

Your Ref:DC/19/0834/RM
Our Ref: SCC/CON/5381/19
Date: 13 January 2020
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

The Planning Department
West Suffolk (BSE)
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:**

DC/19/0834/RM

PROPOSAL: Reserved Matters Application - Submission of details under Outline Planning Permission DC/15/2151/OUT (Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure) Submission of details for the reserved matters access, landscaping, layout and scale for the Spine Road and associated strategic infrastructure to support the delivery of the first phase of development at Great Wilsey Park

LOCATION: Land Ne Haverhill Wilsey Road Little Wratting Suffolk

ROAD CLASS:

Notice is hereby given that the County Council as Highway Authority make the following comments: The table showing previous responses and current status will be sent by separate cover but supports this response. While the application has addressed some of our concerns, outstanding & new concerns are summarised below:

Access locations -

- Confirmation needed whether all are to be assessed with individual parcels or some to be assessed with this application.
- Spine Road though A8 needs amending
- Visibility north east of A2 (southern) is compromised by a parking layby.

Cycleways and footways -

- Layout of A8 to be clarified
- Loss of footway and narrowing of cycleway north west of A8 must be explained and may need to be safety audited.

- Chalkstone Way link not provided
- Footway north of A2 not shown
- All pedestrian and footway crossing will be subject to a safety audit
- Pedestrian & Cycleway access to school site not defined

Lighting -

- Potential clashes with ecology not shown
- Bat hop dark zones have streetlights in them for pedestrian crossings.

PROWs -

- New proposed PROWs not clearly shown

Layout -

- The alignment of the roundabout by parcel A7-A8 may need to be altered for adoption which may affect parcel A7.
- A large number of parking laybys on the spine road (A8 in particular) do not fit with the parameter & hierarchy plans.

Yours sincerely,

Hen Abbott

Development Management Engineer

Growth, Highways and Infrastructure