



Haverhill Area Working Party 10 September 2009

Friday Market Expansion into High Street, Haverhill: Consultation Update

1. Purpose of the Report

- 1.1 The purpose of the report is to seek approval for the proposed move of Haverhill Market into the High Street on Fridays, subject to a number of issues detailed in the report.**

2. Background

On 23 July 2009, the Working Party agreed that there should be consultation on proposals to extend Haverhill Market into the High Street on Fridays. Following the meeting, letters have been sent to retailers, local residents and businesses asking for their views on this.

3. Consultation Responses and Summary of Comments Received

- 3.1** Attached as Appendix A to the report is a summary of the responses received to the consultation. However, any additional comments received following the distribution of the Working Party agenda and papers will be reported orally at the meeting, as the consultation period has not expired as at 4 September 2009.

4. The Market Extension

- 4.1** The main issues that have been raised through the consultations have been:-

- (a) Queen Street Traders concerned about the market moving away from them;
- (b) concern about vehicles using Quakers Lane and access to business premises in Market Hill; and
- (c) Town Centre viability.

- 4.2** This proposal has been pursued because of a desire to provide positive support for the market as an important town centre function. The market traders have been keen to see this take place as well as having the opportunity for the market to grow and develop. The long term intention is to seek opportunities for market type attractions and opportunities to be extended into Queen Street as well.

4.3 The use of Quakers Lane for vehicles leaving Market Hill/High Street during the Friday market closure hours will require alterations to the entrance into the Town Hall car park to facilitate this, so that the ability to exit via Duddery Hill is achieved. Quakers Lane is public highway and is currently but relatively infrequently used by larger vehicles such as dray lorries delivering to the club at the top of the lane. It is narrow and used by pedestrians walking into the town centre so is not suitable for large numbers of vehicles to use without giving rise to conflicts. That said it is not anticipated that many vehicles would use this route to shortcut across the town centre during the market operating hours. Its use is anticipated to be mainly limited to vehicles that have had to visit Market Hill during business hours on a Friday. This is anticipated to be a relatively low number of vehicles.

4.4 It is appreciated that this may cause inconvenience to a small number of retailers but officers from the Borough and County Councils will continue to work with those businesses to achieve the best compromise between the range of issues that need to be satisfied.

5. Conclusion

5.1 Whilst there has not been total support for the proposal there has been support from Haverhill Town Council and others. The objections that have been raised have been mainly related to access issues and these are being addressed as far as possible.

5.2 A licence will need to be granted to enable the Market to occupy the High Street on Fridays and this will be pursued once the decision of the Working Party and Cabinet is confirmed. Clearly this is a separate legal process with set procedures that will need to be followed before the proposals can be implemented.

6. Recommendations

6.1 It is **RECOMMENDED** that the proposal to move the Haverhill Market into the High Street on Fridays as detailed in Report A201, be approved subject to:-

- (a) confirmation of the necessary Traffic Regulation Order by Suffolk County Council to support closure of the High Street from its junction with Quakers Lane to Eden Road;
- (b) submission of and granting of a licence to operate the markets in the extended location on Fridays; and
- (c) provision of physical works to enable vehicular access from Quakers Lane via the Town Hall car park if required.

For further information, please contact:-

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APPENDIX A

Ref	Date Rec'd	From	Organisation	Comment Summary	Response
01	19/08/09	C Gurteen	Gurteens	Inhibits vehicular access to business unless access is provided through redesigned Quakers Lane	Quakers Lane is to be redesigned to allow vehicles to access the Town Hall car park and onto Duddery Hill
02	11/08/09	Mrs B Haig	Haverhill Citizens Advice Bureau	Positive support	Noted
03	13/08/09	Tracy Payne	Preview Property Services	Quakers Lane access 'totally unsuitable'	It is not envisaged that access will attract larger commercial vehicles or high volumes of traffic. Larger vehicles will still have High St access until 10am.
04	14/08/09	Graham	GL Petfoods	Positive – should be free in car parks	A full review of current parking policy and provision in Haverhill is to be undertaken after Tesco opens
05	19/08/09	G Musset	HH Town Council	Wants curtilage to extend to Eden Rd Location for 11 th Dec be clarified	The curtilage of the market is flexible and will take account of demand from traders. Late night trading at Xmas will be separately consulted and arranged
06	20/08/09	M Egan	Quick Service Shoe Repairs	Wants the market to be relocated to Queen St not High Street	The initial proposal is to expand into the High Street but if demand is evident then an expansion into Queen St may well be considered
07	20/08/09	C Richards	All Star Video	Doesn't see a need to change current arrangements Wants to see Market Square	Noted

				used more	
08	19/08/09	D C Backler	Resident & Residential Landlord of Quaker Gardens	Thinks using Quakers Lane for vehicles dangerous and would become race track	It is not envisaged that access will attract larger commercial vehicles or high volumes of traffic. Larger vehicles will still have High St access until 10am.
09	27/08/09	Panyotis Zachariou	Benny's Bar B Q	Catastrophic loss of custom – would have to lay off staff	Under the review of parking provision a number of free drop-in bays in the nearby Town Hall car park which would replace existing parking arrangements
10	02/09/09	David Doughty	The Gallery	Would prefer the market was relocated to Queen St	The initial proposal is to expand into the High Street but if demand is evident then an expansion into Queen St may well be considered
11	02/09/09	A. Turner	HH & District local History Group	Quakers Lane not suitable for increased traffic	It is not envisaged that access will attract larger commercial vehicles or high volumes of traffic. Larger vehicles will still have High St access until 10am.
12 12A	17/08/09 22/08/09	M Chapman	Chapman's	Concerns about access to premises on Fri between 10am and 4pm Turning space insufficient on High St Loss of personal parking on Quakers Lane Difficulties in side loading off Quakers Lane with increased traffic	Unrestricted access to the premises will continue throughout the rest of the week.
13	11/08/09	Rev Ian Finn	St Marys	Seeks clarification on access for	To be clarified – access for funeral

				funeral cars on a Friday	cars will not be interrupted
14	17/08/09	Balmforth	Balmforths	Believes it will add vibrancy to the town Concerned vehicles denied access will park outside premises to deliver goods on foot Concerned about suitability of Quakers Lane for vehicles	Noted
15	12/08/09	T Harrison	Adams Harrison Solicitors	In support of the proposal	Noted
16	18/08/09	A/C/Insp A Mason	Suffolk Police	No objections nor from SNT	Noted
17	02/09/09	M Simkin	Queen St resident	Consideration needs to be shown to residents living above shops in High St Concern about emergency vehicle access	Noted Market officers are obliged to maintain emergency access lanes during the entire operational period