

Your Ref: DC/23/0012/FUL  
Our Ref: SCC/CON/0508/23  
Date: 7 March 2023  
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: Ed Fosker

Dear Ed,

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/23/0012/FUL**

**PROPOSAL:** Planning application - 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

**LOCATION:** Hazel Stub Depot Burton End Haverhill Suffolk CB9 9AF

**The Highway Authority recommends a REFUSAL of this application because it is not in accordance with the National Planning Policy Framework (NPPF) in respect to safe access for all users and the promotion of sustainable transport.**

- Insufficient information has been brought forward to explain how future residents will share the private access road with motorised vehicles. Furthermore, the proposed site will need to accommodate the movement of all users including children and other vulnerable people. The application must evidence how this will occur. NPPF 110.b requires that safe and suitable access is provided to the site for all users. This has not been evidenced.
- The absence of footways to access the nearest settlements along with the distances involved are likely to act as a disincentive to sustainable modes of travel including walking and cycling. This would particularly be the case during the wintertime, in times of darkness and inclement weather.
- The same constraints would likely discourage use of local bus services which run along Chivers Road and Burton End, to the northeast, approximately an 8-minute walk. These are separated by a Category C Road and a Category A road with no formalised footways. Residents would be required to cross a roundabout intersection which has no footways and no safe, formalised pedestrian or cyclist crossings to the nearest footway located on Cleves Road.
- In addition, it is approximately a 20/25 minute walk to Haverhill Town centre. The development has not provided evidence to promote Active Travel alternatives to motorised transport apart from the required cycles storage.

- This application does not appear to be in accordance with NPPF 104.C. Given the size and scale of the proposed development, the site appears to be unsuitable for residential development. It has poor accessibility, and it fails to provide a well-connected development that prioritise the needs of pedestrians, cyclists, and public transport services above use of motorised transport.

**Yours sincerely,**

**John Stevens**

**Transport Planning Engineer**

Growth, Highways and Infrastructure