

From: Planning.Help
Sent: Thu, 17 Dec 2015 14:32:25 +0000
To: Rand, Chris; planning.technical
Subject: FW: dc 15 2056 FUL haverhill 22 10 15

From: Phil Prigg
Sent: 17 December 2015 14:27
To: Planning.Help
Subject: FW: dc 15 2056 FUL haverhill 22 10 15

Chris Rands

Principal Planning Officer

'West Suffolk' - Major Projects

16th December 2015

Dear Chris

Application No: DC/15/2424/OUT: Cross-boundary application:

Outline planning application, (means of access to be considered), creation of up to 46,000 sq m of floor space for uses within B1, B2 and B8 of the Use Classes Order, road-side uses, (petrol filling station and restaurant/s), Use Class A3/A5, car dealerships, (sui generis), ancillary lorry park for Business Park occupiers, together with landscaping, car and HGV parking and associated works and facilities including access; land adjacent to Haverhill Business Park, Haverhill, for Hammond Rutts Investments Ltd.

Thank you for consulting the Ramblers on this application 'affecting a public right of way'.

Following up on my reply dated 22nd October 2015, copy below for ease of reference, in respect of application no. DC/15/2056/FUL, (earth-moving etc):

Looking first at the area to the east of Bumpstead Road, mostly in Suffolk, I have already drawn attention to Haverhill fp 13, running close to the north-eastern boundary of the overall site. Whilst the 'Indicative Framework Plan' is just that, it would appear that the siting of the

building proposed for plot NE2U2 will need careful consideration at the detailed application stage.

The area to the west of Bumpstead Road and to the north of Phoenix Road is split by the county boundary with Essex, running tolerably east to west, and only the northern half of plot NW2U1 is in Suffolk. It is noted that between this plot and plot NW1U1 to the west of it, an unidentified green strip, apparently excluded from the plots, is shown running from Phoenix Road to Helions Bumpstead Road, 100m or so to the north. As I indicated in my previous response, I looked into the rights of way situation in this vicinity some years ago, (late 2007 it now appears), having noted a footpath on the OS Explorer Map, (as it still is on the latest revision), tolerably on the same line as the current green strip, but no evidence of this could be found in the Suffolk records then available, and it is not shown on the Definitive Map for Haverhill, recently provided to me. We, of course, now have access to an interactive Definitive Map for Essex which shows Sturmer fp 24 to be on the line of the green strip, starting at Phoenix Road and 'stopping' at the county boundary. I have not visited Phoenix Road lately, it being largely 'out of county', but I suspect that this footpath has been unusable for some years, whilst the site has lain dormant, but heavily disturbed. If, as appears likely from the 'Indicative Framework Plan', the developers are intending to incorporate the Essex section of the footpath route in their layout, rather than seek an extinguishment, then it is essential that steps are taken to extend the route, in Suffolk, through to Helions Bumpstead Road.

I hope that you will find these observations to be constructive.

Yours sincerely

Phil Prigg

Local Footpath Secretary

Ramblers, Suffolk Area, Patch V.