

Mrs Emma Thompson  
Bidwells  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

**Case Officer:** Penny Mills  
**Direct Line:** 01284 757367  
**Email:** [planning.help@westsuffolk.gov.uk](mailto:planning.help@westsuffolk.gov.uk)  
**Application no:** NMA(B)/15/2151  
**Today's Date:** 12 November 2019

Dear Sir/Madam

**Non-Material Amendment**

**Location:** Land Ne Haverhill Wilsey Road Little Wratting Suffolk

**Amendments:** **Non-material amendment to DC/15/2151/OUT - Amend condition 3 to replace the alternative road hierarchy parameter plan (drawing reference 5055-ES-04 F) with a new alternative road hierarchy parameter plan and replace the alternative building heights parameter plan (5055-ES-03 E) with a new alternative building heights parameter plan.**

**Amend wording of the condition to differentiate between approved drawings and parameter plans.**

I refer to the above application and accompanying plans received in this office on the 29 July 2019. I have had the opportunity to consider the details and have the following comments to make.

The introduction of the potential for 3 storey buildings at the southern end of parcel A2 and within parcel A8 would not materially alter the overall character of the development of its wider impact. The increased height would equate to an additional 2.5 metres from the approved parameters in a small part of the overall development and it is considered that it would not impact on the setting of nearby heritage assets or the amenity of existing residential dwellings outside the site.

The increase in the range of permitted widths for the primary roads within the development by 0.3 metres and the introduction of a primary 'lower tier' within the road hierarchy would not materially alter the overall character of the road network within the development or materially affect the way in which it is intended to function.

The proposed amendment to the wording of condition 3 of planning approval DC/15/2151/OUT to distinguish between those plans approved for the access and off site highways works and those parameters that the subsequent reserved matters shall be broadly in accordance with is also considered to be non-material and is hereby approved.

The approved re-worded condition 3 is therefore set out below:

### Condition 3

The development hereby permitted shall be carried out in accordance with the approved plans listed below:

Red Line Plan 5055-PL-01 B  
Chalkstone Way Access Plan Original 10173 HL 02 J  
Chalkstone Way Access Plan Alternative 10173-HL-19 B  
Chalkstone Way Footpath 10173-HL-22D  
Haverhill Road Access Plan 10173-HL-04 I  
Car Park Access 10173-HL-20

Off Site Highway Works Plans:  
A143 Lords Croft Lane 10173-HL-23 A  
A1017 A1307 10173-HL-12 E  
Withersfield Road Queens Street 10173-HL-10 B  
A143 Manor Road 10173-HL-09 B  
Chalkstone Way Wratting Road 10173-HL-11 B

The reserved matters shall be submitted pursuant to condition 1 in general accordance with the following approved Parameter Plans:

Building Heights Parameter Plan 5055-ES-03 A  
Building Heights Parameter Plan Alternative 5055-ES-03 F  
Density Parameter Plan 5055-ES-02  
Density Parameter Plan Alternative 5055-ES-02 D  
Land Use Parameter Plan dwg no 5055-ES-01 rev N  
Land Use Parameter Plan Alternative dwg no 5055-ES-01 rev O  
Road Hierarchy Parameter Plan 5055-ES-04 A  
Road Hierarchy Parameter Plan Alternative 5055-ES-04 rev G  
Public Rights of Way Parameter Plan 5055-ES-05 A  
Public Rights of Way Parameter Plan Alternative 5055-ES-05 F

Reasons: To ensure the satisfactory development of the site.

**\*\*Note \*\*** For the purpose of condition 3 and the interpretation of Road Hierarchy Parameter Plan Alternative 5055-ES-04 rev G, it should be noted that tertiary streets could include both minor access roads and shared surfaces as appropriate. The precise nature of these would be determined through the reserved matters application.

This permission agrees the variation in condition wording set out in this notice for application DC/15/2151/OUT which remains subject to the other planning conditions set out in the decision notice.

If you have not already done so, you should check with the Building Control Section to ascertain whether an additional application is required under the Building Regulations. They can be contacted at the above offices or by telephone on (01284) 757387.

Please contact the Case Officer, Penny Mills, in case of query.

Yours faithfully

*David Collinson*

David Collinson  
Assistant Director - Planning & Regulatory Services

A copy of this letter will be attached to the public Planning Register