

Charlotte Waugh  
Planning Services  
West Suffolk House  
West Suffolk Council  
Western Way  
Bury St Edmunds  
IP31 2UJ

Our Ref: BD/ 049/1125

Date: 5<sup>th</sup> September 2023

Dear Charlotte

**Re: Reserved matters application - submission of details under outline planning permission SE/09/1283 - the means of access, appearance, landscaping, layout and scale for the construction of 98 dwellings, together with associated means of enclosure, car parking, vehicle and access arrangements, landscaping and open space for a phase of residential development known as Phase 6. The application includes the submission of details to enable the discharge of conditions B9, B16, B17, B20, B21, B24 of outline planning permission SE/09/1283**

Following extensive discussions with West Suffolk Council, I have pleasure in enclosing for your attention a complete reserved matters resubmission planning application pack for the above development at North West Haverhill.

This proposal is a revision of the reserved matters application approved on the 8<sup>th</sup> September 2022 and is for the same character and same site by the same applicant and is being submitted within 12 months of the date of decision for the original application; referenced DC/22/0618/RM.

The revisions to the Approved Phase 6 details are required to allow for a suite of enhancements across Phase 6 to address issues which became apparent when preparing the detailed engineering design drawings; these changes can be categorised under 4 headings and are summarised below along with lists of the submitted drawings and reports to support the proposals.

#### **Eastern Corridor Landscape enhancements**

Amendments are prepared along this eastern corridor to improve the amenity of this key pedestrian and cycle route. This will include the incorporation of a low level retaining wall to the

west of the cycleway to enhance the treatment of the levels and to provide planting opportunities at various levels.

Revised landscaping plans will incorporate enhancements to the planting, including additional trees and climbers along well-considered, re-designed land formations to provide variety of planting levels along the corridor.

### **Basin and footpath enhancements**

The engineering detailed designs have allowed for opportunities to further enhance this natural area by reducing the size of the retaining structures around the basin and providing further planting opportunities to reduce the impact of the pumping station.

Through these designs, the path that was originally proposed to run between the basin and the pump station has been shifted to run north of the pump station. This slight change in location of the path does still provide the same movement and connectivity as the previous alignment. However, this change enable the reduction in levels around the basin and also provides opportunity for an additional parkland bench to allow residents to enjoy this green corridor (and natural area).

### **Retaining wall enhancements**

Phase 6 is a particularly challenging site in regards to levels particularly as the development is defined by the gradients required by highways for safety reasons. Consequently, like a lot of areas within Haverhill, retaining features are required to make the site both functional and safe.

These retaining features are mainly proposed as retaining walls within future occupiers' gardens but there are also some public areas, such as parking courts, where they will be required too.

To ensure gardens are of good amenity value and that parking courts are also well-designed, the levels have been closely re-examined at the engineering detailed design stage and some enhancements to how retaining walls feature across the site are proposed. These changes include the shifting of garden boundaries, designing plateaus within gardens and softening of these features by proposing further planting as part of the detail.

### **PV Panels and EV Charging enhancements**

This submission includes a "Green Energy Layout" to capture the proposed PV panels and the location of EV charging spurs. These changes from the approved plans will enable an improvement in CO2 emissions for Phase 6 and provide the future occupiers with greener energy opportunities.

**A full list of the submitted drawings**

- Location Plan
- Planning Layout
- Site Layout
- Massing Plan
- Refuse and Cycle Plan
- Materials Plan
- Parking Plan
- Tenure Plan
- Character Area Plan
- Housing Distribution Plan
- Movement and Connectivity Plan
- Green Energy Plan
- Light Spill Layout
- Turning Head Light Spread Plans
- POS Plan
- Surveillance Layout
- Cycle Storage Layout
- Level Street Scenes
- Retaining Walls Layout
- Retaining Walls with Boundary Treatments Sheets 1 - 3
- Fence Specification Details
- Technical Levels Design Sheets 1-2
- Adoptions Plan
- Eastern Cross Section
- External Works Hard Landscaping Plan Sheets 1 – 4
- Vehicle Tracking Plans Sheets 1-3
- Existing Watercourse Location Plan
- SUDS Proposal
- Basin Cross Section
- TOPO
- Persimmon Homes Wheel Wash Plan
- Delivery Phasing Plan
- Haul Road Design Details General Arrangement Plan
- Compound Layout Plan
- Pump Station Plan
- Full suite of Elevations and Floor Plans

**A full list of the submitted reports**

- Design, Access and Compliance Statement
- Drainage Strategy Phase 6
- Construction Method Statement
- Contamination Report
- Clearance Precautionary Method Statement
- Construction Ecological Management Plan
- Landscape and Ecological Management and Maintenance Plan
- Botanical Survey August 2019
- Preliminary Ecological Assessment 2022
- Badger Report 2022
- Great Crested Newt eDNA Survey
- Reptile Survey 2019
- Hazel Dormouse Survey 2019
- Bat Activity 2019
- Wintering Bird Survey 2019
- Breeding Bird Survey 2019
- Updated Ecological Walkover Survey 2022
- Written Scheme of Investigation for Archaeological Excavation 2018
- Post-Excavation Assessment 2018

I trust that the submitted drawings and reports will enable validation of the application and allow for a positive decision on Phase 6, Land at North-West Haverhill.

I would be grateful if you could confirm receipt of the application, validation and 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



Beth Deacon  
*Planner*

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