

KING ARCHITECTURAL DESIGN & PLANNING
5, Spicers Lane, Long Melford, Suffolk, CO10 9JJ.
Tel: 07974251150
dking482@yahoo.co.uk

30th September 2024

FULL PLANNING APPLICATION FOR MR T. HENDREY.

THE LINKS, WITHERSFIELD ROAD, HAVERHILL, SUFFOLK, CB9 7RN.

PROPOSED RESIDENTIAL DEVELOPMENT OF 7 No. ONE AND A HALF STOREY DWELLINGS WITH ASSOCIATED ROAD AND PARKING.

DESIGN, ACCESS AND PLANNING STATEMENT.

1.00 SITE APPRAISAL AND DESIGN PRINCIPLES :-

The Application Site comprises of a large underused parcel of superfluous private amenity to the rear of the 'Host' dwelling which is surrounded/screened by well established, mature trees and hedging to its north, east and south boundaries.

NOTE – Trees : It is confirmed that No Trees within the Application Site are protected by a Tree Preservation Order.

'The Links' is a One and a half Storey Dwelling and is served by a single access point with a small drive and turning area. The site has a long rear garden that abuts the settlement boundary to the west and an approved housing

The 'Host' Dwelling is a 20th century 1.5 storey dwelling of no architectural interest and surrounded with mainly two storey and single storey dwellings with mixed designs, size and materials.

The proposed development would demonstrate satisfactory provision of amenity, design, environment and highway criteria and is of no material detriment to the character of this part of Haverhill and its surroundings.

The development will provide a high standard of design using traditional materials in a design form that will be harmonious with adjacent buildings and the topography of the site and area.

It is therefore submitted that the Proposed Drawings show that the Proposed Dwellings comfortably fits within their surroundings /neighbouring properties and creates a high standard of layout/design.

Having due regard for the surrounding area and sensitive location, the resolution to this site was for it to be subservient in character and not to jar, dominate or compete with surrounding dwellings.

Therefore it was considered appropriate to keep the design respectful of surrounding dwellings in terms of materials, scale and appearance and should be of modest scale. Use of traditional (prevalent in the locality) materials to reflect local distinctiveness and detailing shall enhance the site and wider surrounding landscape area. The layout seeks a solution, which shall enhance and reinforce the traditional vernacular and fabric of this part of Haverhill.

Scale, mass span, pitch, detailing and materials shall harmonise and enhance the locality not jar, dominate or introduce inappropriate form or massing.

Allowing for natural gradients, the new dwellings shall form an interesting composition and be of modest scale and height relative to its neighbours.

The proposed massing, materials detailing, fenestration and roof-form are a wholly bespoke response and thus seek to specifically address and respect surrounding development. Accordingly, the proposal is considered appropriate in the context of an intervention into Withersfield Road and the surrounding area.

The proposal seeks to enhance the appearance and visual amenity of the area whilst providing modern and efficient homes for the buyers long term future, making best use of this under-used 'brown-field' site.

2.00 LIST OF DRAWINGS AND DOCUMENTS CONSIDERED BY THE LOCAL PLANNING AUTHORITY AS PART OF THE FULL PLANNING APPLICATION.

1. Drawing Number 22/025 – 1
Existing Site Plan.
2. Drawing Number 22/025 – 2
Location Plan
3. Drawing Number 22/025 – 3B
Proposed Site Plan.
4. Drawing Number 22/025 – 4
Proposed Vehicular Access Layout Plan.
5. Drawing Number 22/025 – 5A
Proposed Floor Plans and Elevations – Plots 1 and 2.
6. Drawing Number 22/025 – 7
Proposed Floor Plans and Elevations – Plot 3.
7. Drawing Number 22/025 – 8
Proposed Floor Plan and Elevations – Plot 3 Garage.

