

DESIGN & ACCESS & STATEMENT HAVERHILL




GREAT WILSEY PARK





Great Wilsey Park will provide jobs and homes for local people, families, and the elderly, alongside important new local facilities such as a new health care centre and two new primary schools.












SECTION 1
OUR VISION



1.6 There are 7 key principles underpinning the design of Great Wilsey Park as follows:

-  1. Provide a balanced mix of housing;
-  2. Create new walkable neighbourhoods;
-  3. Community facilities are to form the nuclei of new neighbourhoods;
-  4. Connect and integrate Great Wilsey Park with Haverhill and the wider Countryside;
-  5. A design which is landscape led from public park to private plot;
-  6. Respect the existing character and fabric of the landscape; and
-  7. Build in sustainability from the outset.

Design Summary

- 1.7 Great Wilsey Park will provide up to 2,500 units, two new local centres, including a health centre, employment uses and two new primary schools.
- 1.8 The site's Green Infrastructure shall include a linear Country Park through the centre of the development, new green corridors through development blocks, equipped children's play spaces, a Sustainable Drainage System (SuDS), tree, hedge and shrub planting, meadow creation, wetland, structural woodland planting, allotment gardens, and the creation of additional permissive footways and cycleways to compliment existing Public Rights of Way.
- 1.9 The proposed development will include the creation of new vehicular accesses into Great Wilsey Park from Haverhill Road (the A143) and from Chalkstone Way. A third access from Coupals Road will serve a new car park for visitors to the Country Park but will not provide a means of access to the wider development. Access from Haverhill Road is to be taken via a new roundabout junction whereas access from Chalkstone Way is to be taken via a new signalised junction.
- 1.10 The proposed development seeks to provide a truly sustainable urban extension to Haverhill. New buildings will be modern, innovative and energy efficient. The developments street pattern and block structure reflects best practice as identified in the Manual for Streets and the Manual for Streets II. A legible hierarchy of routes are proposed from a primary 'distributor' or spine road down to secondary 'feeder' roads, which in turn serve tertiary 'shared surface' residential lanes, courts and semi-private drives.
- 1.11 Individual buildings within the development will reference local detailing and materials but will not comprise of a pastiche of what has gone before, instead buildings will be designed to be innovative, focussing on energy efficiency.
- 1.12 New local facilities, namely two new local centres featuring local shops, B1 employment space, a health centre, a new two form entry primary school and a one form entry primary school shall be provided. These local centres will form community hubs around which new neighbourhoods will be created. The local centres will be well connected by the primary spine road, including bus stops and by the site's footpath and cycleway network. Local centres will also be sited so as to connect with the Country Park proposed through the centre of the site.
- 1.13 New commercial and education buildings are to be designed to complement one another, provide active frontages to the primary spine road, and to visually lift the wider area. New buildings are to be designed to be sustainable and energy efficient.
- 1.14 Great Wilsey Park will provide a choice of new housing for single occupancy, young couples and families starting on the housing ladder, as well as a proportion of three and four bedroom houses for those people with growing families. Dedicated extra care style housing will also be provided close to one of the proposed local centres for the elderly and / or those with special housing needs. Housing will range in height from two to three storeys and housing density will vary from 20 dwellings per hectare (dph) to 40 dph. Taller three storey buildings will be restricted to low lying land, in proximity to a local centre, and will reduce in height down to two storeys towards the site's periphery. Density will similarly increase in proximity to a local centre and typically decrease towards the north and south east.

Design and Access Statement Methodology

- 1.19 This Design and Access Statement (DAS) accompanies the Outline Planning Application made by Hallam Land Management Ltd and the landowner for the development of land to the north east of Haverhill, Suffolk ('Great Wilsey Park').
- 1.20 The application seeks outline planning permission, with all matters reserved apart from access, for residential development of up to 2,500 units (within Use Classes C2 and 3); two primary schools; two local centres including retail, community and employment uses (within Use Classes A1, 2, 3, 4, 5, B1 and D1/2); open space; landscaping; and, associated infrastructure.
- 1.21 Besides access all other matters are reserved for subsequent approval.
- 1.22 The National Planning Practice Guidance (NPPG) was adopted on 6th March 2014. This document provides guidance on how Design & Access Statements should be written and on what information they should contain. Of particular note is the following:

"A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal. The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.
(Paragraph 029 ID:14-029-20140306)

"A Design and Access Statement must:

- (a) explain the design principles and concepts that have been applied to the proposed development; and*
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.*

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed."

