

Your Ref: MS/1449/17
Our Ref: 570\CON\3950\17
Date: 14th May 2018



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

Email:

The Planning Officer
Mid Suffolk District Council
131 High Street
Ipswich
Suffolk
IP6 8DL

For the Attention of: Elizabeth Flood

Dear Elizabeth

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/1449/17

PROPOSAL: Outline Application - Residential development (up to 85 dwellings including affordable housing) together with the construction of estate roads and footpaths, drainage, landscaping and the provision of public open space, including children's play space.

LOCATION: Land adj to, Stradbroke Road, Fressingfield

Notice is hereby given that the County Council as the local highway authority does not object to the proposal subject to the imposition of the conditions shown below on any permission to be granted and the completion of a S106 planning obligation to its satisfaction:

COMMENTS

1. Planning applications had been submitted to develop a number sites around the village of Fressingfield therefore, Suffolk County Council as the Highway authority, requested a traffic assessment to be completed to assess at the cumulative impact on the highway network from the sites.

We have reviewed the Transport Assessment and the data supplied with thie applications, the summary of our findings are as follows:

The traffic assessment shows:

- The B1116/C515/New Street, B1123/B1116 and B1116/C504 Low Road junctions' are within future capacities therefore future queue lengths are acceptable,
- With the trip rates (with TEMPRO plus 25% growth rate) applied to PICADY model gave minimal delays and all the junctions and they will continue to work within capacity in the future with the introduction of the developments.
- There is only one recorded injury accident in the area
- The proposed carriageway and footway improvements on Stradbroke Road/New Street junction improves access to village amenities for pedestrians in this area.

Taking all the above into account, it is our opinion that this development would not have a severe impact (NPPF para 32) therefore we do not object to the proposal.

2. The current Indicative Site Plan for this site shows the dwellings fronting Stradbroke Road having direct vehicular access onto the highway. Stradbroke Road is a classified road (C515) and dwelling accesses should not, as far as possible, join a priority road, especially as they are within the Y distance of the main access into the development. There can be a relaxation of this when in an urban area, but this road is a main distributor to/from the south of Fressingfield and considered to be rural. Also, being so close to the edge of the 30mph speed limit, the accesses on the edge of the village are not acceptable in terms of highway safety and the visibility splays will need to increase. Therefore, these will need to be removed for any reserved matters application.

CONDITIONS

Should the Planning Authority be minded to grant planning approval the Highway Authority in Suffolk would recommend they include the following conditions and obligations:

1 ER 1

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

2 ER 2

Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

3 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 3383-10C with an X dimension of 2.4m and a Y dimension of 90m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

4 P 2

Condition: Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including secure cycle storage and electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

5 NOTE 02

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

6 NOTE 07

The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

7 NOTE 15

Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. The works within the public highway as shown on drawing No 1151-03-500B will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

Yours sincerely,

Sam Harvey
Senior Development Management Engineer
Strategic Development