

**MID SUFFOLK DISTRICT COUNCIL**

**DEVELOPMENT CONTROL REFERRALS COMMITTEE – 6<sup>TH</sup> SEPTEMBER 2017**

**INDEX TO LATE REPRESENTATIONS/SUPPLEMENTARY PAPERS**

Item	Ref No.	Summary/Comments	Officer (Full)	Page No.
1	1636/16	<p><b><u>Points of clarity</u></b></p> <p>1. Members should note the contents of the paragraph in bold writing at the bottom of page 28. This makes it clear that from the part labelled as part 2 on page 28, this is the original report that went to the committee on the 3<sup>rd</sup> of August 2016, so in effect the alterations to this report are limited to pages 27 and 28 and to the new recommendation on page 38.</p> <p>2. Since the preparation of the officer's report, the applicant has amended the location of the access point into the site over the scheme that was previously seen by the committee. They have also changed their indicative master plans to take account of this relatively minor change. This change was done by the applicant to provide easier access towards the Health Centre Car park from this site. You will note from the late papers that SCC Highways, the Parish Council and the residents in the locality have all been notified of this change. No objections have been received from the Parish Council or SCC Highways to the amendment, although objections have been received from the public as itemised below.</p> <p><b>Amendment to the recommendation</b></p> <p>Officers are suggesting that the recommendation on page 38 is now altered where it refers to the S106 terms for education. This needs to be altered so it reads:</p> <ul style="list-style-type: none"><li>- A contribution of £363,880 is required towards the purchase of land and the provision of a new primary school. This requirement only applies should the 25 vacant places at the existing primary school have not been taken by another scheme in Woolpit, or in the situation that Suffolk County Council has not agreed a scheme to extend the existing primary school whereby a CIL bid applies. For the sake of clarity,</li></ul>	DJ	

		<p>should either of the two latter scenarios occur, this scheme will not be required to contribute towards education provision via a S106 agreement.</p> <ul style="list-style-type: none"> <li>- The highway improvement works which form a double roundabout at the junctions of Old Stowmarket Road, Health Road and The Street shall be provided in accordance with the submitted plans. This scheme shall deliver these works should work commence on this site prior to the housing scheme on land to the north of Old Stowmarket Road.</li> </ul> <p><b><u>Late Representations</u></b></p> <p><u>Woolpit Parish Council</u> - The state that they continue to support this scheme.</p> <p><i>It must also be clarified that on page 29 of the agenda, where the original report that went to the committee on the 3rd August 2016 appears, the comments of the Parish Council are their original stance on the scheme and this was subsequently changed via a later paper at the committee where the Parish confirmed subject to the alterations proposed by the applicant that from then on they supported the scheme. A copy of that response if included in your late papers for your information.</i></p> <p><u>SCC Highways</u> - Does not raise any objections to the amended access location as proposed by the applicant.</p> <p><u>Woolpit Health Centre</u> - Advises that the new car park into the rear of the health centre should be constructed as soon as possible and with no obstruction caused to the users of the Health Centre.</p> <p>Since the preparation of the officer report, 3 letters of objection have been received. Most of the comments made have been covered in the officer's report except for the following:</p> <ul style="list-style-type: none"> <li>- <u>Flooding – The objector states that building on this land which has historically flooded will make the situation worse</u> – The SCC flood team was consulted on this proposal and required the applicant to provide additional information in terms of flooding. However, once it was submitted they confirmed that they did not</li> </ul>		<p>1-2</p> <p>3</p> <p>4</p>
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		<p>object to the scheme on drainage grounds as a suitable scheme is possible.</p> <p>- <u>A proper roundabout is needed to resolve the issues, no the two mini roundabouts proposed</u> – SCC Highways has not objected to the scheme as proposed and does not require a full roundabout in this location to make the scheme acceptable.</p> <p>A single letter of support has also been received, however it does not give reasons as to why this is the case.</p>		
2	2112/16	<p><b>Amendment to the recommendation</b></p> <p>Officers are suggesting that the recommendation on page 108 is now altered where it refers to the S106 terms for education. This needs to be altered so it reads:</p> <p>1. That the Corporate Manager – Growth &amp; Sustainable Planning be authorised to grant planning permission subject to consulting and not receiving objections to the highway mitigation scheme from the County Fire Officer and subject to the prior completion of a Section 106 or Undertaking on terms to their satisfaction to secure the items listed on page 108 of the committee report and also point 2 as follows below.</p> <p>2. A contribution of £226,566 is required towards the purchase of land and the provision of a new primary school. This requirement only applies should the 25 vacant places at the existing primary school have not been taken by another scheme in Woolpit, or in the situation that Suffolk County Council has not agreed a scheme to extend the existing primary school whereby a CIL bid applies. For the sake of clarity, should either of the two latter scenarios occur, this scheme will not be required to contribute towards education provision via a S106 agreement.</p> <p><b>Late representations in relation to the amended plan detailing the highway mitigation works</b></p> <p><u>Suffolk Preservation Society</u> - They continue to object to the scheme as they consider that the revised highway works proposed still have an urbanising effect on the conservation area and a negative impact on the listed buildings. They also</p>	DJ	5

