

Ref: LMB/Haverhill II S73
Your Ref: DC/21/1383/FUL

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20th March 2025

Dear Sirs,

Retrospective Section 73 of the Town and Country Planning Act 1990 to vary condition 2 of planning permission DC/21/1383/FUL for amendment to parking court layout, minor site layout changes, minor amendments to internal layout and minor elevational changes, as well as varying a number of planning conditions to be compliance (3, 4, 8, 9, 11, 14, 16, 17) at the Former Social Services, Camps Road, Haverhill, Suffolk, CB9 8HF

Please find enclosed a Retrospective Variation of Condition application pursuant to planning permission DC/21/1383/FUL to vary Condition 2, as well as making a number of planning conditions compliance (3, 4, 8, 9, 11, 14, 16, 17) at the Churchill Living development at Camps Road, Haverhill.

Through the technical and design phasing of the development, a number of changes have been proposed.

These changes relate mainly to the amendment of parking court to the main retirement building, the revised parking layout has been reviewed by Churchill Living's transport consultant, Paul Basham Associates who have found the changes to be acceptable with regards to suitable turning head for each of the parking spaces. To note, the access arrangement has not been amended and remains as per the approved details.

In addition to the parking layout changes, along the proposed southern elevation, a number of balconies have been amended, this includes ground floor patios being amended to ground floor walk-out balconies. This required change has been determined through the technical phasing due to ground levels across the site. In terms of the planning history for this site, it is understood that there was concern regarding balconies along the western elevation due to the adjacent retirement building, which lead to neighbouring residents objecting to the previous proposal.

Therefore, these proposed balcony changes have taken the previous objections into consideration and subsequently do not impact the western façade of the building, instead specifically the changes relate to:

- Apartments 11, 23 and 34 by way of larger juliette balconies;
- Apartments 12, 12a and 24 walkout balconies amended to juliette balconies; and
- Ground floor walkout balconies along the southern elevation.

It is our view that the proposed balcony changes do not cause a material impact to the overall character and appearance of the development and does not impact any neighbouring amenity.

A number of other minor changes have been proposed, these have been listed below:

Retirement apartment building:

- Addition of a 13-person lift
- Internal reconfiguration to apartments 11, 23, 34 to accommodate additional lift

Retirement cottages:

- Additional bin store area, with associated additional pathway to rear of cottage gardens
- Amendment to porch design
- Additional secondary window to north and south elevations

Everything else remains as approved under DC/21/1383/FUL and NMA(A)/21/1383 and NMA(B)/21/1383.

The application comprises of and supersedes the following drawings as listed below.

Drawing Description	Approved Plan Ref	Amendment Plan Ref
Site plan	40033HH NMA02*	40033HH PL02 Rev P3
Ground Floor Plan	40033HH -PL03	40033HH -PL03 Rev P2
First Floor Plan	40033HH - PL04	40033HH - PL04 Rev P2
Second Floor Plan	40033HH - PL05	40033HH - PL05 Rev P2
Elevations Sheet AA	40033HH - PL06 A*	40033HH - PL06 Rev P3
Elevations Sheet BB	40033HH - PL07 A*	40033HH - PL07 Rev P3
Roof Plan	40033HH - PL10	40033HH - PL10 Rev P2
Cottages	40033HT - NMA08*	40033HT - PL08 Rev P3

*These references are from the subsequent NMAs rather than the original decision notice.

Further to the above, there are no changes to the Site Location Plan, nor the Roof Plan however the drawing references have been updated for completeness.

We would be grateful if Condition 2 could be amended in line with the above amended plans.

A number of the other conditions have been discharged or are affected by changes to plan references. Please could these be carried through on any decision notice:

- The materials referred to in **Condition 3** have been superseded through NMA(B)/21/1383. For completeness, these have been transferred onto the amended elevations. Could the correct plan be included in this condition.

We suggest the following amended wording in **bold**:

*"The development hereby permitted shall be constructed entirely of the materials detailed on the submitted drawing 40033HH-PL06 **Rev P3**"*

- **Condition 4** was discharged on 24.03.22 under application ref DCON(B)/21/1383. Please could this be a compliance condition in accordance with the approved details.

We suggest the following amended wording in **bold**:

"Prior to commencement of below ground development the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- a. A site investigation scheme,*
- b. The results of a site investigation based on i) and a detailed risk assessment, including a revised Conceptual Site Model (CSM),*
- c. Based on the risk assessment in ii), a remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions.*

Works shall be carried out in accordance with the approved details discharged under planning application DCON(B)/21/1383"

- **Condition 8 and Condition 9** were discharged on 23.12.22 under application reference DCON(C)/21/1383. Please could these both be compliance conditions in accordance with the approved details.

We suggest the following amended wording in **bold**:

Condition 8:

"No development (excluding demolition) shall commence until details of the strategy for the disposal of surface water (to include the avoidance of any discharge onto the highway) on the site have been submitted to and approved in writing by the local planning authority (LPA).

Works shall be carried out in accordance with the approved details discharged under planning application DCON(C)/21/1383"

Condition 9:

"No development (excluding demolition) shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the LPA. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Works shall be carried out in accordance with the approved details discharged under planning application DCON(C)/21/1383"

- **Condition 11 and Condition 14** were discharged on 14.03.22 under application reference DCON(A)/21/1383. Please could these both be compliance conditions in accordance with the approved details.

We suggest the following amended wording in **bold**:

Condition 11:

"No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition

and site clearance operations) is submitted to and agreed in writing by the LPA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include:

Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-

- i. Temporary drainage systems
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction

Works shall be carried out in accordance with the approved details discharged under planning application DCON(A)/21/1383"

Condition 14:

Prior to commencement of development, including any works of demolition, a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) Loading and unloading of plant and materials
- iii) Site set-up including arrangements for the storage of plant and materials used in constructing the development and the provision of temporary offices, plant and machinery
- iv) The erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Hours of construction operations including times for deliveries and the removal of excavated materials and waste
- ix) Noise method statements and noise levels for each construction activity including piling and excavation operations
- x) Access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.

Works shall be carried out in accordance with the approved details discharged under planning application DCON(A)/21/1383"

- **Condition 16** refers to the site plan for loading and unloading, buggy's and cycles etc. Could this be updated for completeness to 40033HH PL02 Rev P3.

We suggest the following amended wording in **bold**:

"The use shall not commence until the areas within the site shown on Drawing No. PL02 – P3. for the purposes of loading, unloading, manoeuvring and parking of vehicles buggy's and cycles have been provided and thereafter the areas shall be retained, maintained and used for no other purposes."

- **Condition 17** refers to the site plan for the vehicle turning space. Could this be updated for completeness to 40033HH – S73 – 12.

We suggest the following amended wording in **bold**:

*“Before first occupation the vehicle turning space shown on Drawing **No. PL02- P3** shall be provided in its entirety and shall be retained thereafter in its approved form and used for no other purpose.”*

I trust that all makes sense. Please don't hesitate to get in touch if you have any questions, otherwise I look forward to receiving confirmation the application submission has been validated.

Yours faithfully,



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Planner

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