

## Planning Statement

Proposed new field and access.

Grinstead Hill, Needham Market

Prepared: Ian Booth – Consultant Engineer

Date: 2<sup>nd</sup> March 2024

---

## 1 Introduction.

- 1.1 This Planning Statement has been prepared to support Full Planning Application Reference DC/24/00683 Land off Grinstead Hill (to rear of The Lion PH) on Ipswich Road, Needham Market.
- 1.2 The proposal is to construct a vehicular access from the public highway into the field to Suffolk County Council specification and requirements.

## 2 Location

- 2.1 The field is located behind the Lion PH, and south of Mill Lane. The area of land is shown on the aerial photograph in Appendix 1.
- 2.2 The field is vacant and requires access for maintenance to keep it to a manageable standard. The extent of the field is shown by the red line outlined in Appendix 2.
- 2.3 The CrashMap UK Accident record site was interrogated for details of injury accidents along this section of Grinstead Hill, Needham Market on 2<sup>nd</sup> March 2024. Since 2013 there has been no injury accident recorded along the entire length of Grinstead Hill.
- 2.4 Highway safety is an integral aspect of any new vehicular access and the excellent accident record over the last 10 years demonstrates that there are no highway safety issues with this existing length of road.

## 3 Access requirements

- 3.1 At present there is no suitable vehicular access to this field. The application for a vehicular crossing is being made to provide suitable and safe access into the field for vehicles.
- 3.2 The access joins Grinstead Hill which has a 30-mph speed limit. There is no footway bordering the site, but a wide grass verge extends from Mill Lane to the boundary of The Lion PH.
- 3.3 The proposal will be constructed to Suffolk County Council requirements with a bound surface for the first 5m from the road edge. The new gate will be positioned 5m from the road edge.
- 3.4 Within the field, a small turning area will be provided in an unbound granular material to enable vehicles to leave the field in a forward-facing gear.
- 3.5 A soakaway will also be constructed within the field to ensure water does not discharge onto the highway from the field.
- 3.6 An extract of drawing number 0258-0100 PO3 showing the new access is shown in Appendix 3.
- 3.7 Visibility splays of 43m in each direction are shown on the drawing in Appendix 3. This meets the requirements laid down by Suffolk County Council for a 30-mph speed limit. Distances more than these figures are actually achieved on site.

## **4 Highways Consultation**

- 4.1 Initial consultation has been undertaken with Suffolk County Council's Development Management Team.
- 4.2 In December 2023 a Minor Works License was submitted for this new access. The Officer had some observations which were addressed.
- 4.3 Subsequent discussions confirmed that a Full Planning Application was required and is now being considered under Planning Reference DC 24/00683.

## **5 Summary**

- 5.1 In view of the above, my conclusion is that the proposed new field access will have no detrimental effect on road safety for either users of the vehicular access into the field or the public highway at this location. The report demonstrates that there is sufficient inter-visibility between approaching and emerging vehicles and that there is no additional unacceptable highways risk.
- 5.2 This proposal has been developed in accordance with the aims and objectives of current policy as it relates to transport and will not have a significant impact on the efficiency or safety of the local transport network.
- 5.3 Paragraph 1.10 within the Promoting Sustainable Transport Section of the Revised NPPF September 2023 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the roads would be severe.
- 5.4 Paragraph 1.11 of the Revised NPPF September 2023 states that "it should be ensured that safe and suitable access to the site can be achieved for all users".
- 5.5 It is considered that these proposals will have no detrimental effect on road safety for either users of the proposed field access or the public highway at this location and would expect the Highway Authority to support the proposal accordingly.
- 5.6 In view of the foregoing, it is considered that there are no planning, substantive highway or transportation reasons for not allowing the construction of the new field access under Full Planning Application Reference DC/24/00683 Land off Grinstead Hill (to rear of The Lion PH) on Ipswich Road, Needham Market.

