

# Haverhill Area Working Party



*St Edmundsbury*  
BOROUGH COUNCIL

<b>Title:</b>	<b>Agenda</b>
<b>Date:</b>	<b>Thursday 11 December 2014</b>
<b>Time:</b>	<b>4.15 pm</b>
<b>Venue:</b>	<b>Castle Manor Business and Enterprise Facility Castle Manor Academy Eastern Avenue Haverhill</b>
<b>Note: All Members for Haverhill Wards and for Wards immediately adjacent are invited to attend this meeting.</b>	
<b>Full Members:</b>	<p style="text-align: center;"><b>Chairman</b> Tim Marks and Karen Richardson <b>Vice Chairman</b> Adam Whittaker</p> <p><u>Conservative Members (7)</u>                      Phillip French                      Paul McManus    Anne Gower                              Marion Rushbrook</p> <p><u>Independent Group Member (2)</u>                      Tony Brown                              Derek Redhead</p> <p><u>Labour Member (1)</u>                              Maureen Byrne</p>
<b>Substitutes:</b>	<p><u>Conservative Members (3)</u>                      Dorothy Whittaker                      Jeremy Farthing    Robert Clifton-Brown</p> <p><u>Independent Group Member (1)</u>                      Vacancy</p> <p><u>Labour Member (1)</u>                              Vacancy</p>
<b>By Invitation</b>	<p><u>Clerk to Haverhill Town Council</u>                              Colin Poole <u>Haverhill Town Council</u>    Pat Hanlon <u>ONE Haverhill</u>    Alaric Pugh</p>
<b>Interests – Declaration and Restriction on Participation:</b>	Members are reminded of their responsibility to declare any disclosable pecuniary interest not entered in the Authority's register or local non pecuniary interest which they have in any item of business on the agenda (subject to the exception for sensitive information) and to leave the meeting prior to discussion and voting on an item in which they have a disclosable pecuniary interest.
<b>Quorum:</b>	Three Members
<b>Committee administrator:</b>	<b>Claire Skoyles</b> SEBC Cabinet Officer/Committee Administrator <b>Tel:</b> 01284 757176 <b>Email:</b> <a href="mailto:claire.skoyles@westsuffolk.gov.uk">claire.skoyles@westsuffolk.gov.uk</a>

# Agenda

Page No

## Procedural Matters

1. **Apologies for Absence**
2. **Substitutes**
3. **Minutes**

1 - 6

To confirm the minutes of the meeting held on 11 September 2014 (copy attached).

## Part 1 - Public

4. **Chantry Mills Regeneration Design Principles Consultation**

The Working Party will receive a presentation from Code Development Planners acting on behalf of Gurteen's.

Note: Members of the Working Party, who are also Members or Substitute Members of the Development Control Committee that may consider any subsequent planning applications in respect of this area, are reminded of the desirability of avoiding the appearance of bias and predetermination in what they say about the matter.

5. **Haverhill Town Centre Masterplan: Update**

The Working Party will receive a verbal update on the current position regarding the development of the Haverhill Town Centre Masterplan.

6. **ONE Haverhill: Update**

The Working Party will receive a verbal update on the current work of ONE Haverhill.

7. **Strasbourg Square**

Report No. **HAV/SE/14/001**

7 - 18

8. **Maintenance Schedule for Existing 'Haverhill Range' of Street Furniture**

The Working Party will receive a verbal update in respect of this item.

**9. Jubilee Plaza**

The Working Party will receive verbal updates in respect of the following items:

- (a) Installation of benches/litter bins in 'Haverhill' range; and
- (b) Update on Potential Use of Jubilee Plaza.

**10. Consideration of Memorial Plaque for the late Councillor Gordon Cox**

The Working Party will receive a verbal update in respect of this item.

**11. Chalkstone Community Centre**

The Working Party will receive a verbal update on the current situation regarding the proposed community transfer of Chalkstone Community Centre.

**12. Work Programme**

The Working Party is invited to indicate potential issues for consideration at future meetings.

**13. Dates of Future Meetings**

The Working Party has already determined that future meetings will be held in 2015 on:

- 12 March;
- 9 July; and
- 15 October.

All meetings are Thursdays starting at 4.15pm at Castle Manor Academy.

The Working Party is asked to **CONSIDER** rearranging the meeting scheduled for 12 March 2015 as this now clashes with a newly arranged joint Overview and Scrutiny Committee meeting.

