

Development Control Committee **3 August 2022**

Planning Application DC/20/0614/RM – Land NW of Haverhill, Anne Suckling Road, Little Wratting

Date registered:	7 April 2020	Expiry date:	Extension of time requested to 5 August 2022.
Case officer:	Penny Mills	Recommendation:	Approve application
Parish:	Haverhill Town Council	Ward:	Haverhill North

Proposal: Application for Reserved Matters pursuant to hybrid planning permission SE/09/1283 for Infrastructure comprising of: the internal estate roads, drainage, POS, landscaping, and allotments for Land at North West Haverhill

Site: Land NW of Haverhill, Ann Suckling Road, Little Wratting

Applicant: Mr Isaac Jolly

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee resolve to approve the amended application subject to the conditions.

CONTACT CASE OFFICER:

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Telephone: 01284 757367

Background:

This application was considered by the Development Control Committee in July following a call-in from a Ward Member for Haverhill North (Councillor Joe Mason) and objections from Haverhill Town Council.

The Committee resolved to approve the application subject to the inclusion of an addition to condition 9 requiring the internal loop road to be completed prior to the connection with Ann Suckling Road being made.

Officers advised that a provision relating to the phasing of the infrastructure could be added but that the advice of the Local Highway Authority would need to be sought to ensure it was a reasonable condition that is necessary to make the development acceptable in planning terms.

Following the July meeting Officers have sought the advice of highways officers in relation to the proposed condition and in relation to an alternative phasing plan put forward by the applicant.

1.0 Proposal:

- 1.1 The application seeks approval for the reserved matters (access, appearance, landscaping, layout and scale) for the main internal infrastructure for the remaining phases of the northwest Haverhill development, as granted outline permission under SE/09/1283.
- 1.2 The revised reserved matters application provides the details for the infrastructure for phases two to six of the development comprising the following key elements:
 - Internal estate roads
 - Strategic Green Infrastructure including landscaping, public open space, play areas and allotments
 - Drainage

2.0 Application supporting material:

- 2.1 The application is supported by numerous plans and supporting documents, many of which have been amended during the course of the application. The current versions are listed in the table below.
- 2.2 It should be noted that none of the plans or documents have been amended since the previous committee. However, an additional phasing plan has been submitted by the applicant. This has been included in the table below in bold.

Drawing / document title	Drawing/document number	Received
General Plans		
Infrastructure phasing plan	039-E-SK125	July 22
Haverhill Infrastructure Open Space	039-E-SK36 Rev E	May 22
Infrastructure Application Red Line Site plan	039-E-1400 Rev C	May 22