		<p>still maintain that development to the south of the village is unnecessary due to the harm on the historic village that it causes and there are other more appropriate sites before the committee in the north of the village for residential development.</p> <p><u>Woolpit Parish Council</u> - Continue to object to the scheme on highway safety grounds, particularly the proposed priority system and also the impact of the works on the listed buildings and the conservation area in the centre of Woolpit.</p> <p><u>SCC Highways</u> - Advise in relation to the comments made by the objectors in relation to the mitigation works proposed on Green Road that the aim of the scheme is to provide a safe footway and maintain traffic flow by improving visibility for approaching drivers by discouraging the parking of vehicles just north of Mill Lane. The Highway Officer has advised that in his opinion, the scheme will do the above however he has asked that the scheme should be consulted with the Fire Officer to ensure that they are happy on operational grounds with the narrowing of the highway.</p> <p>40 additional objections have been received to the amended highway mitigation plan submitted by the applicant. They raise the same points as they previously did in relation to the works in that they will not resolve highway safety concerns, will still continue to impact on the character and appearance of the conservation area and the surrounding listed buildings, there are still concerns about vehicle damage to listed buildings and comments have also been made that there are other schemes in Woolpit that are preferable from the objector's viewpoints to this one and will cause less issues for the village.</p>		<p>6-7</p> <p>8-11</p>
3	4489/16	<p><b>Amendment to the recommendation</b></p> <p>Officers are suggesting that the recommendation on page 201 is now altered where it refers to the S106 terms for education. This needs to be altered so it reads:</p> <ul style="list-style-type: none"> <li>- A contribution of £378,444 is required towards the purchase of land and the provision of a new primary school. This requirement only applies should the 25 vacant places at the existing primary school have not been taken by another scheme in Woolpit, or in the situation that Suffolk County Council has not agreed a scheme to</li> </ul>	DJ	

extend the existing primary school whereby a CIL bid applies. For the sake of clarity, should either of the two latter scenarios occur, this scheme will not be required to contribute towards education provision via a S106 agreement.

- The highway improvement works which form a double roundabout at the junctions of Old Stowmarket Road, Health Road and The Street shall be provided in accordance with the submitted plans. This scheme shall deliver these works should work commence on this site prior to the housing scheme on land to the south of Old Stowmarket Road.

### **Late Representations**

A letter of objection has been received in relation to this scheme from Goldstar Transport Ltd which have a haulage yard directly to the north of this site. The main comments that they have raised are summarised below:

- There is a lack of clarity in the scheme ion relating to the noise attenuation that is proposed as part of this scheme and as such, they are concerned that the scheme may have an impact on their haulage operations on their neighbouring site to the north.
- The scheme needs to take account of the existing business adjacent to it and make a proper assessment of the existing acoustic characteristics to propose suitable mitigation measures. This needs to be in the forms of some sort of a physical barrier or bund between the site and the haulage yard. If approved, this needs to be delivered via planning conditions.

