

Relevant transport information of the Bentwaters planning permission C/10/3239

[C/10/3239 | Change of use of buildings and land and moving a section of fence | Former R A F Bentwaters Bentwaters Park Rendlesham \(eastsuffolk.gov.uk\)](#)

The committee report for the consent, considered in 2015 included the follow advice to the Planning Committee in establishing the recommended conditions:

F. Traffic Monitoring

4.45 The final recommendation of members was for traffic monitoring to be introduced at a cost to the applicant. As per the previously recommended condition, the installation of an automated counting system should be implemented within 3 months of approval. Previously this condition had been worded without an end to the 6 monthly intervals of reporting data. It is not expected that the applicant should permanently monitor vehicle movements from the site. Instead the counting system should give an accurate picture of the use of the site over its early consented period. The applicant has suggested this system be maintained for two years from installation. Officers consider that this will not give a sufficiently diverse spread of dates to show any variations in relation to changes in the economy. Instead a four year period is considered reasonable to monitor this element of the use.

This resulted in the following conditions:

3. No more than 45,000 HGV movements shall enter or leave the site in any calendar year. The monthly average of 3750 shall not be exceeded by more than 10% in any calendar month. The daily level of 150 movements shall not be exceeded by more than 20% on any day unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain control over HGV movements in the interest of residential amenity of residents along the A1152.

(It should be noted that unlike condition 4, the reason for this HGV condition was in respect of residential amenity, not highway capacity or safety)

4. No more than 690,000 vehicle movements shall enter or leave the site in any calendar year. The monthly average of 57,500 shall not be exceeded by more than 10% in any calendar month. The daily level of 2300 shall not be exceeded by more than 20% on any day unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain control over vehicle movements in the interests of residential amenity and highway safety.

5. Within six months of the date of this consent, details of an automated counting system to record HGV and general vehicle movements to and from the site shall be submitted to and approved by the Local Planning Authority (LPA). The system shall be installed within 3 months of approval by the LPA. Further, a register of the number of HGV and other vehicular

movements the data shall be maintained at all times and be made available for inspection by the LPA Details of the HGV and vehicle movements covering a 6 month period shall be submitted to the LPA at six monthly intervals from the date of installation of the counting system and for a total of four years.

Reason: To enable HGV and vehicular movements to be monitored by the LPA in the interests of residential amenity and highway safety.

7. Vehicular access to the site shall be from the main entrance off the A1152 only, except for agricultural traffic and local domestic traffic, which may use any entrance except Ivy Lodge Gate which may not be used except for an emergency situation, unless otherwise agreed in writing by the LPA.

Reason: In the interests of amenity, impact upon AONB and highway safety

Some commentary took place on the influences on the difference between the 2016 and 2023 traffic figures presented by Luke. Comment was made on the influence of the Anaerobic Digestion Plant and energy crops feeding into that. It should be noted that the AD plant was in full operation consistent with 2023 by 2016, as set out in the partly retrospective County Council planning permission [DC/15/2358/CCC | Anaerobic digestion plant | Land North Of Building 568 Bentwaters Park Rendlesham Suffolk \(eastsuffolk.gov.uk\)](https://www.eastsuffolk.gov.uk/DC/15/2358/CCC%20Anaerobic%20digestion%20plant%20Land%20North%20Of%20Building%20568%20Bentwaters%20Park%20Rendlesham%20Suffolk)

We also had reference in the meeting to the National Planning Policy Framework. This includes considerations of:

115. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

116. Within this context, applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations

117. All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

We then had reference to some slides from the 8th March meeting, below.

