

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

Our Ref: Haverhill3a/046/IJ  
9<sup>th</sup> October 2024

Dear Charlotte,

**Re: Reserved matters application - a. application pursuant to hybrid permission SE/09/1283 for the construction of 83 dwellings and a Local Centre comprising a retail unit (E)a and 2 flexible units within the following uses approved at outline; retail (E)a, café/restaurant (E)b, financial and professional services (E)c, Medical or health services (E)e, Nursery/Day Centre (E)f, hot food takeaway (sui generis), community uses (F1) 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 3a and the Local Centre and b. application to discharge conditions B4, B8, B9, B16, B17 and B24.**

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.

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).

<b>Planning Layout</b>
P22-0777_DE_0008_E_01 Site Layout

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

<b>Ecology Reports</b>
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

<b>Accompanying Plans and Details</b>
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_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
Apartment - Plot 26-34
Local Centre
Street Scene - Plot 1-12
Street Scene - Plot 51-57

<b>Engineering Plans and Reports</b>
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)

<b>Landscaping Plans</b>
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**