Strategic Network Plan	039-E-SK76-E	June 22
Highway Road Types	039-E-SK91 A	June 22
Boat and Cycleway Transition Detail	039-E-SK89	May 22
Bus Gate details and Cycleway Intersection	039-E-SK87	May 22
Cycleway Bollards Location Plan	039-E-SK93	May 22
Drainage		
Drainage Strategy -	E3838- Rev 9 Full	May 22
Drainage Strategy Overall.pdf	E3838-500L	June 22
Drainage Strategy Sh1.pdf	E3838-501G	June 22
Drainage Strategy Sh2.pdf	E3838-502H	June 22
Drainage Strategy Sh3.pdf	E3838-503G	June 22
Drainage Strategy Sh4.pdf	E3838-504I	June 22
Drainage Strategy Sh5.pdf	E3838-505H	June 22
Drainage Strategy Sh6.pdf	E3838-506G	June 22
Drainage Strategy Sh7.pdf	E3838-507F	June 22
Drainage Strategy Sh8.pdf	E3838-508E	June 22
Pond Details-Pond 1.pdf	E3838-530D	June 22
Pond Details-Pond 2.pdf	E3838-531D	June 22
Pond Details-Pond 3.pdf	E3838-532C-	May 22
Pond Details-Pond 4.pdf	E3838-533C-	June 22
Drainage Construction Details.pdf	E3838-560-	May 22
Drainage Construction Details Sh 3.pdf	E3838-562-	May 22
Pumping Station GA.pdf	E3838-570a-	May 22
Pumping Station Compound Details.pdf	E3838-571-	May 22
Ecology		
Sirte Wide Biodiversity Net Gain	JBA18-351_ECO22b	May 22
Ecology Mitigation requirements	JBA18-351_ECO23 rev B	June 22
BNG statement	JBA18-351_ECO22c	May 22
Great crested Newt eDNA Survey of Phases 2 -6		June 22
Bat Activity Survey Report of Phases 2 - 6 and Relief Road		June 22
Badger Survey of Phases 2-6 and Relief Road		June 22
Updated Ecological Walkover Survey of Phases 2 to 6 and the Relief Road at Haverhill (James Blake Associates	JBA 18-351_ECO29 rev B	June 22
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Detailed hard and soft Landscape Proposals for POS and SUDS	JBA 18-351 rev G-21.pdf	May 22
Detailed hard and soft Landscape Proposals for POS and SUDS	JBA 18-351 rev G-22.pdf	May 22
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Detailed hard and soft Landscape Proposals for POS and SUDS	JBA 18-351 rev O-04.pdf	May 22
Detailed hard and soft Landscape Proposals for POS and SUDS	JBA 18-351 rev O-05.pdf	May 22
351 Detailed hard and soft Landscape Proposals for POS and SUDS	JBA 18- rev O-06.pdf	May 22
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351 Detailed hard and soft Landscape Proposals for POS and SUDS	JBA 18- rev L-I.pdf	May 22
Detailed hard and soft Landscape Proposals for POS and SUDS	JBA 18-351 rev I-14.pdf	May 22
Detailed hard and soft Landscape Proposals for POS and SUDS	JBA 18-351 rev J-29.pdf	May 22
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Longitudinal Sections Sh 2.pdf	E3838-536A-	May 22
Longitudinal Sections Sh 3.pdf	E3838-537A-	May 22
Longitudinal Sections Sh 4.pdf	E3838-538B	June 22
Longitudinal Sections Sh 5.pdf	E3838-539A-	May 22
Longitudinal Sections Sh 6.pdf	E3838-540A-	May 22
Longitudinal Sections Sh 7.pdf	E3838-541A-	May 22
Longitudinal Sections Sh 8.pdf	E3838-542A-	May 22
Longitudinal Sections Sh 9.pdf	E3838-543A-	May 22
Longitudinal Sections Sh 10.pdf	E3838-544A-	May 22
Longitudinal Sections Sh 11.pdf	E3838-545-	May 22
Manhole Schedule.pdf	E3838-555B-	May 22
Offsite Rising Main Layout Sh1.pdf	E3838-590 -	May 22
Offsite Rising Main Layout Sh2.pdf	E3838-591 -	May 22
Offsite Rising Main Layout Sh3.pdf	E3838-592 -	May 22
Rising Main Longitudinal Section-Sh1.pdf	E3838-595-	May 22
Rising Main Longitudinal Section-Sh2.pdf	E3838-596-	May 22
Rising Main Longitudinal Section-Sh3.pdf	E3838-597-	May 22
Rising Main Longitudinal Section-Sh4.pdf	E3838-598-	May 22
Highways Plans		

