

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

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
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For the attention of: Bron Curtis

Dear Bron

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/23/05656

PROPOSAL: Full Planning Application - Construction of Photovoltaic Solar Array, Ancillary Infrastructure, DNO Substation, Customer Substation, Grid Connection and Landscaping.

LOCATION: Land At Grove Farm And Land East Of The Railway Line, Bentley

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below.

It should be noted that a TTRO (Temporary Traffic Regulation Order) will be necessary for any temporary speed limits to facilitate reduced visibility splays for construction traffic access purposes. This will need to be applied for at least 3 months prior to implementation:

<https://www.suffolk.gov.uk/roads-and-transport/roadworks/apply-for-a-temporary-road-closure-or-restriction>

If for any reason, it is not granted, full visibility splays in accordance with the speed limit or measured speeds will be necessary.

Condition: No other part of the development hereby permitted shall be commenced until the existing vehicular accesses onto Station Road and Church Road (substation access) have been completed in accordance with a scheme which shall have been submitted to and approved in writing by the local planning authority (as indicatively shown on drawing nos. 3223-01-D01 and 3223-01-D05). Thereafter the accesses shall be retained in the specified form.

Reason: To ensure that the layout of the existing access is improved to an appropriate specification at an appropriate time in the interests of the safety of persons using the access and users of the highway.

Condition: No other part of the development hereby permitted shall be commenced until the new vehicular accesses onto Church Road and Potash Lane have been completed in accordance with a scheme which shall have been submitted to and approved in writing by the local planning authority (as indicatively shown on drawing nos. 3223-01-D03 and 3223-01-D04). Thereafter the accesses shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate and acceptably safe specification and made available for use at an appropriate time.

Condition: No other part of the development hereby permitted shall be commenced until the new crossing arrangement on Church Road has been completed in accordance with a scheme which shall have been submitted to and approved in writing by the local planning authority (as indicatively shown on drawing no. 3223-01-D02). Thereafter the arrangement shall be retained in the specified form.

Reason: To ensure that the arrangement is designed and constructed to an appropriate and acceptably safe specification and made available for use at an appropriate time.

Condition: Prior to the development hereby permitted being commenced, all existing and new accesses onto the highway shall be properly surfaced with a bound material for a minimum distance of 10 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

Condition: Gates/bollard/chain/other means of obstruction to the access shall be set back a minimum distance of 20 metres from the public highway and shall not open towards the highway.

Reason: To avoid unacceptable safety risks and traffic delay arising from vehicles obstructing the public highway while the obstruction is removed or replaced by enabling vehicles to clear the highway while this is done.

Condition: Before the access onto Station Road is first used visibility splays shall be provided as shown on Drawing No. 3223-01-D01 with an X dimension of 2.4 metres and Y dimensions of 90 and 59 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

Condition: Before the access onto Potash Lane is first used visibility splays shall be provided as shown on Drawing No. 3223-01-D04 with an X dimension of 2.4 metres and Y dimension of 43 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

Condition: Before the accesses onto Church Road are first used visibility splays shall be provided as shown on Drawing Nos. 3223-01-D03 and 3223-01-D05 with an X dimension of 2.4 metres and Y dimensions of 43 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

Condition: Before the development is commenced, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before any access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

Condition: Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan.

The Construction Management Plan shall include the following matters:

- a) parking and turning for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) piling techniques (if applicable)
- d) storage of plant and materials
- e) provision and use of wheel washing facilities
- f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
- g) site working and delivery times
- h) a communications plan to inform local residents of the program of works
- i) provision of boundary hoarding and lighting
- j) details of proposed means of dust suppression
- k) details of measures to prevent mud from vehicles leaving the site during construction
- l) haul routes for construction traffic on the highway network and
- m) monitoring and review mechanisms.
- n) Details of deliveries times to the site during construction phase.
- o) Layout of facilities above to be included on a plan.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

Condition: All HGV delivery traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the Local Planning Authority for approval a minimum of 56 days before any deliveries of materials commence.

No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: In the interests of highway safety, to reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

Please note the requirements of SCC PROW team for this proposal.

Advisory Notes:

Note: It is an **OFFENCE** to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council must be contacted on Tel: 0345 606 6171.

For further information go to:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

County Council drawings DM01 - DM14 are available from:
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standard-drawings/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Note: The public rights of way (PRoW) cannot be lawfully driven along without due authority. This highway must remain unobstructed at all times. It is an offence to disturb the surface of the highway so as to render it inconvenient for public use. Therefore it is imperative that the surface is properly maintained for lawful use during the construction phase and beyond.

The Highway Authority will seek to recover the cost of any such damage which it actions for repair.

Yours sincerely,

Ben Chester

Senior Transport Planning Engineer

Growth, Highways and Infrastructure