

**From:** Beighton, Dave <dave.beighton@westsuffolk.gov.uk>  
**Sent:** Thursday, December 14, 2023 5:24 PM  
**To:** Cobbold, Savannah <savannah.cobbold@westsuffolk.gov.uk>  
**Subject:** RE: DC/23/1157/FUL Rose Bank Burton End Haverhill

I'm ok with this if we feel content that one dwelling with a barrier / fence and rooms orientated forward and rear would not address these concerns (plainly they will not address the sheer proximity, and I respect that is part of the objection here)

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Principal Planning Officer  
Planning Development

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**From:** Cobbold, Savannah <savannah.cobbold@westsuffolk.gov.uk>  
**Sent:** Thursday, December 14, 2023 4:09 PM  
**To:** Beighton, Dave <dave.beighton@westsuffolk.gov.uk>  
**Subject:** DC/23/1157/FUL Rose Bank Burton End Haverhill

Draft to check please 😊 we have a strong case here I think

Hi Paul,

Apologies for the delay in responding based on the informal amended plans, discussions have been taking place behind the scenes.

Specifically, I have had further discussions with public health and housing as well as our parks team, noting the proximity of the play park to the proposed development.

Public health and housing have made the following comments:

*It has come to my attention that the proposed 3 dwellings would be in close proximity to a play area immediately to the west of the development site, as shown on the proposed block / location plans submitted in support of the application. I have to confess to having overlooked this aspect at the time of my original comments, hence the need for my revised comments now, so please accept my apologies for this oversight on my behalf.*

I am concerned that noise from the play area could potentially have an adverse impact on the residential amenity of the future occupiers of this proposed development.

This concern could potentially be mitigated by way of an acoustic fence / barrier, although it would generally be required that this be formally demonstrated by way of a noise impact assessment. This could potentially be problematic at this current time given that the level of use of the play area is likely to be less than it would be during the spring / summer months. That said, a suitably qualified / experienced acoustician may have sound level data from a similar play area elsewhere, from which noise levels at this proposed development could be calculated. However, I would need to be satisfied that any acoustician was comparing like for like.

That said, acoustic fences don't block all sound, of course, so it would be likely (essentially inevitable in my opinion) that some noise from the play area would still be audible in the gardens of the proposed dwellings, most likely at exactly the same time when most people would expect to have most use of their garden i.e. in the spring / summer.

You have helpfully shared with me an informal amendment to the proposed development, which I understand would be 2 dwellings instead of the 3 currently applied for. I note from the PDF shared with me that the far ends of the gardens (closest to the play area) include a 2-metre timber close boarded fence (TCBF) with the side boundaries having a 1.8 metre TCBF, which would provide some mitigation, but to be considered an 'acoustic' fence this would have to have a mass of at least 10kg/m<sup>2</sup> rather than being 'standard' garden fencing. Again, what type of fence and how much mitigation this would actually provide would be a matter for a suitably qualified / experienced acoustician to demonstrate.

**In summary / conclusion, I would now OBJECT to the proposed development based on my concern that noise from the adjacent play area could potentially have an adverse impact on the residential amenity of the future occupiers of this proposed development.**

In addition to this the parks team have made the following comments:

If we were looking at a new development we would ask the developer to follow the Fields in Trust six metre standard (FIT) and this states that a Local Equipped Area of Play (LEAP) should be a minimum of 20m from the nearest residential boundary.

A LEAP is an unsupervised play area equipped for children of early school age.

Location Within 5 minutes walking distance of home i.e. 400m walking distance or 240m straight line distance.

Target Users Mainly for accompanied children from 4 to 8 years, with consideration given to supervised children from birth to 4 years, unaccompanied children slightly older than 8 years and children with special needs.

Content Should offer at least 5 types of play equipment. They should also have seating for accompanying adults.

Size Active Zone - 400m<sup>2</sup>, Total (inc. Buffer Zone) - 3,600m<sup>2</sup> (0.36ha)

Nearest House 20m from edge of Activity Zone to property boundary.

