

Your Ref: DC/22/2143/FUL  
Our Ref: SCC/CON/5152/23  
Date: 18 January 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: Charlotte Waugh

Dear Charlotte,

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/22/2143/FUL**

**PROPOSAL:** Planning application - eight residential units

**LOCATION:** Land at Empire Yard, Brook Service Yard, Haverhill, Suffolk, CB9 8EA

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

The proposed development is not deemed acceptable in its proposed form. Please see the comments below that needs to be addressed.

The proposal currently benefits from no parking. Consideration needs to be given to the demand for the existing parking area which would be removed to accommodate this development. It is currently unclear what impact the removal of this area would have upon the local highway network.

As per Suffolk Guidance for Parking (2019), Class C3 properties state that 1 bedroom dwellings should have a minimum 1 space allocated per dwelling and 2 and 3 bedroom dwellings should have a minimum of 2 spaces allocated per dwelling. However, as the proposal is located in an urban area where there is good provision of public transport links and local services available within a reasonable walking distance, we would allow a relaxation of parking standards, which complies with Suffolk Guidance for Parking (2019, p. 34). This section states that such developments must be designed to provide exceptional standards of sustainable transport.

Details of this should be clearly denoted on a plan and submitted for review. This information is essential before being at a position to provide recommendations so it can be taken into consideration with the proposed car-free development. The applicant should consider exceptional modes of sustainable travel such as but not limited to:

- Exceeding the minimum amount of cycle spaces as set out within Suffolk Guidance for Parking (2019) and ensuring the spaces provided are in a secure, covered and lit area;
- Facilities for electrical cycle charging;
- Efficient, secure spaces for cargo bikes;
- Consideration towards securing parking permits for residents and visitors at the car park opposite to the proposal.

Details of bin presentation areas. The area has been submitted for storage; however, not for presentation. This is to ensure no obstruction and dangers for the public using the highway.

**Until the above concerns have been addressed, a holding objection to the proposal will be maintained.**

Yours sincerely,

**Mohammedur Rashid-Miah**  
**Transport Planning Engineer**  
Growth, Highways and Infrastructure