

Your Ref:DC/20/0094/RM
Our Ref: SCC/CON/0448/20
Date: 6 February 2020
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 (BSE)
Development Management
West Suffolk House
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IP33 3YU

For the attention of: Kerri Cooper

Dear Kerri Cooper

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/0094/RM

PROPOSAL: Reserved Matters Application - Submission of details under Outline Planning Permission DC/15/2424/OUT - Matters Reserved by Condition 2 (appearance, landscaping, layout and scale) for the development of Units 1 and 2 for Class B2 and B8 use.

Application to Discharge Condition 6 (surface water drainage) , 7 (HGV traffic movements and deliveries management plan), 8 (loading manoeuvring parking), 10 (soft landscaping), 13 (landscape management plan), 17 (contamination)and 21 (SUDS) of DC/15/2424/OUT.

LOCATION: Land Adj Haverhill Business Park Bumpstead Road Haverhill

ROAD CLASS:

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

This application does not comply with the previously approved Reserved Matters DC/19/1010/RM which included parking which met the required levels within the Suffolk Guidance for Parking.

The parking requirement for B2 use is 1 vehicle space per 30 sqm but the current application is only providing 1 space per 81 sqm for Unit 1 and 1 space per 63 sqm for Unit 2.

The cycle parking requirement for B2 use is 2 spaces per 300 sqm which gives a requirement for 62 spaces for Unit 1 where only 20 are provided and 13 spaces for Unit 2 where 10 are provided.

The proposed parking for B8 does comply with the guidance for vehicles but additional cycle parking is required.

The reduced level of parking for B2 use is likely to result in obstruction on the roads within the site, causing unsafe manoeuvring. Although Icen Way is not proposed for adoption as public highway any problems on Icen Way could potentially result in an impact to the public highway.

In addition, reduced levels of parking for B2 use could result in parking on the footways on Icen Way and within the site and this would cause a safety hazard for pedestrians and cyclists.

We consider, due to the above mentioned problems caused by inadequate parking, that the proposed layout would not comply with the requirement for safe access and minimising conflict between vehicles and pedestrians, as detailed in NPPF paragraph 108 (b) and paragraph 110 (b). Therefore, we do not recommend discharge of Condition 2 and Condition 8.

The information provided is satisfactory to allow discharge of Condition 7.

I have no comment on Condition 6, 10, 13, 17 and 21.

Yours sincerely,

Mr Colin Bird
Development Management Engineer
Growth, Highways and Infrastructure