

PLANNING APPLICATION - PLANNING STATEMENT

Ref: JDA/023/0372/PS-01 A

Proposed Development: Proposed new vehicle access off A140 Norwich Road

Site Address: White Oak Farm
Norwich Road
Mendlesham
Stowmarket
Suffolk
IP14 5NE

Applicant: Mr K. Blatch & Mrs T. Hall

Agent: John Denny Associates Ltd
43 Oulton Road
Ipswich
Suffolk
IP3 0QD

Local Planning Authority: Mid Suffolk District Council

PLANNING STATEMENT

This Application for the new vehicle access off the A140 Norwich Road has come about through the need to separate the existing domestic traffic of White Oak Farm from that of the business traffic generated by Supersips Ltd. located at the end of the private driveway at Cherry Gate Farm.



White Oak Farm consists of a single storey detached dwelling along with associated out buildings in relation to the keeping and working of horses and is located either side along a private farm driveway. The property is set back some 100 metres from the western side of the A140 (Norwich Road) and the adjacent access road of the Mendlesham mast. The property stands alone apart from the neighbouring business of Supersips Ltd. Structural Insulated Panels Manufacturer which also shares the private access driveway and is located to the West of White Oak Farm at the end of the driveway. The village of Mendlesham is located to the North-West and is approximately two miles from the site in mention.

Presently all vehicles must use the existing single width private access driveway from the A140 to either White Oak Farm, located either side along the driveway or Supersips Ltd. Located at the end of the driveway.

The number and type of vehicles using this access route vary from single domestic cars up to large 16.5m long articulated lorries and whilst the access is suitable for these vehicles the existing width only allows for one vehicle to use it at any one time with no passings places.



LOOKING EAST ALONG DRIVE TOWARDS A140 – WHITE OAK FARM BOTH SIDES OF DRIVEWAY



LOOKING WEST ALONG DRIVE TOWARDS SUPERSIPO LTD



LOOKING WEST ALONG DRIVE WITH WHITE OAK FARM ON BOTH SIDES OF THE ACCESS DRIVE AND SUPERSIPS LTD IN THE BACKGROUND



LOOKING WEST ALONG DRIVE FROM ENTRANCE WITH A140

Should an articulated vehicle be travelling East along the driveway heading for access out onto the A140 and another vehicle was approaching the site from either the North or South along the A140 these vehicles would need to come to a complete stop within the carriageway thus causing all other vehicles on the A140 to also stop, this would then cause a possible risk to not only the vehicles turning on and off the site but to vehicles travelling along the A140.

Also, should a lorry be turning across the carriage onto the access driveway while travelling South towards Ipswich and meet another lorry getting ready to vacate the site from the access driveway the vehicle on the A140 would have to stop across both carriage ways while the exiting

vehicle cleared the driveway. It should also be noted that the existing bellmouth access off the A140 is quite small with short runoffs, certainly not large enough or long enough to brake from 50mph which is the permitted maximum speed at this location on the A140 or retain a stationary lorry off the highway - quite dangerous!



LOOKING EAST ALONG DRIVE TOWARDS ACCESS WITH A140



LOOKING SOUTH-WEST TOWARDS ACCESS DRIVE OFF A140



LOOKING WEST TOWARDS ACCESS DRIVE OFF A140



LOOKING NORTH-WEST TOWARDS ACCESS DRIVE OFF A140

With the new proposed relocated access off the A140 positioned further to the south of the existing access driveway and shown on accompanying drawings and photographs the width would allow for two articulated lorries to enter and exit at the same time, also incorporating the visibility spays required for the speed of the road.

It has also been noted within the Traffic Statement which was carried out and submitted for the approved Planning Application for Supersips Ltd - DC/21/01048 dated 27th January 2022 that the

volume of traffic would not increase. This said the new proposed access would spread the volume of the existing traffic over two sites.

At present Supersips Ltd operate over a 24hr period and although this is restricted to smaller vehicles it thus still represents traffic movement past our clients dwelling. With the proposed new access situated further to the South the traffic movements would be at an acceptable distance not to cause any nuisance to White Oak Farm.

Also, at present White Oak Farm operates over two sites separated by the existing access driveway and this can cause disruption and possible dangerous situations when dealing with horses passing between the two sites if works traffic is passing to access the Supersips Ltd site at that same time. This is also highlighted with the Planning Approval Notice for Supersips Ltd DC/21/01048 Condition No.15 shown below regarding "Change of use of land and buildings from poultry unit to structural insulated panels manufacturer" (Class B2) which also states that the access to the site is narrow.

15. ACTION REQUIRED PRIOR TO FIRST USE: SCHEME OF DELIVERY TO BE AGREED

Prior to the first use of the site hereby approved, a scheme outlining the management of deliveries both to and from the site, shall be submitted to and approved in writing by the Local Planning Authority. Said scheme shall include hours for delivery both to and from the site, a ring ahead scheme for deliveries to the site and a mechanism by which neighbours to the site can be alerted to delivery times. Once approved, deliveries to and from the site shall only be made in accordance with the agreed details.

Reason:

The access to the site is narrow and used by neighbouring properties. Deliveries, particularly by large vehicles would disrupt the use of said access and create nuisance and disruption to neighbours through restricted access to their own properties.

The proposed new access off the A140 has been designed in collaboration with GH Bullard & Associates LLP Civil and Traffic Engineering Consultants Ref: 292/2022 and Hayden's Arboricultural Consultants Ltd. "Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan in Accordance with BS 5837:2012" Project Ref: 10287.

It was also stated by GH Bullard & Associates LLP Civil and Traffic Engineering Consultants during the design phase that:

“In terms of junction spacing, we have approximately 114m between the centreline of this junction and the nearby right turn lane to the South of the development and are clear of the markings associated with the right turn lane. We do not believe there are any immediate issues with the proximity of the junctions as this distance exceeds the minimum stated within DMRB (75m (Min.) as per Table 2.25 of CD123)”.

Also, that regarding siting and spacing:

“The current proposal can be completely fulfilled within the ownership boundary of White Oak Farm and the highway boundary and therefore we do not see any obvious land ownership/ boundary concerns at this stage”.



LOOKING SOUTH ALONG A140 FROM THE LAY-BY GRASS VERGE
OPERSITE PROPOSED NEW SITE ACCESS



LOOKING NORTH ALONG A140 FROM THE LAY-BY GRASS VERGE
OPERSITE PROPOSED NEW SITE ACCESS

We hope you will support this application in its present form to allow for the safe and smooth running of both White Oak Farm and Supersips Ltd.