(Paragraph: 031 ID:14-031-20140306).



SECTION 2

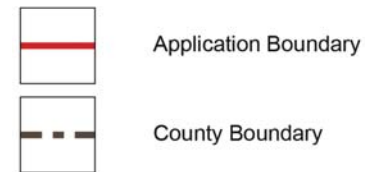
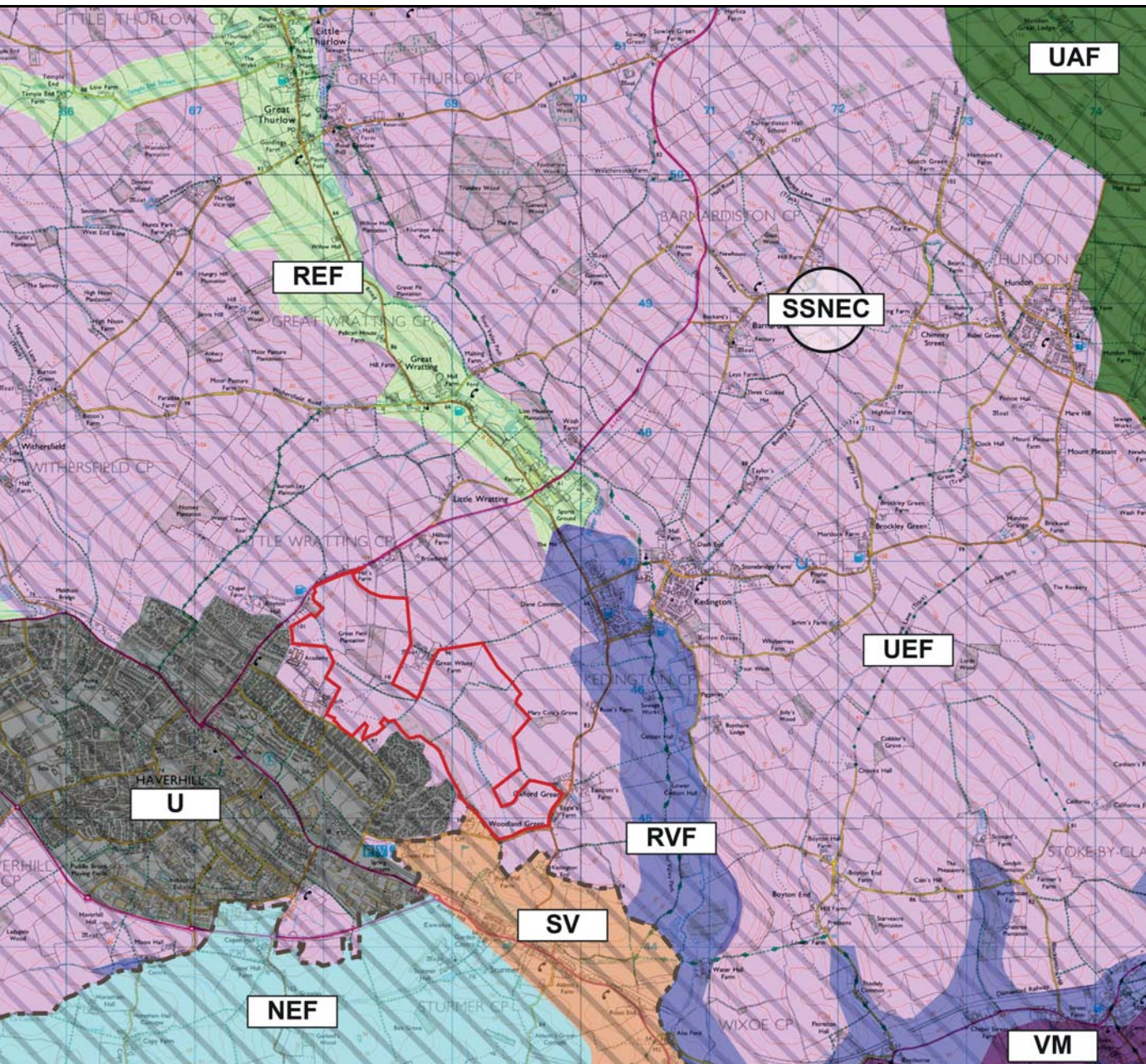
CONTEXT

