

Director of Planning
Planning and Growth
West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

29 The Green
London
N21 1HS

07825 646 365

Your ref: DC/22/1719/FUL

Our ref: 2463

Via Planning Portal (PP-12522315)

12th October 2023

Dear Sir / Madam

**Former Car Showroom and Service Centre, Duddery Hill and Hollands Rd, Haverhill
Planning Application Submission – Redevelopment for Class B8 (self-storage)**

I write on behalf of my client, Cinch Self-Storage, to submit a part retrospective planning application for:

Demolition of existing building (retrospective) and construction of new building arranged over ground, first and second floors for Class B8 (self-storage) purposes with associated vehicular and cycle parking and landscaping

The part retrospective application is submitted following the grant of planning permission (DC/22/1719/FUL) on 21st December 2022 for:

Change of use from car sales (sui generis) to self-storage (B8); a. extensions and alterations to existing building; b. vehicular and cycle parking and landscaping

The intention had been to retain and extend the structure of the existing building. The structure was found to be inadequate and was demolished in October 2022. A new planning application is therefore required.

The application now submitted seeks approval to create a building identical to that approved in planning permission (DC/22/1719/FUL) save for the proposed minor amendments to the elevations and roof form proposed in the now withdrawn application (DC/23/1542/VAR), which are included in this planning application.

The following documents are submitted in support of the application:

- i. Application drawings schedule
- ii. Floorspace schedule
- iii. Location plan
- iv. Site plan
- v. Existing, demolition and proposed plans, elevations and sections
- vi. Proposed Planting Plans
- vii. Biodiversity Enhancement Strategy – October 2023
- viii. Biodiversity Net Gain Assessment
- ix. BREEAM Pre-Assessment
- x. Design and Access Statement
- xi. Drainage Statement
- xii. Energy Statement
- xiii. Noise Impact Assessment
- xiv. Planning Statement including Statement of Community Involvement
- xv. Preliminary Ecological Assessment
- xvi. Proposed Cycle Parking Details
- xvii. Transport Statement
- xviii. Travel Plan

The application fee of £6,930 has been paid to the Council via the Planning Portal.

The application proposals are considered in detail within the statements set out above which have been submitted in the support of the planning application.

In addition to the supporting statements, details to address Conditions 4 (cycle parking), 9 (landscaping) and 12 (biodiversity enhancements) attached to planning permission (DC/22/1715/FUL) have been included as part of the planning application documents.

I look forward to hearing from officers in due course.

Yours faithfully



Jon Dingle

On behalf of Jon Dingle Ltd