Officer response: The scheme as submitted is in outline form, and the site layout details shown in the application are indicative only. Paragraph 123 of the NPPF deals with the issue of noise and it states that decisions should sim to avoid noise giving rise to significant adverse impact on health and quality of life as a result of new development. More specifically in relation to this case, the NPPF goes on to state that it must be recognised that development will often create noise and an existing business wanting to operate next to a parcel of land where the land use has changed since they were first established should not have any unreasonable restrictions put on them.

The National Planning Policy Guidance document

		<p>which is the technical sister document to the NPPF provides guidance on how to deal with noise nuisance and in decision making councils need to consider:</p> <ul style="list-style-type: none"><li>• Whether or not a significant adverse effect is occurring or likely to occur:</li><li>• Whether or not an adverse effect is occurring or likely to occur; and</li><li>• Whether or not a good standard of amenity can be achieved.</li></ul> <p>The Council's Environmental Health Officer (EHO) has objected to this proposal on noise grounds. These comments have been made specifically on the indicative layout plan that has been submitted by the applicant. This has been discussed with the EHO and it has been pointed out that the layout as submitted is only indicative and that it can be changed to incorporate any suitable mitigation measures to control the situation. In discussing the matter with the EHO, it was agreed that a scheme could be put forwards via a condition which would require the applicant to provide a 'noise mitigation' scheme to protect the amenities of the occupiers of the proposed dwellings. The mitigation works would involve a suitable acoustic barrier between the haulage yard and the dwellings and consideration of sound deadening to the dwellings themselves if this was considered to be necessary. It is considered that the above meets the criteria as advised in the NPPF and the NPPG.</p> <p><b>Amendment to recommendation</b> As such it is recommended that an additional condition is required which provides details of a noise mitigation scheme to be provided as part of the reserved matters for this scheme.</p> <p>This will then allow the Council to fully consider the impact of noise from a neighbouring land use at the same time as it is considering the detailed layout for the site.</p>		
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# PARISH COUNCIL

## Comments from: Woolpit Parish Council

**Planning Officer:** Dylan Jones

**Application number:** 1636/16

**Proposal:** Outline planning permission with all matters reserved except access for the erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual access to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini roundabout at The Street, Old Stowmarket Road and Heath Road junction).

**Location:** Land south of Old Stowmarket Road, Woolpit

PLEASE SET OUT ANY COMMENTS AND OBSERVATIONS OF YOUR COUNCIL WITH REGARD TO THE ABOVE, BEARING IN MIND THE POLICIES MENTIONED IN THE ACCOMPANYING LETTER.

Woolpit Parish Council continues to support the application without additional comments.

Support

Object

No Comments

SIGNED.....*P A Fuller*.....on behalf of.....Woolpit.....parish council

DATED.....22 August 2017

# PARISH COUNCIL

## Comments from: Woolpit Parish Council

**Planning Officer:** John Pateman-Gee

**Application number:** 1636/16

**Proposal:** Outline planning permission with all matters reserved except access for the erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual access to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini roundabout at The Street, Old Stowmarket Road and Heath Road junction).

**Location:** Land south of Old Stowmarket Road, Woolpit

PLEASE SET OUT ANY COMMENTS AND OBSERVATIONS OF YOUR COUNCIL WITH REGARD TO THE ABOVE, BEARING IN MIND THE POLICIES MENTIONED IN THE ACCOMPANYING LETTER.

