

Mr Colin Poole
Haverhill Town Council
Haverhill Arts Centre
High Street
Haverhill
Suffolk
CB9 8AR

Our Ref: Haverhill3a/046/IJ
11th December 2024

Dear Mr Poole,

Re: Haverhill Town Council Objection to Phase 3a/Local Centre, Boyton, Haverhill

I refer to the objection that Haverhill Town Council has made to the above application and would like to take the opportunity to address the two areas of concern that have been raised, namely:-

1. The design of the flats above the retail units at the local centre and in particular how noise and fumes could affect the residents; and
2. The design and size of the turning circle for deliveries to the retail units

Design of flats and impact on residents from noise and pollution

Having watched the live stream from the Town Council meeting on 18th November and having read the Town Council's decision, it is unclear whether there was an objection to the design of the units. Whilst it was noted from the debate that took place that the design was a concern to some members, the resolution from your committee minutes indicates that it was noise and fumes and the potential impact on residents living above the commercial units, that were the key concerns.

In respect of the impact of noise, I would refer you to the noise report prepared by Loven Acoustics, dated 27th August 2024 which was submitted as part of the planning submission. The report specifically explored the potential for noise disturbance to residents by virtue of passing traffic on local roads and commercial delivery and plant noise at the local centre.

The noise report is available on the Council's Planning Portal. However, a copy is attached for your convenience.

I would refer you specifically to:-

- Page 4 - Report Summary;
- Page 10 – Recommendations; and
- Page 16 - Conclusions



You will note that with appropriate glazing and ventilation specifications and by addressing deliveries to and from the site (both of which can be conditioned) the conclusion is that there will be no adverse impact on residents by virtue of noise.

Turning to the potential for impact from fumes, I would highlight that the Council's Public Health Officer has raised no objections to the proposals subject to compliance with the EMAQ+ document 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. The Public Health Officer has also confirmed support for findings within the submitted report. Notwithstanding this, I can advise you that the proposed inclusion of hot food take aways within the development has now been removed and the Council's planners have been made aware of this. The description of development will now be amended to remove this element.

The design and size of the turning circle for deliveries to the retail units

The second key concern to the Town Council was the ability for delivery vehicles to enter and exit the commercial units. Clearly it is nobody's interest to propose a delivery arrangement that does not work and the submission ought to have made it quite clear how the commercial units would be serviced. Unfortunately, this was not clear in the planning pack.

I can confirm that vehicular deliveries to the site will be restricted to delivery vehicles which are no larger than 12 metres in length, which was at the request of our commercial land agent who liaises with the potential supermarket occupants. This will be agreed with the commercial operators and means that no vehicles larger than this will visit the site. We hope that this should provide comfort to members that no articulated lorries would be using the delivery area, nor would they be delivering to the retail units.

An amended tracking plan (Ref. 046-E-SK31) has been prepared which demonstrates how vehicles of this size can safely enter and exit the site. The tracking plans will be subject of scrutiny by the highway authority as part of the consultation process. Furthermore, you will see from the revised layout that additional space has been created for turning vehicles.

I trust that the above explanation addresses the concerns raised by the Town Council and that you may consider removing the objection to the application which will speed up the delivery of this key element at the hub of the north west Haverhill development.

Yours sincerely,

A handwritten signature in black ink that reads "I Jolly". The signature is written in a cursive style with a large, sweeping initial "I" and a long, horizontal flourish extending to the right.

Isaac Jolly
Planner
PERSIMMON HOMES LIMITED
SUFFOLK REGION