

Development Control Committee 7 September 2022

Planning Application DC/22/0618/RM – Land NW of Haverhill, Anne Suckling Road, Little Wratting

Date registered: 11 April 2022 **Expiry date:** Extension of time requested to 9th September.

Case officer: Charlotte Waugh **Recommendation:** Grant

Parish: Haverhill Town Council **Ward:** Haverhill North

Proposal: 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

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

Applicant: Mrs Beth Deacon

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 determine the attached application and associated matters.

CONTACT CASE OFFICER:

Charlotte Waugh

Email: charlotte.waugh@westsuffolk.gov.uk

Telephone: 01284 757349

Background:

This application has been referred to the Development Control Committee following a call-in request from the local Ward Member (Councillor Joe Mason of Haverhill North). Haverhill Town Council also object to the application.

The application is part of the wider North-West Haverhill site, which is one of the two strategic growth sites for Haverhill identified in the adopted Core Strategy. It seeks approval of details for parcel 6 of residential development.

Outline planning permission was granted on 27 March 2015 for residential development, a primary school, local centre including retail and community uses, public open space, landscaping infrastructure, servicing and other associated works alongside full permission for the construction of a relief road.

1.0 Proposal:

- 1.1 The application seeks approval for the reserved matters (access, appearance, landscaping, layout and scale), for phase 6 of NW Haverhill, the outline approval granted under SE/09/1283.
- 1.2 The revised reserved matters application provides the details for 98 dwellings with associated private amenity space, means of enclosure, car parking, vehicle and access arrangement and drainage, together with proposed areas of landscaping. Dwellings comprise apartments, terraces, semi-detached and detached units with a focus on 2 and 3 bedroom properties.
- 1.3 In addition, the application seeks to discharge conditions B9, B16, B17, B20, B21, B24 from the outline application.

2.0 Application supporting material:

- 2.1 The application is supported by a number of plans and supporting documents, many of which have been amended during the course of the application. The current versions are listed below:

Plan/Report	Title	Revision	Date
Planning Layout	002_Planning Layout Rev E	E	August 2022
Site Layout	049-P-200	C	August 2022
External Works Hard Landscaping Plan Sheet 1 of 4	049-P-300	B	August 2022
External Works Hard Landscaping Plan Sheet 2 of 4	049-P-301	B	August 2022
External Works Hard Landscaping Plan Sheet 3 of 4	049-P-302	B	August 2022

External Works Hard Landscaping Plan Sheet 4 of 4	049-P-303	B	August 2022
Level Street scene A-A,B-B & C-C	049-P-023	A	July 2022
Level Sections A-A & B-B	049-P-024	A	July 2022
Haverhill Phase 6 view 1	049-P-100	-	July 2022
Haverhill Phase 6 view 2	049-P-101	-	July 2022
Fence Specification and Standard Details	049-P-191	-	July 2022
Turning head-Vehicle Tracking Plans Sheet 1 of 3	049-P-TR-001	A	July 2022
Turning head-Vehicle Tracking Plans Sheet 2 of 3	049-P-TR-002	A	July 2022
Turning head-Vehicle Tracking Plans Sheet 3 of 3	049-P-TR-003	A	July 2022
Massing Plan	003_Massing Plan	B	July 2022
Refuse & Cycle Plan	004_Refuse & Cycle Plan	C	July 2022
Boundary Treatments	005_Boundary Treatments		July 2022
Materials Plan	006_Materials Plan		July 2022
Parking Plan	007_Parking Plan		July 2022
Tenure Plan	008_Tenure Plan		July 2022
Character Area Plan	009_Character Area Plan		July 2022
Housing Distribution Plan	010_Housing Distribution Plan		July 2022
Street Scenes A-E	015_Street Scenes A-E		July 2022
GA Adoption Plan	049-E-200-B GA Adoption Plan		July 2022
Existing Watercourse location Plan	049-E-SK24 Existing Watercourse location Plan		July 2022
Eastern Cross Section	049-E-SK26		July 2022
Bat Corridor and Light spill Layout	049-E-SK27 Bat Corridor and Light spill Layout		July 2022
Basin Cross Sections	049-E-SK50		July 2022
Movement and Connectivity Plan	049-P-017	A	July 2022
POS Plan	049-P-018	A	July 2022
Northern POS measurements	049-P-019	A	July 2022
EV Charging Layout	049-P-020	A	July 2022
Surveillance Layout	049-P-021	A	July 2022
Cycle Storage Layout	049-P-022	A	July 2022
Tree pit detail	JBA 18-351-DT12-	-	August 2022
Tree pit detail	JBA 18-351-DT11-	-	August 2022
Tree pit detail	JBA 18-351-DT13-	-	August 2022
Tree pit detail	JBA 18-351-DT14-	-	August 2022
LEMP	JBA18-351-LEMP03	-	August 2022
Detailed Soft Landscape	JBA 18-351-53	D	August 2022
Detailed Soft Landscape	JBA 18-351-52	D	August 2022
Detailed Soft Landscape	JBA 18-351-51	D	August 2022
Detailed Soft Landscape	JBA 18-351-50	D	August 2022

Parking Bay width plan sheet 1 of 4	049-P-025	-	August 2022
Parking Bay width plan sheet 2 of 4	049-P-026	-	August 2022
Parking Bay width plan sheet 3 of 4	049-P-027	-	August 2022
Parking Bay width plan sheet 4 of 4	049-P-028	-	August 2022
Private Drive Visibility Splay Plan	049-P-029	-	August 2022
Turning Head-Vehicle Tracking Plans sheet 1 of 3	049-P-TR-001	B	August 2022
Turning Head-Vehicle Tracking Plans sheet 2 of 3	049-P-TR-002	B	August 2022
Turning Head-Vehicle Tracking Plans sheet 3 of 3	049-P-TR-003	B	August 2022
Danbury Elevations Rural Green Edge	045_Danbury - Elevations Rural Green Edge		July 2022
Epping - Floor Plans	046_Epping - Floor Plans		July 2022
Epping - Elevations The Avenue	047_Epping - Elevations The Avenue		July 2022
Flatford - Floor Plans & Elevations Rural Green Edge	048_Flatford - Floor Plans & Elevations Rural Green Edge		July 2022
Flatford - Floor Plans & Elevations The Avenue	049.1_Flatford - Floor Plans & Elevations The Avenue		July 2022
Flatford - Floor Plans & Elevations The Avenue	049.2_Flatford - Floor Plans & Elevations The Avenue		July 2022
Flatford - Floor Plans & Elevations The Streets	050_Flatford - Floor Plans & Elevations The Streets		July 2022
Grizedale - Floor Plans	051_Grizedale - Floor Plans		July 2022
Grizedale - Elevations The Streets	052_Grizedale - Elevations The Streets		July 2022
Grizedale - Elevations Rural Green Edge	053_Grizedale - Elevations Rural Green Edge		July 2022
Kielder - Floor Plans & Elevations Rural Green Edge	054_Kielder - Floor Plans & Elevations Rural Green Edge		July 2022
Saunton - Floor Plans	055_Saunton - Floor Plans		July 2022
Saunton - Elevations The Streets	056_Saunton - Elevations The Streets		July 2022
0Saunton - Elevations Rural Green Edge	057_Saunton - Elevations Rural Green Edge		July 2022
Saunton x3 - Elevations Rural Green Edge	058_Saunton x3 - Elevations Rural Green Edge		July 2022
Sherwood - Floor Plans & Elevations The Avenue	059_Sherwood - Floor Plans & Elevations The Avenue		July 2022
Sherwood - Floor Plans & Elevations Urban Square	060_Sherwood - Floor Plans & Elevations Urban Square		July 2022
Sherwood - Floor Plans & Elevations Rural Edge	061_Sherwood - Floor Plans & Elevations Rural Edge		July 2022
Wareham - Floor Plans	062_Wareham - Floor Plans		July 2022
Wareham x2 - Elevations Rural Green Edge	063.1_Wareham x2 - Elevations Rural Green Edge		July 2022
Wareham - Elevations Rural Green Edge	063_Wareham - Elevations Rural Green Edge		July 2022
Whiteleaf - Floor Plans & Elevations Urban Square	064_Whiteleaf - Floor Plans & Elevations Urban Square		July 2022

