

Charlotte Waugh
West Suffolk Planning Dept.
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

Our Ref: Haverhill3a/046/IJ
9th October 2024

Dear Charlotte,

Re: Application for Reserved Matters- submission of details under outline planning permission SE/09/1283 - the means of access, appearance, landscaping, layout and scale for the construction of the Local Centre Building and 83 dwellings, together with associated means of enclosure, car parking, vehicle and access arrangements, landscaping and open space for phases of residential development known as Phase 3a and the Local Centre. The application includes the submission of details to enable the discharge of conditions B4, B8, B9, B16, B17, B24 of outline planning permission SE/09/1283.

Please find attached a detailed planning application by Persimmon Homes Suffolk for the residential development of the parcel of land at Land north of Anne Suckling Road known as Phase 3a and the Local Centre. An application with reference the 'PP-13250375' has been submitted via the planning portal.

The application proposes the following:

'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 112 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 phases of residential development known as Phases 5a and 5c. The application includes the submission of details to enable the discharge of conditions B4, B8, B9, B16, B17, B24 of outline planning permission SE/09/1283.'

This application follows an extensive workshop series with the local planning authority.

The Reserved Matters application is supported by:

Application form
Design Statement
Ecology Walkover Survey
Arboriculture Method Statement
Series of plans and reports (detailed in Issue sheet provided).



Details submitted to discharge conditions

The details submitted to enable the discharge of conditions are as follows:

Condition B4- Landscape and Ecological Management Plan

JBA 23-412 Landscape Management Plan rev

Condition B9 - Areas for parking, cycles etc.

P22-0777_DE_0008_C_10 Parking Strategy Plan.pdf

046-P-142 Parking Bay Width Plan

Condition B16 – Arboricultural Method Statement

JBA 18-351 AMS Phase 3A AR09

Condition B17 – Landscaping Plans

P22-0777_EN_018A Detailed Soft On-Plot Landscape Proposals Sheet 1-2

P22-0777_EN_019 Local Plaza Detailed Hard and Soft Landscape Proposals

Condition B24 – Storage of Refuse and Recycling

P22-0777_DE_0008_C_11 Refuse Strategy Plan.pdf

Details submitted for the application

The following details could not be submitted via the planning portal and can therefore be found via the link below:

P22-0777_DE_0015_B - House Type Pack

All Ecology Reports (see table below).

Planning Layout
P22-0777_DE_0008_C_01 Site Layout

Elevations and Street Scenes
P22-0777_DE_0015_B - House Type Pack
P22-0777_DE_0016_B - Local Centre
P22-0777_DE_0017_B_01 - Illustrative Street Scenes

Ecology Reports
JBA23412 ECO02 Ecology Walkover Enquiry for Phase 3A, Haverhill Clearance Precautionary Method Statement.pdf
JBA 18_351 ECO 04 Phases 2_6 and Relief Road Haverhill Botanical Survey August 2019.pdf
JBA 18_351 ECO01 Haverhill Phases 2-6 PEA.pdf
JBA 18_351 ECO06 Haverhill Phases 2-6 and Relief Road Badger Report 2019.pdf
JBA 18-351 ECO03 Haverhill Phases (2-6) eDNA Report 2019.pdf
JBA 18-351 ECO29 Haverhill Infrastructure Updated Ecological Walkover 2022 RevB.pdf
JBA_17_364_ ECO06_ Updated Badger Survey Report.pdf
JBA_18_351 ECO02 Haverhill (2-6) Reptile Survey Report 2019 Revision A.pdf
JBA_18_351 ECO08 Haverhill (2-6) Hazel Dormouse Survey Report 2019.pdf
JBA_18-351 & 17-364 ECO09 Phases 2-6 & Relief Road,Haverhill_Bat Activity Report 2019.pdf
JBA_18-351_Wintering Bird Survey Report, Haverhill, Phases 2-6 and Relief Road.pdf
JBA18_351 ECO03 Phases 2_6 and Relief Road Haverhill Hedgerow Survey 2019.pdf
JBA18-351_17-364 ECO05 Haverhill Breeding Bird Survey Report 2019.pdf
JBA18-351 ECO23_Haverhill_Ecology Mitigation Requirements RevD.pdf
JBA 23-412 Landscape Management Plan rev
JBA 18-351 AMS Phase 3A AR09

Accompanying Plans and Details
046-P-125 Sustainability Plan.pdf
046-P-142 Parking Bay Width Plan.pdf
046-P-165 M42 Plan.pdf
046-P-175 Surveillance Plan.pdf
046-P-152 Materials Schedule
P22-0777_DE_0008_C_02 Building Heights Plan.pdf
P22-0777_DE_0008_C_03 Housing Distribution Plan.pdf
P22-0777_DE_0008_C_04 Affordable Housing Plan.pdf
P22-0777_DE_0008_C_05 Tenure Plan.pdf
P22-0777_DE_0008_C_06 Character Areas Plan.pdf
P22-0777_DE_0008_C_07 Materials Plan.pdf
P22-0777_DE_0008_C_08 Boundary Treatment Plan.pdf
P22-0777_DE_0008_C_09 Hard Surfacing Plan.pdf
P22-0777_DE_0008_C_10 Parking Strategy Plan.pdf
P22-0777_DE_0008_C_11 Refuse Strategy Plan.pdf
P22-0777_DE_0008_C_12 Movement Network Plan.pdf
P22-0777_DE_0008_D_01 Site Layout.pdf
P22-0777_DE_0015_C - House Type Pack.pdf
P22-0777_DE_0016_B - Local Centre.pdf

P22-0777_DE_0017_B_01 - Illustrative Street Scenes.pdf
P22-0777_DE_0021_01 Boundary Treatment Details Plan.pdf
P22-0777_DE_0008_13 Location Plan.pdf
Haverhill Phase 3a and the Local Centre DAS
01bR-Env noise report

Engineering Plans and Reports
046-E-SK30 Tracking Plan - Rev A
046-E-SK45 Highways Visibility Splays
046-E-SK50 SUDS Proposals and Location Masterplan
046-E-SK75 Adoptions Plan
E4246-Drainage Strategy-Rev1 - 3a.Full
046-E-550 Indicative Levels Design Sheet 1 (Rev B)
046-E-551 Indicative Levels Design Sheet 2 (Rev B)

Landscaping Plans
P22-0777_EN_018A Detailed Soft On-Plot Landscape Proposals Sheet 1-2
P22-0777_EN_019 Local Plaza Detailed Hard and Soft Landscape Proposals

I trust the submitted details are sufficient. I would be grateful if you could confirm receipt of details submitted, along with the target date for determination. 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,



Isaac Jolly
Planner
PERSIMMON HOMES LIMITED
SUFFOLK REGION