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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:
HaverhillInfrastructure/03
9/IJ
Date: 31st August 2021

Dear Ms Mills,

**Re: Discharge of Condition B5, B10, B12, B17, B18 of outline planning permission in Respect of the Infrastructure phase, Land North West of Haverhill, Anne Suckling Road, Little Wratting, Suffolk.
Planning Ref: SE/09/1283**

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, with a reference number of PP-10174874.



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The conditions and details are as follows:

Condition B5 – Primary Road Network

Prior to the commencement of a section of the Primary Road Network details of the roads, footpaths and cycleways (including layout, gradients, surfacing and means of surface water drainage) for the relevant section of the Primary Road Network shall be submitted to and approved in writing by the local planning authority. The section of Primary Road Network shall be constructed in accordance with the agreed details and shall be retained thereafter in its approved form.

The following details are submitted to address Condition B5:

- E3838-511A-Adoptable Drainage Sheet 1 of 6.pdf
- E3838-512A-Adoptable Drainage Sheet 2 of 6.pdf
- E3838-513A-Adoptable Drainage Sheet 3 of 6.pdf
- E3838-514A-Adoptable Drainage Sheet 4 of 6.pdf
- E3838-515A-Adoptable Drainage Sheet 5 of 6.pdf
- E3838-516A-Adoptable Drainage Sheet 6 of 6.pdf
- E3838-530C-Pond Details-Pond 1.pdf
- E3838-531B-Pond Details-Pond 2.pdf
- E3838-532B-Pond Details-Pond 3.pdf
- E3838-533B-Pond Details-Pond 4.pdf
- E3838-535A-Longitudinal Sections Sh 1.pdf
- E3838-536A-Longitudinal Sections Sh 2.pdf
- E3838-537A-Longitudinal Sections Sh 3.pdf
- E3838-538A-Longitudinal Sections Sh 4.pdf
- E3838-539A-Longitudinal Sections Sh 5.pdf
- E3838-540A-Longitudinal Sections Sh 6.pdf
- E3838-541A-Longitudinal Sections Sh 7.pdf
- E3838-542A-Longitudinal Sections Sh 8.pdf
- E3838-543A-Longitudinal Sections Sh 9.pdf
- E3838-544A-Longitudinal Sections Sh 10.pdf
- E3838-545-Longitudinal Sections Sh 11.pdf
- E3838-555B-Manhole Schedule.pdf
- E3838-560-Drainage Construction Details.pdf
- E3838-562-Drainage Construction Details Sh 3.pdf
- E3838-700A-Highway Surface Finishes-Sheet 1 of 7.pdf
- E3838-701A-Highway Surface Finishes-Sheet 2 of 7.pdf
- E3838-702A-Highway Surface Finishes-Sheet 3 of 7.pdf



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- E3838-703A-Highway Surface Finishes-Sheet 4 of 7.pdf
- E3838-704A-Highway Surface Finishes-Sheet 5 of 7.pdf
- E3838-705A-Highway Surface Finishes-Sheet 6 of 7.pdf
- E3838-706A-Highway Surface Finishes-Sheet 7 of 7.pdf
- E3838-710A-Highway Kerb Layout Sheet 1 of 7.pdf
- E3838-711A-Highway Kerb Layout Sheet 2 of 7.pdf
- E3838-712A-Highway Kerb Layout Sheet 3 of 7.pdf
- E3838-713A-Highway Kerb Layout Sheet 4 of 7.pdf
- E3838-714A-Highway Kerb Layout Sheet 5 of 7.pdf
- E3838-715A-Highway Kerb Layout Sheet 6 of 7.pdf
- E3838-716A-Highway Kerb Layout Sheet 7 of 7.pdf
- E3838-780A-Highway Construction Details.pdf
- E3838-781-Highway Construction Details Sheet 2.pdf
- E3838-370A-Section 38 Agreement Plan Sh 1 of 7.pdf
- E3838-371A-Section 38 Agreement Plan Sh 2 of 7.pdf
- E3838-372A-Section 38 Agreement Plan Sh 3 of 7.pdf
- E3838-373A-Section 38 Agreement Plan Sh 4 of 7.pdf
- E3838-374A-Section 38 Agreement Plan Sh 5 of 7.pdf
- E3838-375A-Section 38 Agreement Plan Sh 6 of 7.pdf
- E3838-376A-Section 38 Agreement Plan-Sh 7 of 7.pdf

Condition B10 – Highway Details- Roads, visibility, parking, etc.