Whiteleaf - Floor Plans & Elevations Rural Green Edge	065_Whiteleaf - Floor Plans & Elevations Rural Green Edge		July 2022
Western Apartment Block - Floor Plans	069_Western Apartment Block - Floor Plans		July 2022
Western Apartment Block - Elevations	070_Western Apartment Block - Elevations		July 2022
Eastern Apartment Block - Floor Plans	071_Eastern Apartment Block - Floor Plans		July 2022
Eastern Apartment Block - Elevations	072_Eastern Apartment Block - Elevations		July 2022
Single Garage	073_Single Garage		July 2022
Double Garage	074_Double Garage		July 2022
Carport - plots 81 & 82	075_Carport - plots 81 & 82		July 2022
Pumping Station - Plan & Elevations	076_Pumping Station - Plan & Elevations		July 2022
Phases 2_6 and Relief Road Haverhill Botanical Survey	JBA 18_351 ECO 04		August 2019
Haverhill Phases 2-6 PEA	JBA 18_351 ECO01		
Haverhill Phases 2-6 and Relief Road Badger	JBA 18_351 ECO06		August 2019
Haverhill Phases (2-6) eDNA Report 2019	JBA 18-351 ECO03		August 2019
Haverhill Infrastructure Updated Ecological Walkover 2022	JBA 18-351 ECO29	B	2022
Updated Badger Survey Report	JBA_17_364_ ECO06_		2022
Haverhill (2-6) Reptile Survey Report	JBA_18_351 ECO02		August 2019
Haverhill (2-6) Hazel Dormouse Survey Report 2019	JBA_18_351 ECO08		August 2019
Phases 2-6 & Relief Road, Haverhill Bat Activity Report	JBA_18-351 & 17-364_ECO09_		August 2019
Phase 6 Haverhill Ecology Walkover Report	JBA_18-351_ECO020_	A	
Wintering Bird Survey Report, Haverhill, Phases 2-6 and Relief Road	JBA_18-351_		2019
Phases 2_6 and Relief Road Haverhill Hedgerow Survey	JBA18_351 ECO03		August 2019
Phases 2-6, Haverhill_ Sulphur clover translocation and working method statement 2022	JBA18_351_ECO26_		August 2019
Haverhill Breeding Bird Survey Report	JBA18-351_17-364 ECO05		August 2019
Phase 6, Haverhill Clearance Precautionary Method Statement	JBA_18-351_ECO24	B	August 2022
Construction Ecological Management Plan	JBA18-351 ECO29	A	August 2022
Construction Management Plan	CMP - Haverhill Phase 6		August 2022

Design and Access Statement	DAS		July 2022
TOPO	35997IPLS-01		November 2021
TOPO	35997IPLS-02		November 2021
Drainage Strategy- Phase 6	E3838	1	July 2022
AMS Phase6	JBA 18-351 AR07		February 2022
SI Report	995,SI-Report,SG,PD,11-12-14,V1		December 2014
Additional SUDS Proposal	049-E-SK40	A	March 2022
Basin Cross Sections	049-E-SK50		March 2022
Phase 6 Foul Solution	039-E-SK74(A)	A	March 2022
Strategic network plan	039-E-SK76-B	B	March 2022
DPC & External Levels Masterplan	049-E-500-B	B	March 2022
DPC & External Levels Sheet 1 of 3	049-E-501-B	B	March 2022
DPC & External Levels Sheet 2 of 3	049-E-502-B	B	March 2022
DPC & External Levels Sheet 3 of 3	049-E-503-B	B	March 2022
Turning Head Light Spread LP5	049-E-SK5.1 -		March 2022
Turning Head Light Spread LP6	049-E-SK5.2 -		March 2022
Site Wide BNG Report	Site Wide BNG		
Biological Enhancement Plan	Biological Enhancement Plan		
Materials Addendum			August 2022

3.0 Site details:

- 3.1 The site comprises part of the southern section of the wider strategic site identified by policy HV3 of the Haverhill Vision 2031, granted outline approval under SE/09/1283.
- 3.2 The site, which is known as parcel 6, covers 2.1 hectares with the land rising to the west.
- 3.3 To the east is existing residential development separated from the site with a ditch (Falklands Road and Gurling Close). To the north will be the proposed infrastructure road continuing on from Ann Suckling Road, which separates the site from the proposed new local centre. To the south there is existing residential development (Moneypiece Close and Ganwick Close) as well as a public right of way. The west accommodates an established hedgerow, another public right of way as well as public open space.

4.0 Relevant 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)	Approved

	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 27th 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.	
NMA(A)/09/1283	Non-material amendment to SE/09/1283 - In respect of the full planning permission for the relief road, associated works and landscape buffer under SE/09/1283, amendment to condition A2 to solely allow details of the alignment of the relief road to be submitted to and approved by the Local Planning Authority in a series of defined phases.	Approved
DC/16/2836/RM	Reserved Matters Application - Means for Landscaping (replacement hedge) for phase one of the development previously 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	Approved
DC/18/0561/VAR	Planning Application - Variation of condition 1 of DC/16/2836/RM to enable drawing PH-125-03C to be replaced with 040-P-101 and PH-125-04C to be replaced with 040-P-102 and add plan 040/T/152 rev B for the additional 28no. garages for the Reserved Matters Application	Approved
DC/18/0781/FUL	Planning Application - 1no. Substation in association with applications SE/09/1283 and DC/16/2836/RM	Approved
DC/18/2551/RM	Reserved Matters Application - Means for Landscaping (replacement hedge) for phase one of the development previously approved under DC/16/2836/RM	Approved
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	Approved

	of open space for a residential development known as Phase 2A	
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/22/0614/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	Approved

5.0 Consultations:

- 5.1 The application has been subject to amendments and additional information has been submitted during the application to address concerns raised. The consultation responses set out below represent the current position and are a summary of the latest responses received.
- 5.2 Full copies of consultation responses are available to view online through the Council's public access system using the link below.

[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 | Land Nw Of Haverhill Anne Sucklings Lane Little Wratting Suffolk \(westsuffolk.gov.uk\)](#)

- 5.3 **Anglian Water** – confirmed no comments to make.
- 5.4 **Natural England** – confirmed no comments to make.
- 5.5 **Place Services – Ecology** – confirmed that the additional information is sufficient to remove their previous holding objection.

