

**From:**Planning.Help  
**Sent:**Tue, 29 Dec 2015 08:38:26 +0000  
**To:**Rand, Chris;planning.technical  
**Subject:**FW: DC/15/2151/OUT Great Wilsey Park

**From:** Crooks, Jason  
**Sent:** 24 December 2015 03:33  
**To:** Planning.Help  
**Cc:** Rand, Chris  
**Subject:** DC/15/2151/OUT Great Wilsey Park

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I would like to make some comments regarding the above outline planning application.

#### Access

- 1) Primary access A143 (Haverhill Rd Little Wrattling) I'm pleased to see that the roundabout has been setback from the existing houses and a planted bung proposed to shield and protect the established community. It would of course have been desirable to have a single roundabout on the A143 that linked all the roads to the proposed North-West relief road.
- 2) Chalkstone Way access. I am at a loss as to why the current access point is being proposed? It is very clear that the access point on Chalkstone Way should be opposite Millfields Way between Falcon Close and Mildenhall Place.
- 3) Couples road. Without any information regarding the size of the car park and anticipated car use its very hard to make a judgement as to whether this location would be safe.
- 4) A143/B1061 Staggered crossroads (Blunts Hall corner) I believe this junction is going to be very problematic unless action is taken before the development is started. Traffic already queues along the B1061 from Kedington and from Gt Wrattling at peak times. This has the potential of being a dangerous junction and great care is needed to cross the A143
- 5) The North West relief road must be built prior to any development being built at Great Wilsey Park or the Town Centre will suffer from serious gridlock which will damage the towns economy.

I would also like to take this opportunity to comment on the proposed density of A1,A2,A3 (first phase). As we all know the gateway into Haverhill along the A143 through Lt Wrattling is very pleasant indeed with rolling countryside and big open fields. The density in the current gateway is 4dph, 13dph, 12dph, this is very attractive and gives a first class impression of Haverhill as visitors approach our town. It is very worrying that this important gateway could be ruined by high density housing estates that are completely at odds with the current established rural community. I believe it's crucial that the gateway development should be under 23 dwellings per hectare. It would also be worth considering some self-builds in the gateway development to add character and interest. I cannot emphasise enough the importance of the A143 gateway and how important it is to get the first phase of development correct.

Kind Regards

Cllr Jason Crooks

Haverhill South Ward

St Edmundsbury Borough Council

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