

Your Ref: DC/23/1998/FUL  
Our Ref: SCC/CON/4700/23  
Date: 8 January 2024  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



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

Email: [planning.help@westsuffolk.gov.uk](mailto:planning.help@westsuffolk.gov.uk)

The Planning Department  
West Suffolk Council  
Development Management  
West Suffolk House  
Western Way  
Bury St Edmunds  
Suffolk  
IP33 3YU

For the attention of: Savannah Cobbold

Dear Savannah,

**TOWN AND COUNTRY PLANNING ACT 1990**

**CONSULTATION RETURN:** DC/23/1998/FUL

**PROPOSAL:** Planning application - one commercial building with associated pallet storage area (class E (g) (iii))

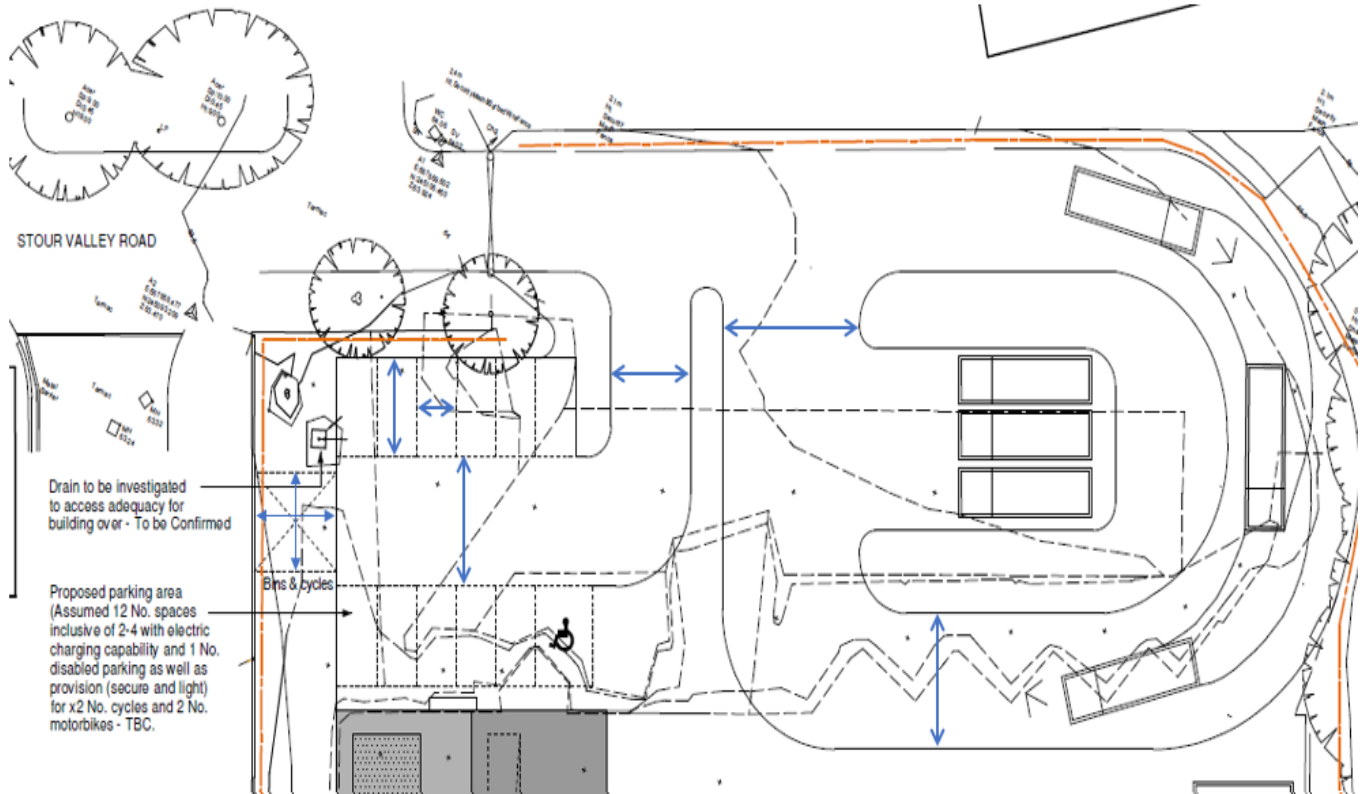
**LOCATION:** Warehouse Land Off Stour Valley Road Haverhill

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

**The proposal for this development is deemed generally acceptable although there are a couple of points that will need to be addressed prior to a position of being able to recommend approval.**

- Standards set out in Suffolk Guidance for Parking 2023, states that a Class B8 proposal should provide 2 cycle parking spaces per 400m<sup>2</sup>. Therefore, as denoted within the application form, a building of 999m<sup>2</sup> should provide a minimum of 5 cycle spaces. The applicant should make any and all efforts to incorporate this within the design and clearly denote it within any revised drawings.
- As the submitted drawing no. 4285-03F clearly states it is not to scale, a revised plan is required demonstrating the measurements of the car parking spaces, manoeuvring area, cycle parking spaces, internal road intended for HGV/larger vehicle movements. Please see the below plan demonstrating what is required.
- Please note a bay size for standard sized vehicles is required to be a minimum of 2.5m width x 5m depth with an additional width of 300mm when directly up against a boundary like a wall or fence. This is required to provide sufficient space to both sides of the car.

**Until the details outlined above have been submitted for review, Suffolk County Council as Highway Authority recommends a Holding Objection.**



Yours sincerely,

**Cassie Wones**  
**Transport Planning Engineer**  
 Growth, Highways and Infrastructure