

Your Ref: DC/21/01735  
Our Ref: SCC/CON/4462/21  
Date: 5 November 2021  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

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

The Planning Department  
MidSuffolk District Council  
Planning Section  
1st Floor, Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

For the attention of: Jasmine Whyard - MSDC

Dear Jasmine

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/01735**

**PROPOSAL:** Planning Application. Change of use of part of land for siting up to 12no glamping pods and up to 6no mobile homes. Retention of conversion of part of the farm building to create educational baking facility

**LOCATION:** Wakelyns Farm, Metfield Lane, Fressingfield, Eye Suffolk IP21 5SD

Notice is hereby given that the County Council as Highway Authority make the following comments:

Further to our previous responses, there has been further correspondence with BMSDC officers and an additional site visit has been carried out by a different officer.

Given the modest increase in traffic that would be generated by the proposal, we do not have significant concerns about the C class roads (Fressingfield Road, Metfield Road, Daisy Hill) that lead to Metfield Lane, that although limited in width, are classified to accommodate the increased traffic flows associated with this proposal.

Metfield Lane (known as U5820 'road from C504 to Wakelyns' according to SCC records) is very narrow and there are very limited opportunities for oncoming vehicles to pass one another without having to reverse long distances and/or mount the verges. This could be a particular issue for larger vehicles.

However, we do not believe that the above alone would meet the criteria of NPPF 111 '*unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*' so would not be confident in maintaining an objection through the planning process, especially given the permitted use of the site that already exists.

We would recommend that an additional planning condition for the provision of passing places along Metfield Lane is included in any planning permission. This is in addition to the previously recommended highway conditions.

A draft condition for this is included overleaf:

Condition: Before the development is commenced details of new passing places along U5820 Metfield Lane, generally in accordance with drawing DM06 shall be submitted to and approved in writing by the Local Planning Authority. The passing places shall be completed before the development is brought into use.

Reason: In the interests of highway safety.

This is a pre-commencement condition because insufficient details have been submitted at planning stage.

**Notes:**

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.

The County Council must be contacted on Tel: 0345 606 6171.

For further information go to:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

County Council drawings DM01 - DM14 are available from:  
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standard-drawings/>

Yours sincerely,

**Ben Chester**  
**Senior Transport Planning Engineer**  
Growth, Highways and Infrastructure