

Your Ref: DC/16/5410/OUT
Our Ref: 570\CON\4458\16
Date: 17/01/17
Highways Enquiries to: ben.chester@suffolk.gov.uk

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

The Planning Officer
Waveney District Council (Marina)

For the Attention of: Richard Amor

Dear Richard

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN DC/16/5410/OUT**

PROPOSAL: Outline Application (with all matters other than means of access reserved) for residential

development of up to 160 dwellings with the provision of a new meadow, additional site wide open space and landscaping, land to enable an extension to the existing cemetery and vehicular accesses off Hill Farm Road

LOCATION: Land North And East Of, Hill Farm Road, Halesworth, IP19 8JX

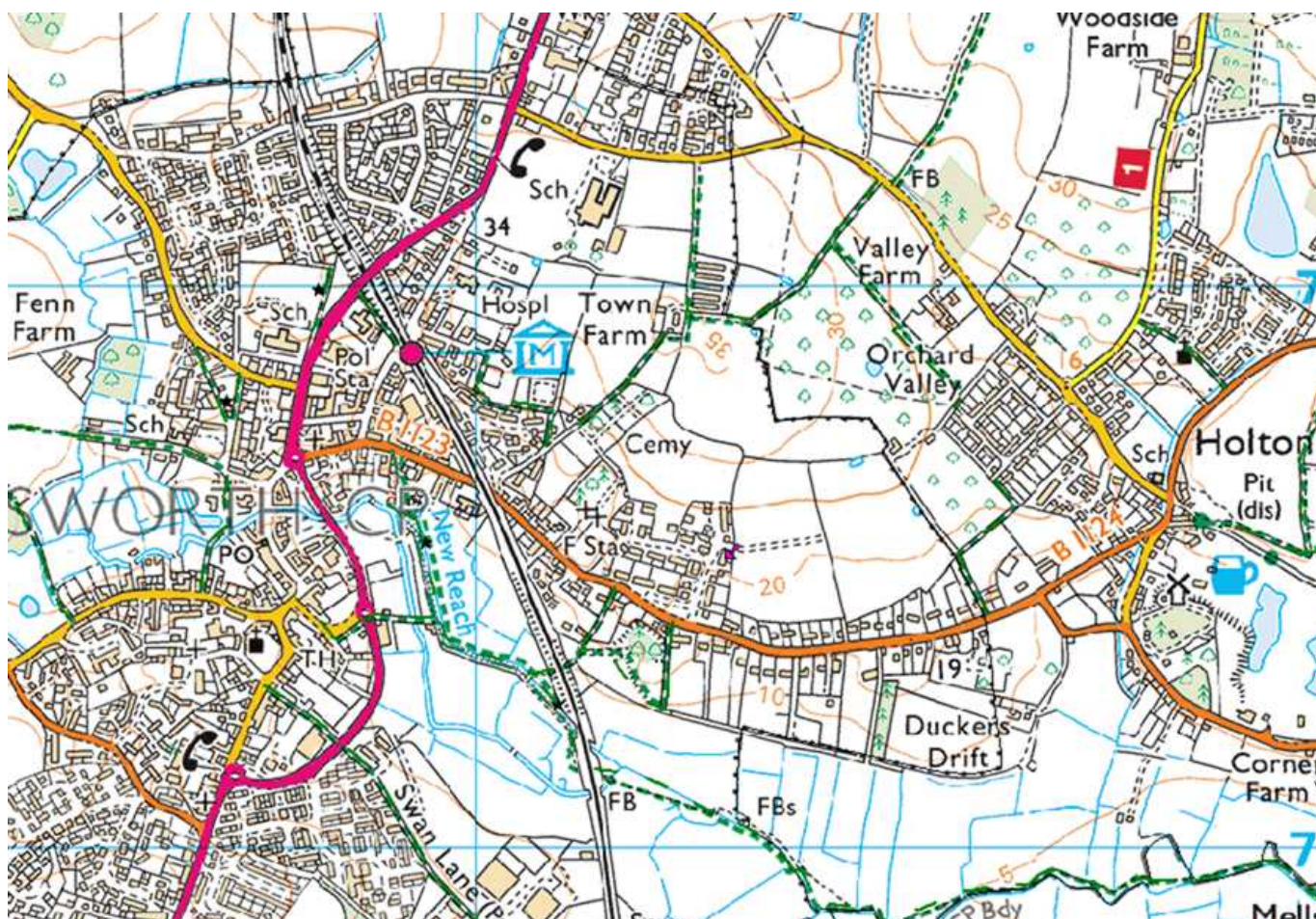
ROAD CLASS:

