

-----Original Message  
From: quigs dahan [REDACTED]  
Sent: 06 March 2023 14:16  
To: planning.technical <planning.technical@westsuffolk.gov.uk>  
Subject: HR - Objection to Planning application DC/23/0012/FUL

1 Hazel Barns  
Burton End  
Hazel Stub  
Haverhill  
CB9 9AF

5/March/2023

FAO: Case officer  
Planning application: DC/23/0012/FUL

A) Conversion of existing light industrial class E depot building to nine apartments, class C3  
B) external car and bicycle parking, refuse area and landscaping  
Location: Hazel Stub Depot, Burton End, Haverhill CB9 9AF

I refer to the above application which has been submitted. I wish to object in the strongest terms to the proposal to install nine new dwellings in Hazel Stub Depot, which is within the same hamlet as my home.

My objections are based on the following:

**LOCATION** - Hazel Stub currently has 10 dwellings, this proposal would virtually double the number of dwellings overnight in a location that neither lends itself to, nor is designed for, an apartment block. This type of accommodation sits more appropriately within the town of Haverhill settlement boundary, where there already are apartment blocks. Hazel Stub is a quiet rural hamlet which a development of this magnitude would change irrevocably. It begs the question of the necessity of a development of this scale in the countryside: is there not sufficient housing stock within the town boundaries to meet current and projected demand?

**SUITABILITY** - It is highly unlikely the current market has a demand for small apartments in a rather unattractive industrial unit, outside the town boundary and within what is essentially a rural location. This type of property lends itself to a town siting, where it could attract interested parties. This raises the concern of potentially empty dwellings, possibly unsaleable, which could attract vandals and other security risks, for the current hamlet residents. We then run the risk of investors having a liability on their property portfolio and leaving it to become a neglected eyesore, as well as a safety issue.

**SAFETY** - Hazel Stub is sited directly adjacent to the bypass roundabout with a current speed limit of 60mph. There have been several recorded serious traffic incidents within the hamlet over the years. Vehicular access to the depot location is from a tight entrance point, which requires a sharp turn from what is a narrow de-restricted highway; with nine new dwellings there is a clear potential for at least 18+ vehicles requiring access every day, quite apart from delivery and service vehicles. This will create dangerous hold-ups on the narrow highway, as the entrance will accommodate single file traffic only.

**FLOODING & SEWERAGE** - The current sewerage system which serves the houses on the same side of the hamlet as the depot is already at maximum capability; nine dwellings with a possible occupancy three times the current level of usage on the depot side of the hamlet would be untenable. To rectify this would necessitate considerable expenditure, if indeed it is possible to achieve the capacity required. The run-off from the fields which the depot abuts, plus surface water from the depot area itself, already creates a flooding issue on the opposite side of the road, running by the farmhouse. There would no doubt be a further need to use hosepipes, car washing etc, adding

to what is already a problematic situation. Environmental responsibility for Hazel Stub would be in jeopardy, if this serious limitation with drain capacity and flooding is not taken into account.

VIABILITY - Converting an old, not fit for residential occupancy building will require considerable investment - in the building itself; the sewerage system; flood prevention measures; removal of large tracts of existing heavy duty concrete as well as considerable exterior lighting. The end project will remain as nine apartments of very limited appeal and saleability - I fail to see how this project could be a viable proposition for the investors, which in turn raises concerns about the quality and security of the completed unit.

LIGHTING NUISANCE - Substantial external lighting would be required for a development of this scale, to ensure safe vehicle movement within the grounds, completely altering the character of this quiet rural hamlet.

In short, this application is singularly inappropriate in this location because of the nature and scale of the proposal; that is not to say a small, tasteful build of maybe 1/2 houses could not be acceptable at some point, providing all the issues above were addressed.

Further, it would appear this application does not sit within any strategic planning framework and would serve only to profit an investor who is not resident or attached to this hamlet in any way, whilst diminishing the quality of life for the community of Hazel Stub - on that basis I urge you to refuse the application.

Yours faithfully,

Quigs Dahan

P.S. Please acknowledge receipt, thank you.

[Redacted]

[Redacted]