

Our Ref: SCC/CON/3239/24

Date: 2 October 2024

Highways Enquiries to: [Highways.DevelopmentControl@suffolk.gov.uk](mailto: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: Savannah Cobbold

Dear Savannah,

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/24/0727/FUL**

**PROPOSAL:** Planning application - a. one dwelling; b. two storey side / rear extension to existing dwelling

**LOCATION:** 54 Crowland Road, Haverhill, Suffolk, CB9 9LF

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

For Suffolk County Council to assess the application, vehicular visibility splays should be provided to determine the level of visibility this access would be able to achieve. The splays are to be measured 2.4 metres back from the edge of the carriageway at the centre of the access (X Value) and measured to the nearside edge of the carriageway, in both directions, without encroaching third-party land (Y Value). Pedestrian visibility splays measured by 2 metres x 2 metres should be provided on either side of the access entrance to provide greater intervisibility between highway users when the access is in use. Nothing above the height of 0.6 metres should be situated within the visibility splays.

It should be recognised that for a road with a nominal speed limit of 30 mph, a Y Value of 59 metres is expected. This should be illustrated within the revised plan along with the vehicular and pedestrian visibility splays outlined above.

In addition to the above, the proposed vehicular access will need to be designed in accordance with Suffolk County Council's preliminary drawing DM-000-03, with a minimum entrance width of 3 metres for a single access.

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

Furthermore, we would recommend that the following information be submitted:

- The access should be surfaced with a bound material for 5 metres from the nearside edge of the carriageway.
- Details of the measures to prevent surface water ingress onto the public highway. Any soakaway should maintain a minimum clearance of 5 metres from the edge of the carriageway.
- Details of bin storage and presentation areas. The area has been submitted for storage; however, not for presentation.

- Details of secure, covered, and lit cycle storage (please refer to Page 12 in Suffolk Guidance for Parking (2023)) for at least two cycles and one electric vehicle charging unit should be provided per Class C3 dwelling in accordance with Suffolk Guidance for Parking (2023).
- Details of on-site parking and manoeuvring of vehicles are provided as per Suffolk Guidance for Parking (2023) to ensure no danger/implications to the public using the highway. This should be provided on a scalable plan.

Yours sincerely,

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