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Planning Department
West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU
FAO Ms P Mills

Date: 14 May 2021

Dear Ms Mills,

**Re: Amendments to reserved matters application for residential development at Phase 2b, Haverhill
Planning Ref: DC/21/0110/RM**

Following extensive discussions with West Suffolk Council and consideration of comments made by Haverhill Town Council and residents alike, I have pleasure in enclosing for your attention a set of amended drawings for the above development at North West Haverhill.

As a result of the amendments, the number of units has been increased to 129 which still complies with the density figure stated in the Design Code for this parcel of 45-55 dph.

Accordingly, the description of the development is amended as follows:-

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 129 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.

In response to concerns raised by Haverhill Town Council and nearby residents, a significant amendment to the proposal is the reduction in height of the apartments at the entrance to the development from 4-storey to 3.5 storey in height. The height now accords with the parameters set in the approved Haverhill Design Code.

A significant amount of amendments have been made to the proposals and are summarised below.



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Planning layout:

- Plot 29 re-arranged to allow hedging to be extended in north west corner of the site
- Parking spaces to the north of plots 1 and 2 re-arranged to allow for increased hedge planting.
- Layout has been updated to the agreed HA Mix
- As specified above, the layout has been amended to show two additional plots. Now totalling 129 plots. The description has been updated accordingly.
- Triplex parking comments have been addressed off minor roads and Shared surface road where not providing an over provision (see parking plan)
- Urban Court re-configured to allow improved allocated spaces for each plot.
- Parking arrangement has been amended to create a better view into the court allowing for an increase in the amount of landscaped areas within the parking courts.
- Plot cycle stores are now indicated on layout.
- Connectivity within and around the site has been reviewed and amended and allow for links to the cycle path routes that run along the site East/West and routes to and from the Toucan Crossing.
- Roads/Turning heads have been reviewed and amended to be in line with the Suffolk Design Guide.
- All parking courts have been redesigned to allow more landscaping opportunities.
- All parking courts have been redesigned with Type C walls (0.8m wall with 1m vertical railing) and bollards to stop vehicle access but Pedestrian access through.
- Type C walls (0.8m wall with 1m vertical railing) allow for better surveillance and bollards will restrict access to one route in and out.
- All rear gardens facing onto parking courts will be now 1.5m with 0.3m Trellis close board fencing (See boundary treatment plan) to allow more surveillance and reduce the potential for crime.
- Shared surface roads/Urban square are now block paved roads. (Colour of block paving will be agreed).
- Tree pits and Bollards have been introduced to the urban square area.
- The basin has been altered to shift it out of shared surface road.
- Cycle route has been updated to reflect the amended line of the basin.
- FOGs have been modified to allow small garden space at the rear or side to allow the plots to store bins and cycles.

The supporting documents have been updated to reflect the layout changes above.



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Character Areas/Elevation treatments:-

Character Areas have been reviewed and redefined as follows:-

The Avenue

- Grey Contemporary Windows
- Brick Work
- Grey Vertical Brick Course
- Grey contrasting brick to Ground floor
- Flat Canopies
- Contemporary Doors
- Boxed Soffit/Fascia board

The Urban Square

- Grey Contemporary Windows
- Brick Work
- Grey Vertical Brick Course
- Grey Projecting Brickwork banding to Ground level
- Contemporary Doors
- Boxed Soffit/Fascia board

The Mews

- Grey Contemporary Windows
- Brick Work
- Grey Vertical Brick Course
- Flat Canopies
- Contemporary Doors
- Boxed Soffit/Fascia board

Neighbouring Square

- Grey Contemporary Windows
- Brick Work
- Grey Vertical Brick Course
- Flat Canopies
- Contemporary Doors
- Boxed Soffit/Fascia board
- Grey Projecting Brickwork between windows



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The Rural Green Edge

- Grey Contemporary Windows
- Brick Work
- Render
- Cladding
- Flat Canopies
- Contemporary Doors
- Boxed Soffit/Fascia board

As detailed above, contemporary style Grey Windows have been introduced with varying window sizes and depth of reveals for visual interest and to allow this phase of development to stand out.

Elevations (general)

Additional drawings have been added to the Pack due to the increased number of plots and the change of approach to the character areas. Each drawing highlights:-

- The character area it relates too
- The plot number reference
- House as a detached, Semi-detached or Terraced block to allow one to see how it would appear in the street scene.
- Any new elevation treatment.

Flats Block 1 & 2:-

Previous comments on the original design and comments from the design workshops have been taken on board to come up with a new design for the blocks of flats at the front of the site.

- A pitched roof which has been altered in pitch to ensure that the block of flats are 3.5 storey and not 4 storey in height. This matches the 0.5 top floor level of Phase 1.
- Due to the vast amount of brick work, a range of techniques to break up the materials and as visual richness including grey contrasting brick added at the ground floor level and grey vertical projecting banding to break up the vast amount of buff brick
- Grey projecting brick at higher levels as an additional design feature.
- Black or Grey cladding applied to the central stair component on the front elevation again to break up the expanse of brick.
- Variation of window sizes in contemporary grey finish.

Design Out Crime

A number of amendments have been made following comments made by the Design Out Crime Officer. Some of these are addressed earlier but additional comments are made below.

Amendments to the layout to show all fences within parking courts and narrow path routes to be 1.5m close board fencing with 0.3m trellis fencing above. This will reduce the opportunity of people climbing over and add more natural surveillance into the rear parking courts (see illustration below).



Rear Parking Courts

- Rear parking arrangements have been redesigned to have properties facing onto parking spaces.
- 800mm Dwarf wall with 1m railings have been introduced within the parking courts to allow for improved surveillance
- Parking courts amended so to have only one entry/exit for vehicles
- Plots with under croft parking are closed off with close boarded fencing/walls to avoid through routes
- Visitor parking is now labelled "VP".



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Gable end windows

- Additional gable windows added where possible for improved surveillance.

FOGs

- Rear window bars on FOGs have been removed to prevent views into neighbouring rear gardens.
- The parking spaces and rear gate serving Plot 35 has been amended within the re-design of the parking courts and by rotating the FOG 90 degrees to address the previous issue identified at the rear access

Allotments

- Boundary between allotments and Neighbouring plots will have close boarded fencing.
- Hedging is shown in the detailed landscaping plans.

An updated Drawing Issue Sheet is attached detailing the revisions and a full set of revised landscape drawings prepared by James Blake Associates have also been prepared to address the amendments to the layout.

I hope that the changes as submitted are acceptable. Please do not hesitate to contact me should you require to discuss any aspect of the submission or if you require any further information.

Yours sincerely,



Stuart McAdam
Planning Manager

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