



Haverhill Area Working Party 22 October 2009

Friday Market Extension into the High Street, Haverhill: Update

1. Background

- 1.1 Members will remember that at the last meeting of the Working Party held on 10 September 2009, it was agreed that officers would undertake further consultation work in relation to the proposed Friday Market extension. For ease of reference, a copy of the previous report, (Report A201) is attached as Appendix A to this report, however, please note that Appendix A to Report A201 is not attached, as an updated version of this appendix is attached to this report.

2. Update on Feedback Received from Individuals and Groups

- 2.1 Since the last meeting, officers and Members have met with a number of individuals and groups and the outcome of those discussions is included below. An updated table summarising the feedback received is attached to the Report as Appendix B.

2.2 Market Traders

Councillor Mrs Gower and senior officers met with the market traders following the last meeting of the Working Party. The market traders were asked to confirm their position in relation to the location of the Friday Market. Nineteen of the Friday Market traders have signed a document confirming that they wish to see the market extended into the High Street on Fridays. A copy of that document is attached as Appendix C.

2.3 Response from the Haverhill Locality Planning Group

The comments from the Haverhill Locality Planning Network are attached at Appendix D. They have indicated general support for the proposal but with a number of issues needing to be investigated before implementation.

2.4 Councillor Anderson

Councillor Anderson has made a number of detailed representations in relation to the Friday market proposal. His comments are attached as Exempt Appendix E but in summary, his concerns relate to:-

- (a) market traders are not happy with proposal;
- (b) access for the disabled to High Street would be affected by the closure associated with the market proposals. The car parks are too far away for people with mobility issues, especially those who may not want to use shopmobility service;
- (c) Quakers Lane unsuitable for the mix of vehicles and pedestrians;
- (d) the market should expand into Queen Street instead;
- (e) there is currently inadequate enforcement of Blue Badge bays between Swan Lane and Quakers Lane; and
- (f) the signage at Swan Lane end needs improvement.

2.4.1 In response to Councillor Anderson's concerns:-

- (a) market traders have signed a joint declaration supporting the proposal;
- (b) there are 40 Blue Badge spaces in close proximity to High Street and there is the shopmobility scheme operating from Lower Downs Slade;
- (c) it is not anticipated that high numbers of vehicles will use Quakers Lane and signage will deter casual access;
- (d) the market traders do not support an expansion into Queen Street preferring the Friday proposal to mirror Saturday's tried and trusted market;
- (e) improved signage and re-marking programme will support better enforcement; and
- (f) a comprehensive review and improvement of statutory signage will be undertaken as part of undertaking the Traffic Regulation Order process. The market move cannot take place without the associated Traffic Regulation Order process having been completed.

3. **Other Issues**

3.1 Relationship to the Traffic Regulation Orders being advertised by Suffolk County Council (SCC)

SCC will shortly advertise Traffic Regulation Orders in relation to proposed traffic restrictions in the High Street and Queen Street in Haverhill. The Borough Council will make a formal response when the advertisement process commences but it is clearly the position that changes to the current Traffic Regulation Orders are necessary before the Friday Market can be extended into the High Street.

4. **Conclusion**

- 4.1 Progress has been made on a number of issues since the last meeting of the Working Party on 10 September 2009. Clearly this proposal is dependant upon changes to the existing Traffic Regulation Order and that is subject to a separate process of advertising and considerations that must be completed before the market move can go ahead.

4.2 The consultation has identified the issues of concern and officers believe many of these can be satisfactorily dealt with. There are however, outstanding objections on issues of principle which relate to the need to close the High Street at particular times to deliver this project.

5. Recommendations

5.1 It is **RECOMMENDED** that the proposal to move the Haverhill Market into the High Street on Fridays as detailed in Report A201 (Appendix A to Report A267), 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:-

Patsy Dell, Head of Planning and Engineering Services

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St Edmundsbury
BOROUGH COUNCIL