Highway Surface Finishes-Sheet 1 of 7.pdf	E3838-700F	June 22
Highway Surface Finishes-Sheet 2 of 7.pdf	E3838-701D-	May 22
Highway Surface Finishes-Sheet 3 of 7.pdf	E3838-702E	June 22
Highway Surface Finishes-Sheet 4 of 7.pdf	E3838-703G	June 22
Highway Surface Finishes-Sheet 5 of 7.pdf	E3838-704G	June 22
Highway Surface Finishes-Sheet 6 of 7.pdf	E3838-705G	June 22
Highway Surface Finishes-Sheet 7 of 7.pdf	E3838-706F	June 22
Highway Kerb Layout Sheet 1 of 7.pdf	E3838-710D-	May 22
Highway Kerb Layout Sheet 2 of 7.pdf	E3838-711D-	May 22
Highway Kerb Layout Sheet 3 of 7.pdf	E3838-712D-	May 22
Highway Kerb Layout Sheet 4 of 7.pdf	E3838-713C-	May 22
Highway Kerb Layout Sheet 5 of 7.pdf	E3838-714D-	May 22
Highway Kerb Layout Sheet 6 of 7.pdf	E3838-715D-	May 22
Highway Kerb Layout Sheet 7 of 7.pdf	E3838-716D-	May 22
Highway Construction Details Sheet 1	E3838-780 C	June 22
Highway Construction Details Sheet 2.pdf	E3838-781-A	May 22
Section 38 Agreement Plan Sh 1 of 7.pdf	E3838-370 E	June 22
Section 38 Agreement Plan Sh 2 of 7.pdf	E3838-370 E	June 22
Section 38 Agreement Plan Sh 3 of 7.pdf	E3838-372 E	June 22
Section 38 Agreement Plan Sh 4 of 7.pdf	E3838-373 E	June 22
Section 38 Agreement Plan Sh 5 of 7.pdf	E3838-374 E	June 22
Section 38 Agreement Plan Sh 6 of 7.pdf	E3838-375 E	June 22
Section 38 Agreement Plan-Sh 7 of 7.pdf	E3838-376 E	June 22
Modular Storage Construction Detail.pdf	E3838-450-	May 22

3.0 Site details:

3.1 The application site comprises part of the wider strategic site identified by Policy HV3 of the Haverhill Vision 2031, granted permission under SE/09/1283. It includes the main internal road and cycle network and the strategic blue and green infrastructure and stretches from Ann Suckling Road to the east, to Hales Barn Road to the west, the permitted relief road to the north and Howe Road to the south.

- 3.2 To the north of the site is the proposed relief road with agricultural land beyond. A Byway Open to all Traffic (BOAT) which runs through the middle of the site on a north/south axis extends further to the north along the Ann Sucklings Way County Wildlife Site. Further to the north-west beyond the agricultural field is an area of ancient woodland known as the Norney Plantation woodland.
- 3.3 In addition to the BOAT there is a bridleway heading west from the BOAT to Howe Road and a footpath heading east from the BOAT to the south east corner of the site.
- 3.4 To the west is Hales Barn Road where back gardens of properties abut the site, with varying widths of existing tree belt and hedging acting as a buffer.
- 3.5 To the south the site joins Howe Road and abuts the back gardens of properties in Forest Glade, Howe Road, Lee Close, Ganwick Close and Moneypiece Close, again with various widths of boundary vegetation.
- 3.6 To the east the site connects to Ann Suckling Way and runs along the rear gardens of properties in Gurlings Close and Falklands Road. An existing ditch also marks this boundary. Further to the north-east the site adjoins the development parcel known as 2b and the existing road through the new development.
- 3.7 There has been some confusion over the correct name for the road running from the east of the site to the A143. Different records refer to different names with earlier records using Anne Sucklings Way and later ones Ann Suckling Road. The street signage refers to this road as Ann Suckling Road and in the interests of consistency this name is the name used throughout this report.
- 3.8 The majority of the site comprises former agricultural land, some of which has developed into scrub and there are also includes a number of trees and hedgerows.

4.0 Planning history:

Reference	Proposal	Decision
SE/09/1283	1. Planning Application – (i) construction of relief road and associated works (ii) landscape buffer 2. Outline Planning Application – (i) residential development (ii) primary school (iii) local centre including retail and community uses (iv) public open space (v) landscaping (vi) infrastructure, servicing and other associated works as supported by additional information and plans received 27 th September 2010 relating to landscape and open space, flood risk, environmental statement, drainage, layout, ecology, waste, renewable energy and transport issues including treatment of public footpaths and bridle paths.	Approved
DC/16/2836/RM	Reserved Matters Application – Means for Landscaping (replacement hedge) for phase one of the development previously approved	Approved

