



Philip Ridley
Head of Planning Services
Suffolk Coastal District Council
Melton Hill
Woodbridge
Suffolk
IP12 1AU

28 January 2010

Your ref: C09/0555
Our ref: BTP0012/lr

Dear Mr Ridley,

ADASTRAL PARK: Submission of Further Information

I write in response to your letter dated 26 January 2010 sent in accordance with section 19(1) of the Town and County Planning (Environmental Impact Assessment) Regulations 1999 requesting further information to assist in the determination of the above application.

As requested, please find enclosed the following documents:

- Environmental Assessment Regulation 19 Statement including:
 - Flood Risk Assessment
 - Habitat Regulations Assessment, SSSI Assessment and Mitigation Strategy
- Transport Assessment Addendum
- Design and Access Statement Addendum
- Revised Planning Application Drawings including:
 - BTP012-24C Revised Foxhall Road junction layout
 - BTP12-001H Revised Framework Plan
 - BTP12-019D Revised Landscape Framework Plan



Description of Content

The overarching **Environmental Assessment Regulation 19 Statement** is submitted further to the Environmental Statement submitted with the planning application in April 2009. The Regulation 19 statement includes the:

- **Flood Risk Assessment** which comprises an overarching strategy for drainage of the site.
- **Habitat Regulations Assessment, SSSI Assessment and Mitigation Strategy** examining the potential for impacts on the Deben Estuary SPA and SSSI's.

We also enclose a **Transport Assessment Addendum** dealing with a number of detailed highways issues arising from discussions with Suffolk County Council and Suffolk Coastal District Council since submission of the application.

Furthermore, following negotiations on the application to date, we also submit minor amendments to other elements of the planning application. These relate to the Design and Access Statement and planning application drawings. This comprises the following:

- **Design and Access Statement Addendum** including:
 - Revised Indicative Master Plan and Density & Capacity Plans;
 - More detail on opportunities for co-location of facilities;
 - Extensive design work exploring master planning solutions for key locations across the development site through Sample Block Designs;
 - Development of indicative proposals for the site contours;
 - Revision of the indicative phasing strategy and;
 - Revision of the visualisation image that illustrates the indicative A12 junction alterations.
- **Formal Planning Application Drawings**
 - **BTP012-24C Revised Foxhall Road junction layout** showing minor changes to the proposed junction arrangement incorporating bus and cycle lanes.
 - **BTP12-001H Revised Framework Plan** amended to show an increased amount of mixed use space north of the main east-west boulevard and reducing the amount of employment land.
 - **BTP12-019D Revised Landscape Framework Plan** which removes the playing field annotation (previously in the eastern corner) to allow flexibility on its position.

The Environmental Assessment Regulation 19 Statement also includes assessment of the impacts related to these minor amendments.



Number of Copies

In order to facilitate your re-consultation on the further information and revisions, I enclose 8 hard copies and 45 CD's of the documentation.

If you require any further information please do not hesitate to contact Peter Chambers or me.

Yours sincerely

LAWRENCE REVILL
Managing Director

email: lrevill@davidlock.com

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cc. Sally Leonard, BT
Graham Murchie, BT
Nigel Read, Telereal