

Your Ref: DC/14/1187/OUT
Our Ref: 570\CON\2105\14
Date: 23 September 2014
Enquiries to: Samantha Bye
Tel: 01473 264740
Email: Sam.bye@suffolk.gov.uk



The District Planning Officer
Forest Heath District Council
District Offices
College Heath Road
Mildenhall
Suffolk
IP28 7EY

For the Attention of: Charlotte Ballard

Dear Charlotte

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN DC/14/1187/OUT**

PROPOSAL: Outline Planning application (all matters reserved) - 3 no.
four-bedroom chalet bungalows with attached garages

LOCATION: Land at Parkers Drove, West Row, Mildenhall, Suffolk

ROAD CLASS:

Notice is hereby given that the County Council as Highways Authority recommends that permission be refused. for the following reasons:

- a. Road and personal safety
- b. Vehicular and pedestrian accessibility
- c. Sustainability

Whilst the Highway Authority is keen to support Local Needs Housing unfortunately in this case the application site has associated highway difficulties. The main concerns are:

(i) The site is not located in a sustainable location as there are no footway connections to the village resulting in pedestrians, especially children, having to walk along Parkers Drove from the main road which also does not have a footway, which would have to meet current highway standards.

Parkers Drove is not fit for purpose and this development represents an intensification of use. The access onto Friday Street does not meet highway standards of a minimum width of 5.5 metres. Vehicles turning right onto Parkers Drove have to wait on a bend in the road and present a danger to oncoming traffic.

At this time it is SCC view that safe and suitable access to the site cannot be achieved for all people (NPPF 32). Additionally NPPF promotes sustainable transport where developments should be located and designed where practical to give priority to pedestrians and cycles and minimise conflicts between traffic and cyclists or pedestrians. Opportunities for sustainable transport modes cannot be taken up by potential occupiers of this proposed development.

Yours faithfully

Samantha Bye
Senior Development Management Engineer
Network Improvement Services
Economy, Skills & Environment