

Your ref: DC/21/0110/RM
Our ref: Haverhill – north-west strategic
allocation, Anne Sucklings Lane, Little Wratting
25535
Date: 16 February 2021
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, Anne Sucklings Lane, Little Wratting – reserved matters application

I refer to the proposal: reserved matters application – submission of details under outline planning permission SE/09/1283 – the means of access, appearance, landscaping, layout and scale for the construction of 127 dwellings, together 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 2b.

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.

In respect of the delivery of the Relief Road there are various obligations placed on the Owner. It will be helpful to receive a written update from Persimmon Homes on progress with delivering the Relief Road.

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

cc Pete Mumford/Joanne Fellows, SCC (education)
Luke Barber/Sam Bye/Hen Abbott, SCC (highways)
Hannah Purkis, SCC (LLFA)
Suffolk Archaeological Service