**Part 2 – Exempt**

**NONE**

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## **ST EDMUNDSBURY BOROUGH COUNCIL**

### **HAVERHILL AREA WORKING PARTY**

#### **Minutes of a meeting held on Thursday 11 September 2014 at 4.15 pm in the Seminar Room, Castle Manor Business and Enterprise Facility, Castle Manor Academy, Eastern Avenue, Haverhill**

PRESENT:	Councillor T G Marks	(one of the Joint Chairmen) (in the Chair)
	Councillors: Ms Byrne Mrs Gower Redhead Mrs Richardson	A Whittaker Mrs D Whittaker
BY INVITATION:	Councillor Hanlon Mr Colin Poole Councillor Pugh	Haverhill Town Council Haverhill Town Clerk One of the Borough Council's representatives on ONE Haverhill
IN ATTENDANCE:	Councillor Brown	Ward Member for Haverhill East

#### **13. Substitutes**

Councillor Pugh declared that he was substituting for Councillor McManus, however as Councillor Pugh was not a named substitute on the Haverhill Area Working Party and the Head of Legal and Democratic Services had not appointed Councillor Pugh as a temporary substitute (on the nomination from the Leader of the Conservative Group), this substitution was not valid.

#### **14. Apologies for Absence**

Apologies for absence were received from Councillors French and McManus.

#### **15. Minutes**

Councillor Mrs Gower referred to the actions expected from Minute 11 (c) and (e). A response regarding Minute 11 (c) is provided in Minute 20 (c) below, and with reference to inviting Suffolk County Council officers to attend a future meeting of the Working Party, this matter would be actioned once further discussion was held on a proposed framework for facilitating the discussion with County officers had been agreed.

The minutes of the meeting held on 19 June 2014 were confirmed as a correct record and signed by the Chairman.

## **16. Declaration of Interests**

Members' declarations of interests are recorded under the item to which the declaration relates.

## **17. Castle Manor – Draft Concept Statement: Update**

The Working Party received and noted a presentation on the current situation regarding the preparation of a draft Concept Statement for Castle Manor.

Members noted that the Castle Manor Partnership site had been allocated in the emerging Haverhill Vision 2031 document (Policy HV16) for expansion and redevelopment of educational premises. A Concept Statement was intended to clarify the Council's expectations for the site and provide a framework for the preparation for a masterplan, which would be produced by the developer.

Extensive consultation had been held on the draft Concept Statement and the document had been revised as a result of the responses received. The amended Concept Statement would be presented to the Sustainable Development Working Party in October 2014 where a recommendation of approval by Cabinet would be sought. Subject to the recommendation of Cabinet on 21 October 2014, adoption would be sought by full Council on 17 December 2014.

A number of questions were asked regarding specific issues relating to the site, such as footpath provision, the overall site design, and the potential impact on highway junctions; and the Working party was informed that such matters would be addressed during the development of the more detailed masterplan.

## **18. Development of the Haverhill Masterplan: Update**

The Working Party received and noted Report F112 (previously circulated), which provided an update on the development of the masterplan for Haverhill Town Centre.

Councillor Pugh, one of the Borough Council's representatives on ONE Haverhill provided an update to the Working Party. He explained that the Borough Council had invited ONE Haverhill to take a lead role in the development of a Masterplan for Haverhill Town Centre, particularly with regards to communicating and engaging the community in the process. The Working Party would however, remain fully engaged – a masterplanning workshop would be arranged for example, specifically for the Working Party and ONE Haverhill Board members which would be delivered during the Issues and Options consultation.

The aim of the masterplan was to set out an aspirational vision for the future of the town centre. It would offer a clear plan to enable partners to work on delivering a town centre that the community and visitors wished to use. It would be fit for the future and ready to respond to opportunities.

Councillor Pugh drew attention to the timeline provided in paragraph 6 of the report and topics contained in the Brief for the Preparation of Haverhill Town Centre Masterplan, attached as Appendix 1.

Several points arose from the discussion, including:

- (a) Paragraph 6: following consideration of a number of factors, the ONE Haverhill Masterplanning Core Group would make a decision on the appointment of the professional team tasked with delivering the masterplan and the concepts raised throughout the process.
- (b) Paragraph 7 (a): the budget from which funding for the 'Our Historic Haverhill' leaflet would be drawn. This detail was yet to be determined, however, it was likely that some sponsorship would be sought from the business community. In addition, the Haverhill Local History Group would be invited to provide input into production of the leaflet;
- (c) Paragraph 8: a project plan was in place which had timetabled the timeline for processing the document through the Borough Council's democratic process. It was anticipated that final adoption would take place in June 2015; and
- (d) Appendix 1, paragraph 2.3 (a): Baseline data would also be sought from other partners, namely Suffolk County Council and Haverhill Town Council.

In response to a question on the process to be undertaken should developers wish to submit potential piecemeal planning applications before the adoption of the town centre masterplan, the Working Party was informed that a written reply would be provided.

An update on the masterplanning process would be provided at the next meeting on 11 December 2014. The Working Party also reiterated that it would like a general update at each meeting on the work of ONE Haverhill and the various projects in which it was involved.

