

Charlotte Waugh
West Suffolk Planning Dept.
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

Our Ref: Haverhill6/049/IJ
21st December 2023

Dear Charlotte,

Re: Submission of amended details for Reserved matters application (DC/23/1469/RM) - submission of details under outline planning permission SE/09/1283 - the means of access, appearance, landscaping, layout and scale for the construction of 98 dwellings, together with associated means of enclosure, car parking, vehicle and access arrangements, landscaping and open space for a phase of residential development known as Phase 6. The application includes the submission of details to enable the discharge of conditions B4, B8, B9, B16, B17, B18, B20, B21, B24 of outline planning permission SE/09/1283.

Following extensive discussions with West Suffolk Council, I have the pleasure in submitting additional plans to further enhance the scheme preciously approved on 8th September 2022.

The following explanation is made in support of each aspect of the changes to help demonstrate the enhancement of the scheme. The revisions to the approved Phase 6 details are required to allow for a suite of enhancements across Phase 6, addressing issues which became apparent when preparing the detailed engineering design drawings.

Finished Floor Levels

The “staggered approach to house lines” (Haverhill Town Council Comments May 2022) remain present. The main concern for members of the public and the Town Council were in relation to the “apartment buildings in terms of their overall height, scale and appearance in this location, particularly given its topography” (Committee Report September 2022). These apartment buildings’ levels remain mostly unchanged with only minimal differences.

The access to the apartments in the northwest corner has been amended to provide a level access entrance. A section of POS has also been raised by the apartment entrance to provide additional amenity (as shown on amended plans).

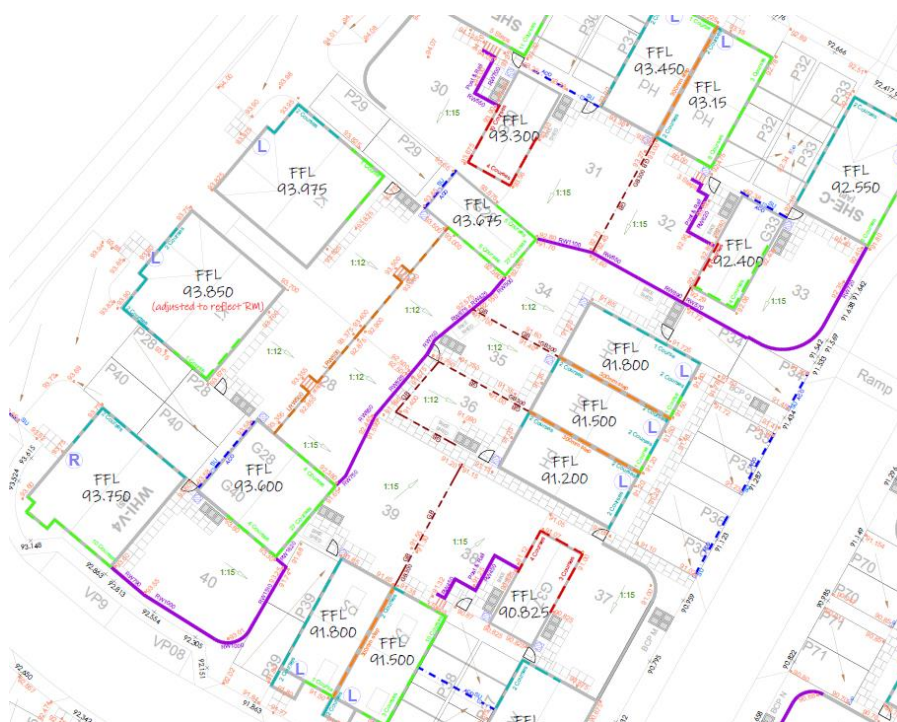


During the Reserved Matters process, representations made to West Suffolk Council also included the impact on amenity of existing residents at Falklands Road to the east, but the case officer concluded that “Properties in this area would be separated from the new dwellings by a minimum of 40 metres. In this respect, the new dwellings would be sufficiently distant to ensure that they would not have a significant adverse impact on amenity through overlooking or being overbearing” (Committee Report September 2022). This statement remains accurate for the proposals being submitted under this application.

