

From: Vicky Phillips [REDACTED]
Sent: 19 October 2023 13:22
To: SCC Planning Mailbox
Subject: FW: Planning Application SCC/0045/23SE - Land to the north of Spring Grove Farm, Withersfield
Attachments: Consultation Letter - Parish Council.pdf

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FAO: Planning Section, Growth, Highways & Infrastructure



Thank you for the attached planning application which was discussed at Haverhill Town Council's Planning working party on Monday 16th October. Please see below comments from Haverhill Town Council.

- **Visual impact – overall size of plant, impact on gateway into town and nearby residents of the Arboretum estate and local businesses at the Epicentre.** The development is located at around 78-82m above sea level, with the nearby EpiCentre and Hanchett End residential area at 90m ASL, so the visual impact has not properly

been addressed by the applicant within drawing *GGP-29351-003-F101-D-Thurlow-Site Plan and Visuals Proposed* as these sections demonstrate seemingly effective screening from viewpoints that in reality are below ground level, rather than visuals looking down on the site from the surrounding higher ground. The applicant should provide visual representations from actual locations to demonstrate whether the overbearing impact of this on the gateway setting to Haverhill will really be mitigated. This should include views from the first floor of the EpiCentre to address concerns about the detracting from the setting of this building.

- **Traffic issues –**

The A1307 is a recognized high casualty route, therefore it is of absolute priority that the transport plan and design of the access point are to the highest possible standards.

Factors:

- Very large HGVs leaving the site up a slight elevation means joining the highway will be at unusually low speeds and with slow acceleration.
- The 80th percentile speed of traffic on the highway is 50mph+
- The juxtaposition with the adjacent lay-by where other vehicles may be waiting to join the Highway.

The Town Council is concerned that the proposed access design will result in lorries joining the highway at very low speeds potentially causing other drivers to have to brake sharply to avoid collisions with HGVs. The traffic accident data presented by the applicant is misleading, as it is considering this section of road as it currently stands with barely any traffic emerging from this site, rather than consider another section of the A1307 which would be a better comparator to what is proposed, and indicator of what might happen if the lessons learned there are not applied here. The Dale Foods site on the A1307 at Linton or

the Hildersham junction both have significant KSI incident histories and lessons should be drawn from those, rather than potentially recreate the same accident potential at this site.

The Town Council is also concerned that the application underplays anticipated traffic movements during 'harvest time'. In a rural county, it is not unreasonable for officers, Members and the public to assume that 'harvest time' refers to an uptick of farm vehicle movement in September. However, the applicant has conceded in their meeting with us on 16/10/2023 that the different crops they are harvesting are harvested from May to October, i.e. 'harvest time' is 6 months of the year. The Town Council regrets that this disingenuous tactic has been used to downplay the actual number of vehicle movements and supposedly also the normal operating levels of all the different aspects of the plant for 50% of the year, and clarity should be provided so that Highways and other consultees are given a clear understanding of the traffic associated with this site.

As of 19/10/2023 no Highways consultation responses have been lodged on the SCC Planning Portal. The Town Council requests that Cambridge and Suffolk Highways are asked to comment on these specific points.

- **Loss of local amenity** – The Town Council heard from other objectors with their concerns over the general impact of this proposal. This includes:
The diverting of high-grade land from food production to energy production and harm to the amenity for local residents through noise, smells, light pollution, and late night activities due to 24-hour operation.

The Town Council finds that overall, the location of this proposal presents too many negative issues to be considered sustainable and recommends refusal on the above grounds

Vicky Phillips
Deputy Town Clerk
Haverhill Town Council

www.haverhill-tc.gov.uk

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From: Planning@suffolk.gov.uk <Planning@suffolk.gov.uk>
Sent: Tuesday, September 26, 2023 10:38 AM
To: WithersfieldPC@mail.com; Colin Poole <colin.poole@haverhill-tc.gov.uk>
Subject: Planning Application SCC/0045/23SE - Land to the north of Spring Grove Farm, Withersfield

Good morning,

Please find attached our consultation letter for the above application.

Any views/comments you may wish to make should be received by 26 October 2023

Regards,

Planning Section
Growth, Highways & Infrastructure
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