### **19. Final Report from Kent Business School on the 'Destination Haverhill' Project**

The Working Party received and noted Report F113 (previously circulated), which presented the final report of Kent Business School (KBS) on the 'Destination Haverhill' project.

In 2011, the Borough Council committed £10,000 to the project, which was matched by Suffolk County Council. KBS allocated a further £20,000, which provided total funding of £40,000.

The aim of 'Destination Haverhill' was "*To ensure that the town centre of Haverhill attracts more visitors, shoppers and investment by providing a high quality experience for all and by providing a broad range of desired products and services such that visitors need not travel to other nearby local centres.*"

Attached as Appendix 1 to the report was the final report of KBS and the Head of Economic Development and Growth drew Members' attention to the main conclusions and recommendations identified by KBS, including that the project was not intended to be a detailed retail study but aimed to support and engage with retailers to help them provide an improved

shopping experience for meeting customers' needs. Masterclasses were offered to some retailers, some of which engaged extremely well.

Several points arose from the discussion, including:

- (a) whilst a breakdown of spending of the total funding allocated towards the project would be welcomed at a future meeting, it was also important to recognise that the Borough Council only contributed £10,000 of the total £40,000 allocation;
- (b) the conclusions and recommendations would provide opportunities for shared learning and inform further work, including the masterplanning process;
- (c) compared to other towns across the country, Haverhill's town centre remained vibrant and it was particularly encouraging that the market was attracting young traders;
- (d) although consultation had been held at the time regarding a preferred day of the pilot scheme's implementation, Members questioned whether the 'Free from 3' car parking initiative should be offered on an alternative day to Fridays. Members were reminded that the initiative aimed to achieve an increase in footfall into the town during the slowest periods, and that as part of the newly adopted Market Licence Regulations, market traders would be asked to remain operational until 4.00pm on Fridays, but discussion would be held with the Head of Service and Portfolio Holder responsible for car parking to see if this could be revisited with any options for proposed alternatives reported back to the Working Party.

## **20. Review of Previous Haverhill Area Working Party Recommendations/Decisions**

The Working Party received and noted Report F114 (previously circulated), which set out the recommendations and decisions taken by the Working Party from January 2012.

Attached as Appendix 1 was a schedule identifying 11 projects and their current status. Following questions raised at the last meeting, updates were also provided on the breakdown of Growth Area funding currently spent on the Haverhill High Street Improvement Scheme and what events the Jubilee Plaza has previously been used for. Reference was also made to the installation of the noticeboard and map at Haverhill Bus Station and the allocation of £5,000 towards the installation of seating on the Jubilee Plaza.

Attention was drawn to the following:

- (a) Welcome Signs: a discussion was held on whether as a new project and subject to funding availability, the old welcome sign by the Day's Inn hotel could be replaced, and a new sign installed at the Hazel Stub Roundabout. Mr Poole also asked whether it would be possible to include twin-town information illustrated beneath the signs; however the majority of Members felt that this detail had already been considered and upon acting on national advice of the Department for Transport, the signs should be kept free of any additional 'clutter'. Mr Poole was advised to take his suggestion to Suffolk County Council for a response if he so wished.



- (b) The location for the noticeboard and map at Haverhill Bus Station was inadequate as it had been installed facing the car park and not in the direction of flow of pedestrian traffic. Members asked if it could be moved to the wall facing the bus station.
- (c) Seating on Jubilee Plaza: it was noted that the Police had previously expressed reservations that the installation of seating in this location may provoke anti-social behaviour; however, the Police had agreed this was no longer a concern. Members encouraged the installation of furniture in a design that conformed with the bespoke 'Haverhill range' and was finished with durable paint. Events should also be arranged where practicable, as was originally intended for the plaza.

## **21. Work Programme**

The Working Party received and noted a verbal update on this item.

The Chief Executive began by responding to a question raised at the previous meeting. He informed Members that the £750,000 Growth Area Funding for the Haverhill Research Park project remained unspent. The funding was allocated towards the project and not for Haverhill itself.

He then sought Members' views on a potential new direction for the Working Party, insofar that the Haverhill Area Working Party would operate within a 'lighter touch' governance model. Both the Bury St Edmunds and Rural Area Working Parties had previously agreed to trial this approach, whereby there would be no change to the current terms of reference of the Working Party, and it could still consider formal items of business when needed. However, its normal mode of working was much more of a discussion forum for locality matters, with a Member-led agenda. At meetings themselves, rather than formal committee reports, the Working Party could invite officers and external representatives to attend and make short presentations, for informal discussion. As a result of the discussions, recommendations could still be made to Cabinet as normal, but they could in the main be used to give a steer to officers or partners, from the Ward Member perspective. The meetings could also be used for updates on ongoing matters. Essentially, the Working Party would become more of a locality forum, therefore, all Members for Haverhill wards and the immediately surrounding area would be invited to attend Working Party meetings.

