

## **Development Control Committee 7 December 2022**

### **Planning Application DC/22/1447/RM – Land NW of Haverhill, Anne Sucklings Lane, Haverhill**

**Date registered:** 18 August 2022      **Expiry date:** 9<sup>th</sup> December 2022

**Case officer:** Charlotte Waugh      **Recommendation:** Approve application

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

**Proposal:** Reserved matters application - submission of details under outline planning permission SE/09/1283 - all matters reserved for the construction of 113 dwellings, with associated private amenity space, means of enclosure, parking, vehicle and access arrangements, and proposed areas of landscaping and areas of open space for phase 3b. The application includes the submission of details to enable the discharge of conditions B4, B8, B9, B16, B17, B20, B21, B24

**Site:** Land NW of Haverhill, Ann Sucklings Lane, Haverhill

**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 determine the attached application and associated matters.

#### **CONTACT CASE OFFICER:**

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## **Background:**

**This application has been referred to the Development Control Committee following consideration by the Delegation Panel. Haverhill Town Council 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 3b 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 3b of NW Haverhill, the outline approval granted under SE/09/1283.
- 1.2 The revised reserved matters application provides the details for 113 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 B4 (landscape and ecological management plan), B8 (design statement), B9 (parking), B16 (arboricultural method statement), B17 (soft landscaping), B20 (archaeology), B21 (construction method statement), and B24 (refuse and recycling) from the outline application in relation to this phase of development.

### **2.0 Application supporting material:**

Title	Reference no.	Received date
Design, access, compliance statement		17 Aug 22
Movement and connectivity plan	JBA 18/351-56 A	17Aug 22
Compound location plan	039-E-227 B	17 Aug 22
Phasing delivery plan	039-E-SK125 A	17 Aug 22
Initial DPC Levels	046-E-550	17 Aug 22
Tracking and visibility masterplan	046-E-SK15	17 Aug 22
External works hard landscaping 1of3	046-P-300	17 Aug 22
External works hard landscaping 2of3	046-9-P-301	17 Oct 22
External works hard landscaping 3of3	046-P-302	17 Aug 22

Noise Assessment	LA/1780/01R/ML	17 Aug 22
Archaeology investigation	21340	17 Aug 22
Archaeology evaluation	2569	17 Aug 22
Arb method statement	JBA 18/351 AR06	17 Aug 22
Clearance Precautionary Method Statement	JBA 18/351	17 Aug 22
Barnwood plans (plots 25,30)	21-3114-020	18 Aug 22
Barnwood elevations (plots 25,30)	21-3114-021	18 Aug 22
Braunton/Flatford plans plots (17,18,19,20,21,66,67,68,69,70)	21-3114-023	18 Aug 22
Charnwood plans (plots 31, 61)	21-3114-029	18 Aug 22
Charnwood elevations (plot 31)	21-3114-030	18 Aug 22
Charnwood elevations (plot 61)	21-3114-031	18 Aug 22
Dallington plans (plots 38,39)	21-3114-032	18 Aug 22
Dallington elevations (plots 38,39)	21-3114-033	18 Aug 22
Dallington/Grizdale plans and elevations (plots 40,41,42)	21-3114-034	18 Aug 22
Galloway plans (plots 23,24,51,52)	21-3114-038	18 Aug 22
Galloway elevations (plots 23,24,51,52)	21-3114-038	18 Aug 22
Greenwood plans (plots 29,72,75)	21-3114-040	18 Aug 22
Greenwood elevations (plots 72, 75)	21-3114-040	18 Aug 22
Greenwood elevations (plot 29)	21-3114-042	18 Aug 22
Haldon plans (plots 31, 32)	21-3114-043	18 Aug 22
Haldon elevations (plots 31, 32)	21-3114-044	18 Aug 22
Haldon plans (plots 47,48,49)	21-3114-045	18 Aug 22
Haldon elevations (plots 47,48,49)	21-3114-046	18 Aug 22
Kielder plans (plots 55,56)	21-3114-047	18 Aug 22
Marston plans (plots 27,28,53,54)	21-3114-049	18 Aug 22
Marston elevations (plots 53,54)	21-3114-050	18 Aug 22
Marston elevations (plots 27,28)	21-3114-051	18 Aug 22
Sherwood plans (plots 26,43,50,57,58,71)	21-3114-052	18 Aug 22
Sherwood elevations (plots 43,50,58)	21-3114-054	18 Aug 22
Sherwood elevations (plot 71)	21-3114-055	18 Aug 22
Wareham plans (plots 62,63,64,65,110,111)	21-3114-056	18 Aug 22
Wareham elevations (plots 62,63,64,65)	21-3114-057	18 Aug 22
Wareham elevations (plots 110,111)	21-3114-058	18 Aug 22
Wareham/Grizdale (plots 112,113)	21-3114-059	18 Aug 22
Whiteleaf plans (plots 22,46)	21-3114-063	18 Aug 22
Whiteleaf elevations (plots 22,46)	21-3114-064	18 Aug 22
Flatblock (plots 7-15)	21-3114-065	18 Aug 22
Flatblock (plots 77-84)	21-3114-066	18 Aug 22
Flatblock (plots 97-105)	21-3114-067	18 Aug 22
Flatblock (plots 85-89)	21-3114-069	18 Aug 22
Bat activity survey		18 Aug 22
Botanical survey		18 Aug 22
Breeding bird survey		18 Aug 22

