

Your ref: DC/19/1940/RM
Our ref: Haverhill – NE strategic allocation,
Great Wilsey Park, Wilsey Road 40778
Date: 04 October 2019
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Ms Penelope Mills,
Principal Planning Officer,
Planning and Regulatory Services,
West Suffolk Council,
West Suffolk House,
Western Way,
Bury St Edmunds,
Suffolk,
IP33 3YU

Dear Penny,

Haverhill: NE strategic allocation, Great Wilsey Park, Wilsey Road – reserved matters application

I refer to the proposal: reserved matters application – submission of details under outline planning permission DC/15/2151/OUT (residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure.

Submission of details for the reserved matters access, appearance, landscaping, layout and scale for 503 dwellings (parcels A1, A2 and A8) and associated internal roads, car parking, landscaping, amenity and public open space.

Application to partially discharge conditions 4 (updated survey information), 6 (waste and recycling), 7 (landscape and ecological management plan), 8 (landscape), 15 (open space strategy), 28 (garage/parking provision), 30 (Travel Plan – residential), 40 (arboricultural method statement), 42 (ecological implementation strategy), and 45 (biodiversity monitoring) of DC/15/2151/OUT.

The application under reference DC/15/2151/OUT has an associated planning obligation dated 13 August 2018. The planning obligations previously secured under the first planning permission must be retained in respect of this application if West Suffolk Council make a resolution to approve.

In respect of education, there is an obligation that a fully serviced site of minimum size of 2-hectares is offered to the county council prior to the first occupation of the 100th dwelling. The county council (and the local planning authority) will need to be satisfied that this site is suitable, so we will need to further discuss the details with the applicant and West Suffolk Council. The NPPF in Chapter 12 highlights the importance of achieving well-designed places.

Can I suggest that, considering the complexities of this major scheme and the interaction with the planning obligation and planning conditions, a meeting is organised with the applicant to discuss the reserved matters application. We will be happy to attend.

I have copied to county council colleagues who deal with education, highways, flood planning and archaeology matters.

Yours sincerely,



Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure – Strategic Development

cc Pete Mumford, Suffolk County Council (education)
Luke Barber/Sam Bye/Hen Abbott, Suffolk County Council (highways)
Chris Ward, Suffolk County Council (Travel Plan)
Steven Halls, Suffolk County Council (floods planning)
Suffolk Archaeological Service