

Environmental Information Regulations – Response - 27905

RE: Formal Request under the Environmental Information Regulations 2004 (EIR)

We are writing to formally request a complete, unredacted copy of the statutory consultee response submitted by Suffolk County Council Highways regarding planning application DC/26/1478/FUL (Part Land South of Snipe Farm, Snipe Farm Road, Clopton).

The document currently published on the East Suffolk Planning Portal has been truncated since the start of the application due to an administrative uploading error. The text breaks off abruptly at the phrase "...the following conditions...", leaving the required visibility splays, access specifications, and technical highways conditions entirely missing from the public register.

The re-consultation period for this application expired on 25th August 2026, and the application is now pending determination. The ongoing absence of the complete report severely prejudices XXXXX ability to verify the parameters of the highways assessment against the physical site constraints XXXX have raised. In addition XXXXXX has omitted to mark XXXXX roadside hedge on the site layout plan and the visibility splay lines clearly cut through XXXX hedge if it had been drawn onto the plan. The hedge belonging to XXXXXX on the south side has, however, been drawn on.

Information Requested:

1. The complete, unedited text of the original Highways Authority consultation response, (SCC/CON/2164/26), including the full list of recommended planning conditions and informatives.

A – Please see attached file 'Response_SCC-CON-2164-26(1)(1).pdf'. This is a replacement letter to that dated 12 May 2026 which was incomplete. This arose from an error when submitting SCC's response via MasterGov that resulted in a blank letter being sent. The matter was brought to our attention by the planning officer on 3 September 2026. The replacement letter dated 9 September 2026 has been sent to the planning officer involved in this application and will be uploaded to the planning portal.

2. Any associated internal correspondence, emails, or technical notes shared between East Suffolk Council Planning and Suffolk County Council Highways regarding the access layout, visibility splays, or tracking requirements for this specific case file.

A – See attached letter referenced at point 1 above.

Our Ref: SCC/CON/2164/26

Date: 9 September 2026

Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: planning@eastsuffolk.gov.uk

The Planning Department
East Suffolk Council
Development Management
East Suffolk House
Station Road
Melton
Woodbridge, Suffolk
IP12 1RT

For the attention of: [REDACTED]

Dear [REDACTED]

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/26/1478/FUL

PROPOSAL: Construction of 1 self-build residential dwelling

LOCATION: Part Land South of Snipe Farm, Snipe Farm Road, Clopton, Suffolk

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

The Highway Authority considers an X-value of 2.4 metres acceptable for the purposes of assessing this planning application. This proposal benefits from an existing vehicular access onto the public highway and no recorded personal injury accidents within the nearby vicinity of the site in the last 10 years have been identified. In addition, Snipe Farm Road is a relatively narrow U-class carriageway. Therefore, in assessing the highway implications of the proposal, due regard has been given to the existing access arrangement, local road environment, collision history and site-specific visibility constraints.

Whilst the Highway Authority acknowledges the visibility information submitted, it is not currently satisfied that the full extent of the required visibility splays has been demonstrated as achievable and maintainable.

On balance, however, the Highway Authority considers that this matter can be addressed through appropriately worded planning conditions.

Access:

Condition: No part of the development shall be commenced until details of the proposed access (including the position of any gates to be erected and visibility splays to be provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to first occupation of the development. Thereafter the access shall be retained in its approved 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.

Vehicle Parking

Condition: The use shall not commence until the area(s) within the site shown on Drawing No "25178 102 REV A" & "25178 101 REV C" for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

Cycle Parking

Condition: The use shall not commence until the area(s) within the site shown on Drawing No. 25178 102 REV A for the purposes of secure cycle storage has been provided and thereafter the area(s) shall be retained, maintained, and used for no other purposes.

Reason: To ensure that sufficient areas for secure cycle storage are provided in accordance with Suffolk Guidance for Parking 2023 to promote sustainable travel.

Bin Storage & Presentation

Condition: Before the development is [*commenced, occupied] details of the areas to be provided for the storage and presentation of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.

Note: Although the presentation point has been shown on drawing "25178 101 REV C", details of where the refuse will be stored when not being collected should be provided.

Construction Management Plan

Condition: A Construction Management Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. The strategy shall include access and parking arrangements for contractors' vehicles and delivery vehicles (locations and times) and a methodology for avoiding soil from the site tracking onto the highway such as wheel washing facilities together with a strategy for remedy of this should it occur. The approved strategy shall be adhered to until completion of the development.

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.

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/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/> or:

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

Details for all Suffolk County Council Standard Drawings including the Design Manual and Construction Specification are available from:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/development-design-and-specification>

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.

Yours sincerely,



Transport Planning Technician

Growth, Highways and Infrastructure