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SUFFOLK

Persimmon House

Orion Court

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Great Blakenham

Suffolk

IP6 0LW

Planning Department
West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU
FAO Ms P Mills

Our Ref:
Haverhill2B/045/IJ
Date: 13th August 2021

Dear Ms Mills,

Re: Discharge of Conditions 10, 12 and 13 of reserved matters planning permission in Respect of Phase 2b, Land North West of Haverhill, Anne Suckling Road, Little Wratting, Suffolk.

Planning Ref. DC/21/0110/RM

I refer to the enclosed details submitted in respect of the discharge of conditions attached to the outline planning permission which was approved on 27 March 2015.

The planning fee of £116 has been submitted via the Planning Portal (PP-10130042).



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The conditions and details are as follows:

Condition 10 – Shared Street Surface Details

Prior to the commencement of the construction of the shared surface streets, final details of the proposed landscaped buildouts and the pedestrian routes shall be submitted to the local planning authority and agreed in writing. The details shall include precise details of the size and form of the buildouts, the materials to be used in construction and the proposed planting.

The following documents have been submitted in order to address the details required by condition 10:

- 045-P-200 Site Layout Rev H
- 045-P-300 External works Hard Landscaping Plan sheet 1 of 4 Rev G
- 045-P-301 External works Hard Landscaping Plan sheet 2 of 4 Rev H
- 045-P-302 External works Hard Landscaping Plan sheet 3 of 4 Rev G
- 045-P-303 External works Hard Landscaping Plan sheet 4 of 4 Rev G.

Condition 12 – Cycle Storage for Apartments

Prior to any development above slab level taking place for the apartments, full details of the secure cycle storage for the occupants of those buildings shall be submitted to the local planning authority and agreed in writing. The storage shall accommodate adult and children's cycles and non-standard cycles. Full details of any racking systems shall be provided as part of the scheme. The storage shall be provided in accordance with the approved details prior to the first occupation of the building to which it relates.

The following documents have been submitted in order to address the details required by condition 12:

- 045-T-169.2B Flat Block 1 Ground Floor Plan – Avenue
- 045-T-170.2A Flat Block 2 Ground Floor Plan – Avenue.



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Condition 13 – Designing Out Crime

No construction above slab level shall take place until details of the measures and strategies to design out opportunities for crime have been submitted to and approved in writing by the Local Planning Authority. The measures shall include, but not be limited to:

- Details of the anti-crime features to be provided for each dwelling,**
- Details of measures to improve the safety of rear access paths including but not limited to gates and boundary treatments.**
- Details of access control to communal areas for flats.**

All work shall be carried out in accordance with the approved details.

In regard to anti-crime features, a document titled 'Suffolk Windows Spec Rev A' has been submitted, which specifically mentions the following;

- All ground floor windows to be lockable, all other windows including fire escape windows to have push button release facility.
- Internally Beaded Glazing.
- Espagnolette Locking System.

In order to address details for measure to improve safety of rear assess paths, a document titled 'Designing Out Crime' has been submitted along with the following plans;

- 045-P-200 Site Layout Rev H
- 045-P-300 External works Hard Landscaping Plan sheet 1 of 4 Rev G
- 045-P-301 External works Hard Landscaping Plan sheet 2 of 4 Rev H
- 045-P-302 External works Hard Landscaping Plan sheet 3 of 4 Rev G
- 045-P-303 External works Hard Landscaping Plan sheet 4 of 4 Rev G.

In order to address details of access control for communal areas for flats, plans of the flats have been provided which shows the intercom system;

- 045-T-169.2B Flat Block 1 Ground Floor Plan – Avenue
- 045-T-169.3B Flat Block 1 First Floor Plan – Avenue
- 045-T-169.4B Flat Block 1 Second Floor Plan – Avenue
- 045-T-170.2A Flat Block 2 Ground Floor Plan – Avenue
- 045-T-170.3A Flat Block 2 First Floor Plan – Avenue
- 045-T-170.4A Flat Block 2 Second Floor Plan – Avenue.



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I trust that the information submitted is acceptable and satisfies the requirements to discharge Conditions 10, 12 and 13. If you have any questions or require any further information, please do not hesitate to contact me.

Yours sincerely,



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Persimmon Homes (Suffolk) Ltd