

Comments for Planning Application DC/20/0615/RM

Application Summary

Application Number: DC/20/0615/RM

Address: Land North Of Anne Sucklings Lane Little Wratting Suffolk

Proposal: Reserved Matters Application - Submission of details under SE/09/1283 - the means of access, appearance, landscaping, layout and scale for the construction of 168no. dwellings with associated private amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development known as Phase 2

Case Officer: Penny Mills

Customer Details

Name: Mr Leonard Oakley

Address: 15 Boyton Close, Haverhill, Suffolk CB9 0DZ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Plan queries
- Traffic or Highways

Comment: My objections are due to what appear to be discrepancies in the planning documentation and the following comments and questions:

On the Storey Plan there is reference to 4 storey buildings, yet there is no mention or description of these in the street scenes - why is there no visual representation?

The Design, Access and Compliance Statement states contradicting points in 5.12 of the Evolution of Phase 2: 'The Council would not be supportive of 4 storey elements particularly on the northern parcel', then later in 6.5 of the Proposal: 'The proposals introduce 4 storey apartments in the south west corner of the site fronting the SUDs area. Whilst not in accordance with the design code...'

In the Design, Access and Compliance Statement you state that Phase 2 will be accessed from the new roundabout on Haverhill Road and a roundabout on the relief road. Will you confirm that the relief road will be completed before work on Phase 2 starts (as stated on the original plans that were on display to the general public before planning permission for Phase 1 was granted)?

It also appears on the Site Location Plan that there is access from Anne Suckling Road, which is

not mentioned on the Design and Access Statement - which of these is true? If there is access from Anne Suckling Road, will the traffic calming measures be put in place before or after work on Phase 2 begins?

You have stated that 'Care should be taken to retain mature trees and hedgerows wherever possible' yet this did not appear to be the case when a protected hedgerow was removed by 'accident' in phase 1, and protected trees also removed. Previous anecdotal information suggests the development company will remove anything that is in the way and retrospectively accept a small fine. What will you do to ensure the developers obey the instructions and what penalties are in place?