

DC/22/00754

Chambers Bus Garage, Church Square, Bures St Mary, BURES, Suffolk CO8 5AB.

Planning APPLICATION- Construction of local convenience store and 10 no. apartments/houses(a net increase of 9 dwellings) including associated drainage, parking, hardstanding ,fences/walls and other infrastructure (following demolition of outbuildings and in-filling of former vehicle inspection pits, partial demolition of former bus depot and house).

Following the Bures St Mary Parish Council Joint Extraordinary meeting held on 7th April 2022, the Parish Council strongly objects to this application on highway safety grounds.

We believe, contrary to the Transport Planning Team's recommendation, that the proposed revision of the junction layout at Church Square with Bridge Street on the B1508 will cause 'an unacceptable impact on highway safety' and that ' the residual cumulative impacts on the road network would be severe' (NPPF Section 111). We disagree that the impact would be limited or that it would be mitigated by the proposed changes to the junction layout.

Having received an independent assessment of the proposal by the Highway Traffic and Transport Consultancy (HTTC), we are advised that not only will the development result in significant increases in traffic flows, the poorly located and poorly designed access directly at the existing junction to the B1508 Bridge Street/High Street , at a blind bend, will result in a high number of conflicting and hazardous movements of all traffic types in this location, to the serious detriment of highway safety.

We are also concerned that the proposed uncontrolled crossing on Bridge Street/B1508 is situated at a very vulnerable point, close to a blind bend and at an 8 metre-wide section of the road.

The Transport Assessment refers to the Manual for Streets for its assessment of the Stopping Sight Distance for the southbound motorist at this point. The HTTC report states that the available road distance of 23 metres is significantly less than the 33 metres required. Even more concerning is the suggestion that the actual available Stopping Sight Distance may be reduced to 15 metres if the clear sight area cannot be guaranteed because of oncoming vehicles in the east/northbound lane. (2.18)

The 29-page report compiled by Mr Keith Anthony Berriman I. Eng., FIHE FCIHT of The Highways Traffic and Transport Consultancy is attached.

The Parish Council supports the proposed convenience store Zone 1 in principle but suggests overall a smaller floor space than the 421sq.m quoted in the planning documents. Members wish to prevent any further urbanisation of our Conservation Area and to preserve the character of the immediate neighbourhood. The proposed convenience store would overlook the Grade 1 listed church and would be close to a number of Grade 2 listed dwellings. It is felt that a smaller retail /business unit may better safeguard the historic

environment. LP26 states that a development needs to be compatible and harmonious with its location and appropriate in terms of scale.

The Parish Council is, however, not satisfied with the proposed less-than-recommended parking provision for the convenience store in view of the obvious stress on the existing and very limited parking provision in the village centre. We would welcome an increase in the parking provision for the retail/business unit.

The Parish Council recognises that a retail/business unit would safeguard viable employment opportunities for the local community (LP13 -14.05) .

The Parish Council believes that the flats and apartments will enable the integration of older persons into the community in order to address potential issues of isolation and to promote inclusivity (LP06-13.34). We, therefore, support the residential proposal for Zone 2 in principle. However, the Parish Council would prefer smaller dwellings for starter homes or downsizing homeowners as identified in the March 2022 Initial Housing Needs Survey carried out by the Rural Community Council of Essex (RCCE) as part of the Neighbourhood Planning Process. The results of the RCCE survey are attached. The Parish Council feels that smaller properties would enable young families to remain in the village, thereby enhancing and maintaining the vitality of this rural community (LP01- 13.02).

(Attached documents:

Highway Report – The Highway Traffic and Transport Consultancy- Keith Berriman

Bures Housing Needs Survey – Paul Scott)