Whilst there is no policy requirement for level access, enhancements include 97 out of 98 units having at least one form of level access (through front of rear entrance).

Retaining Walls

Giving the topography of this parcel as shown on approved levels plans, retaining walls were always intended as part of the layout. Whilst the on-plot retaining walls did not feature on any of the approved drawings, the level and approved at the Reserved Matters reflecting level changes which would generally require retaining walls (as seen on previous phases). This is particularly relevant for gardens of plots 28 and 29, where the gardens have been tiered to reduce the height of retaining walls (as shown in image below). This is an approach which has been used across the scheme.

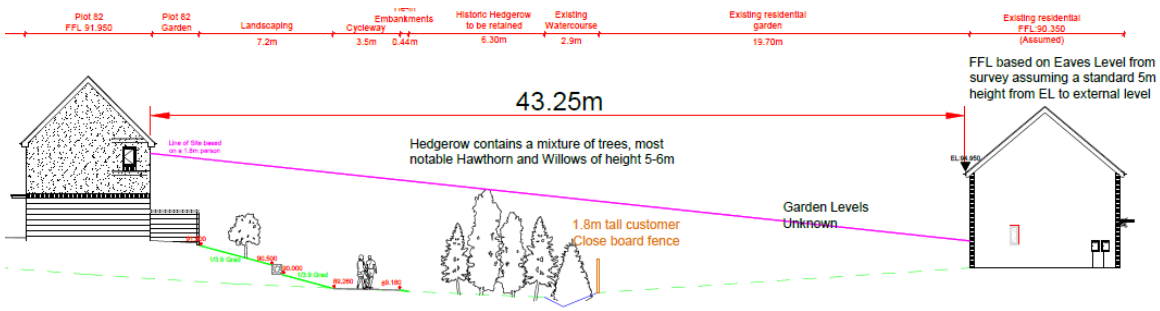


Extract from plan titled '049-E-SK220 Plot 28-29 Garden Retaining walls Rev A

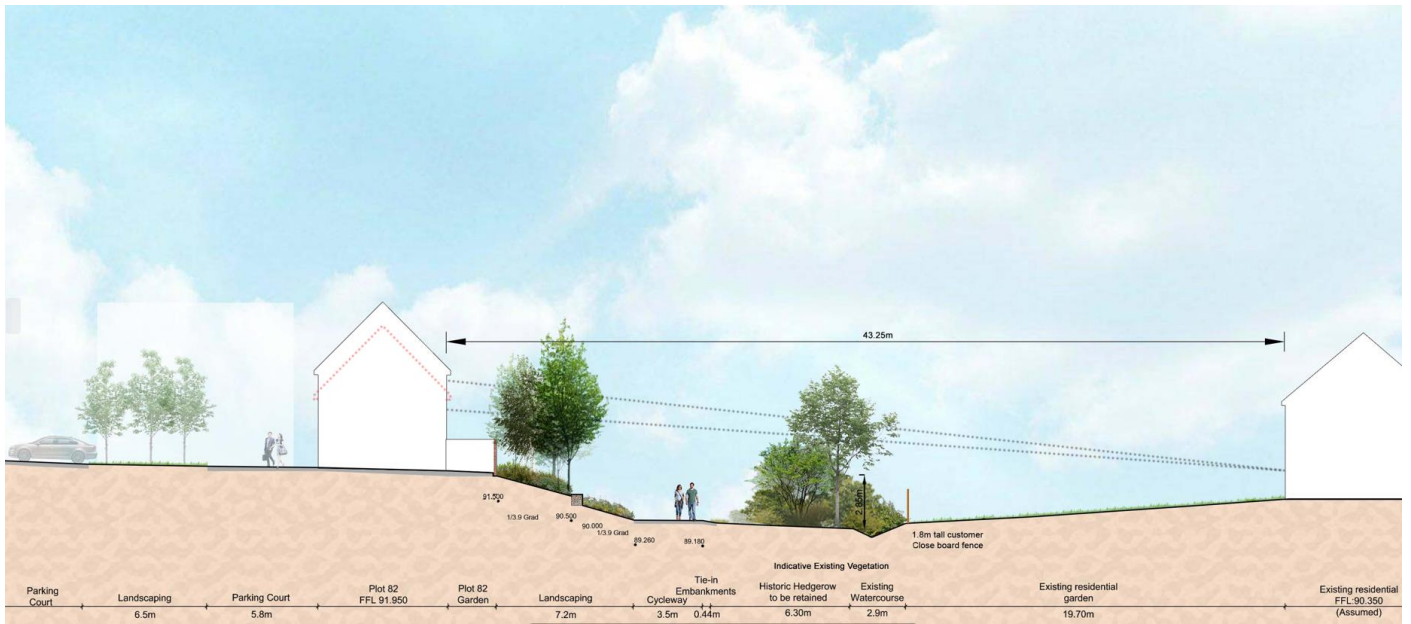
Boundary treatments have been included on the layout as part of this application, ensuring clarity on the boundaries of plots along with external levels plans in order to allow discharge of condition B18.