Great crested newt EDNA survey		18 Aug 22
Hazel dormouse survey		18 Aug 22
Hedgerow survey		18 Aug 22
Preliminary Ecological appraisal		18 Aug 22
Updated reptile survey		18 Aug 22
Wintering bird survey		18 Aug 22
Updated badger survey		18 Aug 22
Parking bay width plans	046-P-028	19 Aug 22
Parking bay width plans	046-P-029	19 Aug 22
Parking bay width plans	046-P-030	19 Aug 22
Parking bay width plans	046-P-031	19 Aug 22
Visibility splays	046-P-032	19 Aug 22
Construction method statement	Rev A	24 Oct 22
Ashdown floor plans/elevations	21-3114-020 REV A	1 Nov 22
Braunton/Flatford elevations elevations (plots 17,18,19,20,21,66,67,68,69,70)	21-3114-024 REV A	1 Nov 22
Brightstone elevations (plots 44,45,59,60)	21-3114-026 REV A	1 Nov 22
Brightstone elevations (plot 37)	21-3114-027 REV A	1 Nov 22
Brightstone elevations (plots 73,78)	21-3114-028 REV A	1 Nov 22
Flatford plans and elevations (plots 16,76,90,92)	21-3114-035 REV A	1 Nov 22
Flatford plans and elevations (plot 91)	21-3114-036 REV A	1 Nov 22
Flatford plans and elevations (plots 106,107)	21-3114-037 REV A	1 Nov 22
Kielder elevations (plots 55,56)	21-3114-048 REV A	1 Nov 22
Sherwood elevations (plots 26,57)	21-3114-053 REV A	1 Nov 22
Wareham and Flatford plans and elevations (plots 108,109)	21-3114-060 REV B	1 Nov 22
Wareham and Flatford plans and elevations (plots 34,35,36)	21-3114-061 REV B	1 Nov 22
Flat block (plots 1,2,3,4,5)	21-3114-068 REV A	1 Nov 22
Single garage	21-3114-073 REV A	1 Nov 22
Double garage	21-3114-075 REV B	1 Nov 22
Additional surface water drainage	046-E-SK20	1 Nov 22
Amended permeable paving plan	046-E-SK40 B	1 Nov 22
Existing watercourse plan	046-E-SK5	1 Nov 22
Amended site layout	21-3114-002 REV A	1 Nov 22
Amended massing plan	21-3114-003 REV B	1 Nov 22
Amended refuse and cycle plan	21-3114-004 REV B	1 Nov 22
Amended boundary treatment plan	21-3114-005 REV C	1 Nov 22
Amended parking plan	21-3114-007 REV C	1 Nov 22
Amended tenure plan	21-3114-008 REV C	1 Nov 22
Amended character area plan	21-3114-009 REV C	1 Nov 22
Amended housing distribution plan	21-3114-010 REV B	1 Nov 22
Updated ecological walkover	JB 18-351_ECO19	1 Nov 22
BNG Calculations	JB 18-351_ECO22 REV B	1 Nov 22

BNG statement	JB 18-351_ECO22C	1 Nov 22
Amended BNG mitigation	JB 18-351_ECO23 REV D	1 Nov 22
CEMP	JB 18-351_ECO37	1 Nov 22
Ecological Design strategy	JB 18-351_ECO38	1 Nov 22
Amended soft landscaping 1 of 3	JBA 18-351-54 REV B	1 Nov 22
Amended soft landscaping 2 of 3	JBA 18-351-55 REV B	1 Nov 22
Amended soft landscaping 3 of 3	JBA 18-351-56 REV B	1 Nov 22
Amended drainage strategy	REV 3	1 Nov 22
LEMP	JB 18-351_LMP04 PHASE 3 REV A	2 Nov 22
Eastern turning head light spill	046-E-SK10 A	4 Nov 22
Northern turning head light spill	046-E-SK11 A	4 Nov 22
BOAT intersection detail	046-E-SK35	4 Nov 22
Refuse strategy plan	046-P-033	4 Nov 22
Amended POS plan	046-P-022 B	8 Nov 22
EV Charge point plan	046-P-195	22 Nov 22
Amended materials plan	21-3114-006 D	22 Nov 22
Amended street scenes	21-3114-015 D	22 Nov 22

### 3.0 Site details:

- 3.1 The site comprises part of the northern 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 3b covers 2.41 hectares with the land rising to the east.
- 3.3 The site is located on the edge of the town, to the North-West of Haverhill. The site is surrounded by former arable land with residential properties approximately 400m to the south and west. The site is a former agricultural field bordered by a well-established hedge and tree line to the east as well as a byway open to all traffic (BOAT) and a ditch to the west. A SUDs basin to serve the development has already been granted permission to the west as part of the infrastructure reserved matters (DC/20/0614/RM).
- 3.4 The master plan shows this site bordering open space and a play area to the east, the new local centre to the south-east and the proposed school site to the south. Further residential development will take place to the west.

### 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
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	Approved
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	Approved

	access arrangement and drainage together with proposed areas of landscaping and areas of open space for a residential development known as Phase 2A	
DC/21/01110/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	Approved

## 5.0 Consultations:

- 5.1 The application has been subject to minor amendments and additional information has been submitted during the application process 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/22/1447/RM | Reserved matters application - submission of details under outline planning permission SE/09/1283 - all matters reserved for the construction of 113 dwellings, with associated private amenity space, means of enclosure, parking, vehicle and access arrangements, and proposed areas of landscaping and areas of open space for phase 3b. The application includes the submission of details to enable the discharge of](#)