Woolpit Parish Council supports the revised outline application subject to the following:

1. Construction of the Health Centre car park is assured and takes place at an early stage in the development of the site.
2. An enduring legal pedestrian and cycle access through the Health Centre grounds must be confirmed to allow for school parking at the car park then walking through to the school.
3. That the mini roundabouts are constructed at the crossroads.
4. That the cycle tracks and footways from the site to the centre of the village are incorporated into full proposals.
5. A pre-construction plan is agreed for all construction vehicles to access to the site from the A14 Junction 47 and leave the site along Elmswell Road to junction 47 so that construction traffic doesn't come through the village centre or along Heath Road.

Support

Object

No Comments

SIGNED.....*P A Fuller*.....on behalf of.....Woolpit.....parish council

DATED.....5 August 2016



Your Ref: MS/1636/16  
Our Ref: 570\CON\2995\17  
Date: 23<sup>rd</sup> August 2017  
Highways Enquiries to: christopher.fish@suffolk.gov.uk



**All planning enquiries should be sent to the Local Planning Authority.**  
Email: [planningadmin@babberghmidsuffolk.gov.uk](mailto:planningadmin@babberghmidsuffolk.gov.uk)

The Planning Officer  
Mid Suffolk District Council  
Council Offices  
131 High Street  
Ipswich  
Suffolk  
IP6 8DL

**For the Attention of:** Dylan Jones

Dear Dylan,

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/1636/16**

**PROPOSAL:** Outline planning permission with all matters reserved except for access for the erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual accesses to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini roundabout at The Street, Old Stowmarket Road and Heath Road junction).

**LOCATION:** Land South Of, Old Stowmarket Road, Woolpit

**ROAD CLASS:** U

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

The conditions and S106 obligations required and set out in my letter dated 27 July 2016 remain appropriate and no others arise. The only comment to change is the second paragraph under Comment: Main Access section, which should be substituted with the following:

The proposed new estate road junction onto Old Stowmarket Road would be approximately 177m from Heath Road. The raised table that was previously proposed at the estate road junction has not been relocated but as previously noted it should not be necessary and it would be better to provide pedestrian refuges. Formal consultation regarding the placing of road humps is required and has not been undertaken. There could be objections to the proposals. The humps would need to be illuminated at all times at night. (The same would apply to the proposed raised table junction with Heath Road.)

Yours sincerely,

**Mr Christopher Fish**  
Senior Highway Development Management Engineer  
Strategic Development

# Comments for Planning Application 1636/16

## Application Summary

Application Number: 1636/16

Address: Land South Of Old Stowmarket Road Woolpit

Proposal: Outline planning permission with all matters reserved except for access for the erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual accesses to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini roundabout at The Street, Old Stowmarket Road and Heath Road junction).

Case Officer: Dylan Jones

## Customer Details

Name: Miss Emma Bloom

Address: Woolpit Health Centre, Heath Road, Woolpit Bury St Edmunds, Suffolk IP30 9QU

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

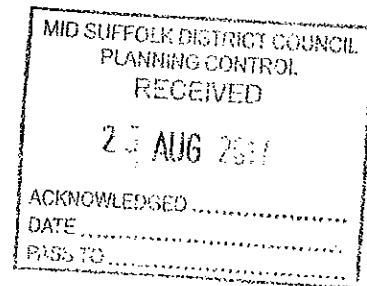
Comment: Access to the Health Centre needs to be maintained and this includes commencing the construction of the car park as a priority; along with ensuring access is quick and safe for patients and staff.

