

8 Meynell Gardens

Newmarket

CB8 7ED

Gareth Durrant
Principal Planning Officer
Forest Heath District Council

All Members
Development Control Committee
Forest Heath District Council

Your ref: DC/15/2120/FUL

By email

22nd June 2016

Dear Mr Durrant

Planning Application DC/15/2120/FUL – Kininvie, Fordham Road, Newmarket

Further to the papers provided for Agenda Item 7 of the Development Control Committee meeting Wednesday 1st June 2016 I wish to challenge the decision of the Suffolk County Council – Local Highway Authority, May 2016, confirming that it had no objections to the application, having previously recommended rejection of the planning application because the applicant had provided insufficient parking within the site. The change in the recommendation of the Highway Authority followed communication from the planning applicant indicating that planning applications in Essex had been allowed with reduced parking.

The relevant Essex application is EPF/1103/15. It is relevant because it was an application for retirement accommodation and provided less than 1 parking place per unit of accommodation. Planning permission was granted in Essex for retirement accommodation of 38 units with 32 parking spaces with access from the development from and to Alderton Hill, Loughton. The permission stipulated that the development should only be occupied by residents who are 60 or more years old because of the reduced off street parking.

The Suffolk Guidance for Parking 2015 (SGP 2015) standard for Retirement developments is 1 space per unit and 0.25 spaces per unit for visitors. This gives a total requirement of 36.25 parking spaces for the Kininvie development of 29 units of accommodation. The Guidance also contains a section entitled “*Reductions to the minimum parking guidance*” (Page 53 of SGP 2015) which states:

“this advisory residential parking guidance is the minimum required: however a range of factors will be taken into account”. The section continues “when making their recommendation to local planning authorities considering reduced parking proposals for residential development the Highway Authority must be:

- satisfied that the likely impact of additional road parking in the vicinity would not cause inconsiderate and unsafe obstructions to the surrounding road or footpath network
- able to determine how highly sustainable the location is in terms of services, shops etc. and public transport.”

Comments:

1. Access to the Essex development is from a side road
2. Access to the proposed Newmarket development is from a trunk road the A142 at a point approximately 1 mile from the junction of the A142 with the A11/A14 six lane dual carriageway. This is a busy and important road.
3. Occupants of the Essex development must be over 60 years of age
4. Occupants of the proposed Newmarket development are to be 55 or more years of age. It is highly unlikely that individuals aged 55 to 75 will stop driving and owning motor vehicles, indeed couples may have two vehicles.
5. The absence of public transport close to the proposed development indicates that the location cannot be considered highly sustainable.
6. The planning application includes 26 spaces none of which are marked as larger disabled bays.

In view of the above, Suffolk County Council – the Highway Authority – have failed to follow their own guidance.

- a. Suffolk County Council have consented to a parking provision substantially below the “minimum required”, 26 parking places instead of 36.25 places.
- b. Suffolk County Council have not confirmed that the likely impact of additional road parking will be considerate and safe in the surrounding roads and footpaths.
- c. Suffolk County Council have not demonstrated that the location is highly sustainable.
- d. Suffolk County Council have failed to ensure the provision of disabled parking.

Please consider the above and all the other comments from the residents of Fordham Road, Snailwell Road and Meynell Gardens, Newmarket, and REJECT the planning application.

Yours sincerely

C L Welsh OBE, FRCS, FFOM