Members were generally supportive of the proposal and discussion was held on potential topics, however, some concern was expressed that the Working Party would duplicate the work of ONE Haverhill. Discussion was also held on voting procedures and whilst the non-decision making Working Party currently comprised membership as a result of having regard to the political balance of the Council, it was considered whether membership should comprise the ten Haverhill Ward Members only.

Further detail regarding the proposal would be provided at a future meeting.

## **22. Dates of Future Meetings**

The Working Party had already determined that the next meeting would be held on 11 December 2014 at Castle Manor Academy. Members then agreed the following future meetings in 2015:

- 12 March;
- 9 July; and
- 15 October.

All meetings were on Thursdays starting at 4.15pm. Venues to be confirmed.

The meeting concluded at 6.10 pm.

**CHAIRMAN**

# Haverhill Area Working Party



St Edmundsbury  
BOROUGH COUNCIL

<b>Title of Report:</b>	<b>Strasbourg Square</b>	
<b>Report No:</b>	<b>CAB/SE/14/001</b> [to be completed by Democratic Services]	
<b>Report to and date/s:</b>	<b>Haverhill Area Working Party</b>	11 December 2014
	<b>Cabinet</b>	10 February 2015
<b>Portfolio holder:</b>	Councillor Anne Gower Portfolio Holder for Housing 01440 706402 <a href="mailto:anne.gower@stedsbc.gov.uk">anne.gower@stedsbc.gov.uk</a>	
<b>Lead officer:</b>	Damien Parker Operations Manager (Leisure & Cultural Services) 01284 757090 <a href="mailto:damien.parker@westsuffolk.gov.uk">damien.parker@westsuffolk.gov.uk</a>	
<b>Purpose of report:</b>	To seek Members' feedback on the proposed improvement works to Strasbourg Square which are scheduled to commence in the first quarter of next calendar year.	
<b>Recommendation:</b>	<p>It is <b>RECOMMENDED</b> that:</p> <p>(1) <b>the Haverhill Area Working Party considers the proposal detailed in Section 1 of Report No: HAV/SE/14/001, and provides feedback prior to commencing formal consultation; and</b></p> <p>(2) <b>subject to the majority of respondents to the consultation being satisfied with what is proposed, the project to transform Strasbourg Square be progressed early in 2015, at a cost of up to £35,000 provided from the buildings repair and maintenance revenue budget.</b></p>	
<b>Key Decision:</b>	<p><i>Is this a Key Decision and, if so, under which definition?</i></p> <p>Yes, it is a Key Decision - <input type="checkbox"/></p> <p>No, it is not a Key Decision - <input checked="" type="checkbox"/></p>	
(Check the appropriate box and delete all those that <b>do not</b> apply.)		

<p><i>The key decision made as a result of this report will be published within <b>48 hours</b> and cannot be actioned until <b>seven working days</b> have elapsed. This item is included on the Decisions Plan.</i></p>			
<p><b>Consultation:</b></p>		<ul style="list-style-type: none"> <li>• Ward Members</li> <li>• Residents immediately surrounding Strasbourg Square</li> <li>• Local Business' located immediately around Strasbourg Square</li> </ul>	
<p><b>Alternative option(s):</b></p>		<ul style="list-style-type: none"> <li>• Do Nothing</li> </ul>	
<p><b>Implications:</b></p>			
<p>Are there any <b>financial</b> implications? If yes, please give details</p>		<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <ul style="list-style-type: none"> <li>• The project is estimated to cost £35,000 and this sum can be found from existing budget estimates.</li> </ul>	
<p>Are there any <b>staffing</b> implications? If yes, please give details</p>		<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>Are there any <b>ICT</b> implications? If yes, please give details</p>		<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>Are there any <b>legal and/or policy</b> implications? If yes, please give details</p>		<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <ul style="list-style-type: none"> <li>• <b>The West Suffolk Tree Management Policy:</b> This policy advocates that tree-related problems and concerns are dealt with appropriately, efficiently and in an accountable manner.</li> </ul>	
<p>Are there any <b>equality</b> implications? If yes, please give details</p>		<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <ul style="list-style-type: none"> <li>• The project takes into considerations the requirements of Disability Discrimination Act.</li> </ul>	
<p><b>Risk/opportunity assessment:</b></p>		<ul style="list-style-type: none"> <li>• A prolonged period of wet/extreme cold could delay the progress of works on site.</li> <li>• The work to remove the trees will take place outside of the bird nesting season.</li> <li>• Re-landscaping the area will both improve the appearance of the site and remove the ongoing issue of the existing tree roots lifting the hard surfacing on site.</li> <li>• There will be improved access between the square the neighbouring play area.</li> </ul>	
Risk area	Inherent level of risk (before controls)	Controls	Residual risk (after controls)
Inclement weather delaying works and increasing costs.	High	The works will be contracted out on a fixed price basis. A cost benefit analysis of buy-in additional ground protection will be considered.	Medium
<p><b>Ward(s) affected:</b></p>		<p>Haverhill East</p>	