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Little Hall Market Place  
Lavenham Suffolk CO10 9QZ  
Telephone (01787) 247179  
Fax (01787) 248341  
email sps@suffolksociety.org  
www.suffolksociety.org

22 August 2017

Mr Dylan Jones  
Planning Officer  
Mid Suffolk District Council  
High Street  
Needham Market IP6 8DL



Dear Mr Jones,

**Planning Application Reference: 2112/16 Erection of 49 dwellings (including 17 affordable dwellings) and construction of new access. Land on east side of Green Road, Woolpit**

Thank you for consulting the Society on the latest amendment to the above application for the erection of 49 dwellings on a greenfield site to the south of the Woolpit Conservation Area. The Society has objected to the proposal due to the increase in traffic which would have a detrimental impact upon the village's historic core (see our letter, dated 27 June 2016). Following the subsequent submission of highway measures to improve the flow of the traffic through the pinch point on Green Road, we reiterated our objection as the measures would fail to reduce the amount of extra traffic movements through the conservation area and moreover the proposals would have a detrimental urbanising impact on the character of the conservation area and setting of listed buildings (see our letter dated 13 December 2016). These concerns have not been addressed by the latest amendments to traffic measures.

Notwithstanding MSDC's lack of a 5 year supply of housing land, significant development to the south of the village is environmentally unsustainable due to the harmful impact of increased traffic movements through the historic core to and from the principal traffic routes to the north of Woolpit. The draft SHLAA (May 2016) shows a number of alternative sites for development to the north of Woolpit which could deliver the same public benefit of new housing and therefore the Society maintains its objection to this application as set out in our previous letters.

Yours sincerely,



**Bethany Philbidge**  
**BSc(Hons) MSc(Town Planning)**  
**Planning Officer**

Cc: Woolpit Parish Council  
Phil Butler - SPS Mid Suffolk District  
Jane Storey, District Councillor  
Mid Suffolk Heritage team

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## PARISH COUNCIL

### Comments from: Woolpit Parish Council

**Planning Officer:** Dylan Jones

**Application number:** 2112/16

**Proposal:** Erection of 49 dwellings (including 17 affordable dwellings), and construction of new access.

**Location:** Land on East side of Green Road, Woolpit

PLEASE SET OUT ANY COMMENTS AND OBSERVATIONS OF YOUR COUNCIL WITH REGARD TO THE ABOVE, BEARING IN MIND THE POLICIES MENTIONED IN THE ACCOMPANYING LETTER.

Woolpit Parish Council maintains its objection to this application.

In addition to the comments made in December 2016, the Parish Council has the following comments to make about the proposed revised highway modifications in the Green Road/Mill Lane/The Street area.

- Large vehicles will not be able to pass through the one-way section of Green Road without mounting the pavement. The width of a fire engine at 3.15m is greater than the proposed road width, particularly after allowing for the bollards outside Model Cottage. The road is also frequently used by even wider agricultural and other vehicles.
- As is now standard practice, the kerb south of Mill Lane will have to be reduced in height from the proposed raised kerb height to allow pushchairs and wheelchairs to get onto the footpath after crossing Mill Lane. This reduced height will be an invitation for drivers heading south, who find themselves facing an oncoming vehicle, to mount the footpath.
- The narrowing of the footpath south of Mill Lane as proposed from 1.8m to the existing 0.9m leaves pedestrians waiting to cross the end of Mill Lane in danger from traffic.
- By requiring vehicles to pull into the entrance of Mill Lane, there is an increased likelihood of damage to the walls of Tyrells, Corner Cottage and Mullions, (Listed Buildings) the houses on the corner of Mill Lane. These properties have been damaged by vehicles on many occasions in recent years.
- The 'informal' priority scheme with only 'road narrows' signs is unworkable. The drawing lacks detail and dimensions and the design has obviously not been thought through. Vehicles will inevitably meet head-on in the 40m one-way section because they have either disregarded one another or they couldn't decide which would have priority. How are drivers to decide who will go first without the use of illegal flashing headlights?

- 40m is too long a section to operate either the proposed scheme or one with the conventional large/small priority arrows. Even if it is possible for vehicles to see one another from the two ends, it will be necessary for them to be ideally positioned which is generally unlikely. We foresee many instances of vehicles having to back out of a head-on situation.
- Because of the likelihood of a build-up of traffic at the ends of the one-way section, Drinkstone Road exit will be blocked at times and vehicles will also back up into the central pump area which is already badly congested.
- The Conservation Area with its many listed buildings will be greatly harmed by the additional traffic, the pollution from waiting vehicles and the proliferation of warning signs and bollards.
- At present, traffic passes through the pinch point satisfactorily because drivers in general are courteous to one another. With the proposed scheme, there will inevitably be queues, congestion and confrontation and resulting road rage. The residents of Woolpit are fearful of the consequences of this proposal.

