



09/01/2023

Ed Fosker
West Suffolk Council

By email only

Thank you for requesting advice on this scoping opinion from Place Services' landscape advice services. This provides advice to planning officers to inform West Suffolk Council planning decisions with regard to potential landscape impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/23/1988/FUL

Location: 2 Piperell Way, Haverhill, CB9 8QX Suffolk

Proposal: Planning application – a. seven units B2/B8 general industrial/storage and distribution units following demolition of existing offices and structures b. improvements to existing vehicular accesses.

Dear Ed,

Thank you for consulting Place Services on this outline application.

With reference to the above application and submitted documents received by Place Services on the 13/12/2023 asking for Landscape comments. Our comments on the planning application submitted are provided below:

Planting plan PP01 0
Soft Landscape Details
Sections through Retaining Wall (Sheets 1-3)
Arboricultural Implication Assessment
Site Layout APO101 P01
SUDs plan
Elevations as Proposed Units 1-5, 6-7

Site context

The existing site presents good visual amenity with numbers of mature trees within grassy gentles which characterise the immediate spine roads of the industrial estate. This site is currently occupied by existing commercial buildings and large parking area set back from the road. The site has a corner position at the entrance to Piperell Way off Moon Hall Lane and provides a well-landscaped setting with trees around the perimeter as well as within the site.

Review of the submitted documents and proposal

The proposed replacement units for B2/B8 general industrial/ storage and distribution form a similar layout to the previous consented application DC/20/2003/FUL. We therefore accept



the proposed development in principle. The new scheme sites the buildings close to the road and therefore necessitates extensive retaining gabion walls as well a tree removal. The existing open frontage is reduced compared to the earlier scheme and so the scope for a robust landscape edge to this prominent corner site is now limited. The presence of retaining walls combined with highway visibility constraints will restrict planting of trees.

The previous scheme allowed for a number of specimen trees of advanced nursery stock that wrapped around the corner of the site creating an attractive landscape setting at the crossroads with Piperell Way and the well-treed approach along Moon Hall Lane. Accepted that most of the existing site trees of some maturity will require removal to allow the development, it is important to ensure replacement of quality specimens that provide immediate impact and have sufficient room to grow in the long term. Mature trees are shown to be retained on the western perimeter of the site, however with the proximity of Unit 06, some of these trees will be impacted by construction and would be lost also.

The hard landscaping of the site uses permeable paving for the parking bays as part of the sustainable drainage design which is welcome. The service routes are concrete which is impermeable and less attractive; permeable asphalt would be preferable. The existing parking area is broken up with trees and this approach would be also recommended to provide shade and improve visual amenity. Whilst cycle parking is provided within the layout, there is a lack of available outdoor open space for workers welfare which is recommended.

Summary

To be supportive of redevelopment of this site with the significant loss of trees, we would recommend an adjustment to the proposed layout that allows adequate unconstrained space for a quality landscape scheme with tree planting to the northern frontage of the site and in addition the retention of trees on the Moor Hall Lane perimeter needs to be ensured. As a cue the building line should be on a similar alignment with buildings to the north and south of the site on Moon Hall Lane thus maintaining the character and distinctiveness of the industrial estate in line with Policy DM2 and CS2.

If you have any queries regarding the matters raised above, please let us know.

Yours sincerely,

Sarah Coupat BA(Hons) MLD CMLI
Senior Landscape Consultant

Place Services at Essex County Council

Place Services provide advice on behalf of West Suffolk Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.