8. Drawing Number 22/025 – 9B
Proposed Plot 3 – Floor Plan and Elevations – Plot 4.
9. Drawing Number 22/025 – 10B
Proposed Floor Plan and Elevations – Plot 5.
10. Drawing Number 22/025 – 11B
Proposed Plot Floor Plan and Elevations – 6.
11. Drawing Number 22/025 – 12B
Proposed Floor Plans and Elevations – Plot 6 Garage.
12. Drawing Number 22/025 – 13B
Proposed Floor Plans and Elevations – Plot 7.
13. Drawing Number 22/025 – 14C
Proposed Soft Landscaping Plan.
14. Drawing Number 22/025 – 15C
Proposed Hard Landscaping Plan.
15. Drawing Number 22/025 – 16B
Proposed Tree and Ecological Protection Plan.
16. Drawing Number 22/025 – 17C
Proposed Construction Management Strategy Plan.
17. Preliminary Ecological Appraisal.
Greenlight Environmental Consultancy.
18. Biodiversity Net Gains Assessment.
Greenlight Environmental Consultancy.
19. Pre-App Enquiry Written Response.
Date 7th July 2023.
Ref: PREAPP/23/067
20. Landmark Envirosearch Residential Report.
(Desk Top Contamination/ Flood Report).
21. West Suffolk Council Land Contamination Questionnaire.
22. Flood Risk Assessment.

NOTE: Phase 1 Contamination Report/Site Investigation to be required by Condition on the Decision Notice.

3.00 AMOUNT.

The total area of the Application Site is 0.509 ha.

The total area of The Links, Withersfield Road, Haverhill is 0.824 ha.

4.00 SCALE.

One and a half storey dwellings have been chosen to reflect the Design of the 'Host' Dwelling, as well as the one and a half storey dwellings within this part of Haverhill.

The Proposed New Dwellings will be sympathetic in design, mass and scale to the character of the surrounding area.

Plots 1 and 2 have the following parameters :-

Internal Floor Area of each Dwelling (including Garage) – 130.76 square metres.

Depth – 9.00 metres

Width – 18.22 metres

Ridge Height – 8.50 metres (from DPC/FFL).

Materials :-

Walls – Brickwork and Painted Render.

Roof – Clay Pantiles.

Plot 3 has the following parameters :-

Internal Floor Area – 255.91 square metres.

Depth – 16.10 metres.

Width – 13.55 metres.

Ridge Height – 8.25 metres (from DPC/FFL).

Materials :-

Walls – Brickwork with Painted Render.

Roof – Clay Pantiles.

Garage to Plot 3 has the following parameters :-

Internal Floor Area – 136.31 square metres

Depth – 24 metres.

Width – 6.00 metres.

Ridge Height – 5.50 metres (from DPC/FFL).

Materials :-

Walls – Brickwork.

Roof – Clay Pantiles with Painted Render Dormers.

Plot 4 has the following parameter :-

Internal Floor Area (including Garage) – 192.62 square metres.

Depth – 14.43 metres.

Width – 9.97 metres

Ridge Height – 8.75 metres (from DPC/FFL).

Materials :-

Walls – Brickwork Plinth with Painted Render.

Roof – Clay Pantiles

Plot 5 has the following parameters :-

Internal Floor Area (including Garage) – 192.62 square metres

Depth – 14.43 metres.

Width – 9.970 metres.

Ridge Height – 8.75 metres (from DPC/FFL).

Materials :-

Walls – Brickwork Plinth with Painted Render.

Roof – Clay Pantiles

Plot 5 has the following parameters :-

Internal Floor Area (including Garage) – 192.62 square metres.

Depth – 14.43 metres.

Width – 9.970 metres.

Ridge Height – 8.75 metres (from DPC/FFL).

Materials :-

Walls – Brickwork Plinth with Painted Render.

Roof – Clay Pantiles.

Plot 6 has the following parameters :-

Internal Floor Area – 158.40 square metres.

Depth – 12.50 metres.

Width – 11.00 metres.

Ridge Height – 7.95 metres (from DPC/FFL).

Materials :-

Walls – Brickwork with Painted Render.

Roof – Clay Pantiles.

Garage to Plot 6 has the following parameters :-

Internal Floor Area – 43.94 square metres.

Depth – 7.43 metres.

Width – 6.43 metres.

Ridge Height – 5.70 metres (from DPC/FFL).

Materials :-

Walls – Brickwork.

Roof – Clay Pantiles

Plot 7 has the following parameters :-

Internal Floor Area (including Garage) – 180.27 square metres.

Depth – 10.83 metres.

Width – 19.93 metres.

