

Your Ref: DCON(D)/15/2151  
Our Ref: SCC/CON/0757/19  
Date: 18 November 2019  
Highways Enquiries to: 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: Penny Mills

Dear Penny Mills

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN:  
DCON(D)/15/2151**

**PROPOSAL:** Application to Discharge Conditions 12 (construction and environment management plan) and 25 (HGV movements) of application DC/15/2151/OUT

**LOCATION:** Land Ne Haverhill Wilsey Road Little Wratting CB9 7TB

**ROAD CLASS:**

Notice is hereby given that the County Council as Highway Authority make the following comments:

These comments refer to Appendix A of Construction Method Statement Doc. Ref. 8511/CMS/North and text pertaining to Appendix A. We are not commenting on any other part of this document, however, we note section 2.6 and Appendix D states the Public Rights of Way within the site will remain open during the construction phase and have 'adequate protection'. We inform the applicant that some of these rights of way form part of the travel to school routes between Keddington and Haverhill and these must remain open and accessible for all users INCLUDING students. If the applicant proposes to close or restrict them at any time during the construction process, due notice should be given to both Suffolk County Council Highway and Education teams. We are not commenting on whether the proposed protection of the rights of way is 'adequate' as there is insufficient detail, but we accept the applicant intends for these measures to be 'adequate'.

- We accept the area shown to be constructed off Haverhill Road, shown red on drawing 8511-RED-ZZ-DR-C-005 Rev B, and note that this DOES NOT infer any acceptance of areas to be built out from any other proposed or future access.
- We assume this CMS is for the pre-occupation stage only as there is no information regarding how the general public will safely integrate with construction traffic. Therefore all comments are based on this assumption.
- The information within this document is mostly sufficient (subject to clarification below) for a construction only development where the entire site will be closed to the general public, managed and controlled by the developer. We expect the applicant to submit a revised CMS once construction is underway, prior to any occupation, to be approved before first occupation of any dwelling.

In addition to the above, we require the following clarification:

1. Please can the applicant confirm that this CMS is for PRE\_OCCUPATION of the site only and that an updated CMS will be issued and submitted for approval before the 1st occupation?
2. Please can the applicant show where the Dedicated Sales Office and Parking will be?
3. The site compound drawing and/or drawing 8511-RED-ZZ-DR-C-005 Rev B should clearly show the location of the delivery sign-in office, contractor site & welfare cabins, delivery vehicle manoeuvring, waiting and delivery area, material and equipment store/s and site visitor parking with visitor sign-in area.
4. The safe pedestrian and cycle access to the compound should be shown.
5. The location of any gates within 15m of the access/junctions to the A143 should be shown.
6. Details of the protection and control of public footpaths through the site should be shown. These should be more specific than appendix D and should include fencing, gates, security, lighting, and surface.

For the CTMP we are commenting ONLY to the construction that affects the A143, we are assuming that all HGV's associated with phase 1 will be accessed via the A143 (indeed, even if a Chalkstone Way construction access is approved, all HGV's will access A143 first to be re-routed under control to Chalkstone Way).

- Para. 5.2.4 - A wheel wash should be provided and be fully operational regardless of whether the site manager deems it 'necessary'.
- Para. 5.3.2 - Refers to the delivery movements associated with plots A1 to 6 and A16. It does not mention any deliveries associated with plots A7 and A8. This contrasts with table 4.3 which notes A8 to be built out in phase 1. This needs to be clarified.
- Para. 6.2.2 - We feel these Stakeholder Meetings would be a positive contribution to achieving a safe construction and recommend the applicant suggest suitable timings/triggers for these meetings and nominate the key person responsible for organising and managing these. It is important that the highway authority and LPA understand the key personnel and reporting system should any urgent issues occur.
- Section 7 - We welcome the inclusion of a Travel Plan and the applicant's desire to promote a more sustainable site. We recommend the applicant identify a person responsible for the promotion and management and a system of monitoring and updating and the build progresses.

Figure 1.1, 5.2 and 5.3. - We are concerned with the inclusion of the proposed access/s from Chalkstone Way. Para. 1.3.1 of this document states it is for the northern, A143 accesses. This needs to be clarified.

Figure 5.1. This drawing does not provide sufficient information as its location and access is not shown within the whole site boundary. Points 1-6, above, cover the additional information needed.

Yours sincerely,

**Hen Abbott**  
**Development Management Engineer**  
Growth, Highways and Infrastructure

