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**PERSIMMON HOMES**

**SUFFOLK**

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IP6 0LW

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

Our Ref:  
Haverhill2a/041/IJ  
Date: 7th July 2021

**Re: Discharge of Condition 4 and 5 of reserve matters planning permission in Respect of Phase 2a, Land North West of Haverhill, Anne Suckling Road, Little Wratting, Suffolk.**

**Planning Ref: DC/0615/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.





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The conditions and details are as follows:

#### **Condition 4- Landscaping**

***Notwithstanding the details previously submitted, no above ground construction shall take place until there has been submitted to and approved in writing by the Local Planning Authority a final scheme of soft landscaping for the site drawn to a scale of not less than 1:200. The details shall include buffer planting along the northern boundary as set out in the design code and compensatory hedge planting to mitigate for the loss of Hedge H2. The landscaping details shall also include the biodiversity enhancements requested by the Suffolk Wildlife trust and set out in the Great Crested Newt Survey, the Hazel Dormouse Survey Report, the Bat Activity Survey Report and the Breeding Bird Survey. Planting details shall also include details of on plot planting and planting within the SUDS Basin, and clearly show where existing vegetation is to be maintained/enhanced. The details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.***

The following landscaping plans, produced by JBA, have been submitted:

- JBA 18-351-32 Detailed Soft Landscape Proposals for Phase 2 rev D
- JBA 18-351-33 Detailed Soft Landscape Proposals for Phase 2 rev D

#### **Condition 5- Light Minimization Strategy for Bats**

***Prior to any above ground construction details of a light minimization strategy, as recommended in the submitted bat activity survey report, shall be submitted to the local planning authority and agreed in writing. The strategy shall cover the construction and post construction phases and be based on the recommendations set out in section 5.2 of the bat activity survey report.***

A letter titled 'JBA18-351\_ECO15\_Haverhill Phase 2A - Letter to Accompany Lighting Scheme' produced by JBA dated 10<sup>th</sup> June 2021, has been submitted detailing the light minimization strategy for bats.



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I trust that the information submitted is acceptable and satisfies the requirements to discharge Condition 4 and 5. If you have any questions or require any further information, please do not hesitate to contact me.