<b>Background papers:</b> <i>(all background papers are to be published on the website and a link included)</i>	None
<b>Documents attached:</b>	<b>Appendix A</b> – Proposed Plan <b>Appendix B</b> – Feedback received concerning earlier draft plan <b>Appendix C</b> – Earlier draft plan

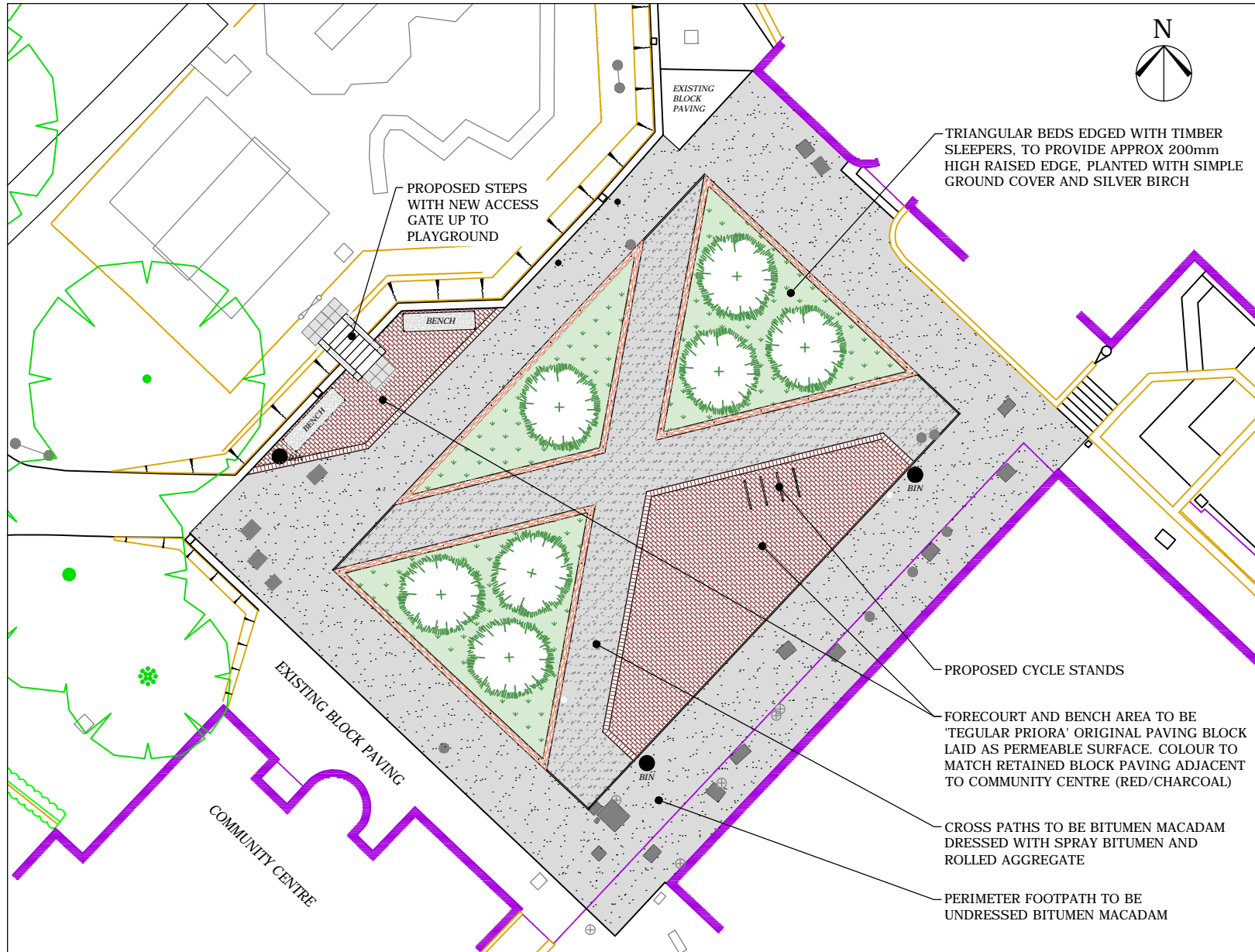
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## **1. Key issues and reasons for recommendation(s)**