	under DC/16/2836/RM Submission of details under SE/09/1283/OUT – the means of landscaping (replacement hedge) for the construction of (i) residential development (ii) primary school (iii) local centre including retail and community uses (iv) public open space (v) landscaping (vi) infrastructure, servicing and other associated works	
DCON(H)/09/1283/RM	Application to Discharge Conditions A2 (Alignment), A4 (Arboricultural Method Statement), A5 (Soft Landscaping) , A6 (Landscape and Ecological Management Plan), A8 (Archaeology) and A9 (Excavation and Ground Levels) of SE/09/1283	Pending consideration
DC/20/0615/RMA	Reserved Matters Application -Submission of details under SE/09/1283 – the means of access, appearance, landscaping, layout and scale for the construction of 41 dwellings with associated private amenity space, means of enclosure, car parking, vehicle and access arrangement and drainage together with proposed areas of landscaping and areas of open space for a residential development known as Phase 2A	Approved
DC/21/0110/RM	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 127 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 2b	Approved
DC/21/1452/RM	Application for Reserved Matters (pursuant to hybrid planning permission SE/09/1283) for public open space, means of enclosure, play equipment, car and cycle parking and associated landscaping and discharge of conditions B8, B10, B12, B18 and B25 of outline planning permission in regards to design, highways details, footpaths, levels, SuDs and contamination	Approved
DC/22/0618/RM	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	Pending consideration

5.0 Consultations:

- 5.1 The previous consultation responses are set out in paragraphs 5.1 to 5.15 in Working Paper One (attached at Appendix 1). The additional comments from the local highway authority and ecology are set out in the previous late papers, attached as Working Paper Two (attached at Appendix 2).
- 5.2 Full copies of consultation responses are available to view online through the Council's public access system using the link below.
Representations:

[DC/20/0614/RM | Application for Reserved Matters pursuant to hybrid planning permission SE/09/1283 for Infrastructure comprising of: the internal estate roads, drainage, POS, landscaping, and allotments for Land at North West Haverhill | Land Nw Of Haverhill Anne Sucklings Lane Little Wratting Suffolk \(westsuffolk.gov.uk\)](#)

Discussions with the local highway authority following the July committee.

- 5.3 Following the July Development Control Committee, the Local Highways Authority was asked to advise on the proposed amended condition. They advised that asking for the whole internal loop road to be constructed before any parcels are built is too onerous and could not be justified in planning terms. They further advised that a phased approach where Parcel 6 is accessed via Ann Suckling Road and the rest of the internal link road is constructed anti-clockwise with the parcels released as each section of link road is constructed may be acceptable and a fair balance.

Highways comments received in response to submitted phasing plan summarised below:

- 5.4 The Highway Authority have reviewed the proposed phasing arrangements and note that 98 dwellings in Phase 6 will be occupied before any alternative carriageway connection to Ann Suckling Road is available.
- 5.5 Officers have undertaken a highway review to test this scenario and have undertaken sensitivity tests to check these results and conclude that Ann Suckling Road and the A143 junction will function within capacity.
- 5.6 Highways Officers recommend that this is acceptable in highway safety and highway capacity terms.

6.0 Representations:

- 6.1 Previous representations are set out in paragraphs 6.1 to 6.3 of Working Paper One (attached at Appendix 1). They are also available to read in full online:

[DC/20/0614/RM | Application for Reserved Matters pursuant to hybrid planning permission SE/09/1283 for Infrastructure comprising of: the internal estate roads, drainage, POS, landscaping, and allotments for Land at North West Haverhill | Land Nw Of Haverhill Anne Sucklings Lane Little Wratting Suffolk \(westsuffolk.gov.uk\)](#)

7.0 Policy:

The relevant planning policies are set out in paragraphs 7.1 to 7.4 of Working Paper One (attached at Appendix 1).

8.0 Officer comment:

8.1 The main legal requirements remain unchanged and are set out in paragraphs 8.1 to 8.17 of Working Paper One (attached at Appendix 1).

8.3 No changes have been made to the detail of the proposals since the July committee. As such there is no change in relation to the planning assessment and discussion and recommendations set out in paragraphs 8.18 to 8.98 of Working Paper One (attached at Appendix 1).

Additional matter for consideration

8.3 At the July Committee Members discussed the impacts of the development on the surrounding highway network, including Ann Suckling Road. Officers advised that wider transport impacts were assessed and found to be acceptable when the outline permission was granted. However, the issue of phasing and the amount of traffic that would be connected to Ann Suckling Road before the alternative highway connections are available is a relevant matter to be considered as part of this reserved matters application.

