

**From:** Steve Merry  
**Sent:** 03 April 2018 15:37  
**To:** Elizabeth Thomas  
**Cc:** Martin Egan; Sam Harvey  
**Subject:** RE: Planning Application 1352/17 - up to 60 dwellings Walsham-Le-Willows (Mid-Suffolk)

Elizabeth

I've discussed this with Sam and Martin and note the following

- The applicant is correct stating that a Transport Statement is appropriate for this scale of development. We would only consider a more detailed Transport Assessment for a scheme of this size where we considered that there may be significant highway issues, for example in a town centre with existing congestion, where onsite parking is reduced in an area with poor existing on street provision or vehicle trips reduced through travel plans as mitigation to reduce harm.
- The cumulative impact of 58 vehicles an hour is not 'severe' particularly when considered against the low level of baseline traffic.
- The likelihood of significant numbers of vehicles using Wattisfield Road instead of the wider, straighter more direct Summer Road to access the A143 is considered to be low. Also the volume of traffic going north (Bury St Edmunds, Diss) would, based on census data for destination be presumed to be less than that heading south (Bury St Edmunds, Stowmarket, Ipswich).

Most of this is covered in the applicants additional clarification report dated 31/03/2018

With regard to the proposed footway works for both applications we consider that, provided a suitable condition is included in the planning permission, a scheme can be delivered. The details of the footway layout would be agreed as part of the S278 agreement based on the indicative plans. If both sites have a similar planning condition with a 'before occupation' trigger this would provide comfort that the footway would be delivered by the developer who commences first. The mechanism of delivery would need to be agreed with the two developers, hopefully they can work together as they would gain the benefits delivering a moderate sized single scheme as opposed to two smaller schemes. As both applications are outlie this matter could be resolved as part of reserved matters

We would not recommend S106 contributions from both parties to us as the delivery of this type of work as we incur disproportional design and management costs for such small scale works.

Happy to meet and discuss this in more detail if you need. Would prefer to do that rather than have one of us spend half a day at a committee meeting.

Regards  
steve

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**From:** Steve Merry  
**Sent:** 23 March 2018 08:35

**To:** Elizabeth Thomas <[Elizabeth.Thomas@babberghmidsuffolk.gov.uk](mailto:Elizabeth.Thomas@babberghmidsuffolk.gov.uk)>  
**Cc:** Martin Egan <[Martin.Egan@suffolk.gov.uk](mailto:Martin.Egan@suffolk.gov.uk)>; Sam Harvey <[Sam.Harvey@suffolk.gov.uk](mailto:Sam.Harvey@suffolk.gov.uk)>  
**Subject:** RE: Planning Application 1352/17 - up to 60 dwellings Walsham-Le-Willows (Mid-Suffolk)

Elizabeth

I'll need to discuss the details with Martin and Sam before providing a response. Unfortunately we cannot do so until the week commencing 2<sup>nd</sup> April due to work / leave commitments.

Regards  
steve

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**From:** Elizabeth Thomas  
**Sent:** 21 March 2018 09:41  
**To:** Martin Egan <[Martin.Egan@suffolk.gov.uk](mailto:Martin.Egan@suffolk.gov.uk)>  
**Cc:** John Pateman-Gee <[John.pateman-Gee@babberghmidsuffolk.gov.uk](mailto:John.pateman-Gee@babberghmidsuffolk.gov.uk)>  
**Subject:** Planning Application 1352/17 - up to 60 dwellings Walsham-Le-Willows (Mid-Suffolk)

Dear Martin,

You may be aware this application was deferred at the 14<sup>th</sup> March 2018 planning committee.

Committee members requested further information from SCC highways in respect of the specifics on the route north through the village and pull together all relevant facts on the traffic generation and impact of this development. We need this information before we can take the planning application back to committee. It is also requested for a representative from SCC highways to attend the next planning committee on this application to ensure all highways related matters are addressed and the application can move forward.

I look forward to hearing from you within the next week.

Regards,

Elizabeth