

Your Ref: DC/23/02326  
Our Ref: SCC/CON/1901/23  
Date: 2 June 2023  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning@babberghmidsuffolk.gov.uk](mailto: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: Nikita Mossman

Dear Nikita,

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/23/02326**

**PROPOSAL:** Planning application - Change of use of agricultural land to equestrian use, including erection of associated stable block and construction of manège

**LOCATION:** Land East Of, Pettaugh Lane, Gosbeck, Suffolk

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

Whilst it is acknowledged that vehicular visibility splays have been provided within Document Ref. 173-03 Rev. P4, it cannot be accepted as shown. According to Design Manual for Roads and Bridges, a Class U carriageway with a nominal speed limit of 60mph, visibility splays of 160 metres to the nearside edge of the carriageway (Y-Value), measured 2.4 metres back from the edge of the metalled carriageway at the centre of the access (X-Value) should be provided. No obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays and they must not encroach third party land. This should be illustrated within the revised plan as outlined above.

A reduction of the visibility splays may be considered if a speed survey shows the 85th percentile are significantly lower than the signed speed limit.

Details of how to provide evidence of vehicle speeds can be found on the SCC website:

<https://www.suffolk.gov.uk/roads-and-transport/traffic-management-and-road-safety/traffic-surveys/>

In addition to the above, the proposed vehicular access will need to be designed in accordance with Suffolk County Council's standard access drawing DM01, with a minimum entrance width of 4.5 metres.

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

Yours sincerely,

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