

One Station Square
Cambridge
CB1 2GA

T: 
F: 

Your ref:
Our ref:

Development Management
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

7 April 2022

Dear Sir/Madam

FORMATION OF NEW VEHICULAR ACCESS, GLEBE HOUSE, THE STREET, STOWLANGTOFT

Please find attached a planning application that is being made on behalf of our clients, Greenway Homes Limited.

The planning application provides for the construction of a new vehicular access to serve Glebe House and the retention of an existing access point to serve land which has the benefit of planning permission for the construction of a dwelling (Ref: DC/19/05357).

The following documents accompany the planning application:

- an application form,
- an ownership certificate,
- CIL form 1,
- a site location plan,
- a layout plan as proposed, and
- an Access Appraisal.

It will be noted from the content of the Access Appraisal that the proposed access has been designed in accordance with guidance for Individual Dwellings – Driveways contained within Suffolk County Council's Design Guide. The driveway will be 4.1m in width with kerb radii of 3m, to accommodate a fire tender. Sufficient visibility splays for the 85th percentile speeds (43mph for westbound vehicles and 38mph for eastbound vehicles) can be achieved to the left and right.

The information provided within the Access Appraisal confirms that, in highways design terms, safe and suitable access can be provided to Glebe House from The Street. Furthermore, the proposed development would generate few if any extra vehicle movements above those which already take place to and from the existing dwelling or the additional property that has the benefit of planning permission.

Turning and parking space is already available to serve the existing property and the planning permission for the new dwelling contains conditions to ensure that such facilities are available for use before it is occupied. Overall, the proposal would comply with saved Policy T10 in the Mid Suffolk Local Plan.

It should also be noted that no trees or other landscape features need to be removed to accommodate the new access and the applicant intends to replace trees that have been damaged by recent storms and provide new planting.

We trust you have sufficient information to assist with the determination of the proposal however if you have any questions, please contact me.

Yours faithfully



Nicholas Ward MRTPI
Associate Partner

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T: [REDACTED]
M: [REDACTED]