8.4 Following the debate, members resolved that the application should be approved subject to the proposed conditions, but with an additional requirement that the internal loop road be completed before the connection is made to Ann Suckling Road. This would allow traffic from all parcels to have other routes to connect to the surrounding highway network in addition to Ann Suckling Road.

8.5 Following this resolution officers checked the amended condition with the Local Highway Authority. To be legally sound, the condition must be reasonable and necessary to make the development acceptable in planning terms.

8.6 Highways Officers have advised that whilst the phasing of the loop road is a relevant consideration, the amended condition as proposed would be too onerous and therefore unreasonable.

8.7 The applicant has also provided a response (Appendix 3) advising that the construction of the loop road in its entirety with the associated drainage infrastructure prior to connection to Ann Suckling Road would be overly onerous and not necessary for highway safety purposes.

8.8 In response to the legitimate concerns regarding phasing raised by Members the applicant has proposed a phasing plan which would be secured by condition.

8.9 The phasing plan shows that only parcel 6 would be connected to Ann Suckling Road before the internal loop road is complete. This development

parcel, which sits adjacent to the point where Ann Suckling Road currently terminates, is likely to provide approximately 98 dwellings.

- 8.10 The phasing of the rest of the loop road is such that no further development parcels would be connected to Ann Suckling Road until the loop road is completed. This would mean that all other parcels would have the option of two other potential routes to access the highway network; the central roundabout on the relief road (once complete) and the internal spine road through phase one which connects to the new roundabout on the A143.
- 8.11 As noted in the previous committee report, attached at Appendix 1, the approved outline permission includes a vehicular connection to Ann Suckling Road and as such there will be an increase in traffic movements along this highway because of the development. However, it is important to ensure that the phasing of the internal road network does not result in more traffic being forced into taking this route than was tested at the outline stage.
- 8.12 Highways officers have reviewed the phasing plan put forward by the applicant and have advised that the additional traffic that would arise on Ann Suckling Road from the 98 dwellings proposed for phase 6 would not exceed the tolerances of the original transport assessment. Highways officers also undertook a sensitivity test using an increased number of vehicle movements, the results of which indicated that the junction between Ann Suckling Road and the A143 would still function within capacity.
- 8.13 The phasing plan also includes provision for the construction of an internal haul road which would ensure that construction traffic for Phase 6 entered through the main site and not via Ann Suckling Road. This matter would also be controlled through a construction method statement which is required by condition B21 of the outline permission.

9.0 Summary and recommendation

- 9.1 The summary and recommendation in relation to the application as a whole set out in paragraphs 8.99 to 8.104 of Working Paper One (attached at Appendix 1) remain relevant.
- 9.2 At the July Committee Members resolved to approve the application subject to an additional measure relating to the phasing of the internal loop road to ensure that Ann Suckling Road is not overloaded with traffic from the development.
- 9.3 The amendment to condition 9 proposed at Committee required the entire loop road to be constructed before connecting to Ann Suckling Road. Following consultation with highways it is considered that this requirement is too onerous and as such the condition would not be reasonable.
- 9.4 The applicant has offered an alternative phasing plan which highways officers have reviewed. Highways officers have advised that the amount of traffic that would be generated from the single parcel that would connect to Ann Suckling Road before the completion of the loop road would be

within the tolerances of the original assessment. It would therefore not introduce any additional adverse effects on highway safety.

- 9.5 In light of the above, the proposed phasing plan is considered to be acceptable and it is recommended that adherence to this plan is required by an additional condition.

10.0 Recommendation:

- 10.1 That the application be **APPROVED** subject to the conditions listed below which include the additional phasing condition.

1. Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans.

