

Your Ref:DC/17/2269/FUL
Our Ref: SCC/CON/4124/19
Date: 16 October 2019
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: Ed Fosker

Dear Ed,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/17/2269/FUL

PROPOSAL: Planning Application - 3no dwellings and access (following demolition of existing dwelling and garage)

LOCATION: 27 Clements Lane Haverhill Suffolk CB9 8JR

ROAD CLASS:

It is noted that the Highway Authority's historic responses to the earlier consultation are not available to view on the LPA website.

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

The proposal in its current form is unacceptable because it does not include the provision of any secure cycle storage for future residents. Suffolk Guidance for Parking recommends a minimum cycle storage capacity of 2 cycles per dwelling. House 1 includes a garage with internal dimensions of 3090 x 5000. A garage of this size is not considered large enough to count as both a vehicle parking space and as secure cycle storage. Cycle parking provision should be secure, covered and lit. The applicant should consider how this development can accommodate the appropriate cycle storage and should demonstrate that on a revised plan please.

The topography of this site is likely to lead to surface water run off onto the highway. I note that drainage channels are shown on Drawing No. 826/17/01 Rev C but there is no indication of where the water will drain to. The location of the soak away(s) should be shown on a revised plan please.

I shall look forward to reviewing a revised plan in due course.

Yours sincerely

Mr Peter Bradfield

Development Management Technician

Growth, Highways and Infrastructure