

Your Ref: DC/21/06333
Our Ref: SCC/CON/0783/22
Date: 27 September 2022
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Alex Scott

Dear Alex

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/21/06333

PROPOSAL: Full Planning Application - Development of a petrol filling station, a drive-thru restaurant and coffee shop, together with various infrastructure and landscaping works

LOCATION: Land Off A14, Elmswell, Suffolk,

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

Further to our response dated 14th March 2022, it has been raised that the following recommended planning condition does not fully accord with the requirements of the NPPF:

Condition: The development hereby permitted shall not be brought into use until works to upgrade the existing A1088/ A14 westbound slip-road priority-controlled junction to a roundabout have been substantially completed and brought into use (as part of the highway improvements secured for planning application reference DC/18/04247).

Reason: To ensure that the layout of the existing junction is improved to an appropriate specification at an appropriate time in the interests of the safety of persons using the slip road and junction.

Subsequently, on the basis that the roundabout upgrade is already subject to an ongoing Section 278 Agreement (it is likely to be completed within the next 12 months) together with the comments on this matter from National Highways (who do not regard it as a severe impact before 2031 and offer no objection), the removal of this condition does not change our position on the proposal.

All other previously recommended planning conditions and contributions still apply.

Yours sincerely,

Ben Chester
Senior Transport Planning Engineer
Growth, Highways and Infrastructure