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General Plans		
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Highway Surface Finishes-Sheet 2 of 7.pdf	E3838-701D-	May 22
Highway Surface Finishes-Sheet 3 of 7.pdf	E3838-702E	June 22
Highway Surface Finishes-Sheet 4 of 7.pdf	E3838-703G	June 22
Highway Surface Finishes-Sheet 5 of 7.pdf	E3838-704G	June 22
Highway Surface Finishes-Sheet 6 of 7.pdf	E3838-705G	June 22
Highway Surface Finishes-Sheet 7 of 7.pdf	E3838-706F	June 22
Highway Kerb Layout Sheet 1 of 7.pdf	E3838-710D-	May 22
Highway Kerb Layout Sheet 2 of 7.pdf	E3838-711D-	May 22
Highway Kerb Layout Sheet 3 of 7.pdf	E3838-712D-	May 22
Highway Kerb Layout Sheet 4 of 7.pdf	E3838-713C-	May 22
Highway Kerb Layout Sheet 5 of 7.pdf	E3838-714D-	May 22
Highway Kerb Layout Sheet 6 of 7.pdf	E3838-715D-	May 22
Highway Kerb Layout Sheet 7 of 7.pdf	E3838-716D-	May 22
Highway Construction Details Sheet 1	E3838-780 C	June 22
Highway Construction Details Sheet 2.pdf	E3838-781-A	May 22
Section 38 Agreement Plan Sh 1 of 7.pdf	E3838-370 E	June 22

Section 38 Agreement Plan Sh 2 of 7.pdf	E3838-370 E	June 22
Section 38 Agreement Plan Sh 3 of 7.pdf	E3838-372 E	June 22
Section 38 Agreement Plan Sh 4 of 7.pdf	E3838-373 E	June 22
Section 38 Agreement Plan Sh 5 of 7.pdf	E3838-374 E	June 22
Section 38 Agreement Plan Sh 6 of 7.pdf	E3838-375 E	June 22
Section 38 Agreement Plan-Sh 7 of 7.pdf	E3838-376 E	June 22
Modular Storage Construction Detail.pdf	E3838-450-	May 22

Reason: To define the scope and extent of this permission

2. Phasing

The development shall be carried out in strict accordance with the phasing plan submitted July 22 drawing number 039 E-SK125 rev A and the accompanying explanatory text set out in the letter dated 19.07.2022.

Reason: To ensure that the traffic generated from the development is loaded across the existing highway network and the amount of vehicles using Ann Suckling Road is within the tolerances of the original transport assessment and would not result in adverse effects on the safety and efficient functioning of the highway network in accordance with policies DM2 and DM22 of the Joint Development Management Policies Document and in accordance with the guidance contained within the NPPF.

3. Action required in accordance with ecological appraisal recommendations

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the following reports as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

- Updated Ecological Walkover Survey of Phases 2 to 6 and the Relief Road at Haverhill (James Blake Associates, 25th March 22, revised 9th June 2022)
- Preliminary Ecological Appraisal of Phases 2-6 (JBA, January 2019)
- Phase 1 Habitat Survey Of Relief Road (JBA, February 2018)
- Botanical Survey (Including Sulphur Clover Survey) of Phases 2 – 6 and Relief Road (August 2019)
- Sulphur Clover Translocation and Working Method Statement for Phases 2 – 6 (James Blake Associates, February 2022)
- Water Vole (*Arvicola amphibius*) Habitat Assessment – Haverhill Relief Road (30th October 2020)
- Hazel Dormouse Survey Report of Phases 2- 6 (JBA, December 2019)
- Reptile Survey of Phases 2 – 6 and relief Road (JBA, June 2019)
- Breeding Bird Survey of Phases 2 – 6 and Relief Road (JBA, October 2019)
- Hedgerow Survey of Phases 2 – 6 and Relief Road (JBA, August 2019)
- Wintering Bird Survey of Phases 2- 6 and relief Road (JBA, February 2020)

- Great crested Newt eDNA Survey of Phases 2 -6 (JBA, June 2019)
- Bat Activity Survey Report of Phases 2 - 6 and Relief Road (JBA, October 2019)
- Badger Survey of Phases 2-6 and Relief Road (JBA (2019b)
- Haverhill Ecology Mitigation Requirements JBA 18-351_ECO 23, RevB 21_06_22 (James Blake Associates)

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.”

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

4. Construction Environmental Management Plan for Biodiversity – pre-commencement

Prior to the commencement of development or any clearance works taking place, a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Containment, control and removal of any Invasive non-native species present on site

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority”

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

This information is required prior to commencement as the measures will need to be put in place prior to any work taking place on site in order to

be effectively protect protected and priority species and conserve biodiversity.

