Consultee Comments for Planning Application DC/26/0507/FUL

Application Summary

Application Number: DC/26/0507/FUL
Address: 89 Withersfield Road Haverhill Suffolk CB9 9HG
Proposal: Planning application - a. one self build dwelling b. alterations to access c. garage to existing dwelling (following demolition of existing garage & sheds)|cr|
Case Officer: Gregory McGarr

Consultee Details

Name: Mr Terence Stocks
Address: St Edmundsbury Borough Council, St Edmundsbury House, Western Way Bury St Edmunds, Suffolk IP33 3YU
Email: Not Available
On Behalf Of: Contaminated Land And Air Quality

Comments

Thank you for consulting the Environment team regarding application DC/26/0507/FUL, please see our comments below.

CONTAMINATED LAND HOLDING OBJECTION

The application does not contain sufficient information on the risk posed by potential contamination at the site and therefore does not accord with the National Planning Policy Framework (NPPF) and Policy LP7 of the West Suffolk Local Plan.

We note that the application is supported by a homescreen Certificate dated 10th of April 2026, reference GEO-G3084220-1. However, we also require a West Suffolk Contaminated Land Questionnaire to be completed.

Air Quality

Section 3.4.2 of the Suffolk Parking Standards also has requirements for electrical vehicle charging infrastructure, including the installation of a suitable consumer unit capable of providing 7.4kW charge in all new dwellings.

Part S of the Building Regulations requires an electric vehicle charging point to be included for new dwellings where there is an associated parking space. In this case there are associated parking spaces.

We therefore do not require a planning condition requiring EV charging in this instance as this will be enforced by the building regulations, however, should the layout change we would request the opportunity to review the amendments to assess whether they impact the above conclusion.

Many thanks