

Your Ref: DC/23/1157/FUL
Our Ref: SCC/CON/3550/23
Date: 26 September 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

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/23/1157/FUL

PROPOSAL: Planning application - (a) three dwellings (b) visitor parking (c) boundary treatments (d) new section of public footpath (f) relocation of street light

LOCATION: Land At Rose Bank Burton End Haverhill Suffolk

Notice is hereby given that the County Council as Highway Authority cannot make a comment at this time due to a lack of information to make an informed decision. The Highway Authority would recommend a holding objection until the information has been submitted:

Please denote there following:

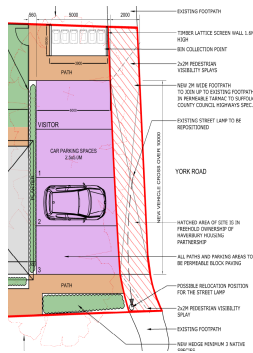
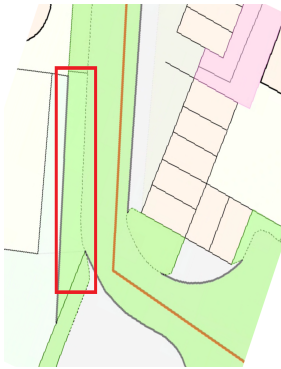
Visibility Splays - denote in full.

For a 30mph road, in absence of speed surveys, SCC would require 2.4 x 43m visibility splays. However, if a traffic survey was completed and the recorded 85th %ile speeds were just under 30mph a sight stopping distance lower than 43m would be appropriate.

Pedestrian visibility splays measuring 2 x 2 meters are to be provided within land under the applicants control.

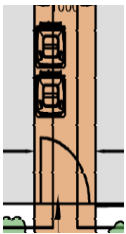
Land ownership

Clarification should be provided for the area marked in red SCC records show this as land maintainable highways expense. The details within the application have it denoted as ownership of Haverbury Housing.



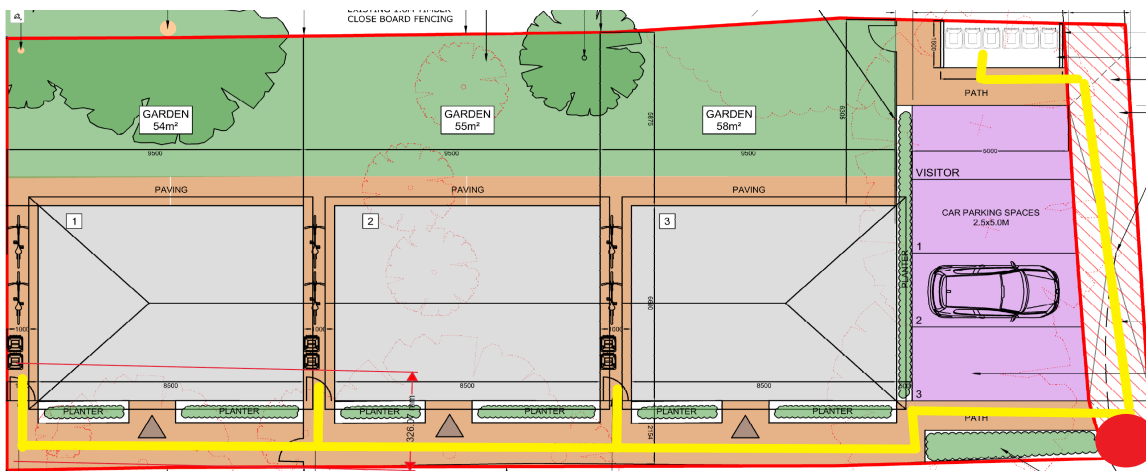
Bins

The proposed location of bin storage is unacceptable and obstructs safe passage to and from the rear of the properties.



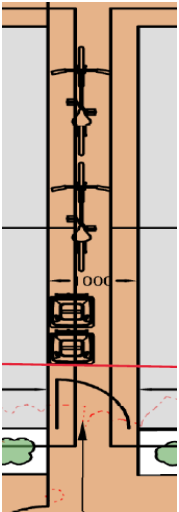
The required distance from the properties to the bin presentation area may be considered excessive, specifically for those with mobility issues. From Plot 1 an approximate distance of 55 meters is required. Yellow line.

The bin presentation area is disconnected from the proposed route to the bin storage, this requires the resident to drag bins to the opposing corner of the site. As such it would not be considered unreasonable to assume bins would be presented at the path within the footpath rather than the designated presentation area. Red dot.



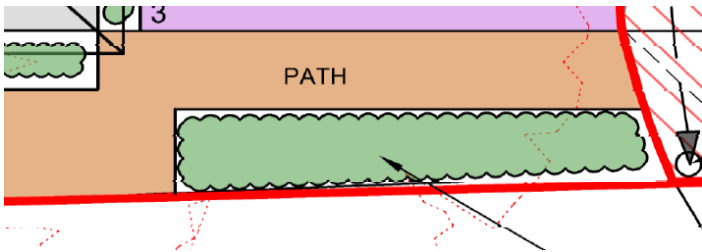
Cycles

Proposed cycle storage and location is unacceptable and obstructs safe passage to and from the rear of the properties. Please refer to Suffolk Guidance for Parking 2019.



Access Path

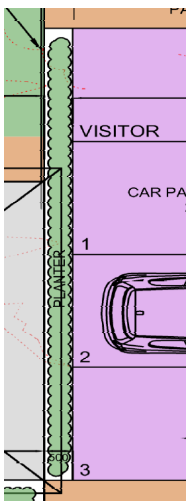
The proposed hedging creates 90 degree s-bend configuration that may be detrimental to the movements of wheeled users.



Parking

Parking spaces of 5 x 2.5 meters are to be provided, there is a planter proposed to the rear of the spaces. It would not be unreasonable to assume that depending on the planting these plants may grow to a size that vehicles cannot appropriately park in a manor that does not obstruct the highway, it is suggested this is removed.

Are the parking bays 1, 2, 3 and visitors to be allocated? Please update the drawing and design and access statement to reflect this this wording.



EV Charging

Please show how ev charging will be undertaken so not to cause a hazard to the public highway.

Kerb construction

Due to the proposed configuration of parking, the use of dutch kerbs is suggested in this location to allow continently in a level pedestrian footway.

Street lighting

Please confirm SCC Street Lighting have been consulted and provide their response, this will have a determining impact upon achievable conditions for recommendation.

Other

There is a water hydrant in the proposed location of the access this should be clearly denoted on a revised plan and appropriate permission sought regarding this utility.

There is salt box along York Road that will require denoting on a revised plan and appropriate permission sought to relocate.

Yours sincerely,

John Stevens

Transport Planning Engineer

Growth, Highways and Infrastructure