

Your ref: DC/15/2151/OUT
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Date: 20 May 2016

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Dear Chris

**Application Reference DC/15/2151/OUT
Great Wilsey Park, North East Haverhill**

I write with reference to the above planning application and on behalf of the Applicant, Mrs H J Pelly and Hallam Land Management Ltd enclose a submission of revised information to address the consultation comments that have been received to date in relation to this application.

Accordingly I enclose the following documents and plans with further information regarding this additional submission being set out below:

- Environmental Statement Volume 4 – Addendum (hereafter referred to as ES Addendum);
- Transport Assessment;
- Detailed Access Plans for Haverhill Road, Chalkstone Way and Coupals Road
- Land Use Parameter Plan
- Density Parameter Plan
- Building Heights Parameter Plan
- Road Hierarchy Parameter Plan
- Public Rights of Way Plan
- Illustrative Master plan

The amendments which have been made to the master plan are summarised below:

- Relocation of school sites and consequential revisions to the local centres;
- Realignment of the internal primary road to the south of the Great Field Plantation;
- Amendments to the boundary planting on the site's north eastern boundary to Kedington and the inclusion of a woodland trail in this location; and

- Amendments to the site accesses (including Haverhill Road, Chalkstone Way and Coupals Road).

The submitted documentation provides a full assessment of the application proposals with regard to these amendments with further details provided below.

Consultation and Engagement

Further to the submission of the application additional engagement has taken place with a number of parties. Of particular note is the further discussion which has taken place with the Kedington Action Group which included a site visit on 8 December 2015.

As a result of this, amendments have been made to the north eastern boundary of the site which is closest to Kedington with this now accommodating further planting and a woodland trail in accordance with Kedington Action Groups requests.

In addition to the above, in consultation with Haverhill Football Club and St Edmundsbury Borough Council it has been agreed that, should planning permission be forthcoming, a contribution will be made by the development towards the provision of a 3G pitch in lieu of formal playing pitch provision being made as part of the application proposals themselves which is not possible due to the changes in levels that exist across the site.

Geo-Environmental Desk Study

An informal submission of the Geo-Environmental Desk Study was made on 9 February 2016. This is also included as an Appendix to Chapter 2 of the submitted Environmental Statement Addendum which confirms that there is only a low risk of contamination of the proposed development site and it does not, therefore, warrant further investigation at this stage.

Transport

Further work was undertaken at the request of Highways England to demonstrate that the proposed development would have a negligible impact on the A1307/A11 junction and that no mitigation at this junction was therefore required. Further details regarding this are contained in the Transport Assessment and in chapter 7 of the ES Addendum. In summary, no mitigation is necessary. Additionally chapter 7 of the ES addresses the comments received to date from Suffolk County Council as highway authority.

Ecology

A submission of additional information was made to the Council in relation to ecology on 30 March 2016 in response to comments received from the Suffolk Wildlife Trust (SWT) and the details of this submission are set out in chapter 9 of the submitted ES Addendum.

The Hedgerow Removal Plan and Public Open Space Plan, appended to the ES Addendum, have both been reviewed and amended to remove any discrepancies and these confirm that breaks in hedgerows have been minimised to a distance which is unlikely to act as a barrier for the movement and dispersal of dormice, should they be present in the wider area. This also provides further details of the additional habitat that will be created as a result of the development which will be beneficial for dormice.

With regard to bats, it is confirmed by this submission that lighting within the development can be managed in order to ensure that suitable corridors remain in place and that further information regarding vegetative "hop overs" and bat boxes can be secured at detailed design stage via the inclusion of a suitable condition attached to any planning permission.

Finally, additional information has also been submitted with regard to badgers, water voles, otters, reptiles and amphibians and hedgehogs in response to the comments received from SWT and the work undertaken confirms that the proposed development of the site will not have any significant adverse impact on protected species recorded within the site and the Green Infrastructure proposed as part of the development will increase foraging, refuge and commuting opportunities for those species recorded and will endeavour to attract new species to the site.

