

Your ref: DC/23/1469/RM  
Our ref: Haverhill – north-west strategic  
allocation, Anne Sucklings Lane, Little Wratting  
25535  
Date: 11 January 2024  
Enquiries: Neil McManus  
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Penelope Mills,  
Principal Planning Officer,  
Planning and Growth,  
West Suffolk Council,  
West Suffolk House,  
Western Way,  
Bury St Edmunds,  
Suffolk, IP33 3YU

Dear Penny,

**Haverhill: north-west strategic allocation, Anne Sucklings Lane, Little Wratting – reserved matters application**

I refer to the proposal: reserved matters application – resubmission 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 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 Phase 6 with the submission of details to enable the discharge of conditions B9, B16, B17, B20, B21, B24.

We note that application under reference DC/22/0618/RM (granted on 08 September 2022) described as 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.

The outline planning application under reference SE/09/1283 has an associated planning obligation (Deed) dated 27 March 2015 (as varied by subsequent Deed). The planning obligations previously secured under the first planning permission must be retained in respect of this application if West Suffolk Council make a resolution to approve.

In respect of education, there are obligations set out in Schedule 4 of the Deed that the county council can request the transfer of a fully serviced school site of minimum size of 2-hectares (or up to 2.5-hectares) upon completion of the 100<sup>th</sup> dwelling. The county council (and the local planning authority) will need to be satisfied that the proposed location of the school site is suitable. The NPPF in Chapter 12 highlights the importance of achieving well-designed and beautiful places such as paragraph 135.

In respect of the delivery of the Relief Road there are various obligations placed on the Owner. It will be helpful to receive a written update from Persimmon Homes on progress with delivering the Relief Road.

I have copied to county council colleagues who deal with education, highways, flood planning, and archaeological matters.

Yours sincerely,

Neil McManus BSc (Hons) MRICS  
Development Contributions Manager  
Growth, Highways & Infrastructure

cc Penny Bates, SCC (education)  
Peter Bradfield, SCC (highways)  
Hannah Purkis, SCC (LLFA)  
Suffolk Archaeological Service  
Angela Kempen, Suffolk Fire & Rescue Service