

Cowslip Pightle  
Hazel Stub  
Haverhill  
Suffolk CB9 9AF

6 March 2023

To: Case Officer Ed Fosker  
[Planning.technical@westsuffolk.gov.uk](mailto:Planning.technical@westsuffolk.gov.uk)

Dear Ed,

**Re: Planning Application no: DC/23/0012/FUL  
Hazel Stub Depot, Burton End, Haverhill, Suffolk, CB9 9AF**

Planning proposal:

- a. Conversion of existing light industrial depot building (Class E) to nine apartments (Class C3)
- b. External car and bicycle parking, refuse area and landscaping.

As residents of Hazel Stub living in a Grade II listed property directly adjacent to the depot that is the subject of the above planning proposal, we wish to set out our views on the matter.

We are in favour of changing the use of this site from industrial use to residential use for the following reasons:

- Hazel Stub hamlet is clearly a residential area situated within the countryside of the green belt surrounding Haverhill. The industrial use of the depot site has increasingly become an historical anomaly. Former farm buildings at Hazel Stub Farm on the other side of the road, were some years ago successfully converted to residential use from industrial use.
- The currently part-empty depot building is at risk of deterioration and damage.
- There have been periodic changes of ownership of the depot, with new and inappropriate business plans, that have required time-consuming contesting by the residents.
- When the depot has been working at capacity, there have been frequent and disruptive noise and heavy vehicle movements, including at night and weekends.
- Over the years, users of the site such as those renting space from the owners, generally do not understand the existing planning restrictions on the site, and residents have often had to police use of the site in line with planning restrictions.

A change to residential use is therefore much more in line with the character of Hazel Stub hamlet, than continued industrial use.

However, we wish to register the following concerns about the proposed development:

Contrary to what is indicated on the applicant's plans, the depot does not own the north-east trackway that leads from the main road to the depot. This trackway is part of and is owned by the property known as Cowslip Pightle. This ownership is registered with HM Land Registry.

We are concerned that converting the depot to nine separate residential units is virtually a doubling of the number of residences currently at Hazel Stub. In addition, the nine units, by virtue of their size, would be a very different type of housing to that already in Hazel Stub, with its three Grade II listed properties. By contrast,

conversion of the existing depot building to fewer units, each of a larger size, might be more in keeping.

To ensure that any residential use of Hazel Stub Depot does not negatively impact on any of the current residents of Hazel Stub, particular attention should be made to:

- The planned building should be no higher than the existing building.
- Any outside lighting of the area should not cause a nuisance to the existing dwellings in Hazel Stub.
- The perimeter of the land owned by Hazel Stub Depot should be securely and appropriately fenced and maintained by the owners.

I hope this is clear. Please do get back to us if you have any questions regarding the above.

Yours sincerely,

Sue & Clive Boase