

Planning Application DC/14/2087/OUT

Date 6th November 2014 **Expiry Date:** 5th February 2015
Registered:

Case Chris Rand **Recommendation:** Approve
Officer:

Parish: Withersfield **Ward:** Withersfield

Proposal: Outline Planning Application (Means of Access to be considered) - Construction of research/business park (Class B1) and hotel (Class C1) (previously approved under applications SE/11/1062 and SE/11/1063)

Site: Haverhill Research Park, Hanchett End, Haverhill, Suffolk

Agent Cheffins - Mr Paul Sutton
Applicant: Jaynic Investments LLP

Proposal:

1. Planning permission is sought in outline for the renewal of the existing outline planning permission for the construction of the research/business park (Class B1) and hotel (Class C1), which were originally approved in January 2012.

Application Supporting Material:

2. The application is in outline and is supported by a Planning Statement and a plan identifying the site. Information supporting the previously approved outline planning applications has been added for information.

Site Details:

3. The site is an area of 7.04 hectares located at the western edge of Haverhill (within the parish of Withersfield), beyond the residential development at Hanchet Village. It is adjoined by the Haverhill by-pass to the south west (A1017) and Cambridge Road to the north (A1307).

The junction of these two roads at the spirit of enterprise roundabout adjoins the site to the west. Adjoining the site to the east is an area of residential development currently under construction. This development is served by the main spine road serving the application site.

4. The site is served by a spine road having access to Cambridge Road and has been laid out in a series of serviced development platforms. Drainage infrastructure has been provided, including sustainable drainage attenuation features, including a landscaped pond feature centrally located.

Planning History:

5. SE/11/1061 – Planning application – Ground remodelling of the Haverhill Research Park site, provision of services and new access road together with structural landscaping.
6. SE/12/1671/RVCON – Planning application - Ground remodelling of the Haverhill Research Park site, provision of services and new access road together with structural landscaping with variation to Condition 8 of SE/11/1061.
7. SE/11/1062 – Outline planning application – erection of a research/business park (Class B1).
8. SE/11/1063 – Outline planning application - Erection of Hotel (Class C1), Public House/Restaurant (Class A3/A4) and Crèche (Class D1).

Consultations:

9. Suffolk County Council Highways: All previous comments and conditions apply.
10. Suffolk County Council Archaeology: As the archaeological works for the site have been carried out under application SE/11/1062, I would recommend that there would be no requirement for any further work for this current application.
11. Suffolk Fire and Rescue Service: We have made comment on this location under application ref: SE/11/1063 and SE/11/1062. This may remain in place for this application.
12. Environmental Health - Domestic and Pollution: Recommends that a condition requiring a Construction Method Statement be attached to any permission granted.
13. Environment Agency: Recommends that conditions requiring sustainable drainage and mitigation in the event of contamination being found be attached to any permission granted.

14. Anglian Water: Recommends that a condition relating to a surface water management strategy be attached to any permission granted. A comment is also made that the submitted surface water strategy is unacceptable.

Representations:

15. Withersfield Parish Council: No objection.

16. Haverhill Town Council: Strongly supports the application.

17. South Cambridgeshire District Council: No adverse comment.

Policy: The following policies of the Replacement St Edmundsbury Borough Local Plan 2016 and the St Edmundsbury Core Strategy December 2010, the Haverhill Vision 2031 and draft joint Forest Heath and St Edmundsbury Development Management Document have been taken into account in the consideration of this application:

18. Replacement St Edmundsbury Borough Local Plan 2016:

- Policy DS4 - Masterplans
- Policy L4 – Standards of open space
- Policy T1 Transport Assessments
- Policy T8 Cycling and pedestrian strategies
- Policy NE3 – Protection of the landscape
- Policy NE4 – Natural Resources
- Policy NE5 – Environmental Quality

19. St Edmundsbury Core Strategy December 2010

- Policy CS1 – St Edmundsbury Spatial Strategy
- Policy CS2 – Sustainable Development
- Policy CS3 – Design and Local Distinctiveness
- Policy CS7 – Sustainable Transport
- Policy CS9 – Employment and the Local Economy
- Policy CS12 – Haverhill Strategic Growth
- Policy CS14 – Community Infrastructure Capacity and Tariffs

20. Haverhill Vision 2031

- Policy HV1- Presumption in Favour of Sustainable Development
- Policy HV10 – Strategic Employment Site – Hanchet Ends, Haverhill

21. Draft Joint Forest Heath and St Edmundsbury Development Management Document

- Policy DM - Presumption in Favour of Sustainable Development
- Policy DM2 - Creating Places – Development Principles and Local Distinctiveness)
- Policy DM30 – Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

Other Planning Policy:

- 22. National Planning Policy Framework (2012) core principles and paragraphs 56 – 68
- 23. Planning Practice Guidance (PPG)

Officer Comment:

- 24. The application seeks to renew the existing outline planning application for the Research/Business Park approved under applications SE/11/1061 and SE/11/1062 which were approved in 2012 and are due to expire in January 2015. Although the ground remodelling, including strategic landscaping and access road have been completed, there has been no submission of details for any of the Research Park development to date.
- 25. A Public House/restaurant has been constructed at the entrance to the development, but outside the current application site and land to the east of the site, served by the access road is currently being developed for housing.
- 26. The ground remodelling referred to above includes the provision of strategic landscaping and the provision of sustainable drainage for the entire site. Notwithstanding the comment from Anglian Water relating to the submitted surface water strategy, these details have previously been resolved, conditions discharged and the scheme provided. Accordingly, the suggested condition relating to a surface water strategy from both the Environment Agency and Anglian Water is not necessary.
- 27. Since the original outline planning permission was granted, there have been two significant changes in the policy framework. The first is the introduction of the NPPF in 2012 which promotes sustainable development and the second, the adoption of the Haverhill Vision 2031 Development Plan Document, which confirms and brings forward the allocation of the site as a Research Park in Policy HV10.
- 28. The site represents a significant proportion of the strategic employment land for Haverhill and will need to be developed over significant period of time. It is appropriate, therefore, that any planning permission should provide sufficient time to allow for the delivery of a significant element of the site before it is subject to review. A time period of 10 years is considered appropriate in this instance.

Conclusion:

- 29. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

It is **RECOMMENDED** that planning permission be **Approved** subject to the following conditions:

1. Reserved matters
2. Time limit – Outline – 10 years
3. Design code
4. Development in accordance with submitted plans
5. Construction method statement
6. Restrict hours of construction work
7. Fire hydrants to be provided
8. Restrict use
9. Limit maximum floorspace
10. Trees to be retained
11. Landscaping to be implemented
12. Landscape management plan to be agreed
13. Ecological mitigation to be undertaken
14. Estate road details to be agreed
15. No building to be occupied until road and footpath provided
16. Parking/loading areas to be agreed and provided
17. Restrict access gradient
18. Travel plans to be provided and implemented
19. Mitigation for previously unidentified contamination
20. No infiltration of surface water
21. Foundation design to be agreed
22. Provision of refuse storage and collection points

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

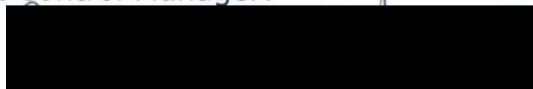
Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY (or West Suffolk House details as applicable)

Case Officer: Chris Rand

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Development Control Manager:

Date: 22/12/14



22/12/14