

Ms Penny Mills
Head of Planning
Planning Department
West Suffolk Council
West Suffolk House,
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

Our Ref:Haverhill Infrastructure – May 2022

Date: 27th May 2022

Dear Ms Mills

Re. Revised submission of details under Reserved Matters Application DC/20/0614/RM
- Land Nw Of Haverhill Anne Sucklings Lane Little Wratting Suffolk: For the infrastructure for Phases 2-6, Comprising of the Internal Estate Roads, Drainage, POS, Landscaping, and Allotments.


I have the pleasure in submitting amended drawings and reports in response to issues raised by the Local Planning Authority as part of the assessment of the above proposal.

Please find the amended drawings and reports via the link below;

All of the details submitted can be found on the issue sheet, which is found via the link. As discussed, the submissions for discharge of conditions will follow shortly. This includes ecology reports following a walkover of the site. Please do not hesitate to contact me if any of the above is unclear or you require any further information or clarification on any of the details submitted.

Please see the table below, which details the minor changes following consultee comments;

Issue(s)	Resolution
Further details requested on the Bus Gate at Howe Road	Bollards have now been added to plans and further details (including enforcement) will be provided via a planning condition as agreed with the planning officer. A raised table has also been shown north of the bus gate. This is shown on the plan titled ' 039-E-SK87 Bus Gate details and

	Cycleway Intersection ⁷ . As requested by SCC Highways, a detailed plan has been submitted.
Connection to Hales Barn Road	As requested by SCC Highways, a detailed plan has been produced providing greater detail of the Hales Barn Road connection, whereby the cyclway feeds into the carriageway.
Dropped kerbs opposite parcel junctions.	Dropped kerbs have been added on the internal side of loop road, opposite junctions to allow cyclists to enter the cycleway. This is shown on all engineering plans.
Raised table east of NEAP	Following comments, the zebra crossing has been removed, with a raised table instead. Please see the image below.
	
Concerns regarding raise tables at junctions	All raised tables have been amended on updated plans.
Paths in linear park	Following comments by SCC Highways, the path in the northern linear park linking west and paths heading north/south from the Leap towards the school and local centre have been included in amended plans.
Road Types	As requested by SCC Highways, a plan titled ' 039-E-SK91 Highway Road Types ' has been submitted which details the road types.
Treatment of BOAT with intersecting paths	Concerns of the PROW team have been resolved and an additional detail titled ' 039-E-SK89 Boat and Cycleway Transition Detail ' has been submitted, detailing the surfacing around the BOAT where a tarmac path intersects.
Path North of Eastern linear	This path has now been shown with the correct width, which was previously raised by SCC Highways.




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park between Phase 2b and Local Centre	
Path on North Western boundary of School Site	The width of the path has been amended to 3.5 metres, as requested by SCC Highways.
Raised table at Anne Suckling Road	The raised table was introduced for the connection between the path east of Phase 3a and east of Phase 6, being similar to the at grade crossing.
Path along Ann Suckling Road	The path running along the north of Ann Suckling Road has now been shown on engineering plans, with a width of 2 metres, as previously agreed with SCC Highways.
Pedestrian and cycle crossings at parcel junctions	As requested by the planning officer and SCC Highways, pedestrian and cycle crossings have been included at all junctions on the internal infrastructure road.
Amendment of green corridor east of 3a	As required within the design code, hedging has been provided both sides of the pathway which runs east of phase 3a. This can now be provided following information on the water easement location. This is shown on plan titled ' JBA 18-351 Detailed hard and soft Landscape Proposals for POS and SUDS rev L WIP-02 '. The path has also been increased from 2 metres to 3.5 metres.
<p>Access to open spaces;</p> <ul style="list-style-type: none"> • Access to benches • Path access to open space • Seating areas for all access needs 	<p>As requested by the Haverhill Disability Forum, hoggin paths have been included to provide access to benches.</p> <p>Open spaces have been carefully designed with appropriate surfaces to ensure that people with physical access needs can access these areas safely.</p> <p>Upon submitting details of the play spaces to discharge conditions at a later date, Persimmon will explore alternative benches for wheelchair access.</p> <p>We have ensured that play spaces are available for use by all, through inclusion of disabled access roundabouts and swings.</p>


<p>Allotment area planting</p>	<p>The fence and hedge has been reconfigured in order to provide an additional area of open space available to the public, with fruit bearing trees. Please see the image below.</p>  <p>This is shown on plan titled "9".</p>
<p>Detail of landscaping east of phase 6</p>	<p>Following confirmation of the water easement location, details of the landscaping have been provided. Please see the image below.</p>



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Hedgerow mixes	Place Services raised numerous issues with the hedge mix, which have now been resolved in amended plans.
Tree planting on verge south of phase 3b	Trees are now included on landscaping for the verge south of phase 3b, as agreed with the planning officer.
Tree stock sizes	As requested by Place Services, landscaping has been amended for some large trees to be installed to provide maturity to the scheme.
Minor amendments to play spaces	Following comments from the LPA and West Suffolk Council's Parks Infrastructure Manager, the subsequent amendments have been made to the NEAP; <ul style="list-style-type: none">• MUGA access points amended• MUGA fence detail provided• Addition of floral lawn to bunding around the MUGA in the play area• Additional of bin close to play area (located at one of the entrance points).• Addition of seating that is not within the play area.



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	<p>Following comments from the LPA and West Suffolk Council's Parks Infrastructure Manager, the subsequent amendments have been made to the LEAP;</p> <ul style="list-style-type: none">• Bin provided outside the play space at the entrance.• Clarification provided for Swale, where culvert will provide crossing point.
Public Footpath 45 and Bridleway 44 not included in plans	As requested by the PROW Team following consultation, Public Footpath 45 and Bridleway 44 have now been included in amended plans.
Surveys for County Wildlife Site (CWS)	Following queries by Suffolk Wildlife Trust (SWT) in regard to improving the area through planting, further surveys are being carried out and will be dealt with by a condition. A botanical survey will also be carried out.
Precautionary approach recommended for dormouse	As requested by SWT, a precautionary approach for dormouse has been included in the precautionary clearance statements.

Yours sincerely,

Isaac Jolly
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