Job No: 2022/4581B
File Ref: N01-PS-Transport Note (260812)
Date: 12 August 2026
Job Title: Cinch Self Storage, Duddery Hill, Haverhill

Subject: Transport Note

INTRODUCTION

1. This Transport Note has been prepared in relation to the former Arriva Vauxhall site on Duddery Hill in Haverhill. Planning approval was granted in October 2024 (application reference 23/1702/FUL) for the demolition of the existing building (retrospective) and construction of a new building arranged over ground, first and second floors for Class B8 (self-storage) purposes with associated vehicular and cycle parking and landscaping. The site will be operated by Cinch Self Storage.

2. In June of this year a planning application was submitted (26/0978/VAR) to vary condition 2 of the approved development to allow for the provision of a boundary fence and gates at the entry/exit points to the site. A copy of the proposed site plan submitted with the application is provided at **Appendix A**.

3. Suffolk County Council provided a consultation response as Highway Authority on 16 July. It advised that;

   "Any gates/bollard/chain/other means of obstruction to the access shall be set back a minimum distance of 5 metres from the public highway and shall not open towards the highway. This should be demonstrated prior to any formal recommendation can be made."

4. This Transport Note discusses the operation of the site and use of proposed access gates in response to the Highway Authority's consultation comments.

PROPOSED ACCESS ARRANGEMENT

5. The site has two points of vehicular access, one on Hollands Road and the other from Duddery Hill. The plan at Appendix A shows that the gates on Duddery Hill are set back slightly from the public highway, but not as much as the 5 metre distance requested by the Highway Authority as this would result in the gates being located on the circulatory route around the site, which would obstruct vehicle movement to and from the access.

6. The position of the gates on Hollands Road has been reviewed to ascertain whether they could be positioned to accord with the County Council's request but the gradient of the

site in this area means that this is not feasible. No gates would open outwards onto the public highway.

7. It is envisaged that the Highway Authority has requested that the site access gates be set back to avoid the potential for vehicles having to wait on the public highway whilst gates are opened. The gates are proposed so that the site can be secured overnight when the store is closed, during the day the gates would be kept open at all times. The proposed self storage facility is restricted by condition to the opening hours of 7am to 7pm. No members of the public will be able to access the site outside of these hours.

8. The site gates will be mechanically controlled with a remote opening function that will enable the member of staff opening the gates to do so without needing to leave their vehicle therefore minimising time that a vehicle would be waiting on the public highway. When leaving the site at the end of the day, the member of staff would be able to close the gates remotely from their vehicle, meaning that they would only wait on the carriageway outside the site for the time it takes gates to close. It is not considered that a staff vehicle waiting momentarily on the carriageway before 7am and after 7pm would inconvenience users of the public highway or have a material effect on the operation of the local road network.