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:

- E3838-535A-Longitudinal Sections Sh 1.pdf
- E3838-536A-Longitudinal Sections Sh 2.pdf
- E3838-537A-Longitudinal Sections Sh 3.pdf
- E3838-538A-Longitudinal Sections Sh 4.pdf
- E3838-539A-Longitudinal Sections Sh 5.pdf
- E3838-540A-Longitudinal Sections Sh 6.pdf



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- E3838-541A-Longitudinal Sections Sh 7.pdf
- E3838-542A-Longitudinal Sections Sh 8.pdf
- E3838-543A-Longitudinal Sections Sh 9.pdf
- E3838-544A-Longitudinal Sections Sh 10.pdf
- E3838-545-Longitudinal Sections Sh 11.pdf
- E3838-555B-Manhole Schedule.pdf
- E3838-700A-Highway Surface Finishes-Sheet 1 of 7.pdf
- E3838-701A-Highway Surface Finishes-Sheet 2 of 7.pdf
- E3838-702A-Highway Surface Finishes-Sheet 3 of 7.pdf
- E3838-703A-Highway Surface Finishes-Sheet 4 of 7.pdf
- E3838-704A-Highway Surface Finishes-Sheet 5 of 7.pdf
- E3838-705A-Highway Surface Finishes-Sheet 6 of 7.pdf
- E3838-706A-Highway Surface Finishes-Sheet 7 of 7.pdf
- E3838-710A-Highway Kerb Layout Sheet 1 of 7.pdf
- E3838-711A-Highway Kerb Layout Sheet 2 of 7.pdf
- E3838-712A-Highway Kerb Layout Sheet 3 of 7.pdf
- E3838-713A-Highway Kerb Layout Sheet 4 of 7.pdf
- E3838-714A-Highway Kerb Layout Sheet 5 of 7.pdf
- E3838-715A-Highway Kerb Layout Sheet 6 of 7.pdf
- E3838-716A-Highway Kerb Layout Sheet 7 of 7.pdf
- E3838-780A-Highway Construction Details.pdf
- E3838-781-Highway Construction Details Sheet 2.pdf
- E3838-370A-Section 38 Agreement Plan Sh 1 of 7.pdf
- E3838-371A-Section 38 Agreement Plan Sh 2 of 7.pdf
- E3838-372A-Section 38 Agreement Plan Sh 3 of 7.pdf
- E3838-373A-Section 38 Agreement Plan Sh 4 of 7.pdf
- E3838-374A-Section 38 Agreement Plan Sh 5 of 7.pdf
- E3838-375A-Section 38 Agreement Plan Sh 6 of 7.pdf
- E3838-376A-Section 38 Agreement Plan-Sh 7 of 7.pdf

Condition B12 – Highways details - Estate Roads etc.

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.



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The following details are submitted to address Condition B12:

- E3838-511A-Adoptable Drainage Sheet 1 of 6.pdf
- E3838-512A-Adoptable Drainage Sheet 2 of 6.pdf
- E3838-513A-Adoptable Drainage Sheet 3 of 6.pdf
- E3838-514A-Adoptable Drainage Sheet 4 of 6.pdf
- E3838-515A-Adoptable Drainage Sheet 5 of 6.pdf
- E3838-516A-Adoptable Drainage Sheet 6 of 6.pdf
- E3838-530C-Pond Details-Pond 1.pdf
- E3838-531B-Pond Details-Pond 2.pdf
- E3838-532B-Pond Details-Pond 3.pdf
- E3838-533B-Pond Details-Pond 4.pdf
- E3838-535A-Longitudinal Sections Sh 1.pdf
- E3838-536A-Longitudinal Sections Sh 2.pdf
- E3838-537A-Longitudinal Sections Sh 3.pdf
- E3838-538A-Longitudinal Sections Sh 4.pdf
- E3838-539A-Longitudinal Sections Sh 5.pdf
- E3838-540A-Longitudinal Sections Sh 6.pdf
- E3838-541A-Longitudinal Sections Sh 7.pdf
- E3838-542A-Longitudinal Sections Sh 8.pdf
- E3838-543A-Longitudinal Sections Sh 9.pdf
- E3838-544A-Longitudinal Sections Sh 10.pdf
- E3838-545-Longitudinal Sections Sh 11.pdf
- E3838-555B-Manhole Schedule.pdf
- E3838-560-Drainage Construction Details.pdf
- E3838-562-Drainage Construction Details Sh 3.pdf
- E3838-700A-Highway Surface Finishes-Sheet 1 of 7.pdf
- E3838-701A-Highway Surface Finishes-Sheet 2 of 7.pdf
- E3838-702A-Highway Surface Finishes-Sheet 3 of 7.pdf
- E3838-703A-Highway Surface Finishes-Sheet 4 of 7.pdf
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- E3838-705A-Highway Surface Finishes-Sheet 6 of 7.pdf
- E3838-706A-Highway Surface Finishes-Sheet 7 of 7.pdf
- E3838-710A-Highway Kerb Layout Sheet 1 of 7.pdf
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- E3838-712A-Highway Kerb Layout Sheet 3 of 7.pdf
- E3838-713A-Highway Kerb Layout Sheet 4 of 7.pdf
- E3838-714A-Highway Kerb Layout Sheet 5 of 7.pdf
- E3838-715A-Highway Kerb Layout Sheet 6 of 7.pdf
- E3838-716A-Highway Kerb Layout Sheet 7 of 7.pdf