- 1.1 Strasbourg Square is a 1960's designed shopping precinct on the Chalkstone Estate. The Borough Council is responsible for the management and maintenance of the square, which contains five mature Acacia trees and a Sycamore tree. The roots of the Acacia trees have caused a great deal of damage to the surrounding surface and the Sycamore tree has extensive decay in its main trunk.
- 1.2 The Borough Council has undertaken regular inspections of the area and a number of ad-hoc repairs have been undertaken over the years to ensure that the surface remains safe. These have left a mosaic of surface repairs which detract from the appearance of the square.
- 1.3 Root pruning and simply relaying the surface in Strasbourg Square is not deemed viable because of the trees species, maturity and the fear of destabilisation.
- 1.4 The Borough Council has funding of £35,000 within its buildings repair and maintenance revenue budget to replace the surface of the square.
- 1.5 **Appendix B** contains feedback which the Council has already received via Ward Councillors on an earlier draft scheme (**Appendix C** - Earlier draft plan). The feedback has been used to help inform the current proposed plan which is attached as **Appendix A**.
- 1.6 Local residents and businesses will be consulted on the latest design proposal and subject to the majority of residents and businesses being content it is proposed to commence the work in early 2015.

DO NOT SCALE FROM THIS DRAWING  
ASK FOR DIMENSION  
USE ONLY FOR PURPOSE  
INDICATED BELOW

ASSOCIATED DRAWINGS	
DWG NO.	TITLE
001	SITE LOCATION PLAN
003	SITE PLAN EXISTING
004	SITE PLAN PROPOSED
005	SECTION A-A
006	ACCESS PLAN



TRIANGULAR BEDS EDGED WITH TIMBER SLEEPERS, TO PROVIDE APPROX 200mm HIGH RAISED EDGE, PLANTED WITH SIMPLE GROUND COVER AND SILVER BIRCH

PROPOSED STEPS WITH NEW ACCESS GATE UP TO PLAYGROUND

PROPOSED CYCLE STANDS

FORECOURT AND BENCH AREA TO BE 'TEGULAR PRIORA' ORIGINAL PAVING BLOCK LAID AS PERMEABLE SURFACE. COLOUR TO MATCH RETAINED BLOCK PAVING ADJACENT TO COMMUNITY CENTRE (RED/CHARCOAL)

CROSS PATHS TO BE BITUMEN MACADAM DRESSED WITH SPRAY BITUMEN AND ROLLED AGGREGATE

PERIMETER FOOTPATH TO BE UNDRESSED BITUMEN MACADAM

<b>West Suffolk</b> working together	
WEST SUFFOLK PROPERTY SERVICES	
Head of Services	Mark Bland
West Suffolk House	Tel: 01284 761223
Wymondley Way	Fax: 01284 727880
Wymondley, Ipswich	E-Mail: <a href="mailto:property@westsuffolk.gov.uk">property@westsuffolk.gov.uk</a>
IP11 2JL	W: <a href="http://www.westsuffolk.gov.uk">www.westsuffolk.gov.uk</a>
Project: STRASBOURG SQUARE RESURFACE	
Title: LANDSCAPE PROPOSAL	
Scale: 1:75 @A1	Drawing No: A1
Date: 17 OCT 14	Drawn By: KLS
Site No: 10379	Project No: 002

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## APPENDIX B

### Feedback – On the first draft plan (Appendix C).

Collective & collated comments made during the short survey a local resident undertook of the 3 shop keepers/occupants and as many residents as could be found.