The comments from Highways of 20th June 2016 stated:

"It is not clear if the proposed footpath link to the existing footway on Green Road (north west corner of the site near plot 16 and outside Vine Cottage) can be provided as it appears to require land outside the application site boundary and land which is not highway land. Here the road width is 5.1m and the footway only 1.2m. Beyond this point there is only a verge width of 0.65m between the road and the telegraph pole and only 1.0m between the fence and the road edge. Evidence will need to be provided to demonstrate that this essential link can be delivered without narrowing the existing road."

The applicant has not addressed this point in the reconsultation application. The proposed footpath will come out onto a verge width of 0.65m between the road and the telegraph pole. This would be highly dangerous and against Highways advice.

Support	<input type="checkbox"/>
Object	<input checked="" type="checkbox"/>
No Comments	<input type="checkbox"/>

SIGNED.....*P A Fuller*.....on behalf of.....Woolpit.....parish council

DATED.....22 August 2017

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From: Christopher Fish  
Sent: 01 September 2017 11:28  
To: Dylan Jones <Dylan.Jones@babberghmidsuffolk.gov.uk>  
Cc: Sam Harvey <Sam.Harvey@suffolk.gov.uk>  
Subject: RE: Planning Application Ref2112/16

Dylan,

I do not see that contractors need to park adjacent to these properties in order for maintenance to be carried out. They can park nearby. However, there could very occasionally be a need to erect a scaffold. Based on the drawing presented the road would have to be closed temporarily to scaffold Model Cottage. The overall width, however, means that this should be possible without having to close the road. The drawing scales at an overall width of 6.26m less 1.6m for scaffold and barrier leaves 4.66m. A minimum lane width of 2.75m would leave up to 1.91m for footway. Considering the existing footway width and demand from additional development this would still be a significant improvement and adequate respectively. Ordinarily, the carriageway width between kerbs could be 3.25m leaving a build out of 1.1m. Manual for Streets recommends lane widths between 2.75m and 3.25m are avoided to deter drivers trying to pass cyclists, although in this context I wouldn't be overly concerned about that. MfS also says it should be no more than 3.5m to act as a traffic calming feature. It also recommends that the local Fire Safety Officer is consulted where a carriageway width of less than 3.7m is proposed. Could you do this?

Regards

Christopher Fish MEng IEng

Senior Development Management Engineer, Transport Strategy, Resource Management, Suffolk County Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX Telephone: 01473 265924 Email: christopher.fish@suffolk.gov.uk Web site: <http://atrium.suffolkcc.gov.uk/ePlanningOHS/index.jsp>

-----Original Message-----

From: Dylan Jones  
Sent: 31 August 2017 14:11  
To: Christopher Fish <Christopher.Fish@suffolk.gov.uk>  
Subject: FW: Planning Application Ref2112/16

Hi Chris. Sorry to disturb you again. Is this something you could help with, or is this something that Mr Hudson would need to take his own legal advice on as it sounds like land ownership/trespass/parking enforcement question to me rather than something that either you or me can answer. Let me know if this is you though.

Thanks.

Dylan Jones  
Consultant Senior Development Management Officer  
01449 724537  
Babergh and Mid Suffolk District Councils – Working Together (Please note I work Mondays to Thursdays only)

Websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

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Please be advised that any comments expressed in this email are offered as a informal professional opinion unless otherwise stated and are given without prejudice to any decision or action the Council may take in the future. Please check with the email's author if you are in any doubt about the status of the content of this email. Any personal information contained in correspondence shall be dealt with in accordance with Mid Suffolk and Babergh District Council's Data Protection policy and the provisions of the Data Protection Act as found on both Council's websites.

