

Your ref: DC/25/1988/RM
Our ref: Haverhill – Parcel A9, land north of
Haverhill 40778
Date: 22 December 2025
Enquiries: Neil McManus
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Charlotte Waugh,
Principal Planning Officer,
Planning and Growth,
West Suffolk Council,
West Suffolk House,
Western Way,
Bury St Edmunds,
Suffolk, IP33 3YU

Dear Charlotte,

Haverhill: Parcel A9, land north of Haverhill – reserved matters

I refer to the proposal: *reserved matters application – a. submission of details under outline planning permission DC/15/2151/OUT – means of access, appearance, landscaping, layout, and scale for 95 dwellings (including 42 affordable) (parcel A9); associated internal roads, car parking, amenity and public open space; pumping station and diversion of overhead HV cable and b. including application to partially discharge conditions 4, 6, 7, 8, 9, 15, 28, 30, 37, 38 and 44 of DC/15/2151/OUT.*

The planning permission under reference DC/15/2151/OUT has an associated section 106 agreement (Deed) dated 13 August 2018. This Deed includes reference under the Definitions to “2 Form Primary School Land”. The planning obligations previously secured must be binding on this new application if West Suffolk Council make a resolution to approve and grant planning permission.

As the reserved matters application includes a land reservation for education use which will effectively ‘fix’ the boundaries of this area, it is very important that this is agreed between the applicant and Suffolk County Council as set out under the Deed prior to determination by West Suffolk Council. It will therefore be helpful to set up a meeting in early 2026 to discuss and agree the land reservation for education use. In the meantime, the County Council submits a holding objection.

Yours sincerely,

Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure

cc Kelly Smith/Penny Bates, SCC (education)