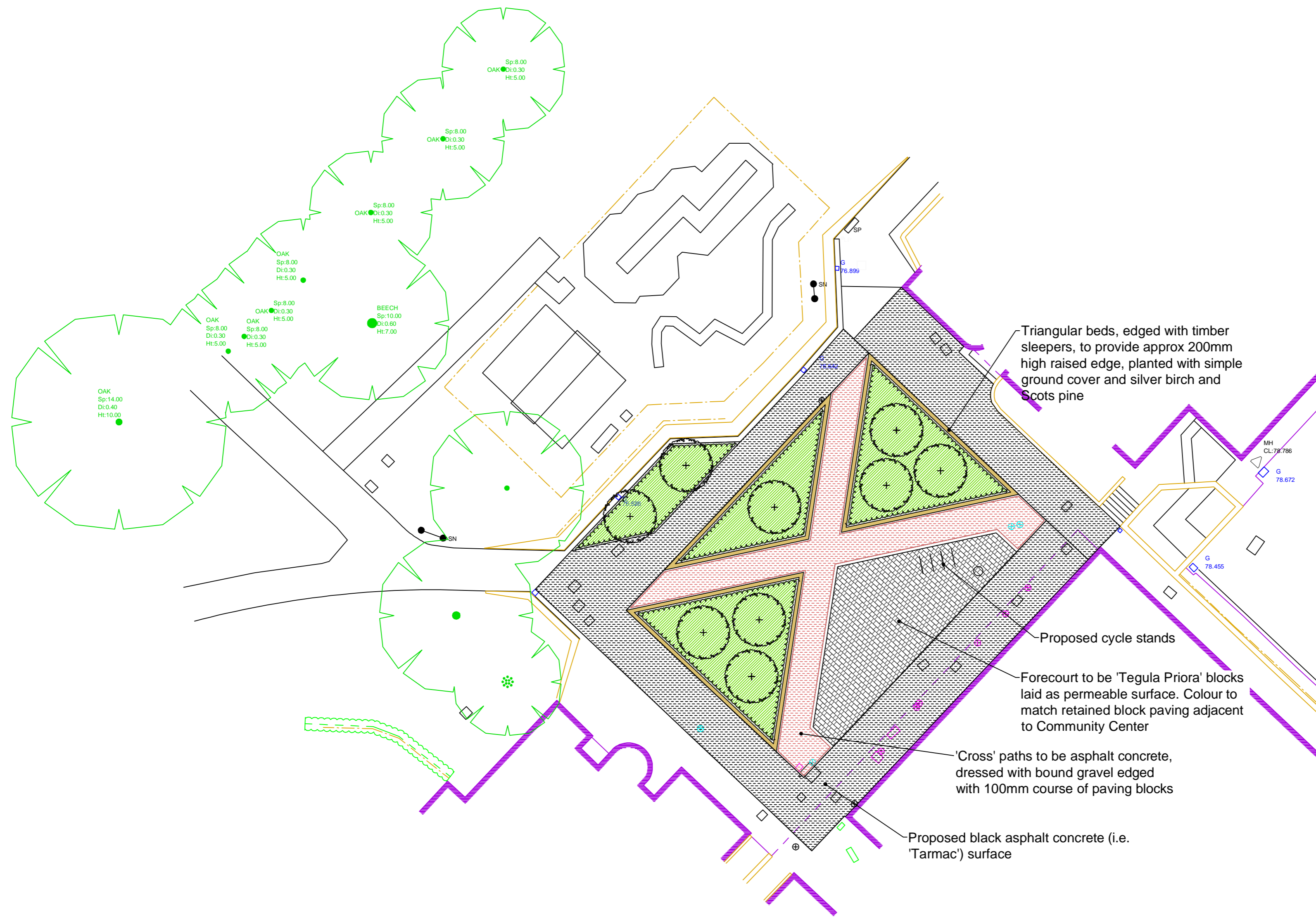
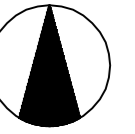
Note that ONE Track did not comment as their Manager was away and nobody wanted to comment instead. These are in no specific order.

Comment	Amendments in revised plan
1. All agree the existing trees are past their sell by date and should be removed.	N/A
2. Their replacement with 9 trees is excessive and too crowded effectively still blocking out the light to both the businesses and flats facing the Square.	<ul style="list-style-type: none"> <li>7 ornamental birch trees now proposed.</li> </ul>
3. The type of tree suggested (Silver Birch and Scots Pine) are totally inappropriate for the environment. There are already Scots Pine at the back of the shops and these cause untold mess and danger to the public including falling/fallen cones & pine needles everywhere causing a slip hazard. What are needed are trees that do not have a low branch capability (to stop climbing) but are relatively sparse in their crowns requiring little or no maintenance.	<ul style="list-style-type: none"> <li>Pine trees removed.</li> <li>The ornamental birch trees should not create the problems that currently exist.</li> </ul>
4. The cross path effect has been accepted as a good lead through from the 4 entrances/exits to/from the Square.	N/A
5. The bicycle rack in the middle of the Square is considered inappropriate. If one is needed at all, and there are comments as to why, then it should be placed somewhere away from the shops near to the playground entrance or in the car park.	The central features including the cycle stands have all been shifted further back from the shops for maintenance purposes. As well as providing a facility for cyclists the stands will provide a physical deterrent to those who might want to play ball sports in the square.
6. There should be an entrance to the playground from the Square itself and not via a back gate on the reverse side.	Access point into the play area now proposed.

Comment	Amendments in revised plan
<p>7. The use of asphalt (Tarmac) around the outside should be replaced with something more aesthetic as it is a cheap alternative to the existing paving slabs. If Tarmac has to be used perhaps a different colour could be considered?</p>	<p>Tarmac was chosen for its robust nature and ease of future maintenance and ease of matching. The down side to coloured tarmac is: I) cost II) when repairs are required (and there are plenty of services below the proposed tarmac areas) it's more difficult to provide a true match.</p>
<p>8. The use of timber sleepers, some 200mm off the ground, to surround the tree areas is considered inappropriate when it comes to meeting the requirements of the Disability Discrimination Act.</p>	<p>The use of 200mm high sleepers to define soft planting areas does not contraventions the DDA. The sleepers are higher than a standard kerb; we are designing the sleepers as boundaries to planting areas so we are not encouraging people into the sleepered areas.</p>
<p>9. In previous discussions with the late Gordon Cox, it was strongly suggested and agreed that the possibility of having tables &amp; chairs provided by "Chippys" during opening hours to provide an "Al Fresco" eating environment during the summer months could attract more customers to the Square. Therefore a suitable area should be allowed for this in front of all 3 shop establishments. This may well require the re-routing of the "cross" walkways which in itself may be more aesthetic.</p>	<p>The proposed design does not prevent Al fresco eating, however, the owner of the chippy would need to obtain the relevant permission/licence to (1) place items outside of his shop and (2) to serve food outside.</p>