5. Hazel Dormouse, Water Vole, Badger and Great Crested Newt Method Statement – pre commencement

Prior to the commencement of development or any clearance works taking place a Hazel Dormouse, Water Vole, Badger and Great Crested Newt Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to the above listed protected species during the construction phase.

The method statement for Hazel Dormouse must include the following:

- Checks for dormouse nests prior to works. This should include checks for aerial nests in above ground vegetation from April to October inclusive and ground level checks for hibernation nests from October to April inclusive. Progressive clearance of vegetation towards retained habitats.
- Ecological supervision of vegetation clearance on site.
- Works must stop if evidence of dormouse is found.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

This information is required prior to commencement as the measures will need to be put in place prior to any work taking place on site in order to be effectively protect protected and priority species and conserve biodiversity.

6. Skylark mitigation strategy – prior to commencement

Prior to the commencement of development or any clearance works taking place, a Skylark Mitigation Strategy shall be submitted to and approved by the local planning authority to compensate the loss of any Skylark territories. This shall include provision of the evidenced number of Skylark nest plots, to be secured by legal agreement or a condition of any consent, in nearby agricultural land, prior to commencement.

The content of the Skylark Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed Skylark plots;
- b) detailed methodology for the Skylark plots following Agri-Environment Scheme option: 'AB4 Skylark Plots';
- c) locations of the Skylark plots by appropriate maps and/or plans;
- d) persons responsible for implementing the compensation measure.

The Skylark Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained for a minimum period of 10 years.

Reason: To allow the LPA to discharge its duties under the NERC Act 2006 (Priority habitats & species).

This information is required prior to commencement as the measures will need to be put in place prior to any work taking place on site in order to be effectively protect protected and priority species and conserve biodiversity.

7. Ecological Design Strategy – prior to commencement

No development shall take place until an ecological design strategy (EDS) addressing the specific ecological mitigation, compensation and enhancements for the site infrastructure application (DC/20/0614/RM) has been submitted to and approved in writing by the local planning authority, before or concurrent with the Landscape Ecology and Management Plan. This should include bats, birds, Hazel Dormouse, Reptiles, Sulphur Clover, Hedgehogs, retained habitats (trees, scrub, hedgerows and associated ground flora) and habitat creation (woodland, wildflower meadows, scrub, SuDS and associated/adjacent habitats).

The EDS shall include the following.

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

This information is required prior to commencement to ensure that ecological mitigation features and enhancement features can be put in place in a timely manner to address the habitat loss taking place and achieve the appropriate biodiversity net gain.

8. Bat hop-over details and wildlife sensitive lighting scheme – prior to commencement.

Prior to the commencement of the development a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

The lighting information shall be shown concurrently with the detailed bat hop planting proposed to demonstrate how together these elements will create the necessary dark corridors.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

This information is required prior to commencement to ensure that the Lighting infrastructure is agreed early in the process to ensure the appropriate measures can be put in place to ensure dark corridors are retained.

9. Time limit of development before further surveys are required

If the infrastructure development hereby approved does not commence within two years from the date of the planning consent, the approved ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated.

The review shall be informed by further ecological surveys commissioned to:

- i. establish if there have been any changes in the presence and/or abundance of the existing habitats and protected and priority species and
- ii. identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of the site infrastructure phase.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

10. Connection to Ann Suckling Road – prior to the commencement of the road.

Notwithstanding the details indicated on the approved plans, prior to the commencement of the approved road, the final details of the connection between the development and Ann Suckling Road shall be submitted to the local planning authority and agreed in writing. These details will include (but not be limited to) the final form and location of raised tables,

the manner in which pedestrians and cyclists connect between the development and the existing highway network, and any changes in the geometry or priority at the point of connection.

All work shall be completed in accordance with the approved details before the first use of the road connecting the development site to Ann Suckling Road.

Reason: To ensure an appropriate a safe connection between the development and the surrounding highways infrastructure in accordance with policies CS3 and CS7 of the St Edmundsbury Core Strategy 2010, Policies DM2 and DM44 of the Joint Development Management Policies Document 2105 and the guidance set out in the NFFP.