Ridge Height – 8.25 metres (Main Dwelling – from DPC/FFL).

Ridge Height – 5.80 metres (Garage from DPC/FFL).

Materials :-

Walls – Brickwork with Painted Render.

Roof – Clay Pantiles.

5.00 PLANNING HISTORY.

RELEVANT PLANNING HISTORY as follows :-

NONE.

6.00 LAYOUT/SITING.

Neighbouring amenity is not to be unreasonably compromised and / or affected and the proposal should not unreasonably overlook or overbear. It shall not appear to be cramped with large visual gaps retained either side between respective dwellings.

The proposed dwellings have been positioned on the site in a way which will relate well to the existing street scene/surrounding properties and gives easy vehicular and pedestrian access from the road.

7.00 APPEARANCE.

The proposed elevations show that the new dwellings have been sensitively designed in accordance with local design guides to create a high standard of layout/design and will enhance the beauty of the surrounding area, with no detrimental impact and will not harm the character of the countryside. The design effectively captures local charm and compliments the vernacular of the surrounding area.

The Building has also been carefully designed to give architectural value in relationship with its surroundings.

Use of traditional materials prevalent in the locality to reflect local distinctiveness and detailing shall enhance the site.

The following External Finishes/Materials for the proposed new dwelling have been chosen as follows :-

- WALLS :- Farmhouse Multi Red Brickwork. (Sample to be submitted and approved by the Local Planning Authority)
Painted Render. (Colour to be submitted and approved by the Local Planning Authority)
- ROOF :- Clay Pantiles. (Sample to be submitted and approved by the Local Planning Authority)
- WINDOWS AND DOORS :- White UPVC.

8.00 HARD/SOFT LANDSCAPING.

The proposed layout and specification should ensure protection of existing assets for the long term and enhancement of the locality, therefore a sensitively designed landscaping scheme has been designed (to be approved by the Local Authority) to help compliment the setting of the development.

A Soft Landscaping has been prepared and submitted with this Planning Application. Please see Drawing Number 22/025 – 14C

A Hard Landscaping has also been prepared and prepared and submitted with this Planning Application. Please see Drawing Number 22/025 – 15C.

9.00 POLICY.

The proposal would not result in overdevelopment of the site and would have no adverse impact on the street scene and character of the area.

The proposal represents an acceptable use of land and proposes a design solution with appropriate levels of parking and garden size and a dwelling, which is designed to positively respond to the context of the area. Furthermore, there would be no adverse impact on neighbour amenity or highway safety.

The Policies which are most relevant to this Application/Proposal are as follows :-

St Edmundsbury Core Strategy December 2010 :

Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy.

Core Strategy Policy CS2 – Sustainable Development.

Core Strategy CS3 – Design and Local Distinctiveness.

Core Strategy Policy CS4 – Settlement Hierarchy and Identity.

Core Strategy Policy CS5 – Affordable Housing.

Haverhill Vision 2031 :

Vision Policy HV2 – Housing development within Haverhill.

Joint Development Management Policies Document :

Policy DM1 Presumption in Favour of Sustainable Development.

Policy DM2 Creating Places Development Principles and Local Distinctiveness.

Policy DM5 Development in the Countryside.

Policy DM6 Flooding and Sustainable Drainage.

Policy DM7 Sustainable Design and Construction.

Policy DM10 Impact of Development on Sites of Biodiversity and Geodiversity importance.

Policy DM11 Protected Species.

Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity.

Policy DM13 Landscape Features.

Policy DM22 Residential Design.

Policy DM45 Transport Assessments and Travel Plans.

Policy DM46 Parking Standards.

Principle of Development :-

The Application Site lies within the defined settlement boundary of the town of Haverhill. Core Strategy Policy CS1 identifies Haverhill as one of the most sustainable places in the district to live and as such the principle of residential

Development in this location is deemed to be acceptable, subject to compliance with other relevant policies and material considerations.

10.00 SUSTAINABILITY.

The site is within walking distance to services and amenities in the surrounding area,

The Application Site has a Bus stop with links, directly to Haverhill Town Centre, Newmarket and Cambridge directly across Withersfield Road.