Recommends conditions concerning:

- Works/mitigation/enhancements to be carried out in accordance with approved reports
- Construction environmental management plan for biodiversity to be submitted and approved
- Time limit on surveys should development take longer than 2 years to commence
- Ecological design strategy to be submitted and approved
- Lighting strategy to be submitted and approved

5.6 **Place Services - Landscape** – Generally welcome the proposals but make advisories to be considered, some of which have already been amended, including:

- Limited planting for open space around basin and eastern boundary (this area has been approved under DC/20/0614/RM)
- Expect to see greater numbers of walls with railings
- Expect further information regarding street furniture (this has been conditioned)
- Would expect a greater provision of extra heavy standard trees and semi-mature trees (more included)
- Expect greater provision of tree lines roads (this would conflict with the design code)
- Expect tree pit and root barrier details (submitted)
- Missed opportunity to provide climber plants
- Suggests use of floral lawn seed.

5.7 **SCC Lead Local Flood Authority** - Following a review of all the submitted documents approval recommended. Informative recommended to be attached to any decision.

5.8 **SCC Highway Authority** – Confirms that parking spaces, visibility and road/footpath widths are acceptable.

Concerns regarding:

- A tracked plan shows vehicles would over sail a front garden (officer comment - this is an inaccuracy in the drawing line of the dwelling curtilage and consequently manoeuvrability would be acceptable).
- Bus stop location (officer comment - this is not outside the red line of this application).
- Gradient of footway link to eastern pedestrian/cycle route (officer comment - an amended plan has been submitted).

5.9 **SCC Public Rights of Way Team** – Satisfied that a cleared strip of vegetation with a width of 1.5 metres will be provided on the alignment of the public right of way to the south of the site.

5.10 **Suffolk Wildlife Trust** – Required Hazel dormouse inclusion in the precautionary method statement (this has now been included).

5.11 **West Suffolk Environment Team** – no objection. Welcome electric vehicle charge points.

5.12 **West Suffolk Public Health and Housing** – no objection.

5.13 **West Suffolk Strategic Housing** – Satisfied with number, type, tenure and location of affordable housing which provides 22 affordable rent and 7 shared ownership.

5.14 **West Suffolk Waste Team** –

- All bin presentation points should have dropped kerbs.
- BCP should be moved slightly to edge of private drive
- Plan discrepancy.

6.0 Representations:

6.1 **Ward Member Councillor Joe Mason** – comments copied below:

"I have particular concerns that I believe need further clarification and examination by Development Control prior to the application being approved.

Whilst I understand that this is an urban style development, I don't feel enough has been done to soften the brick 'form' of the building. I appreciate the air gap that now separates sections of the 3 storey block from the now 2 1/2 storey structures. The wider area is predominantly suburban and more needs to be done to soften/green the development at different levels including grass, low level & medium level bushes and trees. It isn't sufficient to say there are nearby adjoining green areas. There is little mitigation beyond some roadside grassing and sporadic trees. I believe more can and should be done to improve the appearance and green nature of the development, while still being a fundamentally urban style development. There are plenty of city developments that are doing more to break up and "green" the brick form.

I remain unconvinced that parking isn't going to be an issue and that sufficient thought has gone into anticipating and designing out (or controlling) anti-social car parking.

Bin locations on this site are particularly problematic with too many instances of excessively long drags. They might well be within limits, but there are too many in these plans.

Dropped curbs. Many of the bin routes require bumping down curbs. This is to be avoided. Generally, there are insufficient quantities of dropped curbs within the site and properties are not accessible for wheelchair users, something we should increasingly see as a standard."

6.2 **Haverhill Town Council**

comments dated 19th July 2022

Objects for the following reasons:

- Lack of dropped kerbs through out the site
- Bin locations too far from properties in the high-density areas
- Lack of green space

Comments dated 10th May 2022

- Street scenes (A-E drawing 21-3114-015) - the topography of site makes for staggered approach to house lines, there is no break in the property line which lacks air gaps to allow light through the buildings.

- Aesthetics of buildings joined together makes for a large and ungainly building. Three storey building (Street Scene CC), the hill inclines and albeit set back, there is a loss of privacy for residents on Falklands Road which breaks with initial recommendations of side on properties to avoid overlooking to existing residents on Falklands Road.
- Density continues to be an issue, should be appropriate for the site.
- Amenity: this phase does not include a green space and although members understand that this is an urban design there is a need for green space for residents health and wellbeing, for informal gathering and leisure activities. Affordable rented and shared ownership are clustered together and should be distributed throughout the site
- Bin locations; there are some properties with unacceptable long routes to put out bins.
- Electric Charging Points should be provided for all properties. There is no cumulative impact statement
- Garages; single garages are 3.3m x 7.3m, double garages are thinner

6.3 Public representations:

5 representations were received and the points raised are summarised below. Full copies of the representations are available to view on the public planning file online.

[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 | Land Nw Of Haverhill Anne Sucklings Lane Little Wratting Suffolk \(westsuffolk.gov.uk\)](#)

- 3 storey scale is dominant and worsened by location on a steep hill
- Concerns regarding overlooking
- Loss of light
- Concerns over erosion of ditch adjacent to site
- Design is out of character
- Majority of apartments are north facing so will have no sunlight in some primary living rooms
- No crossing point shown from foot/cycle path
- Plans shown in isolation from wider site and infrastructure
- Too dense
- Needs more useable green space with groups of trees
- Concern about use of Ann Suckling Road and lack of speed restrictions

7.0 Policy:

- 7.1 On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies Document (which had been adopted by both councils), set out policies for defined geographical areas within the new

authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.

7.2 The following policies of the Joint Development Management Policies Document, the St Edmundsbury Core Strategy 2010 & The Haverhill Vision 2031 have been taken into account in the consideration of this application:

7.3 St Edmundsbury Core Strategy 2010

- Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy
- Core Strategy Policy CS2 - Sustainable Development
- Core Strategy Policy CS3 - Design and Local Distinctiveness
- Core Strategy Policy CS12 - Haverhill Strategic Growth

7.4 Haverhill Vision 2031

- Vision Policy HV1 - Presumption in Favour of Sustainable Development
- Vision Policy HV3 - Strategic Site - North-West Haverhill

7.5 Joint Development Management Policies Document 2015

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM3 Masterplans
- Policy DM6 Flooding and Sustainable Drainage
- Policy DM7 Sustainable Design and Construction
- Policy DM11 Protected Species
- Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM13 Landscape Features
- Policy DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
- Policy DM20 Archaeology
- Policy DM22 Residential Design
- Policy DM44 Rights of Way
- Policy DM46 Parking Standards

Other planning policy:

7.6 National Planning Policy Framework 2021 (NPPF)

The NPPF was revised in July 2021 and is a material consideration in decision making from the day of its publication. Paragraph 219 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2021 NPPF that full weight can be attached to them in the decision making process.

8.0 Officer comment:

8.1 This section of the report begins with a summary of the main legal and legislative requirements before entering into a discussion about whether the

development proposed by this planning application can be considered acceptable in principle in the light of national planning policy, local plan designations and other local planning policies. It then goes on to analyse other relevant material planning considerations (including site specific considerations) before reaching conclusions on the suitability of the proposals.

Planning and Compulsory Purchase Act 2004 (as amended)

- 8.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise. The principle of development in relation to the development plan and the conformity of the proposals with key policies is discussed through the rest of this report.

