

Our Ref: SCC/CON/1253/24

Date: 29 April 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/24/0366/FUL

**PROPOSAL:** Planning application - a. one convenience store b. one drivethrough coffee shop with associated parking and landscaping (following demolition of existing public house)

**LOCATION:** The Fox PH, Haverhill Road, Little Wratting, Suffolk, CB9 7UD

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

For Suffolk County Council to assess the application, further information will be required to advise whether the proposed access road would be deemed acceptable or not. Please see the comment(s) below that needs to be addressed.

Clarification is required regarding the public floor area within the drive-through coffee shop to calculate the parking requirements and ensure sufficient parking for vehicles, cycles, powered two-wheelers, and disabled bays. This would need to be in line with Suffolk Guidance for Parking (2023); please refer to Pages 37 and 39.

In addition, electric vehicle charging points will be required for both the convenience store and drive-through coffee shop. As per Suffolk Guidance for Parking (2023), a minimum of 15% of all parking spaces to be fitted with a charging system, with an additional 15% of parking spaces with the infrastructure in place for future connectivity.

Furthermore, it is unclear from the submitted plans whether there will be pedestrian/cycle access to the convenience store. A pedestrian access has been clearly shown to the drive-through coffee shop; however, it is recommended that a 3-metre pedestrian/cycle access is provided.

Lastly, further information will be required at this stage regarding how the vehicular access will be formed. The access would need to prioritise pedestrian and cycle movements; therefore, an appropriate level/raised crossing should be provided for ease of access and give priority to pedestrians and cyclists.

**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