

Your Ref: DC/23/0657/FUL  
Our Ref: SCC/CON/1791/23  
Date: 16 August 2023  
Highways Enquiries to: [Highways.DevelopmentControl@suffolk.gov.uk](mailto:Highways.DevelopmentControl@suffolk.gov.uk)



**All planning enquiries should be sent to the Local Planning Authority.**

Email: [planning.help@westsuffolk.gov.uk](mailto: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: Gary Hancox

Dear Gary,

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/23/0657/FUL**

**PROPOSAL:** Planning application - new steel storage, processing and distribution facility (use class B2) and associated development including highway and drainage infrastructure, parking, fencing and landscaping

**LOCATION:** Land Off Newmarket Road Great Saxham Suffolk

The County Council as Highway Authority recommend that further information should be provided to evidence that the application will be acceptable in highway terms.

Access to the development site would be taken from the loop road that crosses the A14 via a roundabout access which has already received planning approval under DC/16/1723/OUT for lorry park. The new roundabout would provide access to the approved lorry park with an extended carriageway to the proposed steel facility.

The approved roundabout is not shown on the application masterplan, but is replaced by a priority junction. It has not been evidenced that a priority junction would provide an acceptable access to the proposed steel facility.

The DC/16/1723/OUT approved roundabout was designed and granted before the NPPF. Our understanding is that it did not provide a footway adjacent to the new carriageway. That arrangement is now not considered to be in accordance with the NPPF because it does not evidence that the site promotes the use of sustainable travel as required by S104c. The arrangements for the steel processing application have not evidenced that a safe access can be achieved for all users and is therefore also not in accordance with S110 a & b.

The Highway Authority notes that there is a public footpath across the site and also crosses the A14 at grade. If it is to be diverted, we would recommend that it is aligned across an A14 bridge so that pedestrians cross in a much safer way and the existing at grade crossing of the A14 formally closed.

We have reviewed the applicant's Transport Assessment (TA) and the National Highways Technical Note 02 (TN02) assessment drafted by AECOM and dated 18 July 2023. TN02 is a thorough assessment and because of the location of the site addresses both the strategic network (National Highways) and the local network (SCC). In respect of the TA, SCC fully supports TN02 conclusions.

SCC notes that the TA sets out in Section 2 Transport and Planning Policy the relevant national and local planning policies. One prominent aspect of these policies is to ensure that development provides and enhances sustainable travel. The Highway Authority

We note that a Travel Plan has been submitted and make the following observations:

- 20 cycling spaces vs. 169 car spaces is low.
- The targets in the travel plan mention increasing walking from 5% to 6.5% but it is not clear how that target will be met.
- Cycling target ends up at 5% which is not sufficiently ambitious. There's a good cycling route most of the way from Burt St Edmunds to the site on National Cycle Route 51. The site must evidence how it can connect to the cycle route and what improvements can be secured to secure better cycling infrastructure to the site. The site is approximately 3.5 miles from Bury so future employees are likely to travel from the town which is an ideal cycling distance.

At this time SCC, as the Highway Authority, objects to the development application because there is insufficient information about how vehicles will access the site, how the site will promote sustainable travel and because the data brought forward in the TA is not considered a robust assessment.

Yours sincerely,

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