The new dwellings will have an appropriately sited electric vehicle charging points. Lighting of the development shall be LED or 'solar' powered only with PIR timer controls (no floodlight) to ensure minimal environmental cost and minimal disruption to the biodiversity during the hours of darkness.

Air – Source Heat Pump, PV and a Wood-Burner to the principle living space shall ensure optimum comfort and environmentally balanced living.

The New Dwellings will have an appropriately sited electric vehicle charging point.

Each Garage serving the Proposed New Dwellings has also been incorporated within the scheme to accommodate cycle storage.

Sustainability issues have been considered within this scheme and appropriate design, specification and construction are to be included in the development.

All elements of the external envelope will be designed to achieve 'U' values lower than the current Building Regulations.

Low energy fittings to reduce CO2 emissions including grade 'A' appliances, high efficiency boiler and economic heating will be included.

Low water usage toilets and sanitary fittings will be incorporated.

Locally sourced materials will be specified.

11.00 THE HISTORIC ENVIRONMENT.

The 'Host' Dwelling ('The Links') is not a listed building or within close proximity to any Listed buildings.

The Application site does not sit adjacent to any of the Haverhill Conservation Areas.

12.00 ECOLOGY.

A Preliminary Ecological Appraisal has been prepared and submitted with this Planning Application

The Appraisal has recommended some Biodiversity enhancements which have been listed within the 'BIODIVERSITY ENHANCEMENTS' section below.

Consideration has been given as not to enclose or 'fence in' the Site to allow the passage of wildlife.

A Proposed Tree and Ecological Protection Plan (Drawing Number 22/025 – 16B), has been prepared to accompany this Application.

13.00 BIODIVERSITY ENHANCEMENTS.

It is submitted that Biodiversity Enhancements for this proposed site are as follows :-

BATS:

- Lighting schemes to follow guidance from the bat conservation trust and CIE 150:2003. Warm-white (long wavelength) lights with UV filters (where necessary) will be installed away from roosting locations and linear features. Lighting units will be angled below 70 degrees and equipped with movement sensors, baffles, hoods, louvres and horizontal cut off units at 90 degrees. Lighting must be directed away from boundary trees and hedgerows.
- One integrated bat box to be installed per new dwelling. Please refer to Appendix G of the Preliminary Ecological Appraisal for details and installation recommendations.

BIRDS:

- Any works affecting bird nesting habitat such as management of hedgerows or trees would ideally need to be conducted outside the main nesting season.
- One integrated house sparrow terrace will be installed per new dwelling. Please refer to Appendix F of the Preliminary Ecological Appraisal for details and installation recommendations.

OTHER ANIMALS:

- The surrounding habitat is considered suitable for hedgehogs. Therefore hedgehog friendly fencing will be installed for any new fencing. (Please refer to Appendix H of the Preliminary Ecological Appraisal for details).
- Seven Bee Posts will be installed on site. Positioning of the Bee Posts to be discussed with a qualified Ecologist. Please refer to Appendix I of the

Preliminary Ecological Appraisal for details and installation recommendations.

- During the construction period any excavations will have a rough sawn plank placed inside to act as a ramp to allow any animals that have fallen inside to escape. The excavations will be checked each morning works are scheduled for, to remove any trapped animals.
- During the construction period construction materials will be stored off the ground on pallets and waste materials in skips, to prevent providing shelter for animals and subsequent harm when materials are moved.

HABITATS / SOFT LANDSCAPING:

- A landscaping scheme has been prepared to include the planting of new native species-rich hedgerows and trees between plots and around the site. Final position and species of new tree planting to be agreed on Site with a qualified arboriculturalist. (Please refer to Appendix F of the Preliminary Ecological Appraisal for suggested species). Existing boundary hedgerows are to be retained.

14.00. BIODIVERSITY NET GAINS ASSESSMENT.

A Biodiversity Net Gains Assessment has been commissioned with Ecology Consultants Greenlight Environmental Consultancy completing the required assessment on 22nd August 2024.

The attached Biodiversity Net Gains Assessment shows that Greenlight have managed to argue that the river as a non-priority habitat, which will help reduce the baseline score for BNGA, although it will cost £153,800 +VAT to purchase statutory credits from Natural England.