- 5.3 **Suffolk County Council - Environment & Transport - Highways**
- Queries whether street lighting should be included within application
  - Agrees with LLFA that village green should be retained with a rain garden SuDS feature
  - Satisfied that conditions B9, B21 and B24 can be discharged.
  - Recommends conditions in respect of cycle storage, bin storage, gradients, provision and retention of parking spaces and garages and visibility splays.
- 5.4 **Suffolk County Council Flood and Water Team (Lead Local Flood Authority)**  
No objections
- 5.5 **Suffolk County Council Contributions Manager**  
Highlighted that application SE/09/1283 was accompanied by a S106 agreement which secured contributions including a school site and these will be retained.
- 5.6 **Suffolk County Council Green Access Team Rights of Way**  
No objections
- 5.7 **Suffolk County Council Archaeologist**
- Confirmed that condition B20 (1) can be fully discharged as all the onsite archaeological works including mitigation have now been completed.
  - SCCAS would not advise the discharge of condition B20 (2) as full post excavation assessment and reporting has not been completed yet.
- 5.8 **West Suffolk Public Health and Housing**  
No objections to the application and satisfied that the Construction Method Statement Phase 3b is sufficient to discharge condition B21.
- 5.9 **West Suffolk Strategy and Enabling Officer - Housing**  
Strategic Housing support the scheme which provides 30% affordable housing in line with the S106. The scheme meets the requirements as advised in pre-application discussions and provides much needed large family homes. The homes are national space standard compliant and dispersed across the development in line with the S106.
- 5.10 **West Suffolk Environment Team**
- Note that dwellings with on plot parking (either garages or adjacent to the house) will be future proofed to allow a connection for EV charging as stated in section 6.14 of the Design and Access Statement.
  - Although any provision is welcomed, it will be the plots without on plot parking that require a solution to be designed at construction phase as these plots will not be able to easily install charge points after construction and will therefore always be reliant on the public charging network. Any solutions that can be implemented for dwellings with off



plot parking spaces at this stage, even if it is simply ducting to parking spaces, will help future installation.

**5.11 Natural England**

No comments to make on this application or the conditions.

**5.12 Anglian Water Services Limited**

- Foul Water - Anglian Water has reviewed the drainage strategy for planning reference DC/22/1447/RM, a pumped connection at 5l/s is acceptable into Howe Road.
- Surface Water – From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water. As such, we are unable to provide comments on the suitability of the surface water management. The applicant and the Local Planning Authority should seek the advice of the Lead Local Flood Authority.

**5.13 Place Services - Landscape**

Satisfied with the landscape and ecological management plan (LEMP) submitted to discharge condition B4.

- Generally satisfied with hard landscaping submitted,
- Recommends brick walls instead of fences in some courtyard locations,
- Opportunity for use of climber plants,
- Expect more timber posts to prevent parking,
- Soft landscaping is generally acceptable but would expect a greater provision of heavy standard tree,
- Require tree pit and root barrier details,
- Suggested alternative hedge and grass mix

**5.14 Place Services – Ecology**

No objection subject to securing biodiversity mitigation and enhancement measures.

Notes that:

- The biodiversity net gain (BNG) report hasn't been submitted,
- A precautionary method statement for clearance has not been submitted for 3B specifically,
- The landscaping plans do not include all the recommended ecological enhancements,
- The Landscape and ecological management plan (LEMP) submitted to discharge B17 is broadly acceptable, but a couple of elements need updating.

Recommends conditions ensuring the development is carried out in accordance with the submitted ecological reports, a time limit for these reports before they need to be re-evaluated, submission and approval of a Construction environmental management plan for biodiversity (CEMP) and a wildlife sensitive lighting scheme.

**5.15 Place Services - Trees**

- An Arboricultural Method Statement (AMS) has shown the presence of 1 category B tree and 5 category C groups. None of these require

removal to facilitate the development and suitable mitigation through protective fencing and an Arboricultural clerk of works has been demonstrated within the AMS. Providing the methodology within the AMS is strictly abided to throughout the scheme then there is no reason to prevent the implementing of the development and the condition attached to this application can be discharged.

- As part of the development replacement planting has been specified and it is encouraging to see on the plans that root barriers have been incorporated to prevent damage to any adjacent hard surfacing. Furthermore, suitable maintenance and aftercare measures have been included to ensure that trees will successfully establish or be replaced where necessary. It would be assumed that where new planting has been proposed next to buildings that guidance outlined within NHBC water demand of trees is abided to and suitable root barriers adopted should it be deemed that there be a potential of subsidence to adjacent properties in the future.

## **6.0 Representations:**

### **6.1 Ward Member - Councillor Joe Mason**

There are just a few points that I would like to make. The first regarding the importance of the provision of dropped kerb access for pedestrians which ensures ease of access to the proposed school and proposed local centre. Excellent accessibility must be secured on this and future phases. Secondly, I am still of the opinion that the wider site is generally overdeveloped - on this particular site there are more 3 storey buildings than I would have liked, but I do understand these plans fall within the density parameters previously agreed at the outline planning stage.

I do not believe, these points to be sufficient for me to object to these specific plans within the red line boundary of this reserved matter application.

I would like to have noted the following comments regarding infrastructure. It is important that as the phases are approved that the infrastructure including, planting, parks, play areas and cycleways and relief road are completed in a timely fashion. There are still too many dead trees that have not been replanted.

I like many others have concerns regarding the wider delivery of infrastructure, facilities and services within the town of Haverhill, but I am firmly of the opinion that these concerns whilst legitimate should not be used in reference to discussing the merits of this particular application which is a phase dedicated to housing which was previously agreed at the outline planning stage.

In summary, I would like my position on this Reserved Matters Application to be recorded as Neutral.

### **6.2 Haverhill Town Council**

Haverhill Town Council wish to OBJECT to the application on the following grounds:

Unsustainable development: The Developer entered into a number of s106 agreements in relation to the overall development which should have triggered infrastructure works by now, including but not limited to bus stops, an agreed transport plan and bus routes. There should be a cycle path, toucan crossing and onward path to Chalkstone Way and Sam Ward Academy. We are concerned that the continued delay in the delivery of these s106 agreements will see inflation erode the value of the s106 agreements to the point where the works are never completed for lack of funds. Much of this work was to be completed by the developer.

