From: Waugh, Charlotte <charlotte.waugh@westsuffolk.gov.uk>
Sent: 23 Apr 2026 08:37:55
To: DMS.Planning@westsuffolk.gov.uk
Cc:
Subject: FW: Planning Consultation - DC/25/1990/RM - Land Ne Haverhill, English Way, Haverhill
Attachments:

-----Original Message-----
From: housing.development <housing.development@westsuffolk.gov.uk>
Sent: 23 April 2026 15:53
To: planning.technical <planning.technical@westsuffolk.gov.uk>; housing.development <housing.development@westsuffolk.gov.uk>; Waugh, Charlotte <charlotte.waugh@westsuffolk.gov.uk>
Subject: RE: Planning Consultation - DC/25/1990/RM - Land Ne Haverhill, English Way, Haverhill

Good Afternoon Charlotte,

Strategic housing has reviewed the amendments to this application and are able to confirm the removal of our holding objection.

We can provide support in principle for the application based on the discussions and resulting amendments made to the application outlined below.

On review of the S106 agreement, we have deemed that it is acceptable and satisfies the S106 obligations for the affordable housing contribution across phases A9, A14 and A15 to be considered jointly. In total the joint phases will provide 33% affordable housing (114 dwellings) with a tenure split of 80% affordable rent (91 dwellings) and 20% shared ownership (23 dwellings). The exact dwelling mix strategic housing expects to see delivered on phases A14/A15 is as follows;

Affordable Rent (60 dwellings):

10 x 1 bedroom 2 person flats (M4(2) standard) (minimum floorspace 50m2)
6 x 1 bedroom 2 person flats (M4(3(2)(a) standard) (minimum floorspace 50m2)
2 x 2 bedroom 3 person flats (1 x ground floor flats to be provided with wetrooms) (minimum floorspace 61m)
24 x 2 bedroom 4 person house (minimum floorspace 79m2)
4 x 2 bedroom 4 person Bungalow (M4(2 standard) (minimum floorspace 70m2)
1 x 2 bedroom 4 person Bungalow (M4(3)(2)(a) standard) (minimum floorspace 70m2)
10 x 3 bedroom 5 person house (minimum floorspace 93m2)
3 x 4 bedroom 6 person house (minimum floorspace 106m2)

Shared Ownership (12 dwellings):

8 x 2 bedroom 4 person house (minimum floorspace 79m2)
4 x 3 bedroom 5 person house (minimum floorspace 93m2)

In discussions with Bloor, we have agreed to accept the 2 bedroom 3 person flats with the caveat that all ground floor flats of the Satterfield type are provided with full wetrooms. I note this has been amended in the plans and will be secured as part of the planning permission. For phases A14 and A15 this equates to 1 x 2B3P Satterfield GF flat (Plot 284)

Strategic housing is appreciative of the M4(2) and M4(3)(2)(a) provision as this is above and beyond the requirements of the S106 for this development and meets some of the requirements of the new adopted local plan policies.

Nationally described space standards have been met for all house types and as mentioned above we are accepting of the 2 bedroom Satterfield flats being provided as 2 bedroom 3 person homes.

I note from discussions an RP has also been appointed subject to approval and would like to remind the applicant that the RP will be required to enter a nominations agreement with West Suffolk prior to the advertisement of any affordable properties.

Many thanks.,

Jenna

Jenna Brame
Housing Enabling & Strategy Officer
Housing Solutions

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