

19 January 2022

Dear

Premises license application Mount Farm Vineyards, Blooms Hall Lane – Highways Comments on proposed development

I refer to your request for highway advice concerning your license application for wine tasting, located at Mount Farm Vineyards, Blooms Hall Lane.

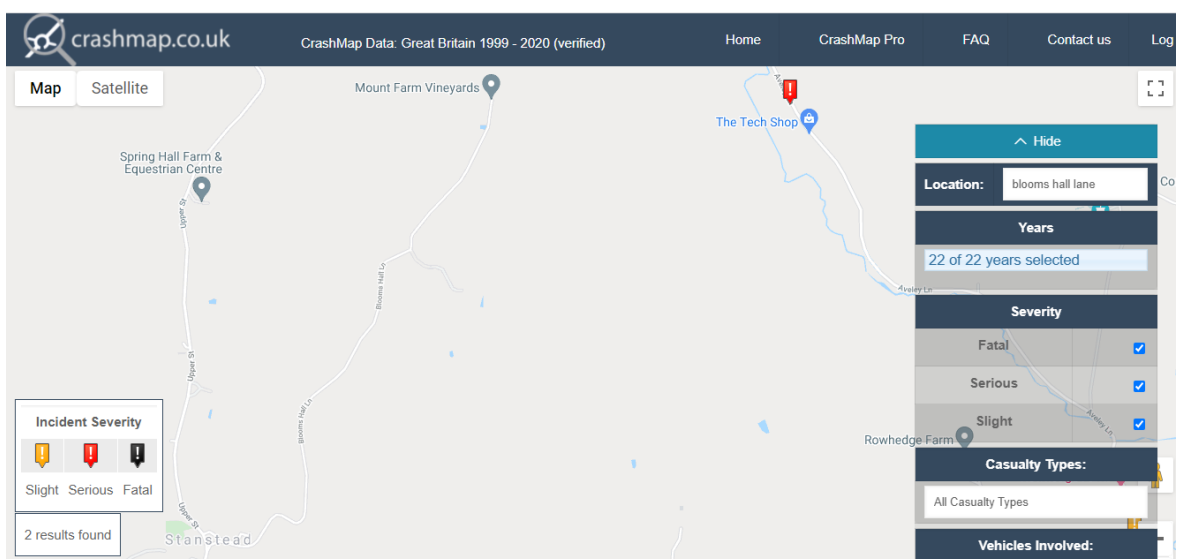
License application

To my knowledge, Suffolk County Council as highway authority, are not consulted as part of considerations relating to premises license applications.

When SCC are consulted, in relation to planning applications, they will aim to assess the proposal against the specific objective:

- *Road Safety* – That it is safe for all users. (NPPF paragraph 111.)

Bloom Hall Lane is effectively a no through road. It is therefore very lightly trafficked, serving as access only. Where the adopted highway ends, the lane splits into two private accesses. There are no recorded injury accidents on the lane in the past 22 years, refer below.



Crashmap UK- Zero Recorded Injury Accidents in 22 years, Blooms Hall Lane

Cont:-

The application for premise license is in relation to sales, cellar door sales and visitors. From research undertaken by you, as the applicant, relating to other similar wine producers, the vineyard shop/tasting rooms will generate a very modest number of visitors, some 0-5 visitor/cellar door vehicles per day, at best.

The lane may be narrow and lack regular passing places for vehicles to pass. However, there is an existing absence of road traffic injury collisions on the lane. Given the likely low frequency of additional trips, it is unlikely to give rise to a severe road safety hazard (NPPF 111).

Even considering the next stage, a planning application (relevant pre-application reference DC/21/03711 submission, seeking an officer opinion in relation to the principle of a tasting room/cellar shop and other planning matters), all the planning authority suggested you may need to submit in terms of *Highways, Access and Parking* would be a drawing detailing the 'parking and manoeuvring provision', refer extract below.

Highways, Access and Parking

Space arounds buildings needs to meet many requirements: amenity, play, social and movement. Parking is one of these to meet the requirements of a modern functional development. The design should reflect this and be a liveable space, which also accommodates vehicles in a manner that creates an attractive public realm and reinforces the local character and distinctiveness.

Should a full application be submitted, the SCC Highway Authority would be consulted. The change of use from agriculture to tasting room/cellar shop has the potential for additional vehicles. Therefore, off-road parking provision should be increased to accommodate this. The Highway Authority would expect to see a drawing showing the parking and manoeuvring provision.

Mitigation

The generation of trips will be minimal and you, as applicant, have set out that you will ensure deliveries are optimised to reduce trips.

You have also been in discussion with Suffolk County Councils PROW team relating to approval of works including :

- Re-instating historic access to and from the vineyard, together with suggested works- SCC have said they will support your application to re-route parts of the bridleway back to the original alignment; and
- opening up the historic access- SCC would not object to this subject to surface material, construction schedule and possible temporary closure etc.

Summary

Whilst this application is in relation to a licensing application only, if it was in relation to a planning application, the policy consideration would be *National Planning Policy Framework (NPPF)*. NPPF Paragraph 111 *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*

Cont:-

There is no evidence to suggest that this licensing proposal will result in unacceptable impact on highway safety.

I trust this letter addresses your brief, and I have no objection to you using this document as part of any submission in relation to the above site. However, if you have any queries or wish to discuss further, please do not hesitate to contact me.

Kind regards

Yours sincerely

Carol Grimsey CEng CIHT
For and on behalf of G H Bullard & Associates LLP