

Your ref: DC/20/0615/RM
Our ref: Haverhill – north-west strategic
allocation, land north of Anne Suckling Road
25535
Date: 19 August 2020
Enquiries: Neil McManus
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Penelope Mills,
Principal Planning Officer,
Planning and Regulatory Services,
West Suffolk Council,
West Suffolk House,
Western Way,
Bury St Edmunds,
Suffolk,
IP33 3YU

Dear Penny,

Haverhill: north-west strategic allocation, land north of Anne Suckling Way – reserved matters application

I refer to the proposal: reserved matters application – submission of details under SE/09/1283 – the means of access, appearance, landscaping, layout and scale for the construction of 41no. 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 2A.

Reason(s) for re-consultation: the current reserved matters submission has been revised to reduce the application site to address the northern parcel of Phase 2 only. The southern parcel will be excluded from this application and will be submitted at a later date. The amended application will be referred to as Haverhill Phase 2A. In addition to the information submitted previously, the application is supported by the following reports and updated suite of drawings: addendum to the Design, Access and Compliance Statement; revised drawings (including layout, elevations and street scenes); dormouse report, bat activity report, and reptile precautionary method strategy by James Blake Associates.

This letter updates the previous consultation response letter dated 04 May 2020 submitted to West Suffolk Council.

The outline planning application under reference SE/09/1283 has an associated planning obligation dated 27 March 2015 (as varied by subsequent Deed). The planning obligations previously secured under the first planning permission must be retained in respect of this application if West Suffolk Council make a resolution to approve.

In respect of education, there are obligations set out in Schedule 4 of the planning obligation that the county council can request the transfer of a fully serviced school site of

minimum size of 2-hectares (or up to 2.5-hectares) upon completion of the 100th dwelling. The county council (and the local planning authority) will need to be satisfied that the proposed location of the school site is suitable. The NPPF in Chapter 12 highlights the importance of achieving well-designed places.

I have copied to county council colleagues who deal with education, highways, flood planning and archaeological matters.

Yours sincerely,



Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure – Strategic Development

cc Pete Mumford, Suffolk County Council (education)
Luke Barber/Sam Bye/Hen Abbott, Suffolk County Council (highways)
Steven Halls, Suffolk County Council (floods planning)
Suffolk Archaeological Service