As requested by planning officers, the heights of retaining walls in gardens of plots 23 and 24 have both been reduced by approximately 300mm. The retaining walls for gardens of plots 34-36 have also been significantly reduced following discussions with planning officers.

The distance between the FOG (plot 82) and existing properties is sufficient, where it has been agreed with officers that additional planting successfully screen the views of existing properties so as not to impact residential amenity or privacy (as shown with section B-B below). Additional planting has also been provided to the west of the gabion baskets.



Extract from plan titled '049-E-SK211 Eastern Boundary Cross Sections Sheet 1' showing screening of plot 82.



Extract from image titled 'Phase 6 Section B-B rev B'.



Extract from plan titled '049-P-030 Street Scenes A-E Rev D.

Landscaping Enhancements

Enhancements are proposed along the eastern corridor to improve the amenity of this key pedestrian and cycle route. This will include the incorporation of a low-level retaining wall to the west of the cycleway to enhance the treatment of the levels and to provide planting opportunities at various levels. The retaining wall will be constructed out of Gabion Baskets, or a more natural form of retaining wall.



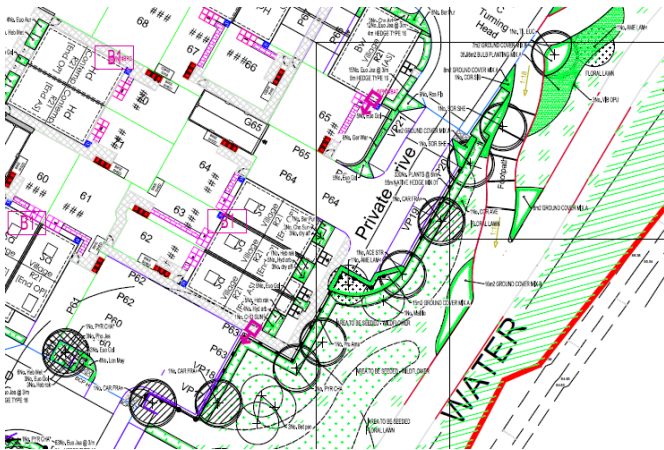
Example of Gabion Basket Retaining Wall

Landscaping plans incorporate enhancements to the planting, including additional trees and shrubs along re-designed land formations to provide variety of planting levels along the green corridor on the eastern boundary.