The promised s106 projects need to be delivered in accordance with the agreed schedule, as part of the agreed sequential unlocking of further stages of development.

6.3 **Public representations** - None received

## 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:

### **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 CS5 – Affordable Housing
- Core Strategy Policy CS7 – Sustainable Transport
- Core Strategy Policy CS12 - Haverhill Strategic Growth

### **Haverhill Vision 2031**

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

### **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 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

## **8.0 Other planning policy and Guidance:**

8.1 The National Planning Policy Framework (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.

8.2 Other relevant guidance includes the following:

- National Design Guide
- Northwest Haverhill Masterplan
- Northwest Haverhill Design Guide
- National Planning Practice Guidance

## **9.0 Officer comment:**

9.1 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)**

9.2 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**

- 9.3 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).

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.

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.

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)**

- 9.4 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.
- 9.5 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.
- 9.6 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**

- 9.7 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.

The potential impact of the application proposals upon biodiversity interest is discussed later in this report.

### **Equality Act 2010**

- 9.8 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**

- 9.9 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.
- 9.10 National planning policies set out in the NPPF and the adopted masterplan and design code for this site are also key material considerations.
- 9.11 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 HV3 of the Haverhill Vision 2031 went on to allocate 42 hectares of land as a strategic housing site. The masterplan was then produced in accordance with policy DM3, setting out the overarching vision for the site.
- 9.12 The 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.
- 9.13 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.
- 9.14 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. The northern boundary (adjacent to the relief road) is identified as being suitable for a density of between 35 and 45 dwellings per hectare. These densities were based on the parameters set out in the outline application and the associated Environmental Statement.

- 9.15 The 113 dwellings proposed in this application equates to an overall density of 47 dwellings per hectare across the parcel. The northern edge provides lower density detached dwellings with the apartments to the south increasing the density in this area which is within the approved parameters.
- 9.16 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 existing landscape feature as well as a buffer to the relief road to the north. Both these elements sit outside the red line for these reserved matters.
- 9.17 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 northern boundary up to 2.5 storey.
- 9.18 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.
- 9.19 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 code in terms of the quality of the built environment created.
- 9.20 Policy DM1 of the Joint Development Management Plan confirms that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Policy HV1 of the Haverhill Vision also confirms this approach. In light of these policies and the approach enshrined in the NPPF, Officers have worked proactively with the applicant to jointly find solutions through pre-app discussion and during the course of this application.

### **Design, layout, and amenity**

- 9.21 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.

- 9.22 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.
- 9.23 The parcel sits within the larger Norney Woods character area given the proximity to Norney plantation to the north. The Design code describes this area as having a generally traditional rural appearance with soft red brick and pastel render being key materials within the area as well as the use of black weatherboarding.
- 9.24 The parcel is designed around a central village green, enclosed by estate railing with an accessible path, a bench and trees. Dwellings surrounding this key area have been designed to create a distinctive focal point for the site. These plots sit within the village green character area and feature rendered elevations, chosen in traditional pink, cream and white above a red brick plinth with pitched roofs with chimneys. The dwellings are attractive, well-articulated and feature traditional details as well as brick boundary walls and landscaping.
- 9.25 As the shared surface extends out towards the edges of the parcel the village green typology gives way to the rural green edge character area. This area largely accommodates detached and semi-detached dwellings within more spacious plots. Materials incorporate red brick and black weatherboarding with orange and brown pantiles. Dwellings are generally two storey and face out of the development towards the open space, byway and landscape features providing natural surveillance.
- 9.26 The buildings on the southern boundary comprise the third character area named courtyard spaces. This area includes the three storey apartment buildings and town houses which form the frontage and entrance to the site. These landmark buildings address the main road which runs through the wider development and include handed red brick and rendered buildings bookending the access point. These buildings include a range of materials including red and buff brick as well as elements of white render and black weatherboarding.
- 9.27 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 include apartments to achieve the required density. These buildings, which are within the height parameters, have been appropriately located at the front of the parcel to address the main highway. The bulk of the buildings has been successfully broken up with different materials, detailing, forms and roof heights to create an attractive streetscene and officers consider that the buildings would not appear overly dominant or overbearing.



- 9.28 The apartments are served by balconies and have communal amenity space and parking provided to the rear within enclosed courtyards. The division and enclosure of these courtyards has been subject of much discussion and the applicant has worked with officers to create modest separate block paved courtyards that are softened with appropriate landscaping and are well surveyed by surrounding dwellings.
- 9.29 Designing out crime has been considered during the design and assessment of the development site with a balance being sought between the principles of secure by design and successful place making. Particular attention has been paid to the communal courtyard areas which have been separated from each other without direct links through. The use of lower fences within these parking courts to aid visibility as well as ensuring surrounding dwellings provide sufficient surveillance also improves their security. The use of flats over garages in these areas provides additional residential activity and surveillance as well as complementing the variety of dwelling types within the site.
- 9.30 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. Officers are pleased to note that all dwellings meet these standards with the affordable housing meeting this standard at maximum occupancy.
- 9.31 It is considered that future occupants of the proposed development would enjoy a good level of residential amenity. All dwellings have access to a private garden, balcony and/or communal green space. The garden sizes are acceptable, and the positioning and scale of dwellings is such that there would be no unacceptable levels of overlooking or overbearing impacts between the dwellings. A noise impact assessment has also been submitted alongside the application which recommends measures to ensure noise levels inside dwellings and within gardens are within accepted guidelines. These measures would be secured by condition.
- 9.32 It is accepted that the density and location of this parcel within a strategic housing development means it cannot be truly representative of a rural development. However, the design of the dwellings, which incorporate traditional features and materials as well as landscaping and rural styled boundary treatments, creates a distinctive and attractive development parcel which is appropriate for this character area.
- 9.33 The layout provides sufficient space for soft landscaping and trees that will enhance the development and improve the quality of the built environment and the central area provides an easy to navigate space with the distinct character areas aiding this wayfinding. 34 affordable homes are provided within the range of accommodation included and all homes have access to open space, good pedestrian and cycle links to surrounding areas and adequate parking.

