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West Suffolk Council
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Our ref: 13652
Date: 22 January 2026

For the attention of: Charlotte Waugh

Application ref: DC/25/1990/RM
Location: Land NE Haverhill English Way Haverhill Suffolk

Proposal/Description: Reserved matters application - a. submission of details under outline planning permission DC/15/2151/OUT - means of access, appearance, landscaping, layout and scale for 250 dwellings (including 72 affordable) (parcels A14; and A15); allotments (parcel E2); associated internal roads, car parking, amenity and public open space; pumping station and diversion of overhead HV cable; b. including application to partially discharge conditions 4; 6; 7; 8; 9; 15; 28; 30; 37; 38; and 44

Thank you for consulting with Place Services on the above application This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

1.0. Planning Policy Context

Haverhill Vision 2031 (2014): Policy HV4: 'Strategic Site – North-East Haverhill' allocated138 ha of development as identified in the Policies Map to meet the provisions of Policy CS12 of the Core Strategy. Within the West Suffolk Local Plan (Adopted 2025), the site part of the allocation AP14 North-East Haverhill.

2.0. Part A: Reserved Matters Application

2.1. We advise that a block paving is used as the surface treatment for The Lanes, and the Woodland Edge Character Area. This space is Public Open Space (POS) facing and would benefit visually from an alternate treatment than macadam. We welcome the side roads are proposed as block paving, but advise this continues into the following lanes.

2.2. Trees are often located within the private curtilage of residential front gardens where their retention, replacement and maintenance are not secured. The Street Typologies (Page 29) indicate that Side Roads have a landscaped strip to separate the footpath from the

roadway, which has space for roadside trees. There are very few instances where this approach to Side Roads has been adopted throughout the proposals.

2.3. The parking bays across the scheme are proposed as macadam. We advise that these are instead proposed as block paving to match the block paving colour of the associated road.

3.0. Part B: Discharge of Conditions

3.1. The Conditions considered as part of this response include:

- Condition 7 – LEMP
- Condition 8 – Soft Landscaping
- Condition 15 – Open Space and Play Strategy

3.2. Condition 7 (LEMP) **– Amendments Prior to Discharge**

- Management for the Seasonally Wet Grassland within the Attenuation Basin is provided (Para 3.9, LEMP), however no management and maintenance for the Marginal Mix and Pond Edge Mix is included within the LEMP. Additional information within the LEMP is therefore required.
- Maintenance process for the mown paths should be referenced within the submitted LEMP.

3.3. Condition 8 (Soft Landscaping) **– Amendments Prior to Discharge**

- Within the Site Landscaping Specification and Schedule (Ref: EA232-LS-014A), Common elder (L. Sambucus nigra) should not be specified as part of the native Hedge mix and the Amenity mix. The shrub is very vigorous and will supress the growth of the other species' specified.
- As above, trees are often located within the private curtilage of residential front gardens where their retention, replacement and maintenance are not secured. The Street Typologies (Page 29) indicate that Side Roads have a landscaped strip to separate the footpath from the roadway, which has space for roadside trees. There are very few instances where this approach to Side Roads has been adopted throughout the proposals.
- Some mown paths should connect to the dead-ends of the private roads, to provide access to this perimeter route. Desire lines will likely form in these locations regardless.

3.4. Condition 15 (Open Space and Play Strategy) **– Amendments Prior to Discharge**

- The comments above related to Condition 8 are also relevant to Condition 15 and should be reflected in the submitted plans related to Open Space.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk

Place Services provide landscape advice on behalf of West Suffolk Council

Please note:
This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.
We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.