Our Ref: SCC/CON/1045/26
Date: 25 March 2026
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 Council
Development Management
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

For the attention of: Adam Yancy

Dear Adam,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/26/0280/RM

PROPOSAL: Reserved matters application - submission of details under outline planning permission DC/15/2151/OUT - the means of access, appearance, landscaping, layout and scale for two storey, 66 bed care home for older people, with associated car park

LOCATION: Land Ne Haverhill English Way Haverhill Suffolk

Thank you for your consultation on the above reserved matter application.

The Highway Authority notes the holding objection response from the Public Rights of Way team dated 23 March 2026. The issues raised should be addressed as requested. At the time when that holding objection has been removed, the Highway Authority makes the following recommendation of approval with conditions.

The Highway Authority has assessed the Transport Note and consider the vehicle trip generation analysis is robust and acceptable.

We note the car park accumulation assessment which evidences that the proposed car park of 35 parking spaces is shown to be sufficient to accommodate the anticipated peak parking demand without overspill parking off-site, and with spare capacity for spikes in demand. This methodology is acceptable and we are satisfied the proposed car parking capacity is acceptable

We are satisfied the proposed development will not have a detrimental effect on the highway network or on highway safety.

We note the Travel Plan and recommend it is acceptable and will not require monitoring by SCC.

We note covered cycle parking is proposed, and we recommend that it should be internally illuminated to encourage use.

The County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

Access Condition: No other part of the development hereby permitted shall be occupied until the new access has been laid out and completed in accordance with Drawing No. CB9 7UE - A-03 with an entrance carriageway width of 5.5 metres and pedestrian arrangements as shown. Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway.

Construction access condition: No part of the development shall be commenced until details of the proposed construction access (including the position of any gates to be erected and visibility splays to be provided) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the construction access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway.

Ditch piping condition: Prior to the access being constructed the ditch beneath the proposed access shall be piped or bridged in accordance with details that previously shall have been submitted to and approved in writing by the Local Planning Authority. The piped or bridged ditch shall be retained thereafter in its approved form. (See Note below).

Reason: To facilitate a safe access by ensuring uninterrupted flow of water and reducing the risk of flooding of the highway.

Parking condition: The use shall not commence until the areas within the site shown on Drawing No. CB9 7UE - A-03 for the purposes of loading, unloading, manoeuvring and parking of vehicles and for the purposes of cycle parking have been provided and thereafter the areas shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking 2019 where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

Workplace and resident Travel Plan condition: Prior to the development being first brought into use, the Travel Plan October 2025 that was submitted to support the application must be implemented in full. Thereafter, it shall be reviewed and revised on an annual basis, unless otherwise agreed in writing by the Local Planning Authority. An annual Travel Plan Review, to be undertaken in accordance with the approved Travel Plan must also be submitted to the Local Planning Authority for written approval until further notice.

Reason: In the interest of sustainable development (and any relevant planning policies).

Construction Management condition: Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters:

a) parking and turning for vehicles of site personnel, operatives and visitors

b) loading and unloading of plant and materials

c) piling techniques

d) storage of plant and materials

e) provision and use of wheel washing facilities

f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works

g) site working and delivery times

h) a communications plan to inform local residents of the program of works

i) provision of boundary hoarding and lighting

j) details of proposed means of dust suppression

k) details of measures to prevent mud from vehicles leaving the site during construction

l) haul routes for construction traffic on the highway network and

m) monitoring and review mechanisms.

n) Details of deliveries times to the site during construction phase.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

Informative Notes:

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council must be contacted on Tel: 0345 606 6171.

For further information go to:

https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/ or:

https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/

County Council drawings DM01 - DM14 are available from: https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standard-drawings/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Drainage ditch works consent note: The proposal will require works being carried out [to / in an ordinary watercourse / the piping of a ditch]. Consent will be required, from Suffolk County Council's Flood and Water Management team or the appropriate Internal Drainage Board, before work affecting an ordinary watercourse, including a ditch, (whether temporary or permanent), can commence. Applications for consent may take up to 8 weeks to determine and will incur an additional fee.
Application forms are available from the SCC website: https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/working-on-a-watercourse/.

Note: Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer.

Note: The existing street lighting system may be affected by this proposal.
The applicant should contact Suffolk County Council, telephone 0345 606 6067, for clarification of this and to agree any necessary alterations/additions to be carried out at the expense of the developer.

Note: Trees and hedges should be planted far enough away from the highway so that they can mature without growing over the highway. Section 154 of the Highways Act 1980 empowers the Highways Authority to cut or fell trees or hedges that cause danger or obstruction or interference to the highway.

Yours sincerely,

Peter Bradfield
Senior Transport Planning Engineer (West Suffolk)
Growth, Highways and Infrastructure