

37 Bumpstead Road
Haverhill
Suffolk
CB9 8QA

10th June 2019

Planning Department
West Suffolk District Council

Dear Sirs

Planning Reference: DC/19/1010RM

I am writing in response to your recent letter to raise several objections to the above mentioned application and as an owner/occupier of number 37 Bumpstead Road. This is an objection in relation to the directional siting of the units on the development.

The outline application approved under reference DC/15/2424/OUT in the proposed layout plan sited all buildings positioned in such a way that all vehicle movements to each unit were facing away from the nearby residential properties. The plans attached to the current reserved matters application shows the buildings have been reversed. This means in effect that all vehicle movements, including HGV and delivery lorries and access roads will be on the side of the units facing the nearby residential properties. The noise risk assessment attached to the original application showed minimal noise nuisance to the residential properties as all vehicle movements were facing away from the residential properties. However, if the units are built as shown on the reserved matters application this will result in a high level of noise nuisance from vehicles entering or leaving the units, particularly with the reversing warning systems fitted to HGV's and similar vehicles and the noise associated with the loading and unloading of deliveries. This would be both night and day to our gardens and rooms to the rear of our properties. This would most effect the residential properties which adjoin the land owned by Anglian Water, one of which is owned and run by Barnardiston School and is occupied by autistic and special needs children and their carers and such children find it very difficult to deal with loud or persistent noise.

At present the residential properties suffer similar noise nuisance from Culina both day and night, particularly in rooms to the rear of their properties and their gardens.

Not only would the change in the direction of the buildings cause excessive noise to the residents but also there would be the matter of light pollution as

presumably the roadways leading to the units will need to be lit and there will also be security lighting. There is a line of trees as shown on the layout plan but even in full leaf this does not shield us from noise from Culina, more particularly now that the earth mounds have been levelled out to form the platforms on which the units will stand. On the western boundary of units 1 and 2 these are deciduous trees and in the winter when there is no leaf cover the platform on which the units will stand is clearly visible. In fact even with leaf cover you can clearly see daylight through the trees.

The report from Bream attached to this application states no noise assessment has been undertaken as this was part of the original outline application. The noise assessment carried out for the original application was on the basis that all buildings and vehicle access was pointing away from residential properties. Therefore no noise assessment has been undertaken in relation to the change of layout under the current application.

In addition the noise impact assessment carried out for the outline application was based on their being 3 units on the site whereas the current application shows 4 units on the site to the north of Iceni Way.

The approved outline application also showed acoustic fencing to be erected along the boundary adjoining the flood park, whereas the current application refers only to security wire fencing as erected around the site at present. This would offer absolutely no protection against noise or light pollution to the nearby residential properties.

Another item for consideration should I believe be the fact that in creating employment for the town provision should be made for members of staff without motor vehicles to safely walk to work. There is no continuous footpath along Bumpstead Road, on either side of the road. To walk from one end to the other it is necessary to cross the roadway at various busy junctions or walk through mud. I can see no provision in the documentation for a Section 106 Agreement or provision to provide this. This I believe would mean it is not a sustainable development because you could not safely walk to work.

I would ask that both the planning officers and planning committee members refuse the current application on the basis that as presented this would cause noise and light pollution to the nearby residential properties.

Yours faithfully

Mrs Susan Roach