

Your Ref:DC/20/0479/FUL
Our Ref: SCC/CON/1842/20
Date: 14 May 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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Suffolk
IP33 3YU

For the attention of: Kerri Cooper

Dear Kerri Cooper

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/20/0479/FUL

PROPOSAL: Planning Application - Public House and restaurant (following demolition of existing derelict public house)

LOCATION: The Fox Ph Haverhill Road Little Wratting Haverhill

ROAD CLASS:

Notice is hereby given that the County Council as Highway Authority make the following comments which refer to drawing 2234 12 Rev A:

1. We note the applicant has increased the number of cycle storage spaces however, cycle storage should be located in a position where it is overlooked. The cycle storage would be better located closer to the building to help encourage the use of sustainable travel options. Separate cycle storage for staff should also be provided and this should not be accessible to customer to ensure the security of staff cycles.
2. We note the applicant has increased the dimensions of the parking bays to the current standard, which has resulted in a further reduction in parking. While we accept the applicant may intend to encourage customers to walk or cycle to the restaurant, we are concerned this under allocation will lead to customer parking on nearby residential roads, particularly on the new development opposite. The Suffolk Guidance for Parking 2019 (SGP) recommends 1 space per 5 sqm of public floor space. The applicant has not detailed the public floor space, but a rough estimation from the floor plans would indicate about 350 sqm of internal public floor space, plus some outdoor seating plus a 3-bed flat. Therefore approximately 80 parking spaces should be provided. While this allocation can be reduced in sustainable locations the applicant has not evidenced any means to mitigate against this lack of parking or discourage obstructive on-street parking as a result. We strongly recommend the applicant reconsider the parking layout to increase the level of available parking as much as possible and provide some evidence and mitigation to support the parking proposal.
3. We advise that the design of the realignment of the A143 with the new roundabout has not been finalised and note the concerns of Haverhill Town Council. We will fully consider the safety of the access into and out of the restaurant when the design is finalised. For this reason we accept the applicant's notes on this drawing that visibility and pedestrian access will be in agreement with the highway authority. Any access, either pedestrian or vehicular, onto the highway will be constructed under an agreement with the highways authority and an acceptable design will be finalised during that process.

We retain our holding objection for reasons of concern regarding highway safety due to a lack of parking and lack of evidence of mitigation to support this lack of parking. Point No. 2 above.

Yours sincerely,

Hen Abbott

Development Management Engineer

Growth, Highways and Infrastructure