

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

Our Ref: Haverhill4a,4b,5b/049/IJ
11th February 2025

Dear Charlotte,

Re: Application for reserved matters application pursuant to hybrid permission SE/09/1283 for the construction of 264 dwellings, 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 Phases 4a, 4b and 5b. This also includes the submission of details to enable the discharge of conditions B4, B8, B9, B16, B17, 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 Phases 4a, 4b and 5b. An application with the reference 'PP-13678064' has been submitted.

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 24-483 Landscape Management Plan.

Condition B9 - Areas for parking, cycles etc.

047-P-140 Parking Allocation Plan

047-P-142 Parking Bay Width Plan

047-P-049 Cycle Storage 6.

Condition B16 – Arboricultural Method Statement

JBA 24 483 AMS Phase 4A, 4B, 5B AR08.

Condition B17 – Landscaping Plans

P24-2718_EN_001B Ph 4A,4B,5B Detailed Landscape Proposals Sheet 1-7[28].

Condition B24 – Storage of Refuse and Recycling

047-P-180 Refuse Strategy Plan.

Details submitted for the application

Plans or details submitted for this application can be found via the following link:

<https://files.persimmon.cloud/index.php/s/6dgCMriBKMyfpP7>

Planning Layout
047-P-100 Planning Layout
Elevations and Street Scenes
047-P115 Street scenes A-C.pdf
047-P-001 Addlebrough_End cont GL.pdf
047-P-001 Addlebrough_End tr BV.pdf
047-P-001 Addlebrough_End tr GL.pdf
047-P-001 Addlebrough_End tr ST.pdf
047-P-001 Addlebrough_End_plans.pdf
047-P-002 Addlebrough_Mid_plans.pdf
047-P-002 Addlebrough_Mid_tr CY.pdf
047-P-002 Alnmouth_End_tr CY.pdf
047-P-003 Alnmouth_End_con ST.pdf
047-P-003 Alnmouth_End_plans.pdf
047-P-004 Alnmouth_Mid_con ST.pdf
047-P-004 Alnmouth_Mid_plans.pdf
047-P-005 Ashdown_End_Plans.pdf
047-P-005 Ashdown_End_tr CY.pdf
047-P-006 Ashdown_Mid_BV.pdf
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047-P-006 Ashdown_Mid_tr CY.pdf
047-P-007 Ashdown cr_End_BV.pdf
047-P-007 Ashdown cr_End_plans.pdf
047-P-008 Ashridge_End_ele_40 46.pdf
047-P-008 Ashridge_End_ele_60.pdf
047-P-008 Ashridge_End_ele_181 211.pdf
047-P-008 Ashridge_End_ele_182.pdf
047-P-008 Ashridge_End_ele_250.pdf
047-P-008 Ashridge_End_plan_40 46 181 211.pdf
047-P-008 Ashridge_End_plan_60 250.pdf
047-P-008 Ashridge_End_plan_182.pdf
047-P-009 Barndale_Det_Plans.pdf
047-P-009 Barndale_Det_ST.pdf
047-P-010 Birkdale_End_cont CY.pdf
047-P-010 Birkdale_End_CY.pdf
047-P-010 Birkdale_End_Plans.pdf
047-P-010 Birkdale_End_tr GL.pdf
047-P-010 Birkdale_End_tr ST.pdf
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047-P-012 Broxbourne_End_GL.pdf
047-P-012 Broxbourne_End_Plans.pdf

047-P-013 Charndale_Det_BV.pdf
047-P-013 Charndale_Det_Plans.pdf
047-P-014 Cormwell_End_BV.pdf
047-P-014 Cormwell_End_Plans.pdf
047-P-015 Dallington_End_GL.pdf
047-P-015 Dallington_End_Plans.pdf
047-P-015 Dallington_End_ST.pdf
047-P-016 Dallington_Mid_GL.pdf
047-P-016 Dallington_Mid_Plans.pdf
047-P-017 Fleet_End_GL.pdf
047-P-017 Fleet_End_Plans.pdf
047-P-018 Fleet_Mid_GL.pdf
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047-P-019 Galloway_End_cont GL.pdf
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047-P-024 Haldon_End_cont GL.pdf
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047-P-024 Haldon_End_tr GL.pdf
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047-P-026 Knebworth_Det_BV.pdf
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047-P-028 Redhill_Ele_Det_212.pdf
047-P-028 Redhill_Ele_Det_223.pdf
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047-P-028 Redhill_Plans_Det_26 27 104 196 212.pdf
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047-P-029 Redhill_Plan_End_26.pdf
047-P-029 Redhill_Plans_End_169.pdf
047-P-030 Saunton_End_cont GL.pdf
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047-P-033 Silverdale_End_tr CY.pdf
047-P-033 Silverdale_End_tr GL.pdf
047-P-034 Stanton_End_BV.pdf
047-P-034 Stanton_End_Plans.pdf
047-P-035 Tarmar_End_cont TS.pdf
047-P-035 Tarmar_End_Plans.pdf
047-P-036 Wareham_End_cont GL.pdf
047-P-036 Wareham_End_cont TS.pdf
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047-P-037 Wareham_Mid_cont CY.pdf
047-P-037 Wareham_Mid_Plans.pdf
047-P-037 Wareham_Mid_tr CY.pdf
047-P-037 Wareham_Mid_tr GL.pdf
047-P-037 Wareham_Mid_tr ST.pdf

