

16<sup>th</sup> October, 2023

The Town and Country Planning Act 1990

Site: Scammell Lodge , Friningham, Detling, ME14 3JD

Proposal: Discharge of conditions of 20/506149/FULL- Demolition of existing commercial buildings and erection of 3no. replacement buildings for use within Classes B2 (general industry), B8 (storage and distribution) and E(g)(ii) light industry , including ancillary parking facilities; improvements to access road, improvement to the junction with the A249, boundary fencing and landscaping.

Dear Sir/Madam,

Please find enclosed submitted details to address conditions 3 and 4 of 20/506149/FULL. The following conditions require;

- (3) *The development hereby approved shall not commence until the Applicant has submitted evidence that they have entered into a Section 278 Agreement for the implementation of the site access works in accordance with drawing '5362-006 Rev A - Access Works' and have incorporated the recommendations of the 'Fenley Road safety Audit - Reference RSA-21-130' dated December 2020. Such an agreement shall demonstrate that the A249 merge/demerge improvements and the access road improvements and passing bays will be implemented prior to the main site works commencing.*
- (4) *Where the surface finish of the access road or private drive is intended to remain in unbound materials, the first 15metres, as measured from the back of the highway, shall be treated with a surface dressing to avoid the displacement of loose materials onto the highway. The development shall not commence until, details of the proposed surface dressing have been submitted to and approved in writing by the local planning authority; with those details demonstrating their suitability for HGV traffic; and the and the approved dressing shall be provided prior to the first occupation of the buildings.*

Condition 3- the following documents support this submission:

- KCC Highways Letter 21.07.2023- Section 278 Highway Works- signed 25.09.2023 including clause iv) and payment of £150,795.00 to the Highway Authority for implementation of the Access works. Please note the KCC Streetworks Team have advised there is no scheduling space for 2023, but that works will be scheduled for early 2024.
- Stage 2 Road Safety Audit- February 2023
- This Agreement was supported by the following drawings;
  - 5362 / 1001 B- A249 Access Improvements General Arrangement
  - 5362 / 1002 B- A249 Access Improvements Signs and AutoTRACK Profiles
  - 5362 / 1003- A249 Access Improvements Long Profiles
  - 5362 / 1004 A- A249 Access Improvements Design Details
  - 5362 / 1005- A249 Access Improvements Design Details
  - 5362 / 1006 A- A249 Access Improvements Standard Construction Details

Condition 4 is supported by drawing 5362 / 1008 which confirms a new carriageway construction and bound surface for the first 15m of the access track, suitable for HGV's.

The applicant is currently scheduling the works with KCC's Streetworks Team for 2024.

Should you require any further information, please contact us.

Kind Regards

*Mrs Emma Gregson*

On behalf of D Body Developments Ltd