

Your ref:
Our ref: ET/Conditions 12 and 25 Phases 1a and 1b
DD: 01223 559293
E: Emma.thompson@bidwells.co.uk
Date: 25/03/2021

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-09667998

GREAT WILSEY PARK- PARTIAL DISCHARGE OF CONDITIONS 12 AND 25 IN RELATION TO THE HAVERHILL ROAD CONSTRUCTION ACCESS

On behalf of our client, Redrow Homes Ltd, please find enclosed a resubmission of Conditions 12 (Construction Method Statement) and 25 (Construction Traffic Management Plan) of the Outline Permission (DC/15/2151/OUT).

This resubmission is in relation to the partial discharge of Conditions 12 and 25 for Phases 1a and 1b only, which cover the Haverhill Road roundabout, initial infrastructure and plots in the northern residential development parcels in A1 and A2.

The submission pack includes the following revised documents:

- Construction Method Statement (Phases 1a and 1b) – prepared by Redrow Homes to address condition 12;
- Construction Traffic Management Plan – Haverhill Road Access Phase 1a and 1b (reference T&P-PB8301-R002a-F8.0) – Prepared by Royal Haskoning DHV to address condition 25.

The changes to these documents are only minor and principally reflect the relocation of the northern sales and parking area and consequential minor changes to the programme for these two initial phases.

Set out below is a summary of the changes:

- The Construction Method Statement includes a revised Northern Site Strategy drawing for Phase 1b, showing the relocated sales area (in front of the access roundabout) and adjusted sign-in office and wheel wash locations on the spine road.
- The CTMP has been updated to show 73 dwellings which will now be constructed under Phases 1a and 1b (previously 62 units). This update reflects the change to the sales area location, as well as the inclusion of some additional units fronting the main spine road on the western side of Parcel A2, which are now scheduled to come forward as part of construction in Phase 1a. This enables the

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delivery and completion of the street scene along the first section of the spine road to improve site and sales presentation.

- The CTMP has also been updated to incorporate associated adjustments to the construction programme for Phases 1d and 1f (which will be covered by separate CTMPs) as well as updates to the Indicative Development Phasing in Table 4.1 and Indicative Construction programme in Table 4.2.
- The forecast weekly HGV movements at the Haverhill Road Access are shown in Table 4.3. This shows that HGV movements will remain almost identical to those illustrated in the previously approved CTMP for these phases.

I look forward to receiving confirmation that the application has been registered and validated.

Please do not hesitate to contact me if you have any queries.

Kind regards



Emma Thompson BA (Hons) MSc MRTPI
Principal Planner

Copy: Chris Gatland, Head of Planning, Redrow Homes Ltd.