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

Our Ref:
Haverhill2B/045/IJ
Date: June 29th 2021

Dear Ms Mills,

**Re: Discharge of Conditions B9, B10, B12, B17, B18, B21 and B24 of outline planning permission in respect of Phase 2b, 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-09878640), 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 B9 - Vehicle Movements and Parking

No development shall commence within a phase until details of the areas to be provided for the loading, unloading, manoeuvring, parking of vehicles, including secure cycle storage, and a programme of delivery for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the programme for its delivery and shall be retained thereafter and used for no other purpose.

A following drawings have been submitted to address Condition B9:

- 045-E-SK6 Vehicle Tracking of turning heads Rev A
- 007_Parking Plan 24.06.21



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Condition B10 – Roads, Visibility and Parking

Prior to the commencement of a phase full details (in the form of scaled plans and / or written specifications) relating to that phase shall be submitted to and approved in writing by the Local Planning Authority to illustrate the following: i) Roads, footways, cycleways ii) Visibility splays iii) Access arrangements iv) Parking provision v) Cycle parking vi) Loading areas and Turning areas. No obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the area of the visibility splays.

The following details are submitted to address Condition B10:

- E4062-375 – S38 Layout Rev A
- E4062-515 – Adoptable Drainage Layout Rev A
- E4062-536 – Long Section Sheet 1 of 3 Rev A
- E4062-537 – Long Section Sheet 2 of 3 Rev A
- E4062-538 – Long Section Sheet 3 of 3 Rev A
- E4062-545 – Manhole Schedule Rev A
- E4062-565 – Drainage Construction Details 1 of 2
- E4062-566 – Drainage Construction Details 2 of 2
- E4062-710 – Highway Surface Finishes Rev A
- E4062-711 – Highway Kerbs Layout Rev A
- E4062-712 – Highway Setting out Rev A
- E4062-713 – Highway Contours Rev A
- E4062-785 – Highway Construction Details
- JBA 18-351-40 Soft Landscaping Rev E
- JBA 18-351-41 Soft Landscaping Rev E
- JBA 18-351-42 Soft Landscaping Rev E
- JBA 18-351-43 Soft Landscaping Rev E
- 007_Parking Plan 24.06.21



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Condition B12 - Estate Road Details

No development shall commence within a phase until details of the estate roads and footpaths, (including layout, gradients, surfacing and means of surface water drainage) for that particular phase have been submitted to and approved in writing by the Local Planning Authority.

The following details are submitted to address Condition B12:

- E4062-375 – S38 Layout Rev A
- E4062-515 – Adoptable Drainage Layout Rev A
- E4062-536 – Long Section Sheet 1 of 3 Rev A
- E4062-537 – Long Section Sheet 2 of 3 Rev A
- E4062-538 – Long Section Sheet 3 of 3 Rev A
- E4062-545 – Manhole Schedule Rev A
- E4062-565 – Drainage Construction Details 1 of 2
- E4062-566 – Drainage Construction Details 2 of 2
- E4062-710 – Highway Surface Finishes Rev A
- E4062-711 – Highway Kerbs Layout Rev A
- E4062-712 – Highway Setting out Rev A
- E4062-713 – Highway Contours Rev A
- E4062-785 – Highway Construction Details
- JBA 18-351-40 Soft Landscaping Rev E
- JBA 18-351-41 Soft Landscaping Rev E
- JBA 18-351-42 Soft Landscaping Rev E
- JBA 18-351-43 Soft Landscaping Rev E
- 007_Parking Plan 24.06.21



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Condition B17 – Soft Landscaping

No phase shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that particular phase drawn to a scale of not less than 1:200 and a programme for its delivery. The soft landscaping 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; a statement explaining how the proposals deliver the objectives of the Landscape and Ecological Management Plan. The approved scheme of soft landscaping works shall be implemented in accordance with the agreed programme. 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 details are submitted to address Condition B17:

- JBA 18-351-40 Detailed Soft Landscape Proposals for Phase 2b rev E
- JBA 18-351-41 Detailed Soft Landscape Proposals for Phase 2b rev E
- JBA 18-351-42 Detailed Soft Landscape Proposals for Phase 2b rev E
- JBA 18-351-43 Detailed Soft Landscape Proposals for Phase 2b rev E



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Condition B18 – Ground levels, Services and Hard Surfaces

No development shall be commenced within a phase until details of the following, for that particular phase, drawn to a scale of not less than 1:200 have been submitted to and approved in writing by the Local Planning Authority:

- 1. Existing and proposed ground levels,**
- 2. The position and depth of all services to be laid, constructed or installed (including drains, cables, pipes, sewers and soakaways). Where this information is not available the site plan shall be marked up to show all routes available for this use and those areas not marked in this way shall be excluded from this use.**
- 3. The position and depth of construction of all hard surfaces including roads, footpaths, driveways, hardstanding and patios.**

The development shall be carried out in accordance with the approved details.

The following details are submitted to address parts 1 and 3 of Condition B18:

- E4062-410A-External Works Layout - Sheet 1 of 4
- E4062-411-External Works Layout - Sheet 2 of 4
- E4062-412-External Works Layout - Sheet 3 of 4
- E4062-413A-External Works Layout - Sheet 4 of 4
- E4062-710A-Highway Surface Finishes-Ph2b
- E4062-711A-Highway Kerbs Layout-Ph2b
- E4062-712A-Highway Setting Out-Ph2b
- E4062-713A-Highway Contours-Ph2b
- E4062-785-Highway Construction Details-Ph2b

Condition 21 – Construction Method Statement

No development shall take place within any phase, including any works of demolition, until a Construction Method Statement for that particular phase has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors**
- ii. loading and unloading of plant and materials**
- iii. site set-up including arrangements for the storage of plant and materials used in constructing the development and the provision of temporary offices, plant and machinery**



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- iv. the erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate***
- v. wheel washing facilities and road cleaning***
- vi. measures to control the emission of dust and dirt during construction***
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works***
- viii. hours of construction operations including times for deliveries and the removal of excavated materials and waste***
- ix. noise method statements and noise levels for each construction activity including piling and excavation operations,***
- x. access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.***

The following details are submitted to address Condition B21:

- 039-E-225-A Compound Location Plan Rev C
- CMS - Haverhill Phase 2A and 2B Rev B
- Environment Management System
- S3 Construction and GRA Safety Manual

Condition B24 - Refuse/Recycling

No development shall commence within any phase until a scheme for the storage of refuse and the provision of recycling facilities for that particular phase have been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage and recycling facilities shall be provided in their entirety and been made available for use prior to the dwelling/s or building to which it relates being first occupied. Thereafter these facilities shall be retained in accordance with the approved details and continue to be available for use unless the prior written consent of the Local Planning Authority is obtained for any variation to the approved details.

A drawing titled '004 Refuse and Cycle Plan 13.05.21' has been submitted to address Condition B24.



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I trust that the information submitted is acceptable and satisfies the requirements to discharge Conditions B9, B10, B11, B12, B17, B18, B21 and B24. If you have any questions or require any further information, please do not hesitate to contact me.

Yours sincerely,



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