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

Further to previous highways response dated 16/01/17, SCC Public Rights of Way have provided the following comments and Section 106 requests:

Public Rights of Way Response

The proposed development will have a direct impact on the local public rights of way (PROW) network, please refer to the map.



PROW are important for recreation, encouraging healthy lifestyles, providing green links, supporting the local economy and promoting local tourism.

The anticipated increased use of the PROW network of as a result of the development will require the following offsite improvement works, the attached plan refers:

Public Footpath (FP) Surface Improvement Works

Halesworth FP7: 30m unsealed surface = £1,1250

Halesworth FP16: 20m unsealed surface = £750.00

Halesworth FP17: 95m unsealed surface with drainage scheme and sealed surface link into Bramblewood Way = £23,562.50

Holton FP7: 50m unsealed surface = £1,875.00

Holton FP6 - a direct link to Holton Primary School and The Street – 190m of unsealed surface plus improvements to sealed surface at Orchard Valley - £7125 + £5000

Halesworth FP11 – route to town park and shops: 210 unsealed surface = £7,875.00

Halesworth FP23 – route to town park and shops, along the river: 220m unsealed surface = £8,250.00

Footpath Creation

FP link from development to Loam Pit Lane (Haleworth FP17), providing a direct link to the primary school and doctor's surgery – 100m approx. unsealed surface £3750.00 plus landowner compensation £712.50.

Within the red line:-

FP link from the housing across the proposed green space to make a link with FP6 to Orchard Valley, providing a direct route to Holton Primary School and The Street

The subtotal of these works is £60,150.00
Staff time (design & project management) @ 12% = £7,218.00
Contingency @ 10% = £6,015.00
Order making costs = £4,000.00
Total s106 funding requested from this development = £77,383.00

National Planning Policy Framework

The following sections of the NPPF bear relevance to Public Rights of Way:

Section 3 - Supporting a prosperous rural economy

Para 28 - To promote a strong rural economy, local and neighbourhood plans should...support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

Section 4 - Promoting sustainable transport

Para 35 – refers to priority given to pedestrian and cycle movements, creating safe and secure routes to minimise conflicts between traffic and cyclists or pedestrians and to consider the needs of people with disabilities by all modes of transport.

Section 8 - Promoting healthy communities

Para 69 - Planning policies and decisions, in turn, should aim to achieve places which promote...safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

Para 73 - Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

Para 75 - Planning policies should protect and enhance public rights of way and local authorities should seek opportunities to provide better facilities for users, for example by adding links to the rights of way network.

Suffolk County Council Strategies and Policies:

- The Rights of Way Improvement Plan which, inter alia, highlights the importance of development in rural areas should give people the greatest opportunity to access the countryside by walking and cycling,
- The Walking Strategy, which seeks to ensure existing communities with a population over 500, and new developments over 10 dwellings have easy access to a one mile natural walk or 2ha of green space, within 500m of their home,
- The Cycling Strategy, which seeks to promote a transfer to cycling (and walking) for short distance trips, plan and design for the future with cycling in mind and create a safe and cycle friendly environment,
- The Joint Health and Wellbeing Strategy for Suffolk, outcome 2 of which states Suffolk residents should have access to a healthy environment and take responsibility for the own health and wellbeing,
- The Nature Strategy which seeks to ensure physical access improvements go hand-in-hand with wildlife sensitivity and quality interpretation, to enable people to access and understand our natural environment.

The Highway Authority feels that the above and attached improvements are necessary to make the development acceptable and comply with paragraphs 32 and 35 of the NPPF regarding sustainable links from the site to local amenities.

Yours sincerely,

Mr Ben Chester
Development Management Engineer
Strategic Development – Resource Management