It is therefore submitted that we wish to confirm that the Client & Applicant (Mr T. Hendrey) has decided to purchase the required statutory credits from Natural England to the value of £153,800 +VAT (TOTAL £184,560.00).

15.00 ACCESS/HIGHWAYS.

'The Links' has an existing approved Vehicular Access that meets with current Suffolk CC Highways Design/Standards.

High Street is part of the A1307 which links Haverhill and surrounding Villages to the west of Haverhill. This section of road has a 30-mph speed limit.

The road is 6.5m wide with footways on both sides of the road. The footway Outside The Links is 1.6m wide and the footway opposite is 1.6m wide.

The existing vehicular access currently serves The Links and has been established

in use for several years. The access is set 1.8m from the road edge and is 5m wide at the rear of the footway and 9m along the carriageway edge.

It is proposed to construct an improved vehicular access to serve the existing dwelling and the new development.

The visibility splays for the access meet the requirements for Manual for Streets with a marginal relaxation of standards in setback distance.

It is also worth noting that the existing sub-standard access will be removed as part of this development creating additional added value in terms of highway safety.

The vehicular access either side of The Links will gain improved visibility distances as part of this proposal creating added highway safety benefit to the scheme and the locality which is a real bonus.

Traffic flows in this area are not excessive for this type of rural location and vehicle speeds are in line with the 30-mph limit. It is accepted within the industry that vehicle speeds are greater now, due to the reduced traffic flows during the COVID-19 pandemic.

In view of the above, our conclusion is that the proposed new development will have no detrimental effect on road safety for either users of the new access into the development or the public highway at this location. There is sufficient inter-visibility between approaching and emerging vehicles and that there is no additional unacceptable risk.

Paragraph 109 within the Promoting Sustainable Transport Section of the revised NPPF 2018 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on Highway safety, or the residual cumulative impacts on the roads would be severe. It is considered that these proposals will have no detrimental effect on road safety for either users of the new dwellings or the public highway at this location and would expect the Highway Authority to support the proposal accordingly.

In view of the foregoing, it is considered that there are no substantive highway or transportation reasons for not allowing the proposed development of 7 new dwellings using the improved Vehicular Access.

A mobility ramp will be provided to the principle access to the New Dwellings. All principle internal doors will be specified at 838mm (2'9") wide. Corridors have been kept to a minimum and the WC has been designed to meet and further the requirements of Part M of the Building Regulations, to ease access to the dwelling for disabled users as well as the general public.

The Proposed Scheme will also include: –

- Electric Vehicle Charging Points to be incorporated.
- Storage for Cycles has been shown.
- Bin Storage & Collection positions have been shown.

NOTE.

Details of the above Parking, Electric Charging Points, Storage of Cycles and Bin Storage/Collection Points have been shown on the submitted Proposed Hard Landscaping Scheme - Drawing Number 22/025 – 15C

15.00 CONCLUSION.

Having studied the individual character and contribution of the Proposed New Dwelling, it is considered that the subservient design and scale of the proposal ensures that it shall harmonise and not be of detriment to the 'Host' dwelling and its neighbouring properties/surrounding area.

The proposal seeks to enhance the appearance and visual amenity of the area, whilst providing a modern and efficient home for the applicant's long term future.

Scale, mass, span, pitch, detailing and materials shall harmonise and enhance the locality, not jar, dominate, or introduce inappropriate form or massing.

Having due regard for the surrounding built up area, the resolution for this site was for it to be subservient in character and not to jar, dominate or compete with the surrounding dwellings.

Therefore it was considered appropriate to keep the design respectful of surrounding dwellings in terms of materials, scale and appearance and be of modest scale.

It is considered that the proposal is sympathetic in appearance to the surrounding built up area and would be in keeping in design, appearance and design to the surrounding area.

It is submitted that the proposed new dwelling has been sensitively designed to avoid impact and overlooking on the neighbouring properties and surrounding area.

It is considered therefore that the proposal now before you, when judged on its merits, will be one of **enhancement** to the site and wider locality. It would represent an asset to the local community in regards to housing stock provision and associated demographic diversity.

We consider that this proposal embodies all that is recognised in the aims and objectives of the relevant Local and National policies, respects its neighbours and addresses the matters at the pre-application stage.

We respectfully request that your Authority be minded to approve this application.