- 9.34 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**

- 9.35 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.
- 9.36 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.
- 9.37 The development sits within a network of green corridors, approved in the infrastructure reserved matters (DC/20/0614/RM), which provide pedestrian and cycle routes across the site, connecting with the pedestrian and cycle route alongside the main road which loops around the site. The outward facing development provides surveillance to these paths, including the byway open to all traffic (BOAT) which extends into the countryside to the north, helping to ensure they feel safe and encourage their use.
- 9.38 The parcel is accessed from the internal loop road for the wider development which has been designed as a 'street with trees' in accordance with the design code. This turns into a 'street without trees' when it enters the site before quickly meeting the raised table, central green space, and shared surface within the centre of the site. This change in surfacing and raised table will give priority to pedestrians and cyclists as well as calming traffic speeds. Landscaped build outs and parking bays have also been included to soften the built form and provide some interest in the internal streets.
- 9.39 Sufficient parking spaces have been provided and allocated within the site as well as adequate and evenly spaced visitor parking. The outline planning permission was approved before the requirement for electric charge points was introduced and this is not something which can be required in the reserved matters applications. Nonetheless, the developer is installing charging spurs for all dwellings with on-plot parking and on private drives. Electricity will also be ducted into the communal parking

courtyards so occupants can connect their own charge points in the future. Officers feel that this is a reasonable solution given the situation.

- 9.40 Concerns have been raised as to the accessibility of the parcel, both for pedestrian access and for ease of bin manoeuvrability. Whilst this level of detail is not usually secured at the planning stage, a condition has been recommended so the local authority can approve these details at a later date.
- 9.41 The Highway Authority raises no objections and is satisfied with the details of the application subject to the use of conditions. Several of these are already imposed on the outline application and as such, have not been repeated on this one. However, they are still relevant and will need to be discharged in due course.
- 9.42 It is considered that the layout creates a safe and attractive network of streets and private drives, visitor parking and footpath connections. Consequently, 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 2015 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**

- 9.43 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. DM13 focuses on landscape features and permits development that doesn't have an unacceptable adverse impact on the character of the landscape, landscape features, wildlife or amenity value.
- 9.44 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. The application however is supported by a number of ecology reports.
- 9.45 Seven pairs of breeding skylark were identified on the wider site during 2019 breeding bird surveys, three of which were recorded using Phase 3B, and therefore a skylark mitigation strategy has been produced for the site (and the larger development site as a whole) by JBA (2022). A suitable receptor site for off-site mitigation has been identified to the south east of the site in Stoke-By-Clare and these plots have been provided. This will

provide off-site compensatory breeding habitat for skylark and will be monitored for ten years (from 2023).

- 9.46 Place Services are satisfied that sufficient information is available to determine the application and the Local Planning Authority is therefore able to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006. Additional information has been submitted since the consultee comments summarised above were received and the BNG plan submitted shows an estimated overall biodiversity net gain of 32% for habitat and 282% for hedgerows/linear features.
- 9.47 In terms of ecological enhancement and biodiversity gains, the required enhancements are based on the recommendations detailed within the species-specific survey reports and include the planting of native or wildlife-attracting tree, shrub and wildflower species throughout the site, provision of bat and bird boxes on dwellings, hedgehog links and hibernacula (log piles for reptiles and small animals). Whilst the majority of these have been shown on the landscaping plans, they are not all included and as such, a condition is recommended to ensure these details are submitted and approved.
- 9.48 In terms of trees and landscaping, the arboricultural method statement provided covers a larger area than the application site itself. As such, the trees and hedges referred to and the conditions recommended are not relevant to this application and have been previously covered within the wider infrastructure application.
- 9.49 A number of new trees and hedges are proposed within the application site and Place Services are content with the landscaping scheme which shows 154 metres of native species-rich hedgerows, large areas of wildflower seed, grassland and turf. Since the original submission some of the trees proposed have been replaced with heavy standards, grass has been replaced with wildflower seed and the hedgerow mix has been amended. The use of timber posts as well as landscaping has also been promoted to the front of dwellings to enhance their appearance as well as preventing parking. The improvements suggested by Place Services have been carried out and a condition is recommended requesting tree pit details.
- 9.50 It is considered that the proposed development 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.
- 9.51 The development would not introduce any adverse effects on protected species or sites, subject to 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 2015 and the guidance set out in the NFFP.

## **Flooding and drainage**

- 9.52 Policy DM6 of the Joint Development Management Policies Document 2015 requires that proposals for all new development submit scheme appropriate to the scale of the proposal detailing how on-site drainage will be managed so as not to cause or exacerbate flooding elsewhere.
- 9.53 The strategic drainage network for the wider northwest Haverhill site has been approved in the infrastructure reserved matters (DC/20/0614/RM) and this parcel would be served by an approved drainage basin immediately to the west of the parcel.
- 9.54 During the pre-application discussion the Lead Local Flood Authority suggested the applicant consider ways in which the parcel could include measures to reduce pressure on the basin. In response the applicant has included permeable paving, rain gardens and swales within the site to slow the flow of water out of the parcel. These measures are welcomed by the local planning authority.
- 9.55 The lead local flood authority has reviewed the latest drainage documentation and has confirmed that the proposals are acceptable. As such the proposals are considered to meet the requirements of policy DM6 of the Joint Development Management Policies Document 2015.

