

From: Cobbold, Savannah <savannah.cobbold@westsuffolk.gov.uk>

Sent: 20 May 2024 11:04:16

To:

Cc:

Subject: FW: DC/24/0366/FUL

Attachments: Fox PH Proposal for drive-thru coffee shop and convenience store.pdf

From: Vicky Phillips <vicky.phillips@haverhill-tc.gov.uk>

Sent: Wednesday, May 8, 2024 4:07 PM

To: Cobbold, Savannah <savannah.cobbold@westsuffolk.gov.uk>

Subject: RE: DC/24/0366/FUL

Importance: High

Dear Savannah

The 'consultee tab' will not allow me to post the Town Council's comments and the comments box is too small for the text below, therefore, please find below objection from Haverhill Town Council and attachment to accompany objection. Please ensure that these are displayed on the portal.

OBJECT

The proposed development is contrary to the local plan in that it harms the aspirations of the masterplans for the adjacent Boyton Hall and Great Wilsey developments. It does this through undermining the viability of proposals for local convenience stores on both of these new developments. Significant officer and councillor time at all levels of local government and planning policy officers and planners have worked with both developers and the community for years to create sustainable developments which take into account sustainable travel, walking routes and co-locations of schools, shops and community facilities. The positioning of an ASDA convenience store on this site will introduce competition which could well undermine the business viability for stores where they have been planned, leaving a hole in the community instead of a vibrant community centre promised and planned.

The original proposals for a pub/restaurant may have been temporarily stalled due to the economic downturn, but recently pub chains have announced plans to expand, so it is not unreasonable to believe that, unless given over to this proposal, a sustainable use of the site as a pub/restaurant remains possible. In terms of sequential development concerns, there is a Costa coffee in the High Street which brings people into the town, and a new drive-thru coffee shop is being built in Haverhill already. With a McDonald's already restaurant given planning permission as well, is a third drive-thru sustainable?

The council also object on the grounds of the potential light pollution from car park lighting, the proposed totem and advertising signage. Whilst the application is missing any mention of proposed lighting, details of opening hours etc, design and access statement and planning statement, it is possible to find examples of Costa stores online of a similar design which shows the extensive lighting employed at those locations. This is very close to residential housing which was sold to new residents on the understanding a pub/restaurant would occupy this site, which of course has a completely different and more subtle lighting associated with it.

The council expresses concern about the noise from more frequent deliveries to the ASDA store and Costa, compared to a pub/restaurant, and the increased traffic associated with drive-thrus and convenience stores. It should be noted that SCC Highways anticipated the less frequent and overall lesser amount of traffic associated with a restaurant when agreeing the design for the access to the site.

Proximity to residential property – the location plan has excluded the existing houses, some of which appear to be little more than 10m away from the proposed ASDA. Please see attached plan showing the site location with the existing houses.

The council also regards the proposed building elevations as inappropriate for what is a gateway site for the town. The previous proposal for a pub/restaurant was in keeping with the area whilst the proposed designs are distinctly urban 'blots on the landscape' for a semi-rural location.

Taken as a whole, this proposal doesn't support the creation of a sustainable economy. Whilst some public comments on the portal support a convenience store on the basis that there isn't one on the Great Wilsey development, such as store is planned and this may well prevent it from happening. The council are delighted ASDA have calculated that a convenience store would be welcomed, but that must be to occupy one or both of the appropriately allocated sites, not run roughshod over the planned sustainable expansion of Haverhill.

Kindest regards

Vicky Phillips
Deputy Town Clerk

Haverhill Town Council

Tel: 01440 712858

www.haverhill-tc.gov.uk

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