**Appendix 1 – Aerial photograph**

**Applicant's filed**



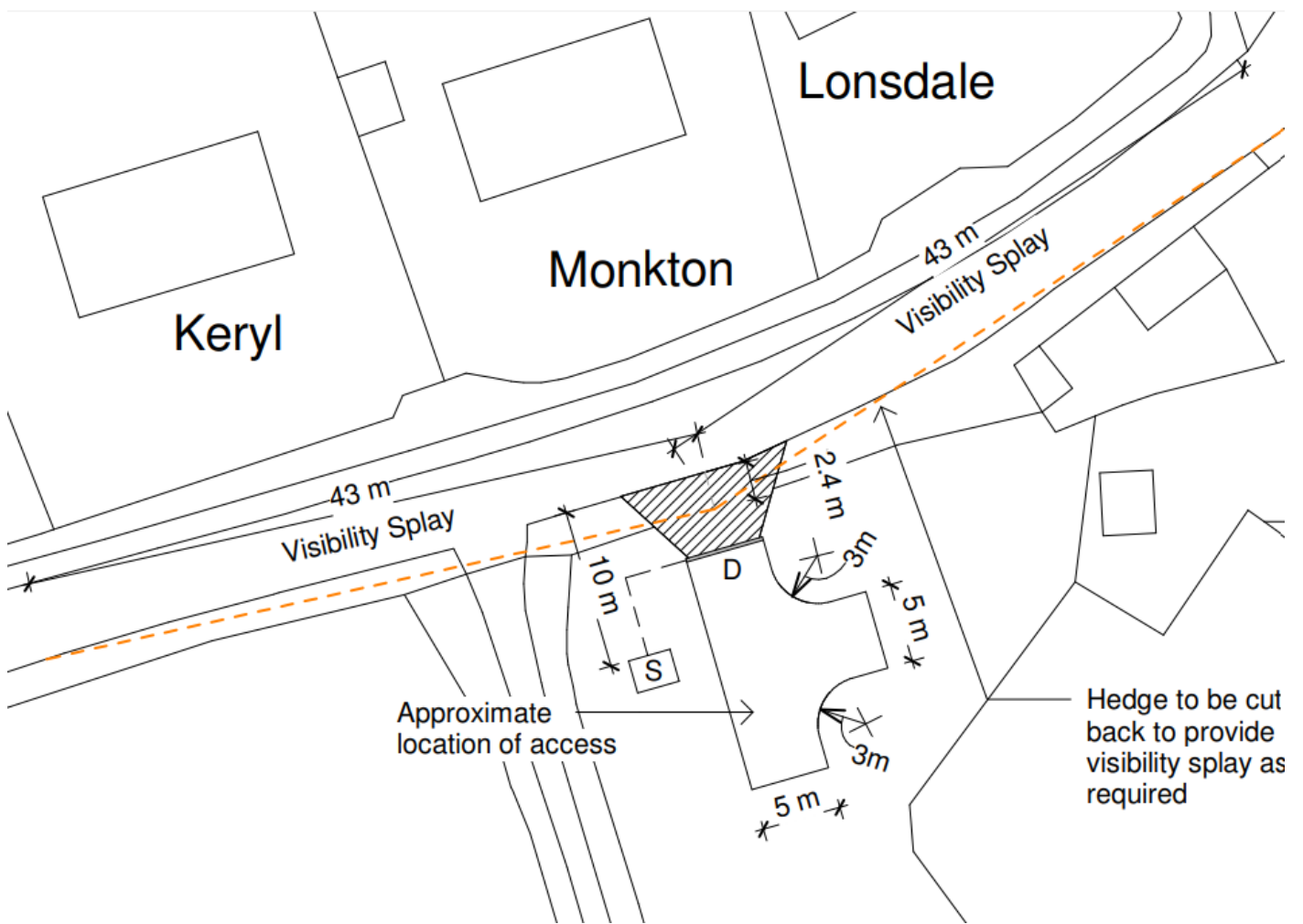
## Appendix 2 – Extent of land ownership

Area of land edged in red below



### Appendix 3 – Proposed access position and layout

Extract from drawing number 0258-0100 PO3



Note: Hedges and scrub along the boundary in the ownership of the applicant have already been cut back and trimmed prior to start of bird nesting season as this application was originally submitted to highways in December 2023.