## **Affordable housing**

- 9.56 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.
- 9.57 34 dwellings within the site are identified as affordable including 24 affordable rent and 10 shared ownership. The Strategic Housing Officer has confirmed that the units indicated in this parcel meet the required mix and are distributed evenly within it.
- 9.58 The number, mix and distribution of affordable housing is considered acceptable. As such, it complies with policy CS5 and the NPPF as well as the outline application which secured 30% onsite affordable homes.

## **Waste collection**

- 9.59 The waste team is satisfied with the locations of bin collection points and routes. Whilst it is acknowledged that some occupants will experience longer drag distances this is difficult to avoid given that refuse collection vehicles are unable to access private drives, which make up the outer areas of the parcel, and as such, all bins must be collected from the nearest adopted road.
- 9.60 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**

- 9.61 The applicant has applied to discharge some of the conditions attached to the outline application within this submission. The individual conditions are listed below with details of their discharge.

Condition B4 – Landscape and ecological management plan (LEMP)  
Place Services are currently considering this document after it was amended in response to their previous comments. Their response will be reported to members before or during committee.

Condition B8 – Design statement  
The application is supported by a design, access and compliance statement which is sufficient to discharge this condition.

Condition B9 - Details of loading, parking and manoeuvring  
The Highway Authority are satisfied with the details provided and this condition can be discharged.

Condition B16 - Arboricultural method statement  
Place Services are satisfied with the arboricultural method statement and as such it can be discharged.

Condition B17 – Soft landscaping  
The planting details shown are acceptable however, it is not accompanied by a programme of delivery and as such, this can only be partially discharged in respect of the planting details but the programme still needs to be submitted prior to commencement.

Condition B20 – Archaeology  
SCC archaeologist is satisfied that the first part of the condition is discharged as all on-site archaeological works including mitigation have now been completed. They would not advise the discharge of condition B20 (2) as full post excavation assessment and reporting has not been completed. As such, this condition will be partially discharged.

Condition B21 - Construction method statement  
Public health and housing are satisfied with this statement and as such it can be discharged.

Condition B24 – Storage of refuse and recycling  
The waste team are satisfied with the bin storage areas and collection points, as such it can be discharged.

- 9.62 There are a number of conditions attached to the outline permission which would be relevant to this application and will need to be discharged, in some cases before the commencement of the development. For information these are summarised below. It should be noted that whilst this application has not sought formal discharge of these conditions some

of the information they require has been provided in this reserved matters application. In addition, some of the conditions recommended by consultees have not been imposed as they are already covered within these conditions.

- Condition B5 – Details of the roads, footpaths and cycleways (layout, gradients, surfacing and surface water drainage)
- Condition B9 Details of loading, parking and manoeuvring
- Condition B10 Further highways specifications including visibility splays
- Condition B11 Highway surface water drainage
- Condition B12 Details of estate roads and footpaths
- Condition B18 Ground levels and services details
- Condition B19 Provision of fire hydrants
- Condition B22 Foul water strategy
- Condition B23 Sustainable drainage scheme
- Condition B27 Protection for public rights of way

### **Other matters**

- 9.63 The Town Council have raised concerns relating to the delivery of offsite infrastructure, secured at the outline stage within the S106 agreement.
- 9.64 This application is for the reserved matters (landscaping, layout, scale, access and appearance) for a discrete parcel within the wider development, and issues regarding wider infrastructure delivery are not material to this application.
- 9.65 Persimmon Homes have provided an update on progress relating infrastructure delivery and the County Council are working with the developer on the delivery of the offsite sustainable transport links including the bus service. Officers will continue to update the Town Council on this matter.

### **10.0 Conclusion:**

- 10.1 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.
- 10.2 The applications accord with the approved landscape and land use parameter plans and the contents of the design code.
- 10.3 The development site has been designed with clear and locally distinct character areas which allow easy navigation of the parcel and create an attractive and well laid out scheme. A range of well-designed dwelling types is provided including 34 affordable houses, all of which meet the national space standards.

- 10.4 The highway network allows priority for pedestrians and cyclists and promotes sustainable links out of the parcel to adjoining services and facilities.
- 10.5 An acceptable soft landscaping scheme has been submitted including native and wildlife friendly trees, hedging and shrubs. This will enhance the appearance of the area and provide an overall biodiversity net gain of 32% for habitat and 282% for hedgerows/linear features. Ecological mitigation is detailed and suitable enhancements can be secured to ensure no adverse impacts on protected species.
- 10.6 The Lead Local Flood Authority is satisfied with the overall drainage scheme which includes rain gardens, swales and permeable paving.
- 10.7 Consequently, and having regard to the above, it is considered that the development is in accordance with the relevant development plan policies and with the National Planning Policy Framework and it is therefore recommended for approval.