Comment	Amendments in revised plan
<p>10. It is imperative that lighting be provided to cover the steps in the north east corner of the Square as well as the car park itself. Currently, due to the replacement of the lighting on Millfields Way with LED lights, the illumination in both of these areas is now non-existent. The former could be solved by placing flood lights along the north edge of the shop building (owned by SEBC) which would illuminate not only the steps but the entire walkway from front to back of the shops. There have been several instances of near misses where people wearing dark clothing walking across the car park are not seen until the last moment.</p>	<p>I accept the concern reviewing the lighting wasn't in the brief we were originally set but subject to costs and happy to broaden the scope if that's what's wanted.</p>
<p>11. All of the seating has been removed from the plan. It is important that seating be provided as these are heavily used by persons walking from the town to the upper Chalkstone estate; particularly the elderly.</p>	<p>Two fixed benches have now been included.</p>
<p>12. The darkness and appearance of the south alleyway leading from the back of the shops to the Square could be enhanced with better lighting and the occasional repainting in white paint.</p>	<p>This falls outside of the scope of this project but will refer it to the property services team for their consideration.</p>
<p>13. Obviously something needs to be done about the ex-Vixen pub but this is well known about. It needs to be mentioned here as constitutes one quarter of the Square.</p>	<p>Again this falls outside of the original scope of this project, it's not a council owned property so we have a very limited remit to be able to change what's there.</p>
<p>14. Questions were also asked about the long term future of the Chalkstone Community Centre now the Leiston Centre seems to have been adopted by the Town Council. Residents felt the Chalkstone community had been abandoned due to only one of the centres being adopted.. The building is quite drab and does not attract the amount of usage it should do to support its upkeep. This may be because SEBC does not actively market the building for events. Many of the meetings held at the schools and elsewhere could quite easily be held there; perhaps at a lower cost even. This may in turn encourage customers to the businesses in the Square.</p>	<p>Again this falls outside of the scope of this project. SEBC are looking at how/who is best placed to manage these community assets in the future.</p>

Comment	Amendments in revised plan
<p>15. Sergeant Matt Gilbert: I tend to agree with Glenn that bike racks are not a priority in the square, it needs good lighting in the area to prevent any dead spots in the area which could be used for ASB and the like and trees in the area gives a good natural look but not too many as this can cause further issues with lack of natural lighting and extra leaves on the ground in autumn (tree type depending of course.)</p>	<p>The reviewed plan will hopefully address the concern</p>
<p>16. Inspector Peter Ferrie: From my point of view I would be looking to reduce / design out anything that would cause or encourage ASB.....I'm not a fan of removing seating however.....I've never found that providing seats causes kids to gather and commit ASB.....so I'm happy from a policing point of view for the seats to be retained for the use of the whole community.....I would not worry that seats will act as a magnet for crime / ASB.</p>	<p>The Council have a duty to help design out ASB concerns.</p> <p>The raised beds should help deter the football and skating in the square which was flagged as an irritation to surrounding neighbours</p> <p>Some bench seating will be installed.</p> <p>The Council have not alleged that providing seating is a magnet for crime/ASB.</p>
<p>17. The budget has been set at £35K. I personally would much rather have seen what it would cost to meet community requirements rather than being limited in this way.</p>	<p>As with all our projects we have to start with an indicative budget. Every business will have budgets for activities and projects and the council is no different.</p> <p>Where a community can really help is to prioritise what they want within a budget – what's most important to them and what are they prepared to wait for until money is available (or perhaps do some fund raising themselves to add value to their community).</p>



Triangular beds, edged with timber sleepers, to provide approx 200mm high raised edge, planted with simple ground cover and silver birch and Scots pine

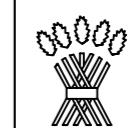
Proposed cycle stands

Forecourt to be 'Tegula Priora' blocks laid as permeable surface. Colour to match retained block paving adjacent to Community Center

'Cross' paths to be asphalt concrete, dressed with bound gravel edged with 100mm course of paving blocks

Proposed black asphalt concrete (i.e. 'Tarmac') surface

Revisions :

 Land & Sculpture Design Partnership  
LANDSCAPE ARCHITECTURE · SCULPTURE · ARBORICULTURE

CLIENT : St Edmundsbury Borough Council  
SITE : Strasbourg Square, Haverhill  
DRG : Landscape Proposal  
DRN BY : GH  
SCALE : 1:200 @ A2  
DATE : February 2014  
No : LSDP 11095.01

**DRAFT**

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