

Your ref: Application Reference: DC/19/0834/RM
Our ref: Great Wilsey Park 42849
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Date: 22/10/19

Ms P Mills
Principal Planning Officer
West Suffolk Council
West Suffolk House
Western Way
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Dear Penny

APPLICATION REFERENCE: DC/19/0834/RM

GREAT WILSEY PARK – INFRASTRUCTURE RESERVED MATTERS APPLICATION

Further to the comments received from Haverhill Town Council on 4 October 2019 regarding the revised infrastructure application submission, I set out below our response to their comments.

Highway Safety

Comment 1:

“Outside Westfield Primary School, there is an existing pedestrian underpass which needs connecting to the proposed pathways and cycleways. Investment in safety fencing and remodelling of the entrance to this underpass would provide a safe crossing point and in doing so remove the need for the existing road crossing adjacent to this proposed new junction.”

Applicant response

There are various off-site highway works which are triggered by planning conditions as part of the outline planning consent and the S106 Agreement. Condition 24 of the outline permission requires the required footway on the north side of Chalkstone Way to be laid out and constructed in its entirety prior to the southern access to Chalkstone Way being first brought into use.

Comment 2:

“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 a coherent sustainable travel provision. We asked planners ensure that the relevant officers within SCC are consulted on these proposals and this issue in particular. As there is no highways comment on these matters we assume they remain outstanding.”

Applicant Response

The above works have been covered by planning conditions attached to the outline permission (Conditions 21 and 22) for which Redrow is currently working with the Highway Authority to obtain Technical Approval and enter into a legal agreement to enable these works to be carried out and the conditions discharged.

Traffic Movements

Comment 3:

“There appears to be no Consultation Response on the Portal from Highways, the Town Council requested 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.

Mitigation appears to be focused on vehicle movements, consideration should be given to sustainable transport, bus routes, bus shelters and bus stops, to ensure the provision of essential links to the town centre using public transport and cycles.”

Applicant Response

An assessment of the transport network was carried out at outline stage which Suffolk County Council (Highways) reviewed and assessed. Planning permission was subsequently granted on the information submitted which included mitigation measures which were found to be acceptable in highway terms.

There are a number of planning conditions pertaining to the outline planning consent (conditions 32 – 35) which Redrow are required to comply with. The implementation and completion of the junction improvements to Chalkstone Way, Manor Road, A1307 Hales Barn Roundabout and the A1307/A1017 Roundabout are linked to specific number of dwelling occupations of the development. This is to ensure that the highway impacts of the scheme are adequately mitigated in terms of road safety and traffic capacity.

Sustainable Future and Energy Saving

Comment 4:

“The Town Council also request that the new homes are built with solar panels to contribute towards a sustainable future.”

Applicant Response

We note the above comments regarding sustainable energy however this application relates to the delivery and implementation of the Phase 1 infrastructure and not the residential parcels.

If you require anything further, please do not hesitate to contact me.

Kind regards



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Principal Planner, Planning

Copy Chris Gatland, Redrow Homes