



Cabinet 17 March 2010

Recommendations from the Haverhill Area Working Party: 11 March 2010 (Mar10/10)

*Cabinet Member: Cllr Anne Gower Chairman of the Working Party:
Cllr Adam Whittaker*

1. Proposals for Replacement Bus Shelters (Paper A555)

RECOMMENDED:-

That the principle of the design and positioning of the replacement bus shelters at Haverhill Bus Station proposed by Suffolk County Council, as outlined in Paper A555, be approved.

The Working Party received a presentation from Simon Barnett, Passenger Transport Senior Infrastructure Officer, Suffolk County Council in respect of the proposed replacement shelters for Haverhill Bus Station. Information to support the presentation, including the principle of the design of the proposed shelters, was attached to the Working Party agenda as **Paper A555**.

The Working Party noted that the proposed shelters would:-

- (a) be wider than the existing shelters by 0.7 metres;
- (b) be custom built to particular lengths at each bay to ensure the required capacity was met;
- (c) have panes constructed of glass as opposed to polycarbonate which was more expensive and created maintenance problems; and
- (d) contain a mix of flat and perched seating.

2. Local Development Framework: North East Haverhill Transport Impact Assessment (Paper A546)

RECOMMENDED:- That

- (1) subject to (2) and (3) below, Paper A546 be published as part of the evidence base for preparing the Local Development Framework;***

- (2) ***it be emphasised in the report that the costings amounting to £5 million required to deliver transport infrastructure improvements to support development in north-east Haverhill, as outlined in Table 13 of Section 5 of Paper A546, are indicative only and this amount is the absolute minimum required to make the necessary enhancements; and***
- (3) ***the Head of Planning and Economic Development in consultation with the Portfolio Holder for Transport and Planning and Chairmen of the Sustainable Development Panel and Haverhill Area Working Party be authorised to make minor typographic, grammatical and/or factual changes.***

On 11 March 2010, the Working Party received a presentation from a representative of AECOM, consultants appointed to undertake the North East Haverhill Transport Impact Assessment.

The Local Development Framework Submission Core Strategy identifies a strategic direction of growth in north-east Haverhill. In order to ensure that the growth proposed in this location will not have any insurmountable impacts on the transport infrastructure of the town, Suffolk County Council (as highway authority) and the Borough Council has employed consultants to assess the potential impact of this proposal on the local highway network.

The consultants' final report has now been published and will form important background evidence in demonstrating that the Core Strategy is sound when examined by the Planning Inspector. The amended Assessment, including the revised map, was attached as Paper A546 to the Working Party agenda and had also been considered by the Sustainable Development Panel on 9 March 2010.

The Assessment concludes that:-

- (a) the strategic direction of growth at north-east Haverhill is feasible in transport terms, with relatively modest transport infrastructure and facilities requirements;
- (b) the A11/A1307 junction in Cambridgeshire is likely to need some minor changes to respond to the additional flows;
- (c) the proposed development can be managed in a sustainable way, with manageable impacts on the town and the trunk road. The town as a whole needs to be involved in the shift to lower car use; and
- (d) the north east relief road will be provided as part of the development, linking the A143 Wrattling Road to Coupals Road running round the north of the golf course. Safety and environmental improvements are considered feasible, and will be needed on the existing roads linking to the A1017 Sturmer Road / Rowley Hill. This local route will provide some limited diversion from the town centre. A more detailed traffic impact study will be required to design the required improvements at the eastern connection between the north east relief road and the local road network.

The Working Party considered the conclusions of the study in detail; however it wished for emphasis to be placed in the report that the costings amounting to £5 million required to deliver transport infrastructure improvements to support development in north-east Haverhill were indicative only and this amount would be the absolute minimum required to make the necessary enhancements.

3. Consultation on Building a New Care Home to Replace Place Court (Report A556)

RECOMMENDED:- That,

having considered the proposal of Suffolk County Council (SCC) to replace Place Court, Haverhill with a new care home, as detailed in Section 13 of Report A556, the following observations and comments of the Haverhill Area Working Party be submitted to SCC on behalf of the Borough Council in response to the consultation questions set out in Appendix A to Report A556:-

- (1) a significant need for a new care home in Haverhill to meet capacity requirements is recognised as a high priority, particularly to cater for those that have dementia, require respite care or require other complex, specialist care;***
- (2) whilst it has already been agreed to locate the new home on the former Chalkstone Middle School site on Millfield Way and support is given to this location, it be asked that that premises be positioned on the site nearest to the town centre to enable ease of pedestrian access to and from the town;***
- (3) it be asked that the Haverhill Area Working Party be consulted on the detailed plan for the new home;***
- (4) adequate parking arrangements be incorporated into the scheme, including accommodating Community Transport buses;***
- (5) strong support is given to the concept of the rooms being grouped into homely clusters; and***
- (6) some concern is expressed regarding the reliability of using a Private Finance Initiative capital allocation from the Department of Health to fund the scheme.***

The Working Party was asked to respond to a consultation from Suffolk County Council (SCC) on a new standard of care homes for older people in Haverhill.