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 B

Ref	Date Rec'd	From	Organisation	Comment Summary	Response	Outcome
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	Mr Gurteen now understands that access to premises will not be affected by proposal
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.	Volume of traffic using Quakers lane is not yet determined and therefore may not attract significantly more traffic
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	Market Traders have confirmed their request to expand into High st not Queen st
07	20/08/09	C Richards	All Star Video	Doesn't see a need to change current arrangements Wants to see Market Square used more	Noted	Market Traders have confirmed their request to expand into High st
08	19/08/09 7/10/09	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.	The market extension is dependant upon a Traffic Regulation Order that will also seek to restrict traffic using Quakers Lane for access only during market times and when the High Street is closed to vehicles. It is not anticipated that significantly more traffic will be using this route.
09	27/08/09	Panyotis Zachariou	Benny's Bar B Q	Catastrophic loss of	Under the review of	Officers met with

				custom – would have to lay off staff	parking provision a number of free drop-in bays in the nearby Town Hall car park which would replace existing parking arrangements	Benny's BBQ on 2 nd October. His concerns remain unresolved
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	Market Traders have confirmed their request to expand into High st not Queen st
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.	Volume of traffic using Quakers lane is not yet determined and therefore may not attract significantly more traffic
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	Unrestricted access to the premises will continue throughout the rest of the week.	Officers met with Mr Chapman on 25 th Sept. We have been able to reach a resolution on most of his concerns.

				Quakers Lane Difficulties in side loading off Quakers Lane with increased traffic		
13	11/08/09	Rev Ian Finn	St Marys	Seeks clarification on access for funeral cars on a Friday	To be clarified – access for funeral cars will not be interrupted	Officers have confirmed that funeral access will not be affected.
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	
18	07/09/09	D Gouldsmith	Disabled community representative	Market should expand into	Market Traders have confirmed	

				Queen St. Loss of accessibility will affect Blue badge users	their request to expand into High st not Queen st. Blue badge bays between camps Lane and Quakers Lane to be remarked and re-signed offering accessible bays close to High St	
19	14/10/09	K Cattle	Haverhill Locality Planning Network	High St closure will affect disabled access and car parks are too far + many disabled people use taxis whose access will also be affected	Blue badge bays between camps Lane and Quakers Lane to be remarked and re-signed offering accessible bays close to High St	

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St Edmundsbury
BOROUGH COUNCIL

I confirm my support for St Edmundsbury Borough Council seeking to relocate the Haverhill Friday market operation from the Market Square location to the High Street.

Name	Permanent	Casual	Signature	Date
D Keen	X			18/9/09
R Bonner	X			18/9/09
S Clayton	X			18/09/09
R Winter	X			18-9-09
S Holm	X		S. S. Holm	18-9-09
C Marsh	X		C Marsh	18-9-09
D Munro	X			18-9-09
T Chambers	X			18/9/09
J Barrows	X			18/9/09
P Firman	X			18/9/09
F Brown	X			18-9-09
G Rice		X		18/9/09
D Plumpton		X		18/9/09
P Gunwell		X		18/9/09
N Murrel		X		18/9/09
A Bruce		X		18/9/09
R Meadows		X		19/9/09



HAVERHILL LOCALITY PLANNING NETWORK FOR ADULTS WITH
PHYSICAL AND/OR SENSORY DISABILITIES

Councillor Anne Gower
Network
Haverhill Area Working Party

Ref: KLC/Locality Planning
Direct Dial: (01284) 757623

14th October 2009

Dear Councillor Gower

**Haverhill Locality Planning Network for Adults with Physical and Sensory
Disabilities.
Haverhill Friday Market Consultation**

Further to your email of the 6th October 2009, I understand that the proposal to expand the Haverhill Friday Market into the High Street has been discussed at the Haverhill Area Working Party and is again an agenda item for your next meeting.

Whilst I understand that the formal consultation period has now expired, the proposal to relocate the Friday Market into the High Street was discussed by Members at our meeting on 13th October 2009.

It is understood that the Friday market will be located into the High Street from the junction with Quakers Lane to the Town Hall Arts centre and that delivery vehicles and market traders will be allowed controlled access to the High Street from 6am until 10am by means of a removable barrier manned by Market Inspectors. After that time, vehicular access other than for emergency services will not be permitted until after 6pm. During this period of closure, vehicular access from the High Street/Market Hill will be re-routed via Quakers Lane enabling traffic to exit via the Town Hall car park.