The Conservation of Habitats and Species Regulations 2010

- 8.3 The local planning authority, as the competent authority, is responsible for the Habitats Regulation Assessment (HRA) as required by Regulation 61 of The Conservation of Habitats and Species Regulations 2010 (as amended).
- 8.4 Consideration was given to these regulations during the assessment of the outline application and it was concluded that the requirements of Regulation 61 are not relevant to this proposal and appropriate assessment of the project would not be required.
- 8.5 The application site is not in the close vicinity of any designated (European) sites of nature conservation. The environmental statement submitted with the outline planning application concluded that the proposals are unlikely to give rise to significant effects on the conservation objectives of the designated sites and no further concerns were raised in this regard.
- 8.6 There has been no change in terms of the impact on designated sites that would indicate that a Habitats Regulation Assessment would now be required.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations)

- 8.7 The Outline planning application was EIA development and was accompanied by an Environmental Statement. This application is therefore a 'subsequent application', as defined within the EIA Regs.
- 8.8 Regulation 9 of the EIA Regulations deals with subsequent applications where environmental information has previously been provided. It states that where it appears to the planning authority that the environmental information already before them is adequate to assess the significant effects of the development on the environment, they must take that information into consideration in their decision for subsequent consent.
- 8.9 The existing environmental information, along with the updated monitoring surveys and reports for protected species which have been submitted are considered to be adequate to assess this proposal and this information has been taken into consideration in determining this application.

Natural Environment and Rural Communities Act 2006

- 8.10 The Natural Environment and Rural Communities (NERC) Act (2006) Section 40(1) places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. The duty applies to all local authorities and extends beyond just conserving what is already there to carrying out, supporting and requiring actions that may also restore or enhance biodiversity.
- 8.11 The potential impact of the application proposals upon biodiversity interest is discussed later in this report.

Equality Act 2010

- 8.12 Consideration has been given to the provisions of Section 149 of the Act (public sector equality duty) in the assessment of this application. The proposals do not raise any significant issues in this regard.

Principle of Development

- 8.13 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise. The relevant parts of the West Suffolk Development Plan are the adopted Core Strategy, the Vision 2031 Area Action Plan for Haverhill and the adopted Joint Development Management Policies Document 2015.
- 8.14 National planning policies set out in the NPPF and the adopted masterplan and design code for this site are also key material considerations.
- 8.15 The principle of development for this site was established through the identification of land on the north-western edge of Haverhill as a location for growth in policy CS12 of the Core Strategy. Policy HV4 of the Haverhill Vision 2031 went on to allocate 42 hectares of land as a strategic housing site. The masterplan was then produced, setting out the overarching vision for the site.
- 8.16 This outline application was accompanied by a series of parameter plans which established the extent of land for development, the distribution of uses, building heights and densities, and land for open space and landscaping. A S106 agreement associated with the outline approval secured the level and timing of financial contributions, affordable housing and other infrastructure.
- 8.17 Condition B3 of the outline permission requires all reserved matters applications to be generally in accordance with the land use parameter plan and the landscape parameter plan. The other parameter plans informed the development of a design code, which was produced alongside the first reserved matters application.
- 8.18 The density parameters for this parcel set out in the design code identify the majority of the parcel as having a density of between 45 and 55 dwellings per hectare. These densities were based on the parameters set out in the outline application and the associated Environmental Statement.

- 8.19 The 98 dwellings proposed in this application equates to an overall density of 46 dwellings per hectare across the application site which is within the approved parameters.
- 8.20 In terms of the extent of the development, the size and location of the parcel is in broad accordance with the land use and landscape parameter plans conditioned with the outline consent and with the design code which further developed those plans. The parcel leaves sufficient room to the east to accommodate the green corridor with its foot/cycle way as well as a degree of planting. Whilst this aspect of the proposal is included within this application it was also within the infrastructure application and as such, these details have been secured.
- 8.21 In terms of the scale of development, a height parameter plan was submitted with the outline consent and subsequently incorporated into the design code. This allows for heights across the majority of the parcel of up to 3.5 storeys with those on the eastern boundary up to 3 storey.
- 8.22 The majority of the proposed development is 2 storey, with some dwellings utilising 2½ and the apartments at the front of the site accommodating 3 storeys. All these heights are within the established parameters.
- 8.23 It is considered that in terms of the scale and extent of development, the proposals are in accordance with the approved parameter plans and could be acceptable in principle, provided that the design and layout delivers a scheme that is consistent with development plan policies, the masterplan and the design in terms of the quality of the built environment created.

Design, layout, and amenity

- 8.24 The NPPF stresses the importance the Government attaches to the design of the built environment, confirming good design as a key aspect of sustainable development, indivisible from good planning. The Framework goes on to reinforce these statements by confirming that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Publication of the National Design Guide further highlights the desire to raise standards of design nationally.
- 8.25 These design aspirations are reflected in policy DM2, which states that proposals for all development should create a sense of place and/or local character. In the case of residential schemes, policy DM22 states that proposals should create a coherent and legible place that is well structured so that it is visually interesting and welcoming. New dwellings should be of high architectural quality and should function well, providing adequate space, light, and privacy.
- 8.26 This application falls within the character area known as Boyton Place in the design code. This area includes the local centre proposed to the north and 2b to the north-east. The design code envisages that this parcel will comprise predominantly contemporary architectural styles and have a tighter more urban character.
- 8.27 The layout creates a clear hierarchy of routes though the parcel with the main access road giving way to shared surfaces. Four sub-character areas

have been specified within the parcel comprising The Avenue, The Urban Square, The Streets and The Rural Green Edge.

- 8.28 The Avenue character area comprises the gateway to the site and is marked by the apartment blocks. This tightly knit form continues to the urban square, stepping down from 3 storey to single storey ancillary buildings.
- 8.29 The urban square focuses on the centre of the site and the crossroads between the main access road and the shared surface streets off it. The four corners are marked by detached white rendered properties, articulated through the use of dark fenestration and grey roofs. The use of curved brick walls to contain the gardens and low-level planting here will create an attractive centre and focal point of the scheme.
- 8.30 The streets character area is focused on the southern area of the parcel and provides a transition between the urban square and surrounding rural edge incorporating a range of materials from both areas.
- 8.31 The rural green edge encompasses the surrounding edges of the parcel and predominantly comprises detached or semi-detached properties with larger curtilages. Designed to be outward facing these dwellings have views of the adjacent green corridors and generally include private drives. Whilst dwellings utilise more traditional materials, they still convey a contemporary appearance.
- 8.32 Concerns have been raised by members of the public, the Town Council and local members regarding the design approach and specifically the design of the apartment buildings in terms of their overall height, scale and appearance in this location, particularly given its topography.
- 8.33 The use of apartment buildings within the development is an accepted part of the design approach set out in the masterplan and the design code acknowledges that this parcel will see a larger quantity of such to achieve the required density.
- 8.34 The apartments have been designed with a contemporary feel, incorporating a repetitive gable pattern and utilising darker brickwork as well as projecting decorative brickwork to add articulation and break up the massing. Officers acknowledge that the buildings are of a significant scale, albeit one that accords with adopted parameters. The changes in levels through the parcel, whilst resulting in a taller appearance to the apartments on the north-western side, also provide a stepped building form which will further assist in articulating this frontage. Given the parameters and the design employed here which steps up from the bottom of Ann Suckling Road, on balance, this element is unlikely to give rise to harm to the street scene and is considered acceptable on design grounds.
- 8.35 Design Out Crime Officers were involved in initial discussions of the site layout and some concerns were raised to specific areas. Whilst there is a balance to be struck between the principles of secure by design and other urban design requirements, the applicant has sought to adhere to secure by design principles where possible to help reduce crime in a development once built and occupied. This includes the use of different boundary treatments, particularly to create visibility within parking courts as well as prevent easy access. Ensuring that these areas have a single entry point as well as gaining

sufficient surveillance from adjacent windows and the use of flats over garages.

