

# J.A.P. Architects

## **Proposed Commercial Building at Homefield Road, Haverhill**

### **Design, Access & Planning Statement**

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#### **Contents**

- 1.0 The Site & Planning History
- 2.0 The Proposal
- 3.0 Landscaping, Drainage & Ecology
- 4.0 Access & Parking
- 5.0 Planning Policy
- 6.0 Summary

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## 1.0 The Site and Planning History

- 1.1 The application site is located at the eastern end of Homefield Road in Haverhill's long-established industrial area. The land is allocated as a *General & Rural Employment Area* under Policy SP23.
- 1.2 The site measures circa 0.375ha. Roughly one third of this is the subject area for this application, with the remaining area comprising an access road and an established parking area.
- 1.3 The area of the site proposed for development was granted outline planning approval, for a commercial building, in 2004 (Planning Ref:SE/04/1956). The foregoing approval included an additional building, which has been built — currently Golden Apples Day Nursery; formerly Tiny Toes Nursery.
- 1.4 Further south west, planning permission was granted for a Veterinary Surgery, again in 2004 and this has also been built. Original plans for developing the whole site included the veterinary surgery, the nursery *and* the commercial building (the only approved building of the three not implemented). However, the access road and parking infrastructure was put in place around what was destined to be the third building, as can be seen at the location plan, drawing 240520-01, and the site analysis drawing, 24052-02. (See also the lease plan provided below at Figure 1).
- 1.5 Notwithstanding the construction of the vets and the nursery (and the access road and parking zone) it has been established, through correspondence with planning officer, David Beighton, that the original Outline Planning consent no longer provides the context for the third building to be realized by way of a Reserved Matters Application. Accordingly, the applicant is seeking to develop the remaining land parcel by way of this Full Planning Application.

## 2.0 The Proposal

- 2.1 Detailed proposals are provided at drawings 24052-03, 04 & 05.
- 2.2 The proposal comprises a new, 2-storey commercial building arranged with, primarily storage space at the ground floor, then office space at first floor.
- 2.3 With a footprint of 572m<sup>2</sup> (26m x 22m) the proposal will create a gross internal floor area of circa 1,000m<sup>2</sup> divided equally between two separate commercial units.
- 2.4 The new building will be positioned centrally in the available development land parcel, with goods/service access to each unit at the north east and south west sides and the main personnel entrances positioned at the north west façade, facing onto the existing parking area.
- 2.5 The building will have a recognisably commercial appearance. It will be clad with good quality, insulated cladding panels and glazed curtain walling, with colours selected to reflect those of the two neighbouring buildings, both developed out of the original, 2004 planning approvals.

### 3.0 Landscaping, Drainage & Ecology

#### Landscaping

3.1 At the time of the original Outline planning approval, the site had been cleared, in readiness for its development. Since then the made-up ground has self-seeded with some grass and dense brambles etc. Along the south east boundary, aligned to Homefield Road, a large, grassed berm was created from earth excavated from the wider site to make way for development. The berm has become naturally populated with grass and brambles and, immediately adjacent to the pavement at Homefield Road, there is a hedge running up to the Haverhill bypass (A1017) and along Western boundary of the land parcels occupied by the veterinary practice and the nursery.

3.2 In order to facilitate the proposal, part of the north west edge of the earth berm will be cut back, but its height adjacent to Homefield Road will be preserved, as will the existing hedge at the pavement.

3.3 Small margins of soft-landing will be created around the building, in conjunction with forming the loading areas for each unit and a front access path for personnel (refer to drawing 24052-03). The loading areas will be finished in tarmac and the pedestrian areas will have a simple finish of concrete paviors.

#### Drainage

3.4 Detailed designs for foul and surface-water drainage were undertaken, by Hayden Evans, prior to the Veterinary Surgery and Nursery being constructed.

3.5 The design at that time accounted for the third, commercial, building and the drainage infrastructure has been completed — a copy of the relevant plan is provided with this application.

#### Ecology

3.6 In order to fulfil the application requirements relating to Ecology, Roger Spring, of Skilled Ecology, has undertaken the following:

- Preliminary Ecological Appraisal (PEA)
- Biodiversity Net Gain (BNG) analysis and report

3.7 The PEA and BNG reports are provided with this application and the relevant Biodiversity Metric spreadsheets are provided separately (by email).

3.8 The ecology/biodiversity enhancements set out in the PEA will be implemented in accordance with Skilled Ecology's recommendations and in response to the appropriate planning conditions.

3.9 In their BNG report, Skilled Ecology state the following:

*The calculations indicate that the site fails to achieve an on-site 10% increase in BNG for Habitats. The Unit deficit is 0.35. Therefore, the 0.35 of a BNG unit will need to be funded to pay for off-site BNG creation to reach the 10% mandatory requirement. An off-site provider in BNG units will need to be contacted to draft a legal agreement/contract for this to be facilitated.*

*A Habitat Management & Monitoring Plan (HMMP) may be required for the on-site Mixed Native Scrub creation, the 4 x small tree planting and the grassland improvements from Poor Condition to Good Condition.*

3.10 As directed, an appropriate off-site provider will be engaged and a legal agreement will be entered into. Relevant information and evidence will be provided in response to the appropriate planning conditions.

## 4.0 Access & Parking

4.1 Access from Homefield Road will be via the previously constructed access road.

4.2 Parking has already been allocated to the site through the construction of the existing car park, to the north, which was set out from the original Outline Planning consent for three buildings.

Note: We are informed that the entire site, incorporating all three building parcels, plus the access road and car parking, is owned on a ground lease from West Suffolk Council (the applicant pays a lease premium each time a building is completed). The demise of each land parcel is then leased to the occupier/end user either by way of an open-market lease, or as a sub-sale of the head lease. The parking areas, however, are permanently retained within the head lease.

