

Your Ref:DC/20/0615/RM  
Our Ref: SCC/CON/4114/20  
Date: 23 October 2020  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning.help@westsuffolk.gov.uk](mailto:planning.help@westsuffolk.gov.uk)

The Planning Department  
West Suffolk (BSE)  
Development Management  
West Suffolk House  
Western Way  
Bury St Edmunds  
Suffolk  
IP33 3YU

For the attention of: Penny Mills

Dear Penny Mills,

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/20/0615/RM**

**PROPOSAL:** Revised design and layout and additional information in relation to drainage, landscaping and ecology, ref:

Reserved Matters Application -Submission of details under SE/09/1283 - the means of access, appearance, landscaping, layout and scale for the construction of 41 dwellings with associated private amenity space, means of enclosure, car parking, vehicle and access arrangement and drainage together with proposed areas of landscaping and areas of open space for a residential development known as Phase 2A.

**LOCATION:** Land North Of, Anne Sucklings Lane Little Wratting Suffolk CB9 7UD

**ROAD CLASS:**

Notice is hereby given that the County Council as Highway Authority makes the following comments and recommends that any permission which that Planning Authority may give should include the conditions shown below:

**NOTE THIS RESPONSE AND ASSOCIATED CONDITIONS REFERS TO PHASE 2A ONLY**

COMMENTS

With specific reference to drawings 041-P-130 Rev C and 041-P-140 Rev B we note:

- Drawing 041-P-140 Rev B has included a turning area on each of the Private Drives. While these turning areas are not at the end of the drives, which would be a more relevant location, and have the potential to be parked on, the applicant has now included a space within each private drive for vehicles to turn.
- Drawing 041-P-140 Rev B shows an acceptable parking strategy. The garages and car-ports shown on drawings 041-P-200 Rev B and 041-P-202 Rev- are acceptable for cars only. Additional storage should be provided for cycles as per the Suffolk Guidance for Parking 2019.
- We note the inclusion of a Toucan crossing and agree that a crossing point for pedestrians and cycles should be provided at or near this location. However as the actual crossing design will be

dependant on a safety audit we do not recommend the specific details and location of the crossing are conditioned at this point.

- We note some of the proposed trees are very close to the highway, for instance that by plot 26. We advise that the highway authority would not be in a position to adopt roads and footways with trees planted with 2.5m without specialist planting solutions. The tree pit design shown on drawing JBA 18/351-DT1 Rev - shows a standard tree pit design and does not constitute an acceptable design for trees close to the highway.

## CONDITIONS

### **Refuse Condition:**

The areas to be provided for the presentation and storage of refuse/recycling bins as shown on drawing number 041-P-130 Rev C shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

### **Cycle store Condition:**

Before the development is commenced details of the areas to be provided for the secure storage of cycles for all residents 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 storage of cycles in accordance with Suffolk Guidance for Parking (2019) to help promote more sustainable transport options.

### **Surface water Condition:**

Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

### **Estate roads and footways Condition:**

Before the development is commenced, details of the estate roads and footpaths, (including carriageway and footway width/s, layout, levels, gradients, lighting, visibility splays, soft landscaping, 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.

### **Road and footway surface 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.

### **Pedestrian and cycle crossing Condition:**

Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority for the indicative crossing shown on drawing 041-P-140 Rev B.

The will include, full design, location and Safety Audit (Stage 1&2). The approved scheme shall be carried out in its entirety before the first occupation of any property and shall be retained thereafter in its approved form.

Reason: To ensure a suitable crossing point for pedestrians and cyclists is secured in the interests of highway safety.

### **Deliveries and construction Condition:**

All Construction and HGV traffic movements to and from the site over the duration of the construction period shall be subject to a Construction and Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence.

No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The Plan shall include:

- Routing for HGVs to and from the site within the context of the wider highway network
- Means to ensure there is sufficient on-site space for the parking and turning of all vehicles associated with the construction including staff, visitors and deliveries.
- Means to ensure there is sufficient space on site for the storage of materials and equipment and siting of welfare units.
- Means to ensure the highway is kept clear of surface water mud and other debris.

The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive and residential areas.

#### **Vehicle parking Condition:**

The use shall not commence until the area(s) within the site shown on drawing 041-P-140 Rev B for the purposes of loading, unloading, manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

#### **Visibility Condition:**

Before the first occupation of any dwelling visibility splays for driveways and accesses shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 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 to take avoiding action.

#### **NOTE 01**

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.

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

#### **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.

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

#### **NOTE 15**

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.

#### **NOTE 26**

Payments to be made by owners of buildings in respect of street works - Section 219 of the Highways Act 1980 - is likely to apply. The Local Planning Authority recommends developers of housing estates enter into formal agreement with the Highways Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

Yours sincerely,

**Hen Abbott**  
**Development Management Engineer**  
Growth, Highways and Infrastructure