

Your ref: PP-12509613  
Our ref: PP-12509613  
DD: 07973780201  
E: Harriet.wooler@bidwells.co.uk  
Date: 16/11/2023

Ms Penny Mills  
Principal Planning Officer  
West Suffolk Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
IP33 3YU

Dear Penny,

**PLANNING PORTAL REFERENCE PP-12509613**

**APPLICATION FOR A RESERVED MATTERS APPLICANT PURSUANT TO OUTLINE PLANNING PERMISSION DC/15/2151/OUT - GREAT WILSEY PARK, HAVERHILL**

I write on behalf of my client, Redrow Homes Ltd, and further to the submission of the above-mentioned application via the Planning Portal (reference PP-12509613) in relation to the Reserved Matters application for the formalisation of necessary changes to the approved house plots and the amendment to the approved apartment units to provide terraced housing under Reserved Matters Consent reference DC/19/1940/RM, pursuant to Outline Planning Permission DC/15/2151/OUT, following recent amendments to the Building Regulations. The Reserved Matters include appearance, landscaping, layout and scale and for the partial discharge of outline conditions 6 (Refuse and Recycling), 8 (Soft Landscaping) and 28 (Parking).

Further to our informal discussions, various amendments are required to ensure the development meets the new Building Regulations Part L, which require any construction work commencing after 15 June 2023 to meet the new standards updated in February 2023. The submission of this application includes for some proposed amendments to Parcel A2. The main changes are set out below:

- The most significant change is to the Gateway area (along the southern edge, as illustrated in the Steet scenes). Here we have replaced the apartments with terraced houses.
- There are some instances where plots have been substituted with different house types, to ensure compliance with Part L of the Building Regulations (June 2022). These house types provide better insulation and energy performance and have been provided with an air source heat pump.
- The proposals provide a larger number of 3 bed units and less 4 bed units, along with the introduction of 10x 5 bed units. An accommodation schedule has been provided as part of the submission which details these changes.
- The bin collection points have been located as close as possible to adoptable surfaces where outlying units lie beyond the requirements for the Suffolk County Refuse Guidance.



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- Landscaping updates have been made to reflect the changes outlines above and to address various conflicts with the landscaping identified in the approved layout.

### Schedule of Submission

The following plans and reports have been prepared and submitted in support of the application seeking approval for the Reserved Matters application:

DOCUMENT	REFERENCE	REVISION/DATE
<b>Urban Design</b>		
Site Location Plan	P23-1687_DE_01_17-3	16/11/2023
Site Layout Plan	P23-1687_DE_01_21	10/10/2023
Boundary Treatments Plan	P23-1687_DE_01_24	11/10/2023
Materials Plan	P23-1687_DE_01_25	11/10/2023
Affordable Housing Plan	P23-1687_DE_01_26	11/10/2023
Illustrative Street Scenes	P23-1687_DE_02	B
House Type Pack (Parts 1-3)	P23-1687_DE_05	October 2023
Refuse Strategy Plan Condition 6	P23-1687_DE_01_22	11/10/2023
Parking Strategy Plan Condition 28	P23-1687_DE_01_23	11/10/2023
<b>Planning</b>		
Planning Statement		16/11/2023
<b>Landscape Plans – Condition 8</b>		
Plot Reference Plan	1868_EXA_A2_ZZ_DR_L_10001	SK01
Sheet Reference Plan and Legend	1868-EXA-A2-ZZ-DR-L-10100	SK01
General Arrangement Plan	1868-EXA-A2-ZZ-DR-L-10110	SK01
Boundary Plan	1868-EXA-A2-ZZ-DR-L-10150	SK01

Tree Arrangement Plan	1868-EXA-A2-ZZ-DR-L-10200	SK01
Planting Plan	1868-EXA-A2-ZZ-DR-L-10210	SK01
Planting Schedule	1868-EXA-A2-ZZ-SH-L-10200	SK01
<b>Technical Assessments</b>		
Noise Assessment Technical Note	Submitted for illustrative purposes only.	27/01/2023

I trust that the above and the enclosed documentation is self-explanatory, but should you require any further information in order to allow your full consideration of this application, then please contact me at your earliest opportunity.

I look forward to receiving confirmation that this application has been registered and validated in due course.

Kind regards



**Harriet Wooler MRTPI**  
Principal Planner

**Enclosures    Reserved Matters Application Pack**

**Copy    Chris Gatland (Redrow Homes Ltd)**