Whilst Network members would not wish to object to the proposal, concerns were raised with regard to the restriction of access to the High Street by Blue Badge Holders on a Friday and the suitability of Quakers Lane as a route for both vehicles and pedestrians. Concerns were also expressed that the proposed scheme and alterations to Quakers Lane would allow the enforced pedestrianisation of the High Street on weekdays, without any further consultation.

As you are aware, the High Street is currently closed to vehicular access on Saturdays due to the Saturday market. Whilst Blue Badge holders can still access the High Street on weekdays and Sundays at present, the re-location of the Friday market to the High Street would further restrict access to severely disabled persons who are unable to walk from the nearest car park or utilise the Shopmobility Scheme.

Whilst there are a number of car parks in close proximity to the High Street all of which have accessible parking spaces, the distance from the closest accessible parking space in the Cleales car park to the High Street via Quakers Lane is approximately 106m. Whilst the distance from the accessible parking space in the Arts Centre car park to the High Street is only 29m, the nearest retailing premises are in the order of 98m distance.

The accessible parking spaces within the Co-op car park and Brook Service Road car park are nearer the High Street however, the closest of the spaces are some 70m from the High Street. The distances generally are considered too great for those who have severe difficulty walking.

In addition to the distances involved, access from the Cleales, Arts Centre and Co-op car parks to the High Street is not straightforward as several of the footpaths are on slopes with significant gradients and considerable strength is required to push a wheelchair up or down slopes. Not every carer or wheelchair user is capable of the effort required. Furthermore, whilst the accessible spaces from the Co-op car park are more on the level, access to the High Street requires the crossing of the Brook Service Road which can be problematical for people with disabilities.

Many Blue Badge holders are unable to drive themselves and rely on licensed taxis for independent transport. Whilst it is accepted that taxis could drop people off at the nearest access to the High Street, many people with severe mobility disabilities will be unable to walk the distance required.

In order to alleviate this problem for people with severe mobility impairments, Network Members have recommended that consideration is given to designating all of the parking bays on the High Street up to Quakers Lane as Blue Badge Holders only on Fridays. This parking restriction would however need to be rigorously enforced.

This could be achieved by the provision of an electronically controlled physical barrier (as installed at The Arc development in Bury St Edmunds) at the High Street/Market Square junction which would allow access for permit holders only (those in receipt of the higher rate for Mobility within the Disability Living Allowance). An exemption could also be made for licensed vehicles carrying disabled badge holders in receipt of the above benefit. I understand that a similar system operates in Cambridge where disabled drivers are registered with the council.

In order to facilitate this proposal, extensive engineering works would be required in Quakers Lane, which is very narrow in parts, to provide safe pedestrian access and accommodate motorised buggies, wheelchairs, prams and buggies, prior to the proposed relocation of the Friday market.

Network members are concerned that Quakers Lane is too narrow to safely accommodate vehicles and pedestrians. It is recommended that an alternate pedestrian route from the Town Hall/Cleales car park to the High Street should be investigated. In addition, a weight restriction of vehicles using Quakers Lane should be imposed to limit its use by Heavy Goods Vehicles and traffic calming measures should be introduced.

Clearly visible and legible signage would also be required in the Town Centre to warn drivers of the restrictions and permitted access to the High Street on both Fridays and Saturdays. Improved signage should also be provided in Camps Road to encourage drivers to use the Town Arts Centre and Cleales car parks.

To conclude, for many people with severe disabilities, independent shopping and access to business services can already be extremely difficult even in shopping malls or wholly pedestrianised locations where short, level access is available from accessible car parking. In Haverhill, where most of the shops and businesses are concentrated on two streets only, access to these premises must be maintained for people with severe mobility impairments who are unable to access the High Street directly.

Whilst I understand that two full size additional Blue Badge Holders bays will be provided adjacent to the Lower Downs Slade car park, specifically for Shopmobility users, not all people with severe disabilities are able to benefit from the Shopmobility facilities.

Members of the Locality Planning Network would therefore, be most grateful if the above proposals could be given further consideration by the Haverhill Area Working Party in their deliberations and I look forward to hearing from you in due course. In the meantime, should you wish to discuss this matter further, please do not hesitate to contact me on (01284) 757623.

Yours sincerely

A handwritten signature in black ink that reads "K. Cattle".

Karen Cattle (Mrs)
Chair of Haverhill Locality Planning Network.