

**RESPONSE FORM - ENVIRONMENTAL HEALTH**

**Planning Department  
Planning Helpdesk  
St Edmundsbury Borough Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
IP33 3YU**

Case Officer: Chris Board  
Direct Line: 01638 719439

Application No: SE/09/1283

Consultation 1st August 2013  
Period Expires:

**Environmental Health Officer (Name):**

**Karen Cattle  
Senior Environmental Health Officer**

**Environmental Health Reference Number:**

**WK/201302089**

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**PROPOSAL**

**1. Planning Application - (i) construction of relief road and associated works (ii) landscape buffer 2. Outline Planning Application - (i) residential development (ii) primary school (iii) local centre including retail and community uses (iv) public open space (v) landscaping (vi) infrastructure, servicing and other associated works as supported by additional information and plans received 27th September 2010 relating to landscape and open space, flood risk, environmental statement, drainage, layout, ecology, waste, renewable energy and transport issues including treatment of public footpaths and bridle paths.**

**LOCATION**

**Land North West Of Haverhill, Ann Suckling Road, Little Wratting, Suffolk,**

**APPLICANT**

**NW Haverhill Consortium of Landowners**

**AGENT**

**Savills**

**Section (Please tick):**

**Contaminated Land**  **Domestic & Pollution**  **Commercial & Food**

**DO ENVIRONMENTAL HEALTH OBJECT TO THIS APPLICATION:**

**NO**

**Comments to explain why EH object/support the application:**

I refer to the above planning application with regard to the proposed development on land to the North West of Haverhill, Ann Suckling Road, Little Wratting and the additional information submitted in respect of air quality and traffic flows during Phase 1 of the development.

It is understood that Phase 1 of the development will include the erection of 461 dwellings on a number of parcels of land, with supporting infrastructure, together with the proposed local centre and primary school. It is proposed that this part of the development will be completed and occupied prior to the completion of the North West Haverhill Relief Road and thus would cause additional westbound traffic to use the Wratting Road and the Cangle Junction at Withersfield Road for a period of time whilst the Relief Road is completed.

There is however a concern that this additional traffic will cause over-capacity issues at the Junction and a further traffic assessment has therefore been carried out by Capita Symonds, Job No: CS/059139 dated 12<sup>th</sup> April 2013, following the original assessment carried out by MLM in April 2009.

The Traffic Assessment Addendum has concluded that the Cangle Junction is able to sustain the predicted additional traffic arising from Phase 1 of the development without suffering over-capacity or unacceptable queuing.

Whilst Environmental Health would not therefore wish to object to the application with regard to traffic congestion concerns, I understand that James Lemon, Environment Officer, is currently reviewing the Air Quality Assessment with regard to the Phase 1 development and will be responding directly in due course.

**Suggested conditions or amendments:**

**Observations on non planning issues:**

**Will any other comments be made by EH**

**YES**

**If yes by whom and which section**

James Lemon, Environment Officer

**DATE:** 26<sup>th</sup> July 2013