

Planning Services

West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU

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Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land

Address Line 1

Boundary Road

Address Line 2

Haverhill.

Address Line 3

Town/city

Haverhill

Postcode

CB9 7YH

Description of site location must be completed if postcode is not known:

Easting (x)

568554

Northing (y)

244382

Description

The site is an undeveloped parcel of land adjacent and south west of the Zone at 1A Boundary Road

Applicant Details

Name/Company

Title

Cambridgeshire

First name

Philip

Surname

Jordan

Company Name

Jordan and Bateman Architects

Address

Address line 1

Land Boundary Road

Address line 2

Haverhill.

Address line 3

Town/City

Haverhill

County

Country

United Kingdom

Postcode

CB9 7YH

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

07767842686

Secondary number

02073638866

Fax number

Email address

phil@jandba.com

Agent Details

Name/Company

Title

Mr

First name

Philip

Surname

Jordan

Company Name

Jordan+Bateman Architects

Address

Address line 1

167-169

Address line 2

Great Portland Street,

Address line 3

5th Floor

Town/City

London

County

Country

United Kingdom

Postcode

W1W5PF

Contact Details

Primary number

07767842686

Secondary number

02073638866

Fax number

Email address

phil@jandba.com

Site Area

What is the measurement of the site area? (numeric characters only).

1506.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

2 storey Class E Building with total floor area of 648m2

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

Vacant

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

Open land

When did this use end (if known)?

12/02/2000

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

None

Proposed materials and finishes:

Profiled metal cladding

Type:

Roof

Existing materials and finishes:

None

Proposed materials and finishes:

Photovoltaic Panels on the south west facing roof Sedum 'green' roof on north west facing roof

Type:

Windows

Existing materials and finishes:

None

Proposed materials and finishes:

Powder coated triple glazed thermally broken metal windows

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

None

Proposed materials and finishes:

Insect hotel timber and metal frames filled with suitable materials and planted boundary fencings

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Location Plan as Existing

Site Plan as Existing

Site Plan as Proposed

Plans as proposed

Elevations as Proposed

Contamination Study

Office Space - Be Lean brukl

Office spaced Be-Green brukl

Design and Access Statement

Sequential Site Analysis

Pre Application Advice

Full set of submission drawings

Energy Statement

PEA Report

Bio Diversity Net Gain Statement

Phase 2 Botany Study

Botany Walkover

The Statutory Metric - 1a Boundary Road CB9 2AJ - v2 - 42118040 - 09122025" (excel doc attached)

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
- No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
- No

Are there any new public roads to be provided within the site?

- Yes
- No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
- No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
- No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
- No

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

21

Difference in spaces:

21

Vehicle Type:

Light goods vehicles / Public carrier vehicles

Existing number of spaces:

0

Total proposed (including spaces retained):

0

Difference in spaces:

0

Vehicle Type:

Motorcycles

Existing number of spaces:

0

Total proposed (including spaces retained):

5

Difference in spaces:

5

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

3

Difference in spaces:

3

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

18

Difference in spaces:

18

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- Yes
 No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

1.43

Please provide the date the onsite pre-development biodiversity value was calculated

29/09/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

It was the date the ecologist visited site

When was the version of the biodiversity metric used published?

29/11/2023

Please provide the reference or supporting document/plan names for the:

- Biodiversity metric calculation
- Onsite irreplaceable habitats (if applicable)
- Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

The Statutory Metric - 1a Boundary Road CB9 2AJ - v2 - 42118040 - 09122025" (excel doc attached)

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- Yes
 No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- Yes
 No

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

There are main drains on Boundary Road

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

As shown on the drawings
4No 1100 litre Wheelie Bins

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

3 of the 1100litre Wheelie Bins will be designated for recyclable waste

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Use Class:

E(c)(iii) - Other appropriate services in a commercial, business or service locality

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

648

Net additional gross internal floorspace following development (square metres) (d = c - a):

648

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="648"/>	<input type="text" value="648"/>

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Ms

First Name

Amy

Surname

Murray

Reference

PREAPP/24/334

Date (must be pre-application submission)

28/03/2025

Details of the pre-application advice received

A copy of the Pre App advise is enclosed within the Design and Access statement

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

Gavin Walter

House name:

Rowanmoor House

Number:

46

Suffix:

Address line 1:

Castle Street

Address Line 2:

Salisbury

Town/City:

Postcode:

SP1 3TS

Date notice served (DD/MM/YYYY):

27/04/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

Stephen Wood

House name:

Number:

2

Suffix:

Address line 1:

Chiltern Cottages

Address Line 2:

High Street

Town/City:

Great Chesterford

Postcode:

CB10 1PL

Date notice served (DD/MM/YYYY):

27/04/2026

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

Philip

Surname

Jordan

Declaration Date

27/04/2026

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Philip Jordan

Date

28/04/2026

Amendments Summary

Some of the required documentation was omitted in the original application and a clarification was required over the site access.