

From: Colin Poole
Sent: 23 May 2019 12:02:22 +0000
To: customer.services
Cc: Mills, Penelope; Vicky Phillips
Subject: RE: Planning Consultation - DC/19/0834/RM

Dear Penny,

Please find below the response from Haverhill Town Council, as per the meeting held by the Haverhill Town Council planning Committee on 20th May 2019:

The Town Council wish to raise the following issues with the application:

Achieving well-designed spaces: There is no 'buffer zone' of landscaping indicated for the southern edge of zone A8. It is not yet clear whether the indicative layout from the masterplan showing back gardens backing onto Chalkstone Way is still the intention, or whether there could be high-density housing fronting onto Chalkstone Way. Concerns have been raised by residents at Mildenhall Place.

Healthy and safe communities and promoting sustainable travel: The proposed location for access to Samuel Ward Academy off of the spine road has not been identified. However, there is no cycleway proposed for the side of the road on which the school sits. The Town Council feels strongly that this omission should be addressed within this application.

Highway Safety: There is also no protected crossing identified where the school entrance might be. The point at which the spine road passes closest to the land allocated to the school needs to be assessed for safe right-turns into the school, as there is a tight left-hand bend and a relatively short straight where this entrance is likely to be. The applicant needs to liaise with planners, Highways and the Academy on this matter.

The proposed roundabout on Chalkstone Way is immediately adjacent to the Westfield primary School. There is an uncontrolled pedestrian crossing directly by the school for which the proposed cycleway in/out of Great Wilsey appears to connect to. At school start/finish times the uncontrolled nature of the crossing creates significant traffic issues, with drivers switching off their engines waiting for a gap in the flow of students and parents. There is an existing pedestrian underpass which needs connecting to pathways/cycleways but investment in safety fencing and remodelling the entrance the underpass would re-open this safe crossing point and in doing so remove the need for a road crossing adjacent this new junction.

At the Northern entrance, the application appears to show an abrupt end to a high quality cycle and footway provision. The proposed roundabout on the A143 needs to have good protected crossings and routes for pedestrians and cyclists and this should connect seamlessly with the provisions that are proposed for the NW Haverhill development, to contribute towards an coherent sustainable travel provision. Can planners please ensure that the relevant officers within SCC are consulted on these proposals and this issue in particular.

Promoting healthy and safe communities and promoting walking and cycling: We would challenge whether sufficient consideration has been made for the opportunities for upgrading of all proposed

footways on the main routes through the development to be shared cycle/footways in order to enable healthy lifestyles by the provision of healthy cycling and walking routes in addition to the utilitarian provision of travel-to-work routes? The incremental cost of providing wider paths to facilitate this is at its lowest at the point of initial construction.

Traffic Movements: The Town Council asks that the Highways authority review the impact on the transport network outside of the development given the traffic flow projections within this application, particularly traffic leaving via the southern junction.

Mitigation measures that encourage the pattern of traffic movement to favour the northern access point at the A143, onto the northern relief road should be put in place to reduce the impact on existing residential roads on the Chalkstone estate. Sensitive junctions that are already operating at high capacity should be reassessed using the data provided.

Conserving the historic environment: The Town Council notes the comments of Historic England and urges that the strongest possible strategies be put in place to mitigate any impact on this site.

Conserving and enhancing the natural environment: The Town Council endorses the comments of Mr & Mrs Surridge in respect of tree planting.

Provision of Healthcare Facility: Whilst appreciating that this RM application covers only landscaping layout and scale for the spine road, the Town Council respectfully wishes to highlight that the developer needs to work backwards from the overall aspirations of the Masterplan to ensure that the initial approvals do not negatively impact on aspirations for the completed project for an integrated approach to the provision of community facilities and services. Any aspect of this application that can be amended as to more easily facilitate the provision of a healthcare facility at the lowest possible cost should be so amended. The West Suffolk CCG need to positively engage on this specific matter, even if reserving their overall position on a healthcare provision.

Making effective use of land and achieving well-designed places: Again, appreciating this specific application does not cover this matter, we feel it is an opportune moment before the developer has become fully-invested in a particular scheme, to raise our concern that the density of housing proposed for zone A2 is not so low that other zones, notably A8, consequentially have a density higher than originally agreed, leading to over-development of that zone.

Thank you for taking our comments into account.

Yours sincerely

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Town Clerk

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