11. Access Strategy – prior to the commencement of the road.

Prior to the commencement of the approved road, an access strategy setting out an appropriate network of dropped kerbs across the site to facilitate access for all shall be submitted the local planning authority and agreed in writing.

Reason: To ensure the development is accessible to all members of the community in accordance with policy DM2 of the Joint Development management Policies Document and in accordance with the provisions contained within the Equalities Act.

12. Bus gate details – prior to the commencement of the road.

Notwithstanding the details indicated on the approved plans, prior to the commencement of the approved road, the final details of the connection between the development and Howe Road, which shall include a 'bus gate' to prevent access by vehicles other than buses, shall be submitted to the local planning authority and agreed in writing. These details will include precise details of the construction, operation and future management/enforcement of the gate and much ensure that appropriate east/west connectivity for pedestrians and cyclists within he site is maintained.

All work shall be completed in accordance with the approved details before the first use of the road connecting the development site to Howe Road.

Reason: To ensure an appropriate a safe connection between the development and the surrounding highways infrastructure in accordance with policies CS3 and CS7 of the St Edmundsbury Core Strategy 2010, Policies DM2 and DM44 of the Joint Development Management Policies Document 2105 and the guidance set out in the NFFP.

13. Street furniture and natural play features – prior to installation.

Prior to the installation of any street furniture or natural play items including but not limited to bins, benches and picnic tables, boulders and logs, full details of the street furniture shall be submitted to the local planning authority and agreed in writing. The details shall include an appropriate number of wheelchair accessible items to ensure the site can

be enjoyed by all. All items shall be installed in accordance with the agreed details.

Reason: To ensure the use of appropriate street furniture to enhance the quality of the open spaces and ensure they are fully accessible in accordance with policy DM2 of the Joint Development Management Policies Document 2015 and the provisions within the Equalities Act.

14. Allotments – prior to their commencement

Prior to the commencement of the allotments details of the final specification including layout out, fencing and gates including gated access to the parking and services will be submitted to the local planning authority and agreed in writing.

All works shall be completed in accordance with the approved details.

Reason: To sure the satisfactory completion of the allotments in accordance with policy DM2 of the Joint development Management Policies Document and the Former St Edmundsbury Area Open Space Supplementary Planning Document.

15. Play areas – Full details and specifications prior to installation of NEAP and LEAP

Notwithstanding the information on the submitted plans, prior to the installation of the NEAP, LEAP and outdoor Gym Equipment, the final specifications for those areas and all equipment within them shall be submitted to the local planning authority and agreed in writing.

This information must include as a minimum:

- Fencing and gate specifications, including full details of the MUGA enclosure;
- Details of all surfacing within the playable space;
- Details of the surfacing under the outdoor gym equipment;
- Details of play and gym equipment.
- Details of any ancillary items associated with the playable spaces such as seating and signage.

Reason: To ensure that equipped open space areas are completed to the appropriate standard in accordance with policies DM2, DM22 and DM42 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 8 and 12 of the National Planning Policy Framework and all relevant Core Strategy and Haverhill Vision Policies.

16. Tree Root Guard details - prior to installation

Prior to the installation of the street trees the full details of the proposed root guards that tree shall be submitted to the local planning authority and agreed in writing. All work shall be carried out in full accordance with the approved details.

Reason: To ensure that trees which form an important part of the character of the approved streets are able to be retained into the future without detriment to highway infrastructure as part of a high-quality development in accordance with the North West Haverhill Masterplan,

policies DM2, DM11, DM12 and DM13 of the Joint Development Management Policies Document 2015, policy CS12 of the St Edmundsbury Core Strategy 2012 Document and Chapter 15 of the National Planning Policy Framework

Documents:

Appendix 1 – Working Paper 1: July Committee Report

Appendix 2 – Working Paper 2: July Supplementary 'Late Papers'

Appendix 3 – Response from applicant following July Committee

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

[DC/20/0614/RM](https://www.stedmundsbury.gov.uk/DC/20/0614/RM)