Applications which also required SSFRA's albeit they are different proposals but you could compile your own report as long as it addresses the issues and show similar content.

I hope this helps

Regards

Eileen M Crascall

Team Lead - Validation & Registration

Email: Eileen.crascall@babberghmidsuffolk.gov.uk

Tel: 01449 724764

Mob: 07543237396

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From: Leigh Graves <leigh@architecturalhouseplans.co.uk>

Sent: Friday, November 3, 2023 4:07 PM

To: BMSDC Planning Validation Team Mailbox <planningvalidation@babberghmidsuffolk.gov.uk>

Subject: Re: Invalid Planning Application - DC/23/05032



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You're just not getting it are you.... I know it's not got a vision splay, I know about The detail that you've just sent me... but this has already been built so I'm just sending in what's built and will work with planning to out it right... just process the application rather than being a jobsworth

On Fri, 3 Nov 2023 at 15:32, BMSDC Planning Validation Team Mailbox <planningvalidation@babberghmidsuffolk.gov.uk> wrote:

Dear Leigh

I suggest contacting Suffolk County Council Highways and asking them what the required visibility splay is for an access onto Brockford Road. The splay you have drawn on your plan doesn't appear to be correct, and the visibility splay must be included within the red line.

The link below maybe of use to you.

<https://www.suffolk.gov.uk/asset-library/imported/dm01-b-scc-scd.pdf>

Thanks
Alex

Alexander Peck

Technical Support Officer - Development Management
Sustainable Communities
Babergh District Council and Mid Suffolk District Council

Contact Tel no: 01449 724532

Enquiries: planning@babermidsuffolk.gov.uk

E-mail: alex.peck@babermidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk



*Thank you
we will
and
during*

**During this time, we may
respond to your query as
to deal with you**

Endeavour House, 8 Russell Road, Ipswich IP1 2BX.

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From: Leigh Graves <leigh@architecturalhouseplans.co.uk>

Sent: Wednesday, November 1, 2023 12:12 PM

To: BMSDC Planning Validation Team Mailbox <planningvalidation@babberghmidsuffolk.gov.uk>

Subject: Re: Invalid Planning Application - DC/23/05032



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I've added a visibility annotation but a physical splay in the driveway can't be drawn in as one was never built.

In regards to the flood risk assessment, I have requested the data for the site from **.Gov website**.

The applicant did not give me details of other owners so I will find this out.

Regards

Leigh Graves

m. 07843099418

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On Wed, 1 Nov 2023 at 11:37, BMSDC Planning Validation Team Mailbox <planningvalidation@babberghmidsuffolk.gov.uk> wrote:

Dear Leigh

The plan you have attached doesn't include the visibility splay.

The Local Highways Department is Suffolk County Council Highways. You need to serve notice on the owners of any land included in the visibility splay which won't necessarily be just the Highways Authority.

The FRA isn't specific to the application proposal and the flood data in the report is out of date. You need to submit a new site-specific flood risk assessment.

Thanks

Alex

Alexander Peck

Technical Support Officer - Development Management

Sustainable Communities

Babergh District Council and Mid Suffolk District Council

Contact Tel no: 01449 724532

Enquiries: planning@babberghmidsuffolk.gov.uk

E-mail: alex.peck@babberghmidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk



Tha
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and
dur

During this time, we may not be able to respond to your query as quickly as we would like to deal with you.

Endeavour House, 8 Russell Road, Ipswich IP1 2BX.

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From: Leigh Graves <leigh@architecturalhouseplans.co.uk>

Sent: Tuesday, October 31, 2023 10:48 AM

To: BMSDC Planning Validation Team Mailbox <planningvalidation@baberghmidsuffolk.gov.uk>

Subject: Re: Invalid Planning Application - DC/23/05032

i **EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT**

Please see the plan attached (driveway is included within the red line as per previous drawing).

Certificate B can be sent in, i would just need the address of your local highways department as im not familiar with your area

Please also see flood risk that was undertaken when the dwellings were originally built so this should cover that element

Regards

Leigh Graves

m. 07843099418

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On Fri, 27 Oct 2023 at 11:16, <planningvalidation@baberghmidsuffolk.gov.uk> wrote:

Please find attached invalid letter relating to planning application - DC/23/05032 - The Spinney, Brockford Road, Mendlesham, Stowmarket Suffolk IP14 5SG

Kind Regards

Planning Validation Team

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