-----Original Message-----

From: Peter Hudson

Sent: 31 August 2017 10:55

To: Dylan Jones <Dylan.Jones@baberghmidsuffolk.gov.uk>

Cc: Parish - Woolpit <peggy.woolpitpc@btinternet.com>

Subject: Planning Application Ref2112/16

Sent from my iPad

A further observation ,prompted by a scaffolding lorry parked outside my neighbour's grade 11 listed property , is the need for contractors vehicles to park adjacent to to these properties in order for maintenance to be carried out ( also as may be required by the Council under listing conditions). Pavement extensions as the above proposal would preclude this.

Thanks,

Peter Hudson  
Pepys House

**From:** Christopher Fish  
**Sent:** 21 August 2017 14:55  
**To:** Dylan Jones <[Dylan.Jones@babberghmidsuffolk.gov.uk](mailto:Dylan.Jones@babberghmidsuffolk.gov.uk)>  
**Cc:** Steve Merry <[Steven.Merry@suffolk.gov.uk](mailto:Steven.Merry@suffolk.gov.uk)>  
**Subject:** RE: Amendments Application 2112/16

Dylan,

In principle the highway layout shown on drawing 112-2015-04P2 is acceptable, although we would reserve the right to make amendments, as necessary, through the requisite agreement with the developer under Section 278 Highways Act 1980.

Regards,

Christopher Fish MEng IEng  
Senior Development Management Engineer, Transport Strategy, Resource Management,  
Suffolk County Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX Telephone:  
01473 265924 Email: [christopher.fish@suffolk.gov.uk](mailto:christopher.fish@suffolk.gov.uk) Web site:  
<http://atrium.suffolkcc.gov.uk/ePlanningOHS/index.jsp>

**From:** Dylan Jones  
**Sent:** 08 August 2017 11:07  
**To:** Christopher Fish <[Christopher.Fish@suffolk.gov.uk](mailto:Christopher.Fish@suffolk.gov.uk)>  
**Cc:** Steve Merry <[Steven.Merry@suffolk.gov.uk](mailto:Steven.Merry@suffolk.gov.uk)>  
**Subject:** FW: Amendments Application 2112/16

Hi Chris. Is it correct that you are now happy with the amended plan within this e-mail. If so, can you please confirm so that I can accurately report this to the planning committee when this case returns shortly.

Thanks.

**Dylan Jones**  
**Consultant Senior Development Management Officer**  
**01449 724537**  
**Babergh and Mid Suffolk District Councils – Working Together**  
**(Please note I work Mondays to Thursdays only)**  
**Web: [www.babergh.gov.uk](http://www.babergh.gov.uk) or [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)**

**Important Update Regarding Planning Service:**

Our new joint planning system has been successfully integrated. Please bear with us while we get used to our new system and thank you for your understanding. If you have any difficulties accessing the system, let us know and we'll be happy to help you. Please see the planning pages on our website for more details.

Babergh and Mid Suffolk District Councils – Working Together  
Mid Suffolk District Council | Council Offices | 131 High Street | Needham Market | IP6 8DL  
Babergh District Council | Council Offices | Corks Lane | Hadleigh | IP7 6SJ



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**From:** Leslie Short [<mailto:leslie@artisan-pps.co.uk>]  
**Sent:** 07 August 2017 11:11  
**To:** Dylan Jones  
**Subject:** Amendments Application 2112/16

Good Morning Dylan,

please find attached drawings amending the proposed highway off site works in the village centre as discussed and agreed with Chris Fish at SCC Highways. The drawing is submitted as formal a amendment to this application.

Please note that the applicant is ready and willing to undertake the slightly larger scale improvements/changes to the village centre as previously identified and submitted but we believe that the amended proposals now attached reflect what the County Council as highways authority believes is the more acceptable minimum level of works.