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Development Management
Braintree District Council
Causeway House
Bocking End
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CM7 9HB

Your Reference: 22/01217/REM
Today's date: 27 June 2022

West Suffolk Council's Consultation Response

Proposal: 22/01217/REM | **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.**

Location: **Land At Haverhill Business Park Phoenix Road Helions Bumpstead Essex**

Dear Carol

Thank you for consulting with West Suffolk Council regarding the above planning application. Whilst the application site is within the District of Braintree, it is adjacent to the boundary with West Suffolk and this reserved matters application relates to an outline planning permission for a larger site, which was a cross boundary application with both Braintree and West Suffolk (reference 15/01477/OUT).

West Suffolk objects to the proposal for the following reasons:

Design and Appearance

The site is located in a prominent location and is highly visible from Bumpsstead Rd, Phoenix Rd and Helions Bumpstead Rd. The proposed landscaping plan indicates that the existing trees and the majority of the existing hedge along Bumpsstead Rd and Phoenix Rd will be retained. Plan numbers 004 and 007 indicate the areas designated for soft landscaping, with the details to be submitted by condition. West Suffolk has the following concerns and comments regarding the proposed landscaping arrangement:

- The existing trees and hedge are not sufficient to acceptably reduce the otherwise stark visual impacts of the development from Bumpstead Rd, Phoenix Rd and Helions Bumpstead Rd.
- The location plan indicates that the land adjacent to Bumpstead Rd is not land within the applicant's control. Therefore, there are limited options along this boundary for landscaping and the area indicated as landscaping within the red line is likely too narrow in parts for any meaningful beneficial impact.
- No landscaping is proposed along the majority of northern boundary. Notwithstanding future development coming forward to the north, improvements should be sought to create a softer edge along this boundary.

The proposed play equipment is generously scaled and is located in a highly visible position along Phoenix Rd. Consideration should be given to the alternative siting of the play equipment to reduce its visual impact from the public realm and/ or the opportunity for sufficient landscaping along the southern boundary to screen the play equipment.

Overall, it is considered that the site layout is cramped and presents an overly engineered and vehicle dominated arrangement, with plainly inadequate soft landscaping, to the clear detriment of the siting of the building and character and appearance of the immediate and wider area on this key entrance to Haverhill. Proposed street scene images, which should include indicative landscaping proposals, should be provided by the applicant so that the visual impacts of the proposal can be assessed further.

Highways

It is considered that insufficient information has been provided by the applicant in relation to highway related impacts. A transport assessment should be provided to assess the proposal in relation to the anticipated volume of customers using the drive-through. This assessment should include the following:

- The suitability of the proposed access, with consideration given to:
 - o Justification of the access in this location, rather than an access off Phoenix Way (noting the outline consent indicates use for B2/B8 use off Bumpstead Rd)
 - o a 'no right turn' for vehicles travelling from north to south, directing users to go around the roundabout before turning left into the site. This will remove the potential of queueing traffic waiting to turn right.
 - o The suitability of the proposed visibility splays given that West Suffolk Council are aware that traffic survey data indicate speeds in excess of 30mph.
- An assessment of the proposed parking, cycle spaces and EVC provision
- Pedestrian and cycle access routes, noting the obvious pedestrian desire lines into and through the site would likely see pedestrians crossing the drive through routes and potentially soft landscaping, to the detriment of

- the safety of all users and also to the character and appearance of the site as soft landscaping would be eroded through repeated pedestrian access
- Access, parking and manoeuvring of delivery lorries/ refuse collection at the site
 - Pedestrian and cycle links to the site from the wider area

Based on the limited information available, West Suffolk has concerns regarding the impacts of the access in this location, the limited number of EVC charging points and cycle storage, the clear absence of 'desire line' pedestrian and cycle access and the lack of space for delivery vehicles.

Amenity

Insufficient information has been provided by the applicant in relation to residential amenity. A Noise Impact Assessment should be provided so that the acoustic impacts of the proposal can be assessed, including noise emanating from external speakers and plant equipment. Details of external lighting and a waste and litter management strategy should be submitted or required by condition. We also urge Braintree District Council to ensure adequate protection of amenity from odour, with reference to further formal assessment of such as required.

Thank you for your consideration of the above points. We are aware that Suffolk County Council Highways will also be submitting comments. We would welcome a re-consultation if any further relevant information is received by Braintree District Council.

If you have any queries, please do not hesitate to contact me.

Yours sincerely,

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