4.3 As the above lease plan shows, the parcel containing the veterinary practice includes 17No. dedicated parking spaces and the parcel containing the nursery includes 7No. dedicated parking spaces.

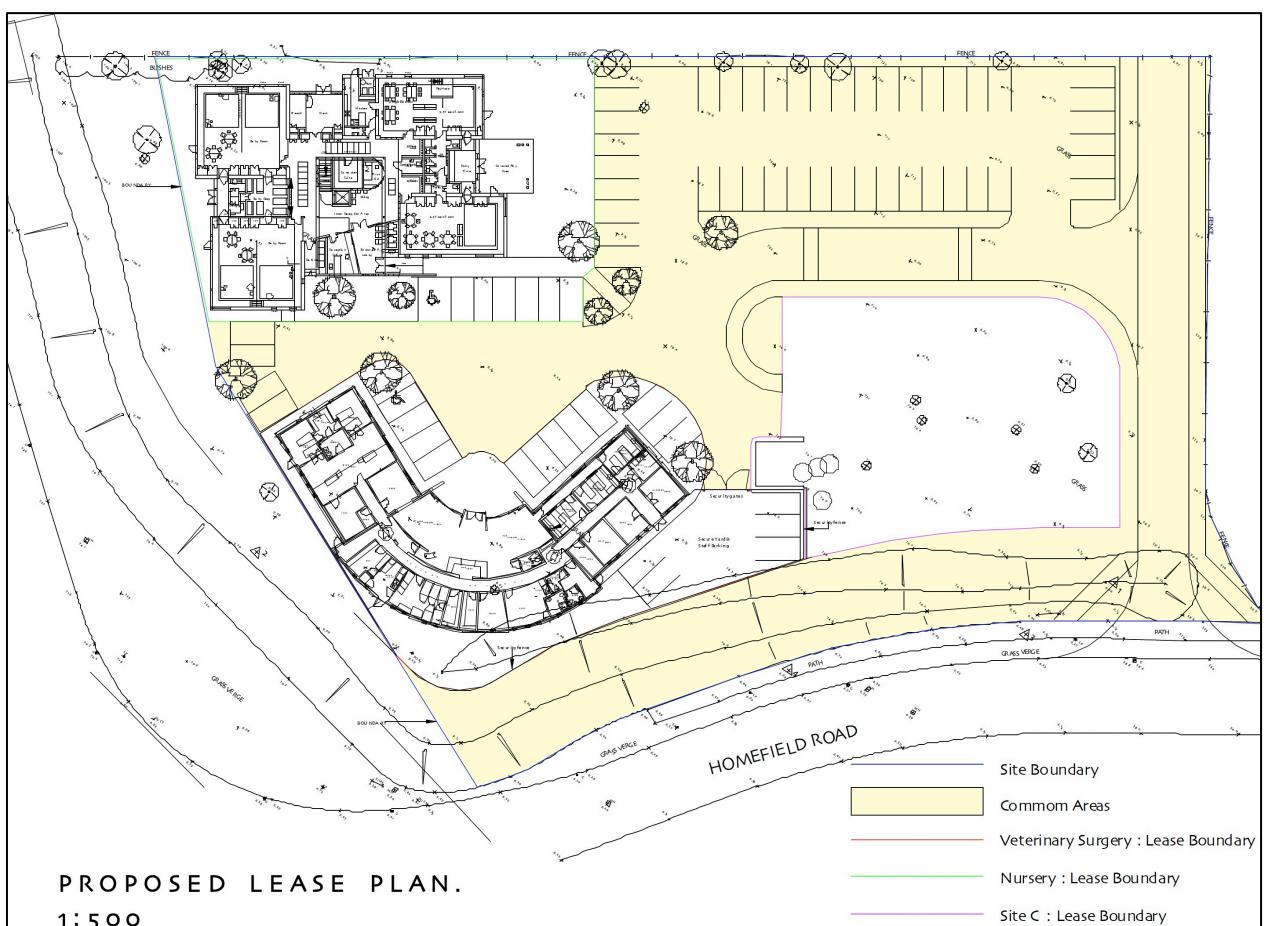


Figure 1: Current lease plan for the entire site

4.4 Elsewhere (within the area shaded yellow) there are approximately 47No. additional parking spaces, 43 of which are located close to the parcel of land on which the proposed commercial building will be constructed. As was calculated at the time, the wider site was divided up for the three buildings, and the parking provision was made to exceed actual requirements. Accordingly, the existing parking provision, located to the north of the proposed building (43 spaces) will adequately serve the proposed building.

4.5 The proposed ground floor comprises an open and spacious 'storage' area. Within this space it is allowed that bins and cycles can be stored.

## 5.0 **Planning Policy**

- 5.1 The key Planning Policy for this proposal is SP23: *General employment areas and rural employment areas*, under which Haverhill's industrial estate is referenced is *General Employment Area SP23V*.
- 5.2 Under SP23, the site is *protected for employment uses* and the proposed site is considered *suitable for offices* and general storage. As such, the proposal complies with Policy SP23.

## 6.0 **Summary**

- 6.1 The site occupies part of the long-established Haverhill Industrial estate and is located on land allocated for commercial and employment use.
- 6.2 Originally approved under a 2004 Outline Planning approval, the proposed building will fulfill an appropriate use and need, effectively utilising the available employment land.
- 6.3 The proposed building has been designed to fit with recently constructed, neighbouring buildings and, overall, is considered an appropriate development, for which planning approval should be granted.

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For and on behalf of J.A.P Architects