

Comments for Planning Application 22/01217/REM

Application Summary

Application Number: 22/01217/REM

Address: Land At Haverhill Business Park Phoenix Road Helions Bumpstead Essex

Proposal: Application for the Approval of Reserved Matters (in respect of Access, Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 15/01477/OUT granted 04.10.2016 for: Construction of access road and the erection of a freestanding drive-thru restaurant with car parking, goal post height restrictor, customer order displays and associated works.

Case Officer: Carol Wallis

Customer Details

Name: Mrs Susan ROACH

Address: 37, Bumpstead Road, Haverhill CB9 8QA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are writing to formally raise an objection to this application with regard to access to the site and with comments and observations relating to the application, as follows:-

Original application:

- The original application for Haverhill Business Park was a cross boundary application and all applications have until now been dealt with by West Suffolk District Council even though some of the other units on this site fell within Braintree's district. We are at a loss as to know why this application should be treated differently. (Perhaps because all previous applications for a McDonald's drive-thru restaurant within Haverhill have been turned down by reasons of, inter alia, unsuitable sites).
- We believe the original application for this site required acoustic fencing around the perimeter of this site in line with that for commercial development to help mitigate light, noise and smell pollution impacting on residents within 100 metres of the site. (This is 4m high around the rest of the Business Park).

Proposed access:

- The siting of the access road into the site from Bumpstead Road is entirely unsuitable. Bumpstead Road is a main arterial route into the town for both motor cars and commercial vehicles delivering goods to Hollands Road Industrial Estate and surrounding commercial units,

including the buildings under construction on Haverhill Business Park. Bumpstead Road is extremely busy as anyone who uses the road will confirm and at the times of Culina shift changes it becomes a race track, as indeed it also does on weekends with speeding motor bikes. In addition to this we will soon have hundreds more vehicle movements each day when the new units under construction on Haverhill Business Park, all of which will use Bumpstead Road, are complete and tenanted. A lot of this could be mitigated if access to the site was from Phoenix Road, where there is already provision for access onto this platform. I attach a photograph showing this access and the fencing around this to which your Council's planning notice is attached.

Proposed location:

- Having observed other McDonald sites this has shown that at prime times vehicles queuing into the sites extend onto surrounding highways. Any such queues on Bumpstead Road would frustrate and delay all vehicles going into and out of town, including deliveries to Culina and other units on Haverhill Business Park, as it would close up the roundabout and block the road, which is not wide enough to allow overtaking without going into oncoming traffic. Idling vehicles would create high amounts of pollution. The address for this site is Phoenix Road and if access was to and from Phoenix Road this would allow traffic to approach the site from more than one direction.
- There is no travel plan and it would appear no traffic management survey has been carried out. VAS surveys on Bumpstead Road shows traffic in the main travels at well over 30 mph to frighteningly high speeds.

Litter:

- McDonald's restaurants generate large amounts of litter. We already have a litter problem in this area. There is an ongoing issue in the vicinity of Haverhill Business Park of lorries parking up and blocking access roads. This then creates foul waste which was the subject of a television documentary which showed Braintree had no waste management policies controlling this area which is an ongoing problem. The developers may well find that as this site would have toilet facilities that this may well be a magnet for parked up long distance lorry drivers.

Bumpstead Road:

- Suffolk County Council maintain and repair Bumpstead Road and West Suffolk District Council maintain the verges with the cost of this upkeep falling on West Suffolk and Haverhill Residents. It is our understanding that all business rates for properties on this platform would go to Braintree District Council which hardly seems fair when someone else has to maintain, clean and police the area.
- The comments from Essex Highways refer to the provision of a cycleway/footpath onto the site from Phoenix Road. However there is nowhere to cycle to and from Phoenix Road and there is still no continuous footpath to access Haverhill Business Park from any location.

- Long operating hours would encourage anti-social behavior both with and without vehicles and I would suggest that late into the night the car park would become a racetrack. This is already an ongoing problem in the town.

In short, we are quite sure that anyone who visits this site on a weekday will soon see the amount of traffic using Bumpstead Road and realise that this site and in particular the proposed access is entirely unsuitable for a drive thru restaurant. It would also be unfair competition for local businesses who are already struggling in the current climate and indeed the town already has a number of takeaway outlets. In addition this site is less than 100 metres from residential properties whereas it would appear in the main McDonald's site their restaurants away from residential properties. There is other vacant commercial land along the by-pass and in Braintree District which would be much more suitable and we hope that Braintree District Council will refuse this application.

We would ask that this application be dealt with by committee and that the committee members and indeed officers dealing with this application visit the site to fully appreciate the impact this would have not only the local residents but also road safety.

Yours faithfully

David and Susan Roach

Existing access to platform