

Comments for Planning Application DC/25/1099/RM

Application Summary

Application Number: DC/25/1099/RM

Address: Land Ne Haverhill English Way Haverhill Suffolk

Proposal: Reserved matters application - submission of details under outline planning permission DC/15/2151/OUT - appearance, landscaping, layout and scale for 198 dwellings (parcels A3 and A5) and associated internal roads, car parking, landscaping, amenity and public open space and diversion of overhead HV cable b. application to partially discharge conditions 4, 6, 7, 8, 9, 28, 40, 41, 42 and 45|cr||cr||cr||cr|

Case Officer: Charlotte Waugh

Customer Details

Name: Haverhill Town Council

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

Comment Details

Commenter Type: Town Council

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Parking issues
- Residential Amenity
- Traffic or Highways

Comment:OBJECT:

1. Waste Collection and Accessibility

Our Councillors were confused by the response from Waste Service regarding whether waste collection will be carried out by the local Waste Team on non-adopted roads. The A3/A5 Refuse Vehicle Swept Path Analysis (Sheets 1 and 2) indicates that several properties will be required to move their bins a considerable distance to reach collection points. This raises concerns about accessibility, particularly for elderly or disabled residents, and the practicality of long-distance bin movements.

2. Parking Arrangements - Properties 9-12

The Proposed Site Layout shows that properties numbered 9, 10, 11, and 12, four-bedroom semi-detached homes, are allocated triple-stacked parking. This arrangement is highly impractical and likely to result in significant inconvenience for residents, including restricted vehicle access, increased likelihood of disputes, and potential safety issues.

3. Lack of Bungalow Provision

The current plans do not include any bungalows. This omission fails to address the housing needs of older residents or those requiring single-level living due to mobility challenges. A more inclusive

housing mix should be considered.

4. Sustainability and Infrastructure Concerns

i Public Transport Access: There is no clear provision for bus services to serve this parcel of development. Accessibility to the High Street and Town Centre must be considered, especially for wheelchair users and those without private transport.

ii Healthcare Services: The plans do not address the provision of essential services such as access to doctors and dentists. With increased population density, pressure on existing healthcare infrastructure will only intensify.

Urgency of Local Centre Development

Members also raised that the local centre must be prioritised and constructed at the earliest opportunity. Delaying its development will leave new residents without access to vital amenities and undermine the sustainability of the wider scheme.