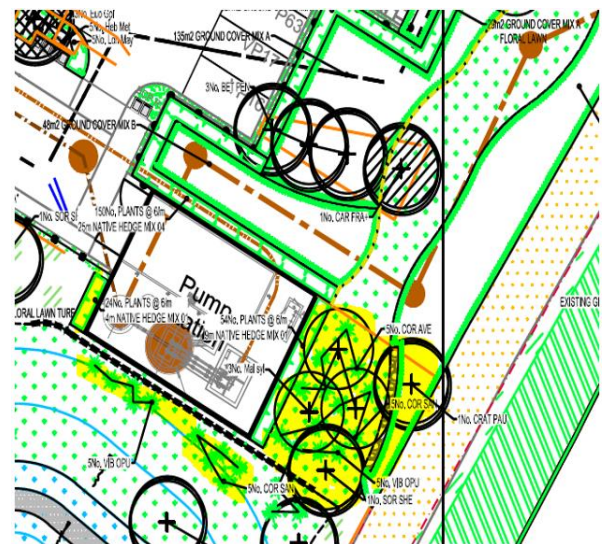
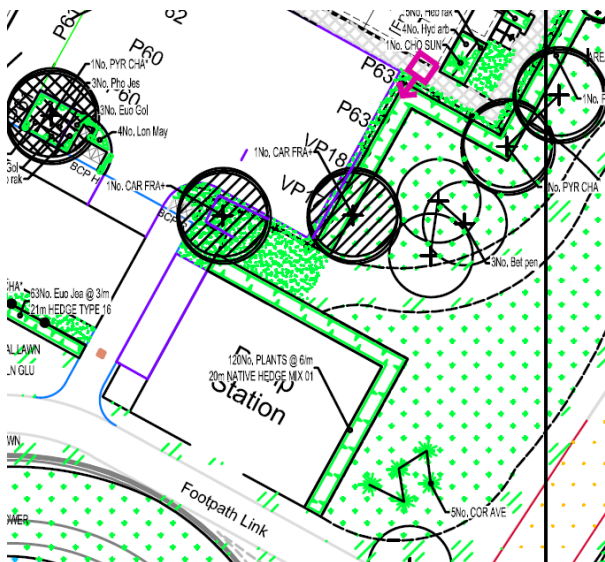
Extracts of previous landscaping (left) and enhanced landscaping (right).

As shown above, the enhanced landscaping plans have additional shrub planting to the east and west of two sections of Gabion Basket retaining walls (additional planting highlighted yellow).



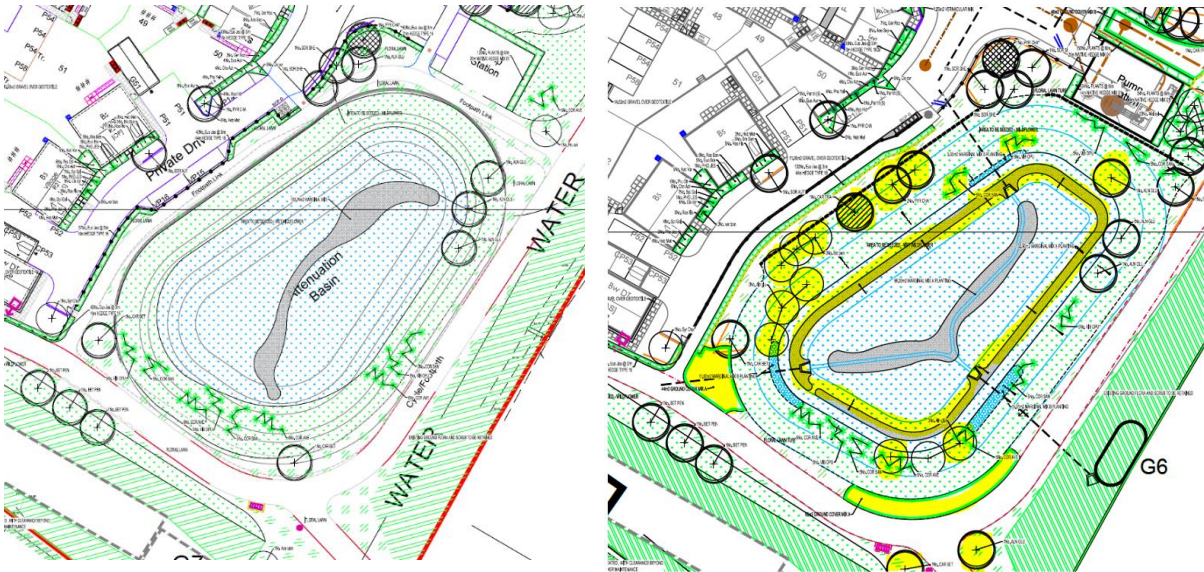
Extracts of previous landscaping (left) and enhanced amendments (right)

As shown in the images above, landscaping west of the footpath/ cycleway has been further enhanced through additional shrub and ground cover mix planting (additional planting highlighted in yellow). Two sections of Gabion Basket retaining walls have been included, providing further planting opportunities by improving the amenity of the planted area.