## 11.0 Recommendation:

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

### 1. **Approved plans**

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

Title	Reference no.	Received date
Design, access, compliance statement		17 Aug 22
Movement and connectivity plan	JBA 18/351-56 A	17Aug 22
Compound location plan	039-E-227 B	17 Aug 22
Phasing delivery plan	039-E-SK125 A	17 Aug 22
Initial DPC Levels	046-E-550	17 Aug 22
Tracking and visibility masterplan	046-E-SK15	17 Aug 22
External works hard landscaping 1of3	046-P-300	17 Aug 22
External works hard landscaping 2of3	046-9-P-301	17 Oct 22
External works hard landscaping 3of3	046-P-302	17 Aug 22
Noise Assessment	LA/1780/01R/ML	17 Aug 22
Archaeology investigation	21340	17 Aug 22
Archaeology evaluation	2569	17 Aug 22
Arb method statement	JBA 18/351 AR06	17 Aug 22
Clearance Precautionary Method Statement	JBA 18/351	17 Aug 22
Barnwood plans (plots 25,30)	21-3114-020	18 Aug 22
Barnwood elevations (plots 25,30)	21-3114-021	18 Aug 22
Braunton/Flatford plans plots (17,18,19,20,21,66,67,68,69,70)	21-3114-023	18 Aug 22



Charnwood plans (plots 31, 61)	21-3114-029	18 Aug 22
Charnwood elevations (plot 31)	21-3114-030	18 Aug 22
Charnwood elevations (plot 61)	21-3114-031	18 Aug 22
Dallington plans (plots 38,39)	21-3114-032	18 Aug 22
Dallington elevations (plots 38,39)	21-3114-033	18 Aug 22
Dallington/Grizdale plans and elevations (plots 40,41,42)	21-3114-034	18 Aug 22
Galloway plans (plots 23,24,51,52)	21-3114-038	18 Aug 22
Galloway elevations (plots 23,24,51,52)	21-3114-038	18 Aug 22
Greenwood plans (plots 29,72,75)	21-3114-040	18 Aug 22
Greenwood elevations (plots 72, 75)	21-3114-040	18 Aug 22
Greenwood elevations (plot 29)	21-3114-042	18 Aug 22
Haldon plans (plots 31, 32)	21-3114-043	18 Aug 22
Haldon elevations (plots 31, 32)	21-3114-044	18 Aug 22
Haldon plans (plots 47,48,49)	21-3114-045	18 Aug 22
Haldon elevations (plots 47,48,49)	21-3114-046	18 Aug 22
Kielder plans (plots 55,56)	21-3114-047	18 Aug 22
Marston plans (plots 27,28,53,54)	21-3114-049	18 Aug 22
Marston elevations (plots 53,54)	21-3114-050	18 Aug 22
Marston elevations (plots 27,28)	21-3114-051	18 Aug 22
Sherwood plans (plots 26,43,50,57,58,71)	21-3114-052	18 Aug 22
Sherwood elevations (plots 43,50,58)	21-3114-054	18 Aug 22
Sherwood elevations (plot 71)	21-3114-055	18 Aug 22
Wareham plans (plots 62,63,64,65,110,111)	21-3114-056	18 Aug 22
Wareham elevations (plots 62,63,64,65)	21-3114-057	18 Aug 22
Wareham elevations (plots 110,111)	21-3114-058	18 Aug 22
Wareham/Grizdale (plots 112,113)	21-3114-059	18 Aug 22
Whiteleaf plans (plots 22,46)	21-3114-063	18 Aug 22
Whiteleaf elevations (plots 22,46)	21-3114-064	18 Aug 22
Flatblock (plots 7-15)	21-3114-065	18 Aug 22
Flatblock (plots 77-84)	21-3114-066	18 Aug 22
Flatblock (plots 97-105)	21-3114-067	18 Aug 22
Flatblock (plots 85-89)	21-3114-069	18 Aug 22
Bat activity survey		18 Aug 22
Botanical survey		18 Aug 22
Breeding bird survey		18 Aug 22
Great crested newt EDNA survey		18 Aug 22
Hazel dormouse survey		18 Aug 22
Hedgerow survey		18 Aug 22
Preliminary Ecological appraisal		18 Aug 22
Updated reptile survey		18 Aug 22
Wintering bird survey		18 Aug 22
Updated badger survey		18 Aug 22
Parking bay width plans	046-P-028	19 Aug 22
Parking bay width plans	046-P-029	19 Aug 22

Parking bay width plans	046-P-030	19 Aug 22
Parking bay width plans	046-P-031	19 Aug 22
Visibility splays	046-P-032	19 Aug 22
Construction method statement	Rev A	24 Oct 22
Ashdown floor plans/elevations	21-3114-020 REV A	1 Nov 22
Braunton/Flatford elevations elevations (plots 17,18,19,20,21,66,67,68,69,70)	21-3114-024 REV A	1 Nov 22
Brightstone elevations (plots 44,45,59,60)	21-3114-026 REV A	1 Nov 22
Brightstone elevations (plot 37)	21-3114-027 REV A	1 Nov 22
Brightstone elevations (plots 73,78)	21-3114-028 REV A	1 Nov 22
Flatford plans and elevations (plots 16,76,90,92)	21-3114-035 REV A	1 Nov 22
Flatford plans and elevations (plot 91)	21-3114-036 REV A	1 Nov 22
Flatford plans and elevations (plots 106,107)	21-3114-037 REV A	1 Nov 22
Kielder elevations (plots 55,56)	21-3114-048 REV A	1 Nov 22
Sherwood elevations (plots 26,57)	21-3114-053 REV A	1 Nov 22
Wareham and Flatford plans and elevations (plots 108,109)	21-3114-060 REV B	1 Nov 22
Wareham and Flatford plans and elevations (plots 34,35,36)	21-3114-061 REV B	1 Nov 22
Flat block (plots 1,2,3,4,5)	21-3114-068 REV A	1 Nov 22
Single garage	21-3114-073 REV A	1 Nov 22
Double garage	21-3114-075 REV B	1 Nov 22
Additional surface water drainage	046-E-SK20	1 Nov 22
Amended permeable paving plan	046-E-SK40 B	1 Nov 22
Existing watercourse plan	046-E-SK5	1 Nov 22
Amended site layout	21-3114-002 REV A	1 Nov 22
Amended massing plan	21-3114-003 REV B	1 Nov 22
Amended refuse and cycle plan	21-3114-004 REV B	1 Nov 22
Amended boundary treatment plan	21-3114-005 REV C	1 Nov 22
Amended parking plan	21-3114-007 REV C	1 Nov 22
Amended tenure plan	21-3114-008 REV C	1 Nov 22
Amended character area plan	21-3114-009 REV C	1 Nov 22
Amended housing distribution plan	21-3114-010 REV B	1 Nov 22
Updated ecological walkover	JB 18-351_ECO19	1 Nov 22
BNG Calculations	JB 18-351_ECO22 REV B	1 Nov 22
BNG statement	JB 18-351_ECO22C	1 Nov 22
Amended BNG mitigation	JB 18-351_ECO23 REV D	1 Nov 22
Ecological Design strategy	JB 18-351_ECO38	1 Nov 22
Amended soft landscaping 1 of 3	JBA 18-351-54 REV B	1 Nov 22
Amended soft landscaping 2 of 3	JBA 18-351-55 REV B	1 Nov 22
Amended soft landscaping 3 of 3	JBA 18-351-56 REV B	1 Nov 22
Amended drainage strategy	REV 3	1 Nov 22
Eastern turning head light spill	046-E-SK10 A	4 Nov 22
Northern turning head light spill	046-E-SK11 A	4 Nov 22

