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PERSIMMON HOMES SUFFOLK

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

Our Ref:

Date: 2 October 2020

Dear Ms Mills

Re. Submission of details under SE/09/1283 – the means of access, appearance, landscaping, layout and scale for the construction of 41 dwellings with associated private amenity space, means of enclosure, car parking, vehicle and access arrangement and drainage together with proposed areas of landscaping and areas of open space for a residential development known as Phase 2A – Amended plans.

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

A complete set of drawings (including those removed) are referenced in the attached Planning Issue Sheet Ref. Haverhill Phase 2A Sheets 1a – 3a.

In addition to the drawings the following documents are relevant:-

Drainage

- Drainage Strategy E3838 Rev 2 prepared by Wormold Burrows, dated July 2020
- Response to LLFA comments dated by Wormold Burrows (highlighted in blue in relation to Phase 2A added to consultation response from LLFA - GHI Floods to Penny Mills dated 20.05.20)
- Dwg Ref. E4062-510 Adoptable Drainage Layout Sheet 1
- Dwg Ref. E4062-511 Adoptable Drainage Layout Sheet 2
- Dwg Ref. E4062-512 Adoptable Drainage Layout Sheet 3
- Dwg Ref. E4062-520 Pond Sections
- Dwg Ref. E4062-540 Manhole Schedules
- Dwg Ref. E4062-570 Flood Excedence Routes



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Engineering Details

- Dwg Ref. 039-E-206 Rev E Sheet 6 of 11
- Dwg Ref. 039-E-208 Rev E Sheet 8 of 11
- Dwg Ref. 039-E-209 Rev E Sheet 9 of 11

Landscape Details

- JBA 18-351-32 Rev B – Soft Landscape Proposals
- JBA 18-351-33 Rev B – Soft Landscape Proposals
- JBA 18-351-DT Tree Pit Details

The key amendments to the development and amplification of issues are summarised below.

The layout

As requested and to allow for a better understanding of how the development relates to existing features, the existing landscape features have been added to the layout (including the hedges to the east and western boundaries and the gradients along the western edge. Sections through the site are also provided to assist with your understanding of the topography.

The dwellings on the shared access road have been reconfigured to address the street. In total five dwellings now front this street, all with on plot parking. An additional visitor parking space has been provided within the turning point to deter parking in the turning point itself. A pyramidal garage has been added as a feature to the rear of plots 30 and 31.

To avoid triplex parking on the previous submission, whilst also providing a feature within the street scene, a 4-bay cart lodge has been added to serve plots 1 and 12 in the north west corner. The parking arrangements have been altered at plots 15 and 18 and the garage moved forward with walled links to the dwellings to provide improved continuous frontage.

A turning point has now been provided in the private drive along the eastern edge. As highlighted above, the hedge is indicated on the proposed layout drawing and the private drive is appropriately offset so as not to compromise the existing hedge.

The bin collection points have been relocated further into the site.



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Consideration was given to locating a footpath link through the open space on the north west corner western edge thereby providing a more direct route from the north. However, the 1:3 gradient in this location meant that it is very difficult to achieve a satisfactory arrangement as a footpath would have required to be 15.5 metres in length, requiring ten, 0.5 metre steps. The proposed route remains as submitted.

However, a footpath connecting through from Phase 1 to the distributor road is provided as required in the Design Code.

In order to address concerns raised by the Council's landscape officer, a full set of detailed landscaping proposals (prepared by James Blake Associates) is included as part of the amendments which indicate existing trees. A bespoke tree removal plan can be addressed under condition (B17) imposed on the outline permission. An Arboricultural Method Statement for each phase of development is required by Condition B16 of the outline planning permission. This will ensure that appropriate measures for the protection of trees and hedges on the application site will be applied and provide 'Root Protection Areas'.

The comments received by the Council's Housing Officer are noted. As agreed, an affordable housing scheme for the entire Phase 2 development will be submitted prior to commencement of the development, as required by the s106 which accompanies the outline planning permission.

In response to the comments raised by the Council's ecologist, I would make the following comments:-

- The Reptile Precautionary Method Strategy has been amended to include that the direction of clearance should be towards existing features (see attached report).
- The Ecological Constraints Plan was updated from the 2019 document and separated into specific Phases. The report relating to Phase 2A is attached again for ease.
- The GCN survey and hedgerow survey has been completed and reports issued. The reports are attached again for ease.
- An updated badger check was undertaken in 2019. However, another check will be done within 6 months of works commencing on site.
- Mitigation measures for breeding and wintering birds have not been including in the proposals but these will be incorporated into the plans.
- Any areas of sulphur clover which affect the development will be carefully translocated and protected using a variety of suitable methods (turf transplants, seed collection etc.). A method statement can be agreed by condition prior to any works taking place.



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- The majority of the important hedgerows will be retained where possible. Note that part of the hedgerow will have to be removed to allow for drainage infrastructure and for the new road.

Finally, I note the consultation response from the Public Health and Housing Officer. Whilst the comments about internal space are noted, I am not aware of any specific policy requiring the bedrooms to achieve minimum floor areas. Concerns are also raised about means of escape in the event of a fire. Whilst this is outside the remit of planning, I can advise that all Persimmon Homes houses meet the requirements of the Building Regulations including escape in the event of a fire. In respect of noise impacts, Persimmon Homes is agreeable to a condition being attached to the reserved matters requiring details of noise mitigation measures as per Conditions 17 and 18 of DC/16/2836/RM.

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.

Yours sincerely



Stuart McAdam
Planning Manager
Persimmon Homes (Suffolk) Ltd