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

Our Ref:
Haverhill2B/045/IJ
Date: 25 May 2021

Dear Ms Mills,

Re: Discharge of Conditions B20 (Archaeology) and B25 (Contamination) of outline planning permission in respect of remaining phases (2b, 3a + Local Centre, 3b, 4, 5 and 6). Land North West of Haverhill, Anne Suckling Road, Little Wratting, Suffolk. Planning Ref: SE/09/1283

I refer to the details submitted via the Planning Portal (Ref: PP-09875801), 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.

The conditions and details are as follows:

Condition B20 – Archaeology

(1) No works on site involving any ground disturbance shall commence until the developer has first carried out a programme of archaeological work in accordance with a Written Scheme of Investigation which first shall have been submitted to and approved in writing by the Local Planning Authority. The Written Scheme of Investigation shall include an assessment of significance and research questions; and:



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- a. The programme and methodology of site investigation and recording***
- b. The programme for post investigation assessment***
- c. Provision to be made for analysis of the site investigation and recording***
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation***
- e. Provision to be made for archive deposition of the analysis and records of the site investigation***
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.***
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.***

(2) The road shall not be brought into use until the site investigation and post investigation assessment has been completed, submitted to and approved by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under part 1 of this condition and the provision made for analysis, publication and dissemination of results and archive deposition.

A Written Scheme of Investigation titled 'Haverhill WSI Jan 2018 v.2' and dated January 2018, has been submitted to address part 1 of condition B20 for the remaining phases. The site investigation and post investigation assessment titled 'OAE Haverhill Report 2232 PXA_LR' has also been submitted to address part 2 of condition B20 for the remaining phases. As detailed within both documents, these investigations cover the whole of the scheme and therefore the remaining phases.



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Condition B25 – Contamination

Within any phase, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 3 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part 4 has been complied with in relation to that contamination.

1. Site Characterisation An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on that particular phase, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of any contamination identified;***
- (ii) an assessment of the potential risks to: o human health, o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, o adjoining land, o groundwaters and surface waters, o ecological systems, o archaeological sites and ancient monuments;***
- (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.***

2. Submission of Remediation Scheme A detailed remediation scheme (which may be on a phased basis), to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.



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3. Implementation of Approved Remediation Scheme *The approved remediation scheme must be carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.*

4. Reporting of Unexpected Contamination *In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part 2, which is subject to the approval in writing of the Local Planning Authority.*

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part 3.

A report titled 'Contamination Report - Boyton Place Haverhill', produced by Geosphere Environmental dated 16th March 2020, has been submitted to address Condition B25 for the remaining phases. As detailed within the document, these investigation covers the whole of the scheme and therefore the remaining phases.

I trust that the information submitted is acceptable and satisfies the requirements to discharge Conditions B20 and B25 for the phases described. If you have any questions or require any further information, please do not hesitate to contact me.

Yours sincerely,

Isaac Jolly
Land and Planning Graduate

Persimmon Homes (Suffolk) Ltd