- 8.36 In terms of amenity, national space standards provide minimum dimensions for new dwellings based on their bedroom number and occupant level. These standards are not specifically adopted by the Local Authority, albeit policy DM22 (k) requires that new dwellings are fit for purpose and function well, providing adequate space, light and privacy. During the course of the application amended house types have been provided which have increased the number of dwellings which meet this standard to 92% overall. It should be noted that all affordable housing meets the standard at maximum occupancy. Whilst the increase in dwellings which adhere to these standards is welcomed it is disappointing that the scheme could not be 100% compliant.
- 8.37 Notwithstanding the above, it is considered that future occupants of the proposed development would overall enjoy an acceptable level of residential amenity. Garden sizes are adequate, and the positioning and scale of dwellings is such that there would be no unacceptable levels of overlooking or overbearing impacts between the dwellings.
- 8.38 Representations have raised concern over the impact on the amenity of existing residents particularly at Falklands Road to the east. Residents in this area would be separated from the new dwellings by a minimum of 40 metres. In this respect, whilst the buildings would be visible from neighbouring properties it is considered that they would be sufficiently distant to ensure that they would not have a significantly adverse impact on amenity through overlooking or being overbearing.
- 8.39 Additional concerns have been raised as to the lack of open green space within the parcel. This aspect of the proposal was considered and given the urban nature of the parcel as well as the close links to the linear park to the west, the eastern green corridor and southern corner were considered sufficient. The basin seeks to provide a level of amenity space and wildflower when dry, albeit, the useability of this is limited in that the topography has resulted in a fenced retaining feature on the northern side. The green corridor, with a width of approximately 20 metres will provide opportunities for easy access as well as informal play.
- 8.40 Overall, it is considered that the proposed development would create a contemporary sense of place which is distinctive to the local area and utilises a palette of appropriate materials and designs. The layout, whilst dense, allows a variety of house types to be provided, including 29 affordable homes with adequate parking and amenity space and good links to surrounding green space.
- 8.41 The development is therefore considered to be in accordance with policies CS1, CS2, CS3 and CS12 of the St Edmundsbury Core Strategy 2010, policies DM2, and DM22 of the Joint Development Management Policies Document 2105 and the guidance set out in the NFFP. The proposals are also considered to meet the requirements of the masterplan and the design code in terms of the quality of the design and layout of the development parcel.

Access and Movement

- 8.42 The NPPF promotes all forms of sustainable transport, advising that development should provide for high quality walking and cycling networks. It goes on to advise that development should not be prevented or refused on transport grounds, unless there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.
- 8.43 Policy DM2 of the Joint Development Management Policies Document also requires that new development should produce designs that accord with standards and maintain or enhance the safety of the highway network and policy DM46 confirms that the authority will seek to reduce over-reliance on the car and promote more sustainable forms of transport. This is also a key aspiration of the adopted masterplan and design code which seeks to maximise accessibility, creating walkable neighbourhoods.
- 8.44 The parcel is designed to provide surveillance over the surrounding footpaths which encircle the site, allowing easy access throughout the parcel as well as linking to adjacent parcels, including the public open space. The wide green corridor to the eastern boundary will provide a strategic link for pedestrians and cyclists throughout the development. A pedestrian and cycle crossing point is provided across Ann Suckling Road, facilitated by a raised table. This is outside the boundary for this application and secured under the infrastructure application (DC/20/0618/RM). A link from within the centre of the parcel to this green corridor is provided and has been amended during the course of the application. Due to the change in levels it is necessary to have two routes linking onto this pedestrian/cycleway. The northerly path will be a slope of 1:18 gradient making it accessible for all, the southerly access path will need to be stepped. This is an unfortunate feature but given that there are two options it is not considered that anyone is disadvantaged through the inclusion of the steps.
- 8.45 An unlit and informal footpath is proposed along the western edge of the parcel close to an existing landscape feature which acts as an important dark corridor. This additional route improves connectivity around the parcel increasing the opportunity for circular walking routes, and whilst it is not formally lit, it is overlooked by dwellings along its eastern edge. A pedestrian/cycle path to the southern boundary sits just north of the formal alignment of public right of way 45. This route has good surveillance from dwellings and provides an important part of a strategic route running east-west along the southern edge of the site. Public right of way 45 will be retained on its existing alignment and cleared of vegetation allowing its use as an alternative, less urbanised route to the byway open to all traffic which runs through the middle of the wider site leading to the countryside to the north.
- 8.46 The road serving this parcel was approved in an earlier reserved matters application and is designated as a primary street in the adopted design code. It has a 3.5 metre shared cycle/footway on the southern side and a separate footway on the northern side. These cycle ways and footways ways will form part of the wider safe, lit, sustainable routes to be provided throughout the overall site.
- 8.47 The recently approved infrastructure application discussed the phasing of the wider strategic site and agreed that parcel 6 would be served by Ann

Suckling Road but no further parcels would until the internal loop road is completed. This is captured within that application with the phasing plan also provided within this application.

- 8.48 The internal road layout reflects the road hierarchy set out in the design code, with narrower, shared surface roads leading from a central street. A raised square at the centre of the parcel helps to aid traffic calming on the transitions to these smaller streets and creates a more pedestrian friendly space. Through the use of different surfacing an easily navigable pedestrian route is provided through his square.
- 8.49 Sufficient parking spaces have been provided and allocated within the site as well as adequate and evenly spaced visitor parking. Electric vehicle charging points are shown within the application on private drives and with the capability available in parking courts.
- 8.50 Concerns have been raised as to the accessibility of the parcel, both for pedestrian access and for ease of bin manoeuvrability. The Highway Authority are keen for dropped kerbs to be incorporated, and whilst they will be secured within a separate agreement finalising the highway details, given the level of concern, a condition has been recommended to ensure officers have the opportunity to consider these.
- 8.51 On balance, it is considered that the layout creates a safe and attractive network of streets and private drives, visitor parking and footpath connections. In light of the above, the development is considered to be in accordance with policies CS3, CS7 and CS12 of the St Edmundsbury Core Strategy 2010, policies DM2, DM44 and DM46 of the Joint Development Management Policies Document 2105 and the guidance set out in the NFFP. The proposals are also considered to be generally in accordance with the masterplan and the design code in terms of the accessibility and sustainable transport.

Landscape and ecology

- 8.52 The NPPF confirms that the planning system should contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains where possible. This is reflected in policies DM11 and DM12 which seek to safeguard protected species and state that measures should be included in the design of all developments for the protection of biodiversity, the mitigation of any adverse impacts, and enhancements commensurate with the scale of the development.
- 8.53 There are no sites of international or national importance within or directly adjacent to the north-west Haverhill strategic site. There are locally designated wildlife sites and sites of local interest, but these do not fall within the red line for this application. However, there are other habitats within the application site including, arable land, field margins, hedgerows, trees and ditches, all of which contribute to the biodiversity of the site and have the potential to support protected species.
- 8.54 A number of concerns were raised in relation to landscape and ecology and the applicant has submitted revised proposals and additional information to address these concerns.