SUMMARY AND CONCLUSION

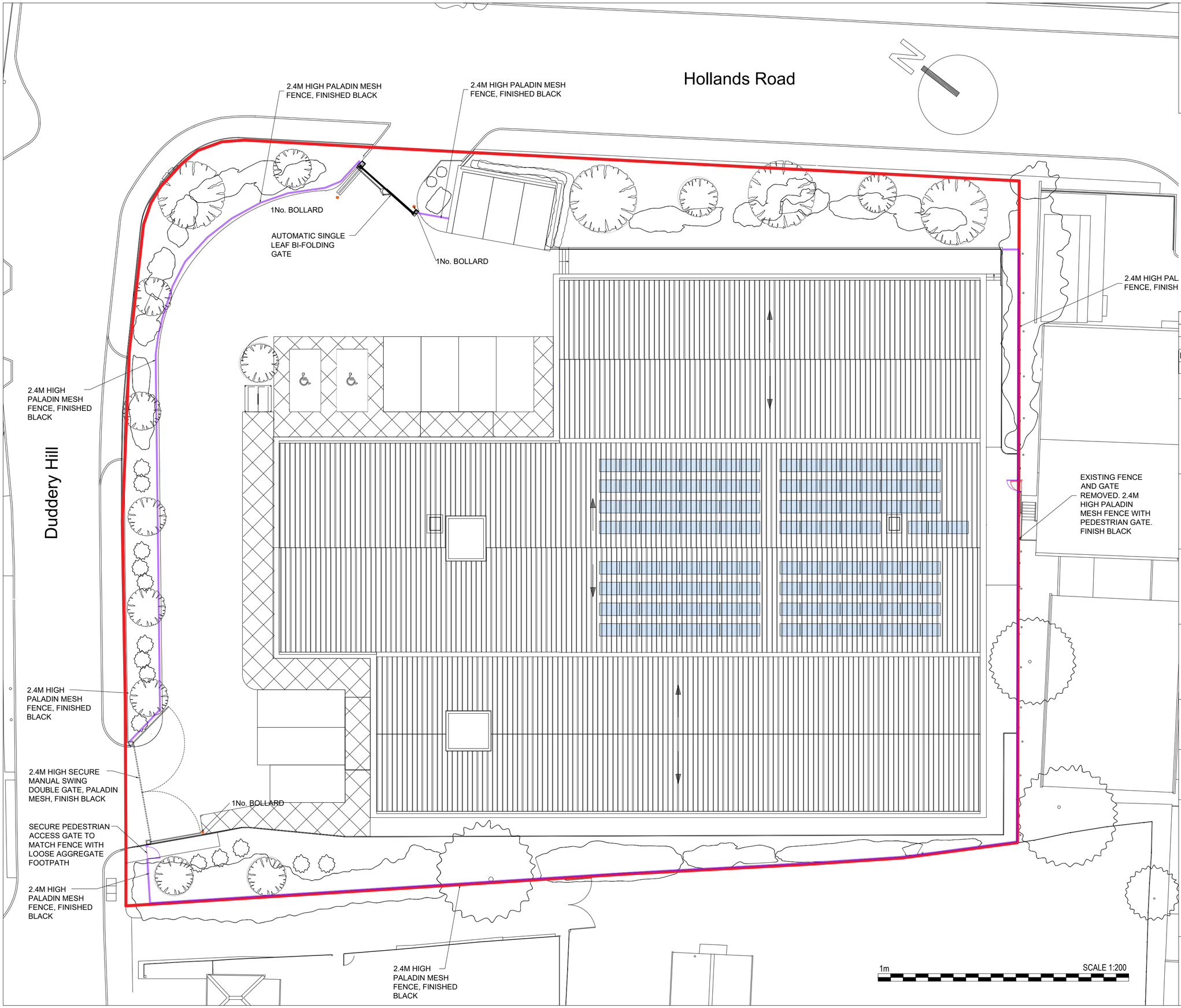
9. This Transport Note considers the proposed access arrangements for the Cinch self storage facility located on Duddery Hill in Haverhill. The points of access for the storage facility were approved under planning application reference 23/1702/FUL, but an application has subsequently been submitted (26/0987/VAR) to vary condition 2 of the approved development to allow for the provision of a boundary fence and gates at the entry/exit points to the site.

10. In summary it is considered that;

- Access gates are proposed to secure the site when it is closed between 7pm to 7am,
- The constraints of the site mean that gates cannot be set further into site;
- Gates would be remotely opened at the start of the day by the first member of staff to arrive and closed at the end of the day by the last member of staff to leave;
- All customers would therefore be freely able to enter and exit the site as the gates would be open during the store's operational hours; and
- The site access arrangements would not have a material effect on the operation of the local highway network.

Appendix A

Proposed Site Layout Plan



SCALE FOR PLANNING PURPOSES ONLY.

Architects are to be notified of any discrepancies.
Contractors must check all dimensions on site.
This drawing is subject to copyright laws and is for use on this project only.
This drawing is to be used solely for the information as titled only.
For other information refer to the latest revision of any cross referenced drawings.
To be read in conjunction with relevant design standards/protocols.

REV	DATE	DESCRIPTION	DRN	CKD
P2	11/09/26	Fenceline to North carpark updated	JL	JL
P1	28.05.26	Fence details updated	JL	CF
P0	21.05.26	FIRST ISSUE	JL	CF

AMENDMENTS

STATUS: PLANNING

CLIENT: CINCH SELF STORAGE

PROJECT NAME: Cinch Haverhill

PROJECT ADDRESS: Duddery Hill, Haverhill, Suffolk, CB9 8DR

DRAWING TITLE: Proposed Site Plan

DRG NO: HVH SSA 00 XX DR A 002 REV: P2
PROJECT ORIG BLDG LEVEL TYPE ROLE NO

DATE:	SCALE:	SHEET SIZE:
May 26	1:200	A2

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