SCC is proposing to build three brand new registered care homes in Haverhill, Lowestoft and Mildenhall to replace the existing homes in these areas. This would be undertaken using a Private Finance Initiative (PFI) allocation from the Department of Health.

For Haverhill it is proposed that the new care home would have 60 beds for the care and accommodation of older people with dementia and complex needs. The care home would also have the flexibility to offer intermediate and respite care services. All residents of the existing Place Court Residential Care Home, Haverhill would be able to transfer to the new home and it is expected that the Place Court care team would also transfer to the new home with the residents to provide continuity during the time of change.

The Working Party held a detailed discussion on the merits of the new care home and its proposed location. However, some concern was expressed regarding the reliability of using a Private Finance Initiative capital allocation from the Department of Health to fund the scheme. The majority of Members agreed that the comments detailed in the recommendations on page 3 of this report should be submitted to SCC as the Working Party's collective response to the consultation, on behalf of the Borough Council.

4. Draft Development Brief: Chantry Mills, Former Gurteen's Factory Site, Haverhill: Update (Report A557)

The Cabinet is requested to note that this item was deferred from consideration at the meeting of the Working Party on 11 March 2010 due to circumstances arising that required additional work to be undertaken to the draft development brief.

5. Access for New Westfield Primary School, Adjacent to Chalkstone Way, Haverhill (Report A558)

RECOMMENDED:- That

- (1) the Corporate Property Officer, in consultation with the Portfolio Holder for Haverhill and Housing agree terms with Suffolk County Council for the transfer of the necessary strip of land, as illustrated in Appendix A to Report A558, to enable the progression of a project to create access for the new Westfield Primary School, Haverhill adjacent to Chalkstone Way.***

A request had been received from Suffolk County Council (SCC) asking for a strip of land owned by St Edmundsbury Borough Council to be provided to facilitate access for the new Westfield Primary School to be constructed adjacent to Chalkstone Way.

The imminent construction of another new primary school on the site of the Puddlebrook playing fields adjacent to Greenfields Way was also being undertaken as part of the Schools Organisation Review in Haverhill. In order to achieve economies of scale, SCC would like to commence construction of the new Westfield Primary concurrently with the new Puddlebrook School, but require St Edmundsbury land to facilitate access in conjunction with the purchase of the majority of land required from a third party landowner.

6. Conversion of Car Parking Area to Form Public Plaza (Report A559)

RECOMMENDED:- That

- (1) the car parking area, as illustrated in Appendix 1 to Report A559, be redesignated to form a public Plaza;***
- (2) street furniture and play equipment be introduced and the cost be financed from the existing allocated car parks capital budget;***
- (3) seven of the spaces currently designated as disabled parking spaces be redesignated as parent and toddler parking; and***
- (4) investigations be undertaken into installing an adequate power supply to assist organisers of events that may be held on the public Plaza.***

The restaurant and cinema development to Ehringhausen Way formed a key part of meeting the overall Masterplan Vision for investment in Haverhill. Together with investment in the Haverhill Leisure Centre (HLC) it has brought about the dramatic transformation and improvement of this whole area. Following the re-opening of the HLC the area of the car park designated for parents and toddlers has been widely used by everyone, in contravention of the designation. The use of the car park has been so intense, with cars parking outside of the paved areas such as between trees and on designated planted areas, that there is concern about future maintenance of the landscaping.

The proposal would see this area identified on the Plan attached as Appendix 1 to Report A559, converted to use as a public Plaza. It would be accessible to all, and be complemented by the installation of seating. It would act as a focal point and could be used for various public events including exhibitions. Being set in a Plaza also allows the new development, including the refurbished leisure centre, to be seen and appreciated without the imposition of cars. Currently there are disabled designated spaces immediately in front of the leisure centre. Generally less than half of these are in use. It is therefore, proposed to redesignate seven of these spaces for parent and toddler parking, accepting that enforcement cannot be carried out against their misuse by others.

There are sufficient car parking spaces available for HLC parking in the newly formed Meadows car park which has 250 spaces of which generally only 40 are currently being used. Additional capacity is also available at Ehringhausen Way where generally only 170 spaces of the 210 are used, with the exception of parking on Saturdays.

The cost of the works are estimated to be £80,000 including fees. This allows for relaying the existing pavements into a formal pattern as opposed to parking bay layout; seats, picnic tables and bollards. It also allows for a play area to be formed together with play equipment. The works can be funded from the existing allocation for car parks (relating to the cinema development) contained within the approved capital budget.

The majority of Members supported the proposals, but wished to include an additional recommendation that investigations should be undertaken into ensuring an adequate power supply was available for use by organisers of events that may be held on the proposed public Plaza.

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