- 8.55 The concerns in terms of landscape and ecology centred on the following issues: impact on retained habitat, discrepancies between ecology reports and landscape plans, impact on bats from external lighting and lack of consideration of certain species within the precautionary method statement.
- 8.56 Conditions have been recommended which secure the necessary mitigation and enhancement measures as well as clarifying elements where there has been misunderstanding.
- 8.57 In terms of ecological enhancement and biodiversity gains, the enhancements are based on the recommendations detailed within the species-specific survey reports and include: retention and enhancement of existing scrub and planting at site boundaries, where possible; planting of native or wildlife-attracting tree, shrub and wildflower species throughout the site; provision of bat and bird boxes on dwellings and hibernacula (log piles for reptiles and small animals).
- 8.58 The report and associated soft landscaping plans show native trees and hedging being planted within the parcel. It is accepted that this is a more urban phase with the central road classed as a 'road without trees' in the design guide. On that basis and given the location to adjacent open space, it lacks the public amenity areas included within other sites. Notwithstanding this, planting is proposed on the site boundaries, with wildflower grasses and a wetland area in the SUDs. Native hedging and shrubs provide dwelling frontages and encloses amenity space for the apartments.
- 8.59 Subject to the receipt of final landscape and ecology comments, it is considered that the proposed development, as amended, is acceptable in terms of ecology and landscape issues, provided that appropriate conditions are applied to secure the required mitigation and enhancement measures set out above.
- 8.60 The development would not introduce any adverse effects on protected species or sites, subject to following the recommendations of the submitted reports. The development is therefore considered to be in accordance with policies CS1, CS2 and CS12 of the St Edmundsbury Core Strategy 2010, policies DM2, DM11, DM12 and DM13 of the Joint Development Management Policies Document 2105 and the guidance set out in the NFFP. Subject to the securing the final planting details it is considered that the proposals would meet the aspirations of the masterplan

Flooding and drainage

- 8.61 The development would be served by a drainage basin to the south-east of this parcel. Due to the gradient a retaining feature and fence would be required to the north-western side of the basin. Whilst this is regrettable, it is necessary given the required levels. The lead local flood authority has reviewed the latest drainage documentation and has confirmed that the proposals are acceptable.
- 8.62 Representations have raised a concern over the drainage ditch on the eastern side of the site and the need for regular maintenance to keep it clear from vegetation to avoid blockage and prevent flooding. The landscape management plan provides details and confirms that this will be carried out on a regular basis.

Affordable housing

- 8.63 The S106 attached to the outline permission secured 30% of the dwellings as affordable, with the requirement to submit a scheme to the Council for approval, outlining the delivery of affordable housing units for each phase.
- 8.64 29 dwellings within the site are identified as affordable including 22 affordable rent and 7 shared ownership. The Strategic Housing Officer has confirmed that the mix of units indicated in this parcel meets the required mix as well as providing a much needed 5 bedroom dwelling.
- 8.65 Representations initially raised concerns over the clustering of the affordable housing on the parcel. Mixing the affordable housing throughout a site is desirable as it helps to create a balanced and mixed community. However, there is also an operational desire for registered housing providers to have properties located together and issues with ownership with private and housing association dwellings sharing private courtyards. In this case, the distribution of affordable housing is considered acceptable. As such, it complies with policy CS9 and the NPPF as well as the outline application which secured 30% onsite affordable homes.

Waste collection

- 8.66 Concerns have been raised over the positioning of waste collection points in some locations within the site. These concerns relate to the distances that occupants would need to take their bins for collection, particularly in the southern area of the site. Waste collection vehicles will not enter private drives and as such, all dwellings positioned on them would need to take their bins to the closest adopted road. Drag distances for individual properties has been shown on a plan and whilst some appear convoluted, each is below the maximum distance of 50 metres as outlined in the waste guidance. A subsequent S278 agreement with the Highway Authority as well as planning condition on this consent will ensure that dropped kerbs are provided on these routes as well as serving the bin collection points.

Outline Conditions

- 8.67 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. These are addressed in turn below.
- 8.68 **Condition B9** – loading, unloading, manoeuvring and parking of vehicles including cycle storage.
The highway authority has confirmed that parking spaces, visibility and road/footpath widths are acceptable. Cycle storage is also shown for dwellings and the flats. Further details of the flat cycle parking are to be secured by a condition on these reserved matters. Provided that the work is carried out in accordance with the submitted information and retained thereafter, the requirements of this condition will be met.
- 8.69 **Condition B16** – Arboricultural method statement and tree protection.
The submitted arboricultural method statement for phase 6 dated March 2022 is acceptable. Provided that the work is carried out in accordance with the submitted information the requirements of this condition will be met.

- 8.70 **Condition B17** – Soft landscaping
Soft landscaping plans have been submitted and reviewed. Updated landscaping plans to address points raised by ecology are expected. Provided that these plans address the outstanding points, no further information would be required in relation to this condition. The condition requires planting to be implemented in accordance with the approved details and for any planting removed, dying or becoming seriously damaged and diseased within 5 years of planting to be replaced.
- 8.71 **Condition B20** – Written scheme of investigation
The Senior Archaeological Officer at Suffolk County Council Archaeological Service has advised with regard for the discharge of condition 20 for phase 6, that they would be happy for part 1 of the condition relating to the WSI and field work to be discharged as this has just been completed. However, they advise that part 2 of condition 20 relating to the reporting is NOT discharged as the reporting is still outstanding. This condition would therefore be partially discharged as part of any decision.
- 8.72 **Condition B21** – Construction method statement
Amendments have been requested in relation to the construction method statement relating to hours of construction and the compound details. Members will be updated at Committee as to whether the amended proposals are acceptable.
- 8.73 **Condition B24** – Refuse/recycling
The amended plans in relation to this condition are acceptable. It is noted that further details relating to dropped kerbs is requested as a further condition on these reserved matters.

Conclusion:

- 8.74 Section 38(6) of the 2004 Planning Act states planning applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Framework reinforces the approach set out in Section 38(6). It emphasises the importance of the plan-led system and supports the reliance on up-to-date development plans to make decisions.
- 8.75 The proposals are in accordance with the approved landscape and land use parameter plans.
- 8.76 Dwellings have been designed with a contemporary appearance that complies with the character area description given in the design code. The layout ensures a range of distinct areas that are easily navigable to pedestrians and cyclists and delivers a safe highway network and off-road routes that connect to the wider strategic site and public open space.
- 8.77 It is considered that the development would offer a good level of amenity to future occupants, noting the 92% compliance with the nationally described space standards and would not adversely affect the amenity of existing residents on adjacent streets.
- 8.78 The Lead Local Flood Authority has confirmed that the SUDs basin design is acceptable and they are content with the overall drainage scheme.

- 8.79 Subject to the receipt of final comments on ecology it is considered that there is appropriate space to secure the necessary planting details to soften the appearance of the development and deliver the biodiversity enhancements and mitigation outlined within the Environmental Statement. The proposals would not introduce any adverse effects on protected species, subject to conditions securing the recommendations of the ecology reports.
- 8.80 Having regard to the above conclusions, it is considered that the development is in compliance with the relevant development plan policies and with the National Planning Policy Framework and it is therefore recommended for approval.