Archaeology

Further archaeological information was submitted to St Edmundsbury Borough Council on 19 April 2016 which set out the findings of trial trenching which has been undertaken on site.

Cultural Heritage

A response was submitted to St Edmundsbury Borough Council on 4 February 2016 to comments made in relation to the application by Historic England.

This confirmed that the concerns raised by Historic England regarding the proximity of the proposed development to the Scheduled Ancient Monument are sufficiently addressed by the mitigation that is proposed by the application. This includes a significant reduction in the level of development proposed in close proximity to the Scheduled Ancient Monument when compared to that within the policy allocation and illustrated in the Council's adopted Concept Statement and a reduced density of development in locations with proximity to the Scheduled Ancient Monument when compared to the adopted Concept Statement.

In addition, the landscape led design of the masters plan ensures that, at detailed design stage, the areas adjoining the moated site will have an appropriately rural character, avoiding the suburban character which is of concern to Historic England.

Further details regarding the above are contained at chapter 14 of the submitted ES Addendum.

Landscape and Visual Impact

The amendments that have been made to the planning application have been considered with regard to their landscape and visual impact and chapter 15 of the submitted ES Addendum confirms that these amendments do not affect the assessment of landscape and visual impact that is contained within the original Environmental Statement.

Additional distant and alternative views have been assessed within Table 15.2 which is contained as Appendix 15.2 of the submitted ES Addendum at the request of St Edmundsbury Borough Council. This assessment demonstrates that visual effects of the proposed development on these additional views will be negligible.

In addition, St Edmundsbury Borough Council requested additional notation was included on the views contained within the Landscape and Visual Impact chapter. This additional information has therefore been provided within Figures 15.10-15.25 Rev A which are contained within this submission.

Section 106 Heads of Terms

Discussions with officers are ongoing regarding the terms of a section 106 agreement. In principle it is proposed that the agreement include:

- A 2 form entry primary school on 2.2ha of land for which either money is provided to the County Council to deliver the school or the school is delivered by the developer;
- A 1 form entry primary school on 2.0ha of land for which either money is provided to the County Council to deliver the school or the school is delivered by the developer;
- The transfer of 4.8ha of land to the Samuel Ward School to be used for educational purposes and a commensurate and appropriate financial contribution towards secondary and sixth form education in Haverhill;
- A children's' nursery located at each primary school for which either money is provided to the County Council to deliver or is delivered by the developer;
- Space within one of the local centres for a commercial operator to acquire land for a third children's' nursery;
- The areas of open space, including the allotments, woodland and country park to be maintained and managed by the Local Authority, a private management company or a charitable trust;
- A contribution of £300,000 towards the provision of a 3G pitch for the Haverhill Football Club on their site on Chalkstone Way;
- Onsite and off-site transport measures including improvements to public footpaths deemed necessary and appropriate as part of the transport strategy;
- An appropriate financial contribution towards waste and library provision within Haverhill;
- 30% affordable housing provision with mix, tenure and phasing to be agreed;
- Provision of land within one of the local centres for a health facility;

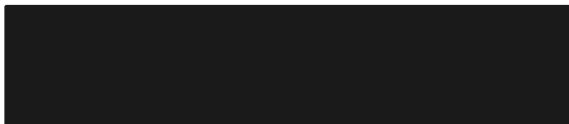
The applicant welcomes further discussions regarding these heads in relation to how and when delivery is to be provided and the final quantum of the contributions to be secured.

Conclusions

The above is considered to demonstrate that the amendments that have been made to the application are entirely acceptable and are in direct response to consultation comments which have been received and none of the amendments have resulted in any adverse impacts occurring as a result of the development.

I therefore trust that the content of this letter and the enclosures are self-explanatory but should you require any further information then please do not hesitate to contact me.

Yours sincerely



Marcia Whitehead BA(Hons) DMS MRTPI
Partner, Head of Cambridge Planning

Enc

Copy Mrs H J Pelly

Hallam Land Management