Extracts of approved landscaping (left) and proposed amendments (right)

Planting surrounding the pump station has been further enhanced, with the addition of gabion basket retaining walls with shrub planting both sides.



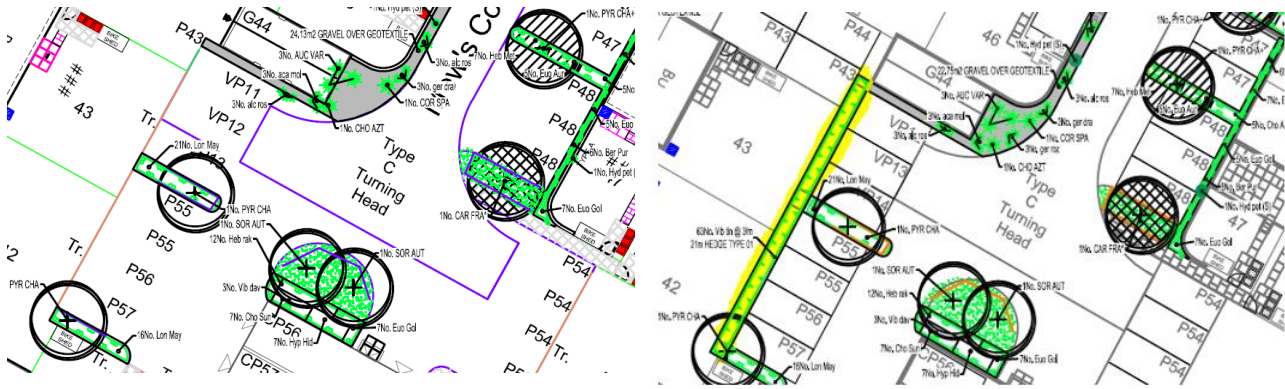
Extracts of approved landscaping (left) and proposed amendments (right)

The basin area has been enhanced as the basin retaining wall can be designed as separate and smaller retaining walls, which will be less intrusive and present a more natural and softer edge to the development and further planting is proposed to be incorporated. The footpath that was north of the basin has been removed to allow for additional landscaped area to screen the pump station. Additional shrub planting has also been provided around the SUD basin, improving its amenity (additional planting highlighted in yellow in above image).



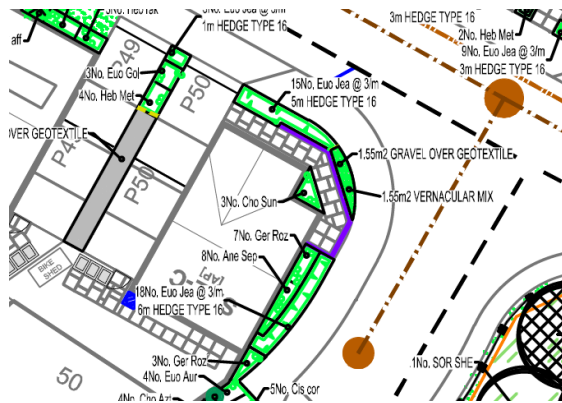
Example of Tobermore retaining wall

The retaining wall surrounding the basin will be constructed using Tobermore retaining wall materials, providing a more natural aesthetic than regular retaining walls, further enhancing the amenity of the area.



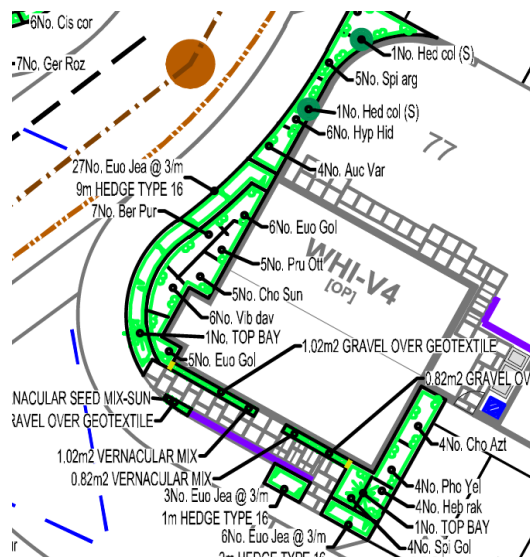
Extracts of approved landscaping (left) and proposed amendments (right)

Further amendments are also proposed within the site to further enhance the landscape scheme of this phase, which includes additional hedge planting in the parking courts to the east of plots 42 and 43 (see planting highlighted in above image).