9.0 Recommendation:

9.1 It is recommended that planning permission be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Plan/Report	Title	Revision	Date
Planning Layout	002_Planning Layout Rev E	E	August 2022
Site Layout	049-P-200	C	August 2022
External Works Hard Landscaping Plan Sheet 1 of 4	049-P-300	B	August 2022
External Works Hard Landscaping Plan Sheet 2 of 4	049-P-301	B	August 2022
External Works Hard Landscaping Plan Sheet 3 of 4	049-P-302	B	August 2022
External Works Hard Landscaping Plan Sheet 4 of 4	049-P-303	B	August 2022
Level Street scene A-A,B-B & C-C	049-P-023	A	July 2022
Level Sections A-A & B-B	049-P-024	A	July 2022
Haverhill Phase 6 view 1	049-P-100	-	July 2022
Haverhill Phase 6 view 2	049-P-101	-	July 2022
Fence Specification and Standard Details	049-P-191	-	July 2022
Turning head-Vehicle Tracking Plans Sheet 1 of 3	049-P-TR-001	A	July 2022
Turning head-Vehicle Tracking Plans Sheet 2 of 3	049-P-TR-002	A	July 2022
Turning head-Vehicle Tracking Plans Sheet 3 of 3	049-P-TR-003	A	July 2022
Massing Plan	003_Massing Plan	B	July 2022
Refuse & Cycle Plan	004_Refuse & Cycle Plan	C	July 2022
Boundary Treatments	005_Boundary Treatments		July 2022
Materials Plan	006_Materials Plan		July 2022
Parking Plan	007_Parking Plan		July 2022
Tenure Plan	008_Tenure Plan		July 2022
Character Area Plan	009_Character Area Plan		July 2022
Housing Distribution Plan	010_Housing Distribution Plan		July 2022
Street Scenes A-E	015_Street Scenes A-E		July 2022
GA Adoption Plan	049-E-200-B GA Adoption Plan		July 2022
Existing Watercourse location Plan	049-E-SK24 Existing Watercourse location Plan		July 2022

Eastern Cross Section	049-E-SK26		July 2022
Bat Corridor and Light spill Layout	049-E-SK27 Bat Corridor and Light spill Layout		July 2022
Basin Cross Sections	049-E-SK50		July 2022
Movement and Connectivity Plan	049-P-017	A	July 2022
POS Plan	049-P-018	A	July 2022
Northern POS measurements	049-P-019	A	July 2022
EV Charging Layout	049-P-020	A	July 2022
Surveillance Layout	049-P-021	A	July 2022
Cycle Storage Layout	049-P-022	A	July 2022
Tree pit detail	JBA 18-351-DT12-	-	August 2022
Tree pit detail	JBA 18-351-DT11-	-	August 2022
Tree pit detail	JBA 18-351-DT13-	-	August 2022
Tree pit detail	JBA 18-351-DT14-	-	August 2022
LEMP	JBA18-351-LEMP03	-	August 2022
Detailed Soft Landscape	JBA 18-351-53	D	August 2022
Detailed Soft Landscape	JBA 18-351-52	D	August 2022
Detailed Soft Landscape	JBA 18-351-51	D	August 2022
Detailed Soft Landscape	JBA 18-351-50	D	August 2022
Parking Bay width plan sheet 1 of 4	049-P-025	-	August 2022
Parking Bay width plan sheet 2 of 4	049-P-026	-	August 2022
Parking Bay width plan sheet 3 of 4	049-P-027	-	August 2022
Parking Bay width plan sheet 4 of 4	049-P-028	-	August 2022
Private Drive Visibility Splay Plan	049-P-029	-	August 2022
Turning Head-Vehicle Tracking Plans sheet 1 of 3	049-P-TR-001	B	August 2022
Turning Head-Vehicle Tracking Plans sheet 2 of 3	049-P-TR-002	B	August 2022
Turning Head-Vehicle Tracking Plans sheet 3 of 3	049-P-TR-003	B	August 2022
Danbury Elevations Rural Green Edge	045_Danbury - Elevations Rural Green Edge		July 2022
Epping - Floor Plans	046_Epping - Floor Plans		July 2022
Epping - Elevations The Avenue	047_Epping - Elevations The Avenue		July 2022

Flatford - Floor Plans & Elevations Rural Green Edge	048_Flatford - Floor Plans & Elevations Rural Green Edge		July 2022
Flatford - Floor Plans & Elevations The Avenue	049.1_Flatford - Floor Plans & Elevations The Avenue		July 2022
Flatford - Floor Plans & Elevations The Avenue	049.2_Flatford - Floor Plans & Elevations The Avenue		July 2022
Flatford - Floor Plans & Elevations The Streets	050_Flatford - Floor Plans & Elevations The Streets		July 2022
Grizedale - Floor Plans	051_Grizedale - Floor Plans		July 2022
Grizedale - Elevations The Streets	052_Grizedale - Elevations The Streets		July 2022
Grizedale - Elevations Rural Green Edge	053_Grizedale - Elevations Rural Green Edge		July 2022
Kielder - Floor Plans & Elevations Rural Green Edge	054_Kielder - Floor Plans & Elevations Rural Green Edge		July 2022
Saunton - Floor Plans	055_Saunton - Floor Plans		July 2022
Saunton - Elevations The Streets	056_Saunton - Elevations The Streets		July 2022
0Saunton - Elevations Rural Green Edge	057_Saunton - Elevations Rural Green Edge		July 2022
Saunton x3 - Elevations Rural Green Edge	058_Saunton x3 - Elevations Rural Green Edge		July 2022
Sherwood - Floor Plans & Elevations The Avenue	059_Sherwood - Floor Plans & Elevations The Avenue		July 2022
Sherwood - Floor Plans & Elevations Urban Square	060_Sherwood - Floor Plans & Elevations Urban Square		July 2022
Sherwood - Floor Plans & Elevations Rural Edge	061_Sherwood - Floor Plans & Elevations Rural Edge		July 2022
Wareham - Floor Plans	062_Wareham - Floor Plans		July 2022
Wareham x2 - Elevations Rural Green Edge	063.1_Wareham x2 - Elevations Rural Green Edge		July 2022

Wareham - Elevations Rural Green Edge	063_Wareham - Elevations Rural Green Edge		July 2022
Whiteleaf - Floor Plans & Elevations Urban Square	064_Whiteleaf - Floor Plans & Elevations Urban Square		July 2022
Whiteleaf - Floor Plans & Elevations Rural Green Edge	065_Whiteleaf - Floor Plans & Elevations Rural Green Edge		July 2022
Western Apartment Block - Floor Plans	069_Western Apartment Block - Floor Plans		July 2022
Western Apartment Block - Elevations	070_Western Apartment Block - Elevations		July 2022
Eastern Apartment Block - Floor Plans	071_Eastern Apartment Block - Floor Plans		July 2022
Eastern Apartment Block - Elevations	072_Eastern Apartment Block - Elevations		July 2022
Single Garage	073_Single Garage		July 2022
Double Garage	074_Double Garage		July 2022
Carport - plots 81 & 82	075_Carport - plots 81 & 82		July 2022
Pumping Station - Plan & Elevations	076_Pumping Station - Plan & Elevations		July 2022
Phases 2_6 and Relief Road Haverhill Botanical Survey	JBA 18_351 ECO 04		August 2019
Haverhill Phases 2-6 PEA	JBA 18_351 ECO01		
Haverhill Phases 2-6 and Relief Road Badger	JBA 18_351 ECO06		August 2019
Haverhill Phases (2-6) eDNA Report 2019	JBA 18-351 ECO03		August 2019
Haverhill Infrastructure Updated Ecological Walkover 2022	JBA 18-351 ECO29	B	2022
Updated Badger Survey Report	JBA_17_364_ ECO06_		2022
Haverhill (2-6) Reptile Survey Report	JBA_18_351 ECO02		August 2019
Haverhill (2-6) Hazel Dormouse Survey Report 2019	JBA_18_351 ECO08		August 2019
Phases 2-6 & Relief Road, Haverhill Bat Activity Report	JBA_18-351 & 17-364_ ECO09_		August 2019
Phase 6 Haverhill Ecology Walkover Report	JBA_18-351_ ECO020_	A	
Wintering Bird Survey Report, Haverhill, Phases 2-6 and Relief Road	JBA_18-351_		2019

