

From: Michael Smith <michael@jcndesign.co.uk>

Sent: Tuesday, March 12, 2024 3:30 PM

To: Elizabeth Flood <Elizabeth.Flood@baberghmidsuffolk.gov.uk>

Cc: Dean Pearce <dean.pearce@live.co.uk>

Subject: Land East Of Blackthorn Way And Campion Way, Leavenheath (DC/23/03653) - committee report

i **EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT**

Elizabeth

Your report for next week's meeting of the Planning Committee has been published, and I have put my name down to speak at the meeting.

Please can I clarify a couple of points from your report so that the committee is clear on the scheme they're making a decision about?

2.2 The mix for the affordable housing is 2 x 1 bedroom flats, 4 x 2 bedroom houses and 2 x 3 bedroom houses. The pair of flats were revised to include a wet room instead of a bathroom at the request of the district's housing team, making them M4(2) compliant and therefore wheelchair adaptable.

3.7 The construction works to create the new junction measures 25 metres along the edge of the A134, but the gap in the hedge is less than 12 metres wide after the landscaping scheme has been implemented (plus there are trees flanking the road, enclosing it further) and the road is 5.5 metres wide after the end of the 2.0 metre wide footway. I wouldn't want the committee to think that the road into the site is as wide as a dual carriageway!

13.3 Dean (copied in) has added to the site layout to the location plan to create the attached drawing, emphasising that he used the existing edge of the village at Mayfield to set the new edge of the village in the application site. I'm not sure the point was clearly made in the Design and Access Statement, but he asked me to highlight that one of the most important factors in his design process was to ensure that built development is no closer to the A134 than the existing extent of the village to the north of the site. We debated whether he should re-draw the layout to look like the OS base to create a "plainer" look so that it is easier to compare the scale of development with the rest of the village, but I said I would send the drawing to make the point and you can decide if you would like to show it to the committee even though it isn't formally submitted – the proposed scheme is closer to the A134 than the houses in Blackthorn Way and Campion Way, but doesn't bring development closer to the A134 than the existing eastern side of the High Road part of the village.

If there is anything else that emerges as you are putting together your presentation to the committee that Dean or I can clarify, please don't hesitate to ask.

See you next week.

Michael

2 Exchange Court, London Road, Feering, Colchester, Essex, CO5 9FB

D: 01376 572999 | M: 07824 882568 | T: 01376 572977

jcndesign.co.uk



Before printing, think about the environment

The information contained in this e-mail and any attachments is intended solely for the use of the individual or entity to which it is addressed and may contain confidential and/or privileged material. If you are not the intended recipient and you have received this e-mail in error then any use, dissemination, forwarding, printing or copying of this e-mail and any attachments is strictly prohibited. If you are not the intended recipient, please contact the sender by e-mail, return the material and then delete it from your system.



dean jay pearce
architectural design & planning ltd
2 / 3 Milestone, Hall Street, Long Melford
Sudbury, Suffolk, CO10 9HZ
T: 01787-378797 E: dean.pearce@live.co.uk

Project:
Proposed residential development and associated works

Site Address:
Land east of Blackthorn Way and Campion Way,
Leavenheath, Sudbury, Suffolk

Applicant:
WATERSON HOMES LTD

Drawing title:

scales: 1: 1250	drg no:	rev:
date: 12 / 2022		
drawn: djp		
checked:		

Do not scale this drawing. Use figured dimensions only. Contractor to set out all of the works prior to commencement and report any omissions / discrepancies immediately. Scales shown on this drawing are at A1 sheet size.

This drawing & information are Copyright. ©

Your Ref: DC/23/03653
Our Ref: SCC/CON/0764/24
Date: 7 March 2024
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: Elizabeth Flood

Dear Elizabeth,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/23/03653

PROPOSAL: Full Planning Application - Erection of 23 No. dwellings with associated roads, parking, garages and outbuildings, construction of new vehicular access from the A134 and a footpath connection towards Maple Way, public access to the existing woodland and new public open space on the street frontage

LOCATION: Land East of Blackthorn Way and Campion Way, Leavenheath, Suffolk, CO6 4PH

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

Following the submission of additional information, the proposed development is not deemed acceptable in its proposed form. Please see the comments below that need to be addressed.

Foot and Cycle Way Link(s)

It is noted and accepted that widening the 2-metre footway link to the existing footway network running north of the site would not benefit if there are no improvements to be made to the existing footway network owned/maintained by Babergh Mid Suffolk District Council.

Whilst it is noted that a 2-metre segregated footway will be provided at the access entrance and some part of the A134, a 2-metre segregated footway to the junction of High Road is required in order to link into the existing highway network is essential, whilst also ensuring connections into the proposed bus stops along the A134. The location of the uncontrolled crossing point is considered acceptable.

In addition, a segregated footway should be provided on the other side of the main access road and extend to the junction radii to maintain the visibility splays (not impacted by vegetation).

Parking, Electric Vehicle Charging and Cycle Storage

There are concerns that the garage for Plots 1 and 20 is not deemed sufficient for a vehicle parking space, whereby a 4+ bedroom Class C3 dwelling requires a minimum of 3 vehicle parking spaces. As per Suffolk Guidance for Parking (2023), a garage should maintain a minimum internal dimension of 7 metres x 3 metres for it to be considered as both vehicle parking and secure cycle storage. Alternatively, the depth of the garage can be reduced from 7 metres to 6 metres, provided additional provision is shown for secure cycle storage.

There are some plots (13, 14, 15 and 16) within the proposed development that do not have secure, lit and covered cycle storage. As per Suffolk Guidance for Parking (2023), 2 secure cycle spaces should be provided with a Class C3 dwelling. Cycle storage should meet the recommended dimensions for the storage of two cycles, which are easily accessible, secure, lit and covered in accordance with Suffolk

Guidance for Parking (2023, p. 12). These internal dimensions shall not be obstructed, e.g. door openings.

It is noted that all Class C3 dwellings will be provided with one electric vehicle charging infrastructure; however, this has not been clearly illustrated on a block plan. This can be conditioned to be submitted at a later date if required.

Whilst there is a sufficient amount of visitor parking provision, the spaces should be spread out throughout the site to cater for visitors across the whole development. There are no visitor spaces available in the vicinity of Plots 17 to 23.

Bus Stop Provision/Improvements

The revised drawings include the provisions of bus stops on both sides of the A134. The location of the bus stops is deemed acceptable, which includes DDA kerbs, bus stop markings, poles, flags and timetable cases.

Until the above concerns have been addressed, a holding objection to the proposal will be maintained.

Additional Comments:

It is worth noting that the proposed internal layout means that the estate road and footway link would not be suitable for adoption by the Highway Authority.

Yours sincerely,

Mohammedur Rashid-Miah
Transport Planning Engineer
Growth, Highways and Infrastructure