Extract of proposed landscaping plan

To comply with M4(1) building regulations, a stepped free approach to the principal access must be provided where possible, which has resulted in the provision of a ramp (As requested by Councillor Mason). To ensure continuation of the green frontage, shrub planting has been retained in front of the retaining wall and facing the road. Ivy has also been included in front of the retaining wall, making it a green wall, and providing visual amenity



Extract of proposed landscaping plan

A ramp has also been provided in front of plot 77 to comply with building regulations, where some hedge planting has been displaced. However, additional planting has been provided in front of the dwelling, as well as ivy in front of the retaining wall to create a green wall. In smaller areas, smaller plants have been included over gravel areas. The number of slabs forming the ramp has been reduced in line with guidance, allowing approximately 500mm of additional hedge planting. To improve the green frontage, Ivy has been provided on the retaining walls of gardens 77 and 33.

Summary

Numerous enhancements have been incorporated into the resubmission which improve landscaping, levels, and the SUDs basin.

The following plans or reports previously submitted are still relevant to this application:

Plans previously submitted
eDNA Report 2019.pdf
Haverhill_Clearance Precautionary Method Statement_RevB.pdf
Haverhill_Ecology Walkover Report 2021.pdf
Hazel Dormouse Survey Report 2019.pdf
Hedgerow Survey 2019.pdf
LEMP03 Phase 6.pdf
PEA.pdf
Reptile Survey Report 2019 Revision A.pdf
Updated Badger Survey Report.pdf
Updated Ecological Walkover 2022 RevB.pdf
Wintering Bird Survey Report.pdf
Bat Activity Report 2019.pdf
Botanical Survey August 2019.pdf
Breeding Bird Survey Report 2019.pdf
Construction Ecological Management Plan RevA.pdf
035_Charnwood - Elevations Urban Square.pdf
036_Charnwood - Floor Plans The Streets.pdf
037_Charnwood - Elevations The Streets.pdf
038_Charnwood - Floor Plans Rural Green Edge.pdf
039_Charnwood - Elevations Rural Green Edge.pdf
040_Dallington - Floor Plans.pdf
041_Dallington - Elevations The Streets.pdf
043_Danbury - Floor Plans.pdf
044_Danbury - Elevations The Streets.pdf
045_Danbury_Rural Green Edge.pdf
046_Epping - Floor Plans.pdf
047_Epping_The Avenue.pdf
048_Flatford_Rural Green Edge 2.pdf
049.2_Flatford_The Avenue.pdf
049_P_Saunton End R21_Rev A.pdf
049_P_Saunton Mid R21_Rev A.pdf
050_Flatford - Floor Plans Elevations The Streets.pdf
051_Grizedale - Floor Plans.pdf
052_Grizedale - Elevations The Streets.pdf
053_Grizedale - Elevations Rural Green Edge.pdf
054_Kielder - Floor Plans Elevations Rural Green Edge.pdf
055_Saunton - Floor Plans.pdf