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- E3838-780A-Highway Construction Details.pdf
- E3838-781-Highway Construction Details Sheet 2.pdf
- E3838-370A-Section 38 Agreement Plan Sh 1 of 7.pdf
- E3838-371A-Section 38 Agreement Plan Sh 2 of 7.pdf
- E3838-372A-Section 38 Agreement Plan Sh 3 of 7.pdf
- E3838-373A-Section 38 Agreement Plan Sh 4 of 7.pdf
- E3838-374A-Section 38 Agreement Plan Sh 5 of 7.pdf
- E3838-375A-Section 38 Agreement Plan Sh 6 of 7.pdf
- E3838-376A-Section 38 Agreement Plan-Sh 7 of 7.pdf

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 S106 Phase 3-6 Infrastructure rev A-102.pdf
- JBA 18-351 S106 Phase 3-6 Infrastructure rev A-103.pdf
- JBA 18-351 S106 Phase 3-6 Infrastructure rev A-104.pdf
- JBA 18-351 S106 Phase 3-6 Infrastructure rev A-105.pdf
- JBA 18-351 S106 Phase 3-6 Infrastructure rev A-106.pdf
- JBA 18-351 S106 Phase 3-6 Infrastructure rev A-107.pdf
- JBA 18-351 S106 Phase 3-6 Infrastructure rev A-108.pdf
- JBA 18-351 S106 Phase 3-6 Infrastructure rev A-109.pdf



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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 Condition B18:

- 039-E-731 Combined Service Plan.pdf
- 039-E-732 Combined Service Plan.pdf
- 039-E-733 Combined Service Plan.pdf
- 039-E-750 Combined Service Ducting.pdf
- 039-E-751 Combined Service Ducting.pdf
- 039-E-752 Combined Service Ducting.pdf
- 039-E-753 Combined Service Ducting.pdf
- 039-E-754 Combined Service Ducting.pdf
- 039-E-755 Combined Service Ducting.pdf
- 039-E-756 Combined Service Ducting.pdf
- 039-E-757 Combined Service Ducting.pdf
- E3838-535A-Longitudinal Sections Sh 1.pdf
- E3838-536A-Longitudinal Sections Sh 2.pdf
- E3838-537A-Longitudinal Sections Sh 3.pdf
- E3838-538A-Longitudinal Sections Sh 4.pdf
- E3838-539A-Longitudinal Sections Sh 5.pdf
- E3838-540A-Longitudinal Sections Sh 6.pdf
- E3838-541A-Longitudinal Sections Sh 7.pdf
- E3838-542A-Longitudinal Sections Sh 8.pdf
- E3838-543A-Longitudinal Sections Sh 9.pdf
- E3838-544A-Longitudinal Sections Sh 10.pdf
- E3838-545-Longitudinal Sections Sh 11.pdf
- E3838-700A-Highway Surface Finishes-Sheet 1 of 7.pdf



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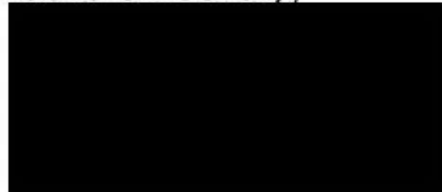
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- E3838-701A-Highway Surface Finishes-Sheet 2 of 7.pdf
- E3838-702A-Highway Surface Finishes-Sheet 3 of 7.pdf
- E3838-703A-Highway Surface Finishes-Sheet 4 of 7.pdf
- E3838-704A-Highway Surface Finishes-Sheet 5 of 7.pdf
- E3838-705A-Highway Surface Finishes-Sheet 6 of 7.pdf
- E3838-706A-Highway Surface Finishes-Sheet 7 of 7.pdf
- 039-E-725 Combined Service Plan.pdf
- 039-E-726 Combined Service Plan.pdf
- 039-E-727 Combined Service Plan.pdf
- 039-E-728 Combined Service Plan.pdf
- 039-E-729 Combined Service Plan.pdf
- 039-E-730 Combined Service Plan.pdf

I trust that the information submitted is acceptable and satisfies the requirements to discharge Conditions B5, B10, B12, B17 and B18. 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