Knowing how this play area is used, the open access of the play area 24/7, it is highly likely that when these properties are occupied, we could see an increase in anti-social behaviour (ASB) complaints.

For these reasons we would have strong objections to these properties being approved.

Both parties have reviewed the informal amendments with myself and I have discussed this with Dave as my manager.

There is perhaps more scope to address these issues with the provision of one dwelling, with marking on the boundary of the site closest to the play space, no windows on the elevation

being the party provision of acoustic testing and the submission of a noise impact assessment. However, to caveat this, it is difficult to comment that this will be acceptable without seeing plans, and further consulting with colleagues.

If you can let me know which scheme (three dwellings as already submitted, or two as informally submitted, or if you wish to informally amend to one dwelling so I can seek advice of colleagues) you would like to proceed with on the basis of an appeal, that would be great.

I hope this is clear.

Kind regards,

Savannah

Savannah Cobbold  
Planning Officer  
Planning Development

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From: Cobbold, Savannah <Savannah.Cobbold@westsuffolk.gov.uk>

Sent: 02 Jan 2024 10:28:41

To:

Cc:

Subject: 21.12 email from DRB to SC FW: DC/23/1157/FUL Rose Bank Burton End Haverhill

Attachments:

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Savannah Cobbold  
Planning Officer  
Planning Development

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From: Beighton, Dave <dave.beighton@westsuffolk.gov.uk>  
Sent: Thursday, December 21, 2023 3:58 PM  
To: Cobbold, Savannah <savannah.cobbold@westsuffolk.gov.uk>  
Subject: RE: DC/23/1157/FUL Rose Bank Burton End Haverhill

Perfect, I think that is fair, and pleased to see Penny is on the same page here.

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**From:** Cobbold, Savannah <[savannah.cobbold@westsuffolk.gov.uk](mailto:savannah.cobbold@westsuffolk.gov.uk)>  
**Sent:** Thursday, December 21, 2023 3:11 PM  
**To:** Beighton, Dave <[dave.beighton@westsuffolk.gov.uk](mailto:dave.beighton@westsuffolk.gov.uk)>  
**Subject:** FW: DC/23/1157/FUL Rose Bank Burton End Haverhill

To address this after chatting to Penny, are you happy with the section in red below ?

---

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Planning Officer  
Planning Development

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**From:** Beighton, Dave <[dave.beighton@westsuffolk.gov.uk](mailto:dave.beighton@westsuffolk.gov.uk)>  
**Sent:** Friday, December 15, 2023 9:48 AM  
**To:** Cobbold, Savannah <[savannah.cobbold@westsuffolk.gov.uk](mailto:savannah.cobbold@westsuffolk.gov.uk)>  
**Subject:** RE: DC/23/1157/FUL Rose Bank Burton End Haverhill

I think we should be a little clearer on whether or not we felt we would support a single dwelling, as we sort of leave that a bit too ambiguous below. I see the very gentle balance here and it might be worth seeing what Penny says. My gut feel is that if we had no objection from PHandH, and a suitable acoustic measure, and a single dwelling that orientated front and rear, then I don't think we'd win an appeal, balancing all matters, not least noting the principle of 'buyer beware', but equally I am mindful of the fact that no amount of mitigation and design manipulation can alter the physical proximity to the play ground.

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**From:** Cobbold, Savannah <[savannah.cobbold@westsuffolk.gov.uk](mailto:savannah.cobbold@westsuffolk.gov.uk)>  
**Sent:** Friday, December 15, 2023 8:38 AM  
**To:** Beighton, Dave <[dave.beighton@westsuffolk.gov.uk](mailto:dave.beighton@westsuffolk.gov.uk)>  
**Subject:** RE: DC/23/1157/FUL Rose Bank Burton End Haverhill

I've added the section below in red based on Dom's stance on one dwelling – happy for me to send?

---

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Planning Development

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