

# The Hadleigh Society

*Caring about Hadleigh - yesterday, today and tomorrow*

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on behalf of  
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Growth & Sustainable Planning

Babergh District Council  
Endeavour House  
8 Russel Road, Ipswich  
IP1 2BX

*26 July 2018*

Dear Sir or Madam

**Response from the Environmental & Planning Group on behalf of the  
Hadleigh Society  
concerning  
Application No.DC/18/02955  
The change of use of existing outbuilding to form separate residential dwelling,  
Dove Cottage, 121 Benton Street, Hadleigh, Suffolk**

These comments are submitted on behalf of the Hadleigh Society, one of whose aims is:-

*“To protect and enhance Hadleigh’s heritage and environment by supporting and promoting high standards in planning, conservation, regeneration and development of features deemed to be of historical or environmental significance in the town.”*

Benton Street experiences very poor traffic conditions caused by the conflict of through traffic with limited on-street parking facilities for residents and visitors.

These issues, including pedestrian dangers, were highlighted recently by Suffolk County Council Highways Authority with its publication of the examination of several possible traffic management proposals to attempt to relieve these unsatisfactory and unsafe conditions.

With these matters in mind it is considered that the proposal for conversion of the outbuilding to a separate dwelling, if allowed, would contribute to further demand for on-street parking with resultant detriment to residential and highway amenity.

In regard to parking it is to be noted that:-

- The access way serving the proposed new dwelling is restricted to about 3 metres in width for its entire length of 20 metres. With proposed three properties to use this access, due to its enclosed nature it does not invite visitors to access the driveway for fear of meeting a vehicle approaching in the opposite direction and/or not knowing if adequate parking/turning facilities exist - thus encouraging on street parking.
- The 2 dedicated parking spaces provided for the proposed dwelling are both enclosed and do not allow ease of access from the vehicle by all passengers, nor allow normal washing, cleaning and maintenance access to the vehicle.
- The access way, due to width and condition, does not encourage/allow access by service vehicles thus again generating on street parking or waiting with consequent nuisance.

As identified in the NPPF, Paragraph 35, requires that *"...developments should be located and designed where practical to accommodate the efficient delivery of goods and supplies;"* and *".....create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians"*, these requirements are also sought in Core Strategy CS15

In regard to the minor alterations proposed to the building these are considered in keeping with the area. In respect of private amenity land dedicated to sole use to the new dwelling the plan it is unclear what, if any, is specifically allocated; the site plan encompasses the whole curtilage of 121 Benton Street.

In conclusion, whilst the private amenity space matter may be resolved, the intensification of use of this access way and the inadequate off and on-street parking facilities to serve a third dwelling plainly does not accord with national guidance. The agent's comment *"that one more dwelling on this substandard access won't cause any harm"* is no justification for approval as it is not proved the access does not give rise to highway safety and amenity issues as described above. Thus to intensify an already poor situation on Benton Street is unacceptable in terms of creating safe and sustainable development.

It is therefore considered the proposal ought be refused.

Yours faithfully,



Richard Fletcher  
Lead for the Environment and Planning Group of Hadleigh Society