047-P-038 Wychwood_Det_GL.pdf
047-P-038 Wychwood_Det_Plans.pdf
047-P-039 Apartment 1-11 elevations.pdf
047-P-039 Apartment 1-11- Gound floor 1st floor plans.pdf
047-P-039 Apartment 1-11- second floor plans.pdf
047-P-040 Apartment 12-19 elevations.pdf
047-P-040 Apartment 12-19 First Floor Plan.pdf
047-P-040 Apartment 12-19 Ground Floor Plan.pdf
047-P-040 Apartment 12-19 Second Floor Plan.pdf
047-P-041 Apartment 20-25 elevations.pdf
047-P-041 Apartment 20-25 Ground first floors.pdf
047-P-041 Apartment 20-25 Second floor.pdf
047-P-042 Apartment 51-59 elevations.pdf
047-P-042 Apartment 51-59 First Floor Plan.pdf
047-P-042 Apartment 51-59 Ground Floor Plan.pdf
047-P-042 Apartment 51-59 Second Floor Plan.pdf
047-P-043 Apartment 105-113 elevations.pdf
047-P-043 Apartment 105-113 First Floor Plan.pdf
047-P-043 Apartment 105-113 Ground Floor Plan.pdf
047-P-043 Apartment 105-113 Second Floor Plan.pdf
047-P-044 Apartment 125-133 elevations.pdf
047-P-044 Apartment 125-133 First Floor Plan.pdf
047-P-044 Apartment 125-133 Ground Floor Plan.pdf
047-P-044 Apartment 125-133 Second Floor Plan.pdf
047-P-045 Apartment 187-195 elevations.pdf
047-P-045 Apartment 187-195 first floor plan.pdf
047-P-045 Apartment 187-195 ground floor plan.pdf
047-P-045 Apartment 187-195 second floor plan.pdf
047-P-046 Apartment 202-208 1st floor plan.pdf
047-P-046 Apartment 202-208 2nd floor plan.pdf
047-P-046 Apartment 202-208 elevations.pdf
047-P-046 Apartment 202-208 ground floor plan.pdf
047-P-047 Apartment 251-259 elevations.pdf
047-P-047 Apartment 251-259 first floor plan.pdf
047-P-047 Apartment 251-259 ground floor plan.pdf
047-P-047 Apartment 251-259 second floor plan.pdf
047-P-048 Double garage- front gable
047-P-048 Double garage- hipped roof
047-P-048 Single garage.pdf
047-P-049 Cycle Storage 6.pdf

Ecology Reports
JBA_18-351_ECO44_Ecological Walkover Survey of Haverhill 4a, 4b and 5b_RevA
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

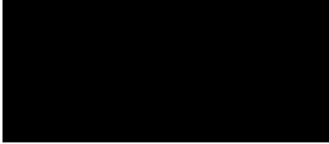
JBA_17_364_ECO06_Updated Badger Survey Report.pdf
JBA_18_351 ECO02 Haverhill (2-6) Reptile Survey Report 2019 Revision A.pdf
JBA_18_351 ECO08 Haverhill (2-6) Hazel Dormouse Survey Report 2019.pdf
JBA_18-351 & 17-364 ECO09 Phases 2-6 & Relief Road,Haverhill_Bat Activity Report 2019.pdf
JBA_18-351_ECO019_Phase 3b Haverhill_Ecology Walkover Report 2021.pdf
JBA_18-351_ECO019_Phase 3b Haverhill_Ecology Walkover Report 2021_RevA.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 24-483 Landscape Management Plan
JBA 24 483 AMS Phase 4A, 4B, 5B AR08
24 483 TPP TRP 01

Accompanying Plans and Details
047-P110 Character Area Plan.pdf
047-P-120 Storey Height Plan.pdf
047-P-125 Sustainability Plan.pdf
047-P140 Parking Allocation Plan.pdf
047-P142 Parking Bay Width Plan.pdf
047-P150 Material Plan.pdf
047-P155 Affordable Housing Plan.pdf
047-P160 Housing Size Plan.pdf
047-P165 M42 Plan.pdf
047-P-170 Boundary Treatment Plan.pdf
047-P-172 Fence Specification and Standard Details.pdf
047-P-175 Surveillance Plan.pdf
047-P180 Refuse Strategy Plan.pdf
047-P-195 Surface Plan-Hard landscaping plans.pdf
P24-2718_EN_001B Ph 4A,4B,5B Detailed Landscape Proposals Sheet 1-7[28].pdf
047-P-099 Location Plan.pdf
047-P-104 Movement and connectivity plan.pdf
Design Statement- Haverhill Phases 4a, 4b and 5b
Street Scene 1 - Plots 171-176
Street Scene 2 - Plots 201-208, 221-222
Street Scene 3 - Plots 73-73, 98-102
Street Scene 4 - Plots 46-59, 84-88

Engineering Plans and Reports
047-E-SK20 Refuse Tracking Plan
047-E-SK21 Delivery Tracking and Rationale Plan
047-E-SK30 SUDS proposals and Location Plan Sheet 1
047-E-SK31 SUDS proposals and Location Plan Sheet 2
047-E-SK40 Areas Adoption Plan
047-E-550 Indicative External Levels Sheet 1 Rev –
047-E-551 Indicative External Levels Sheet 2 Rev –
E4246 – Drainage Strategy Rev 1
047-E-SK20 Refuse Tracking Plan
Planning Application Assessment Toolkit- 4a, 4b, 5b

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