

Consultee Comments for Planning Application

DC/21/0110/RM

Application Summary

Application Number: DC/21/0110/RM

Address: Land Nw Of Haverhill Anne Sucklings Lane Little Wratting Suffolk

Proposal: Reserved matters application - submission of details under outline planning permission SE/09/1283 - the means of access, appearance, landscaping, layout and scale for the construction of 127 dwellings, together with associated private amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development known as phase 2b as amended by plans received 14.5.21 increasing number of units to 129 and amendments to access, layout, scale, appearance and landscaping as summarised in covering letter dated 14.5.21

Case Officer: Penny Mills

Consultee Details

Name: Mrs Vicky Phillips

Address: Haverhill Arts Centre, High Street, Haverhill, Suffolk CB9 8AR

Email: Not Available

On Behalf Of: Parish Council

Comments

OJBECT

Urban Design:

Councillors were interested to see the the visualisations from Anne Suckling looking north, also on how the buildings on the SE corner and how it impacts Chapel Farm, under the current development plan. It was proposed that 3 story flats, not 3.5 story would be more suitable for the area.

Management objections:

Access Problems at bin collection points. Distance in dragging to collection points, in some cases 70 to 100 metres. Dropped kerbs in getting to and at collection points

Highways:

Not enough visitor parking spaces, no direct pedestrian connection to the middle of the development, this will lead to obstructive on the streets and footways. They recommend kerbing (such as 'Dutch' entrance kerb system) highlighting visitor parking. Recommend electric car chargers in covered areas. Recommend wider roads.

Environmental Health and Housing comments:

Arden house type has a floor area below 9.5 sqm, only suitable as a single bedroom. Same in Bed 2 in Epping house type and bedroom 3 is floor area is under 6.5 sqm and only suitable for a child under 10, the same with bedroom 3 in bungalow A88B. Alnmouth house type bedroom 2 has less than floor area than 9.5sqm and only suitable for a single bedroom. All double bedrooms within the Corby apartments, all have floor areas less than 9.5sqm. A noise survey was last issued in 2017.

Comments from No 1,10 Rowell Close and 7 Falklands Road:

- 1) Height and density of the development.
- 2) Streets too narrow and not enough parking spaces.
- 3) Lack of Green Space, allotments are not public spaces, they are private rented areas.
- 4) With an extra two units this 2B phase is overdeveloped.
- 5) Room space in some below minimum standards.
- 6) Request for additional information to be included in revised plans such as 3D illustrations on the views of the 3.5 Story building from Ann Suckling Road.
- 7) Persimmon Homes are going against the Councils 2.5 story design code.
- 8) No electric chargers in rear parking areas.
- 9) the development does not include a clear infrastructure plan to support the development.
- 10) Lack of community facilities planned within the development.