056_Saunton - Elevations The Streets.pdf
057_Saunton - Elevations Rural Green Edge.pdf
058_Saunton x3 - Elevations Rural Green Edge.pdf
059_Sherwood - Floor Plans Elevations The Avenue.pdf
060_Sherwood - Floor Plans Elevations Urban Square.pdf
061_Sherwood - Floor Plans Elevations Rural Edge.pdf
062_Wareham - Floor Plans.pdf
063.1_Wareham x2 - Elevations Rural Green Edge.pdf
063_Wareham - Elevations Rural Green Edge.pdf
064_Whiteleaf - Floor Plans Elevations Urban Square.pdf
065_Whiteleaf - Floor Plans Elevations Rural Green Edge.pdf
069_Western Apartment Block - Floor Plans.pdf
070_Western Flat Blocks_Elevations.pdf
071_Eastern Apartment Block - Floor Plans.pdf
072_Eastern Flat Blocks_Elevations.pdf
073_Single Garage.pdf
074_Double Garage.pdf
075_Carport - plots 81 82.pdf
076_Pumping Station - Plan Elevations.pdf
020_Haldon - Floor Plans Elevations - Urban Square.pdf
021_Haldon - Floor Plans Elevations - Urban Square.pdf
022_Haldon x3 - Floor Plans Elevations - Urban Square.pdf
027_Barnwood - Floor Plans.pdf
028_Barnwood - Elevations Rural Green Edge.pdf
029_Brightstone - Floor Plans.pdf
030_Brightstone - Elevations Rural Green Edge.pdf
031_Brightstone - Floor Plans.pdf
032_Brightstone - Elevations Rural Green Edge.pdf
033_Burnham - Floor Plans Elevations Rural Green Edge.pdf
034_Charnwood - Floor Plans Urban Square.pdf
Post-Excavation Assessment Dec 18.pdf
WSI Haverhill Jan18.pdf
039-E-SK125 Infrastructure Delivery Phasing Rev A.pdf
039-E-SK145 Haul Road Detailed Design General Arrangement.pdf
049-E-225 Phase 6 Compound Layout and Levels Plan Rev B.pdf
CMP - Haverhill Phase 6 Rev C.pdf
039-E-470 Persimmon Homes Wheel Wash.pdf
039-E-471 KAUTO Relief Road Wheel Wash.pdf
007_Parking Plan.pdf
008_Tenure Plan.pdf
009_Character Area Plan.pdf
010_Housing Distribution Plan.pdf
049-E-SK27 Bat Corridor and Light spill Layout.pdf
049-P-017 Movement and Connectivity Plan Rev B.pdf
049-P-018 POS Plan Rev A.pdf
049-P-020 Green Energy Layout Rev C.pdf
049-P-021 Surveillance Layout Rev A.pdf
049-P-022 Cycle Storage Layout Rev A.pdf

049-P-191 Fence Specification and Standard Details.pdf
001_Location Plan.pdf
003_Massing Plan.pdf
004_Refuse Cycle Plan.pdf
006_Materials Plan.pdf
JBA 18-351 AMS Phase 6 AR07
049-E-SK5.1 - Turning Head Light Spread LP5.pdf
049-E-SK5.2 - Turning Head Light Spread LP6.pdf
049-E-SK24 Existing Watercourse location Plan.pdf
049-P-TR-001 Turning head-Vehicle Tracking Plans Sheet 1 of 3.pdf
049-P-TR-002 Turning head-Vehicle Tracking Plans Sheet 2 of 3.pdf
049-P-TR-003 Turning head-Vehicle Tracking Plans Sheet 3 of 3.pdf
995,SI-Report,SG,PD,19-12-14,V2-Final.pdf
35997IPLS-01.pdf
35997IPLS-02.pdf
E3838- Drainage Strategy Phase 6 - Rev2 Full .pdf
049-E-200-B GA Adoption Plan.pdf
049-P-023 Level Street scene A-A B-B C-C Rev C
049-P-024 Level Sections A-A B-B Rev C.pdf
049-E-SK40 Additional SUDS Proposal Rev A.pdf
Design and Access Statement

The following plans have been submitted to replace those previously submitted:

Previously submitted plan	Replacement Drawing/ Plan
049-P-023 Level Street scene A-A B-B C-C Rev C.pdf	049-P-030 Street Scenes A-E Rev D
JBA 18-351-50 Detailed Soft Landscape Proposals for plots phase 6 rev G.pdf	JBA 18-351-50 Detailed Soft Landscape Proposals for plots phase 6 rev P.pdf
JBA 18-351-51 Detailed Soft Landscape Proposals for plots phase 6 rev G.pdf	JBA 18-351-51 Detailed Soft Landscape Proposals for plots phase 6 rev P.pdf
JBA 18-351-52 Detailed Soft Landscape Proposals for plots phase 6 rev G.pdf	JBA 18-351-52 Detailed Soft Landscape Proposals for plots phase 6 rev P.pdf
JBA 18-351-53 Detailed Soft Landscape Proposals for plots phase 6 rev G.pdf	JBA 18-351-53 Detailed Soft Landscape Proposals for plots phase 6 rev P.pdf
002_Planning Layout Rev F 24.08.23	002_Planning Layout Rev H 081123
049-P-200-Site Layout Rev G	049-P-200-Site Layout Rev H
049-E-SK166 Technical Levels Design Explanation Sheet 2 Rev A.pdf	049-E-500 DPC and External Levels Masterplan Rev E
049-E-SK170 Retaining Walls.pdf	049-P-200-Site Layout Rev H
049-E-SK171 Retaining Walls With Boundary Treatments Sheet 1 of 3.pdf	049-P-200-Site Layout Rev H
049-E-SK172 Retaining Walls With Boundary Treatments Sheet 2 of 3.pdf	
049-E-SK173 Retaining Walls With Boundary Treatments Sheet 3 of 3.pdf	
049-P-300 External Works Hard Landscaping Plan Sheet 1 of 4 Rev D.pdf	049-P-200-Site Layout Rev H
049-P-301 External Works Hard Landscaping Plan Sheet 2 of 4 Rev D.pdf	
049-P-302 External Works Hard Landscaping Plan Sheet 3 of 4 Rev E.pdf	

049-P-303 External Works Hard Landscaping Plan Sheet 4 of 4 Rev D.pdf	
049-E-SK26-A Eastern Cross Section.pdf	049-E-SK210 Eastern Boundary Advanced Levels Details Rev A
	049-E-SK211 Eastern Boundary Cross Sections Sheet 1 Rev A
	049-E-SK212 Eastern Boundary Cross Sections Sheet 2 Rev A
	049-E-SK213 Eastern Boundary Cross Sections Sheet 3 Rev A
049-E-SK50-B Basin Cross Sections.pdf	049-E-SK231 Basin Section - Section A-A B-B Rev A
	049-E-SK232 Basin Section - Section C-C D-D
	049-E-SK233 Basin Section - Section E-E
	049-E-SK230 Pump Station and Basin Section Rev A
049-E-SK165 Technical Levels Design Explanation Sheet 1 Rev A.pdf	049-E-500 DPC and External Levels Masterplan Rev E

The following additional plans have been submitted for the application, which also includes details in order to avoid conditions on the Reserved Matters Decision Notice. This includes the Construction Environmental Management Plan (CEMP) and associated fence phasing plan, Cycle Storage Details, Materials Specifications.

Additional Drawing/ Plan
049-E-500 DPC and External Levels Masterplan Rev E
049-E-501 DPC and External Levels Sheet 1 of 3 Rev E
049-E-502 DPC and External Levels Sheet 2 of 3 Rev E
049-E-503 DPC and External Levels Sheet 3 of 3 Rev E
Phase 6 Section A-A rev A
Phase 6 Section B-B rev B
Phase 6 Section C-C rev A
Phase 6 Section D-D rev A
Phase 6 Section E-E rev A
Phase 6 Section F-F rev A
Phase 6 Section G-G rev A
049-E-SK215 Cycleway Long Section Plan Rev A
049-E-SK220 Plot 28-29 Garden Retaining walls Rev A
049-E-SK222 Plots 41-43 Levels Re-design Rev A
049-E-SK225 Plots 28-29 and 34-36 Garden Cross Sections
049-E-SK221 Flats Parking Area Levels Re-design Rev C
049-E-SK240-A Dwelling Access Plan (Sheet 1 of 2)
049-E-SK241 Dwelling Access Plan (Sheet 2 of 2)
JBA18-351 ECO34 Haverhill Phase 6_ Construction Ecological Management Plan RevA
039-E-SK155-D Fence Phasing plan
Haverhill Phase 6 - Cycle Storage
Haverhill Phase 6 - Materials Specs

I trust the submitted details are sufficient. I would be grateful if you could confirm receipt of details submitted, along with the target date for determination. Please do not hesitate to contact me should you require to discuss any aspect of the submission or if you require any further information.

Yours sincerely,

A handwritten signature in black ink that reads "I Jolly". The signature is written in a cursive style with a large, stylized 'I' and 'J'.

Isaac Jolly
Assistant Planner
PERSIMMON HOMES LIMITED
SUFFOLK REGION