Phases 2_6 and Relief Road Haverhill Hedgerow Survey	JBA18_351 ECO03		August 2019
Phases 2-6, Haverhill_ Sulphur clover translocation and working method statement 2022	JBA18_351_ECO26_		August 2019
Haverhill Breeding Bird Survey Report	JBA18-351_17-364 ECO05		August 2019
Phase 6, Haverhill Clearance Precautionary Method Statement	JBA_18-351_ECO24	B	August 2022
Design and Access Statement	DAS		July 2022
TOPO	35997IPLS-01		November 2021
TOPO	35997IPLS-02		November 2021
Drainage Strategy- Phase 6	E3838	1	July 2022
AMS Phase6	JBA 18-351 AR07		February 2022
SI Report	995,SI-Report,SG,PD,11-12-14,V1		December 2014
Additional SUDS Proposal	049-E-SK40	A	March 2022
Basin Cross Sections	049-E-SK50		March 2022
Phase 6 Foul Solution	039-E-SK74(A)	A	March 2022
Strategic network plan	039-E-SK76-B	B	March 2022
DPC & External Levels Masterplan	049-E-500-B	B	March 2022
DPC & External Levels Sheet 1 of 3	049-E-501-B	B	March 2022
DPC & External Levels Sheet 2 of 3	049-E-502-B	B	March 2022
DPC & External Levels Sheet 3 of 3	049-E-503-B	B	March 2022
Turning Head Light Spread LP5	049-E-SK5.1 -		March 2022
Turning Head Light Spread LP6	049-E-SK5.2 -		March 2022
Site Wide BNG Report	Site Wide BNG		
Biological Enhancement Plan	Biological Enhancement Plan		
Materials Addendum			August 2022

Reason: To define the scope and extent of this permission.

- 2 Prior to commencement of development (including demolition, ground works, vegetation clearance) 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 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: 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 and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats and species). This condition requires matters to be agreed prior to commencement to ensure that appropriate protection measures etc. are put into place to avoid harm and disturbance to local wildlife and the ecological value of the area.

- 3 Prior to commencement of development an ecological design strategy (EDS) addressing the specific ecological mitigation, compensation and enhancements for phase 6 has been submitted to and approved in writing by the Local Planning Authority, before or concurrent with the CEMP. This should include measures for bats, birds, Hazel Doormouse, Reptiles, Hedgehogs, retained habitats (trees, scrub, hedgerows and associated ground flora) and new habitats created (wildflower meadows, scrub, SuDS and associated 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

Notwithstanding the details shown on the soft landscaping plans the strategy must include in hibernacula/log piles, hedgehog links through impermeable boundaries to provide connectivity and bat and bird boxes.

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

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 and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats and species). This condition requires matters to be agreed prior to commencement to ensure that an appropriate strategy is in place prior to any disturbance to wildlife and the ecological value of the area.

- 4 Prior to installation to the installation of lighting, 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.

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). Also to ensure protected species are adequately protected during construction works in accordance with the Environmental Statement associated with the permission, policies DM2 and DM11 of the Joint Development Management Policies Document 2015 and Chapters 8 and 15 of the National Planning Policy Framework.

- 5 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 2-6 and relief road at Haverhill (JBA 25th March 2022 Revised 9th June 2022)
- Preliminary Ecological Appraisal of phases 2-6 (JBA January 2019)
- 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 (JBA February 2022)
- Precautionary method statement for clearance regarding phase 6 (Revision A August 2022)
- Hazel Doormouse 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 2019)
- Haverhill ecology mitigation requirements JBA 18-351 ECO 23 Rev B 21st June 2022

This may require 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 and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats and species).

- 6 If the phase 6 development hereby approved does not commence within a period of 2 years from the date of the planning consent, the approved ecological mitigation measures secured by condition shall be reviewed and where necessary amended and updated.

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

- Establish if there have been any changes in the presence and/or abundance of the existing habitat and protected and priority species, and
- Identify any likely new ecological impacts that might arise from these 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 shall be submitted and approved in writing to the Local Planning Authority prior to the commencement of the site infrastructure phase.

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

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 and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats and species).

- 7 No development above slab level shall take place until details of the external materials to be used in the construction of the buildings and details of the fenestration (including fenestration colour and depth of reveals), doors, garage doors, porches, balconies and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, in

accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, and to ensure a palette of materials that deliver a distinctive character area in accordance with the Design Code.

- 8 Prior to any construction works above slab level taking place, and notwithstanding the submitted landscaping details, should the planting need to be amended as a result of easements associated with the water pipe, details will be submitted and approved in writing. The plans will broadly follow the approved scheme.

The details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure the appropriate planting to soften the visual impact and provide sufficient biodiversity enhancement to mitigate the impact of the development as required by the Environmental Statement, policies DM2 and DM12 of the Joint Development Management Policies Document 2015, the adopted masterplan and the design code.

- 9 No above ground construction shall take place until details of the visitor parking designation and the lining or signage to promote use as well as the future management arrangement where spaces do not form part of the adopted highway. The spaces shall be provided and maintained in accordance with the approved details.

Reason: To ensure appropriate visitor parking is available to discourage obstructive parking within the street or on the footway in accordance with policies DM2, and DM45 of the Joint Development Management Policies Document 2015 and chapter 8 and 9 of the National Planning Policy Framework 2019

- 10 Prior to the first occupation of the dwellings, the street furniture to include bins and benches, shall be fully installed in accordance with details previously submitted to the local planning authority and agreed in writing.

Reason: To ensure a final design which creates a safe, attractive pedestrian friendly and usable spaces what enhances the character of the development in accordance with policy DM2 of the Joint Development Management Policies Document 2015.

- 11 Prior to any development above slab level taking place for the apartments, full details of the secure cycle storage for the occupants of those buildings shall be submitted to the local planning authority and agreed in writing. The storage shall accommodate adult and children's cycles and non-standard cycles. Full details of any racking systems shall be provided as part of the

scheme. The storage shall be provided in accordance with the approved details prior to the first occupation of the building to which it relates.

Reason: To ensure the provision of adequate cycle parking to promote sustainable transport in accordance with the North West Bury St Edmunds Masterplan, policies DM2, and DM22 of the Joint Development Management Policies Document 2015 and chapter 8 and 9 of the National Planning Policy Framework 2019

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order) the garage shall be used solely for the garaging of private motor vehicles and for ancillary domestic storage incidental to the occupation and enjoyment of the associated dwelling and shall be used for no other purpose.

Reason: To ensure continued compliance with adopted parking standards in the interests of highway safety, in accordance with policy DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 13 Prior to the commencement of the internal road network, 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 and to ensure easy bin movement in accordance with policy DM2 of the Joint Development management Policies Document and in accordance with the provisions contained within the Equalities Act.

- 14 The development hereby permitted shall not be brought into use/first occupied until the refuse storage and recycling facilities indicated on Drawing no. 21-3114-004 B have been provided in their entirety and been made available for use. Thereafter these facilities shall be retained in accordance with the approved details and continue to be available for use unless the prior written consent of the Local Planning Authority is obtained for any variation to the approved details.

Reason: To ensure the incorporation of waste storage and recycling arrangements, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 15 The dwelling(s) hereby approved shall not be occupied until the requirement for water consumption (110 litres use per person per day) in part G of the Building Regulations has been complied with and evidence of compliance has been obtained.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

The higher standards for implementation of water efficiency measures set out in the Building Regulations are only activated if they are also a requirement of a planning condition attached to a planning permission.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/22/0618/RM](#)