BOAT intersection detail	046-E-SK35	4 Nov 22
Refuse strategy plan	046-P-033	4 Nov 22
Amended POS plan	046-P-022 B	8 Nov 22
EV Charge point plan	046-P-195	22 Nov 22
Amended materials plan	21-3114-006 D	22 Nov 22
Amended street scenes	21-3114-015 D	22 Nov 22

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

## 2. **External materials – Pre-above slab level**

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 delivers a distinctive character area in accordance with the Design Code.

## 3. **CEMP – Prior to commencement**

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: 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.

**4. 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.

- Ecology walkover survey report for Phases 3b at Haverhill, Suffolk (JBA, 4th November 2021)
- 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)
- Botanical Survey (Including Sulphur Clover Survey) of Phases 2 – 6 and Relief Road (August 2019)
- 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))

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)

**5. Time limit of development before further surveys are required**

If the phase 3b 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).

**6. Lighting design scheme – Prior to installation of lighting**

Prior 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).

**7. Ecological enhancements – Prior to occupation**

Prior to occupation and notwithstanding the details shown on the soft landscaping plans, details of biodiversity enhancement measures to be

installed at the site, including details of the timescale for installation, shall be submitted to and approved in writing by the Local Planning Authority. Any such measures as may be agreed shall be installed in accordance with the agreed timescales and thereafter retained as so installed. There shall be no occupation unless and until details of the biodiversity enhancement measures to be installed have been agreed in writing by the Local Planning Authority.

Reason: To secure biodiversity enhancements commensurate with the scale of the development, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

**8. Designing out crime - Pre-above slab level**

No construction above slab level shall take place until details of the measures and strategies to design out opportunities for crime have been submitted to and approved in writing by the Local Planning Authority. The measures shall include, but not be limited to: - Details of the anti-crime features to be provided for each dwelling, Details of measures to improve the safety of rear access paths, remote and undercroft parking including but not limited to lighting and gates, Details of access control to communal areas for flats.

All work shall be carried out in accordance with the approved details.

Reason: To ensure that the development is appropriately designed to reduce the likelihood of crime in accordance with policy DM2 of the Joint Development Management Policies Document 2015.

**9. Access Strategy - Prior to construction above binder course**

Prior to construction above binder course level of the access road an access strategy setting out an appropriate network of dropped kerbs across the site to facilitate access for all and to facilitate the safe collection of refuse and recycling, 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 the provisions contained within the Equalities Act and in accordance with policies DM2 and DM14 of the Joint Development Management Policies Document 2015.

**10. Visitor parking – Prior to slab level**

No above ground construction shall take place until details of the visitor parking designation including the lining or signage to promote use as well as the future management arrangement where spaces do not form part of the adopted highway, shall be submitted to and approved in writing by the Local Planning Authority. 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.

**11. Access driveway gradient**

The gradient of the access driveway shall not be steeper than 1 in 12 measured from the nearside of the width of the carriageway.

Reason: To avoid an unacceptable safety risk from skidding vehicles and provide pedestrian and cycle access. In accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

**12. Cycle storage – Prior to occupation**

No dwellings where cycle storage is required are to be occupied until the cycle storage facilities shown on Drawing no. 21-3114-04 Rev B have been provided in their entirety and been made available for use. Thereafter these facilities shall be maintained and retained and used for no other purpose.

Reason: To encourage the use of sustainable forms of transport and reduce dependence on the private motor vehicle, in accordance with policy DM2 and DM45 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

**13. Tree pit details – Prior to installation of tree adjacent highway**

Prior to the installation of any tree within 2.5 metres of a highway, the full details of the proposed tree pit or linear root guard as appropriate for 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 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.

**14. Noise (internal) – Prior to occupation**

The dwellings hereby approved shall be constructed with appropriate glazing and ventilation as recommended in noise report reference LA/1780/01R/ML as required, so as to ensure that the internal ambient noise levels meet the current guideline levels within BS8233:2014 - Guidance on sound insulation and noise reduction for buildings.

Reason: To protect the amenities of occupiers of properties in the locality, 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. Boundary treatment – Prior to occupation**

The boundary treatment shown on the approved plan drawing no 21-3114-005 Rev C shall be constructed or erected before the dwelling to which it relates is first occupied and thereafter retained in the form and manner installed.

Reason: To preserve the residential and visual amenities of the locality, in accordance with policy DM2 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.

**Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/22/1447/RM](https://www.westsuffolk.gov.uk/DC/22/1447/RM)