View north east fro Chalkstone Way



Landscape Character - Figure 5 (page 20)

- 2.6 At a national scale, the site forms a very small part of the extensive South Suffolk and North Essex Clayland National Character Area. At a more local scale, the site forms a part of the 'Undulating Estate Farmlands' landscape type, as identified in the Suffolk County Council Landscape Character Assessment.
- 2.7 The 'Undulating Estate Farmlands' landscape typology has the following key characteristics of relevance to the site:
- Undulating arable landscape;
 - Organic field pattern rationalised by estate ownership;
 - Oak, ash and field maple as hedgerow trees;
 - Complex arrangements of plantations especially in the north;
 - Ancient woodlands;
 - Landscape parks and ornamental tree species;
 - Substantial open areas created for airfields and by post-WWII agricultural improvement;
 - Dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads especially in the north;
 - Settlements more clustered and less dispersed in the south;
 - Rich stock of mediaeval and Tudor timber-framed and brick buildings and moated sites; and
 - A landscape of well wooded farmland in many places, often with a well-kept appearance.
- 2.8 The following land management guidelines apply to the 'Undulating Estate Farmlands' Landscape Type:
- Reinforce the historic pattern of sinuous field boundaries;
 - Recognise localised areas of late enclosure hedges when restoring and planting hedgerows;
 - Maintain and restore greens and commons;
 - Maintain and increase the stock of hedgerow trees;
 - Maintain the extent, and improve the condition, of woodland cover with effective management;
 - Restore, maintain and enhance the historic parklands and the elements within them; and
 - Maintain and restore the stock of moats and ponds in this landscape.
- 2.9 The site exhibits a number of these characteristics, namely a largely intact rolling arable landscape with strong hedgerows, woodland blocks and small villages. Existing woodland blocks within the local and wider landscape are not uncommon, and provide distinctive features in an otherwise open arable landscape. Hedgerows were observed as being well managed with few notable gaps, fields often included wide field margins and woodland lacked obvious signs of degradation and neglect, albeit the tree stock tended to have a fairly uniform age structure. As a consequence this landscape is considered to have a moderate to good landscape condition.



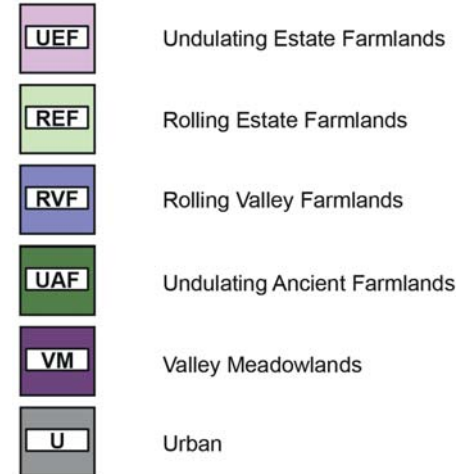
National Character Areas

National Landscape Character Areas as defined by Natural England 2011



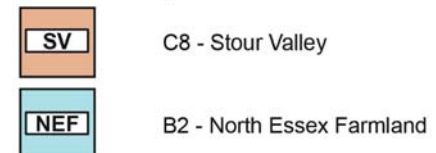
Suffolk - Local Landscape Character Types

Local Landscape Character Types as defined by the Suffolk Landscape Character Assessment 2008



Essex - Local Landscape Character Areas

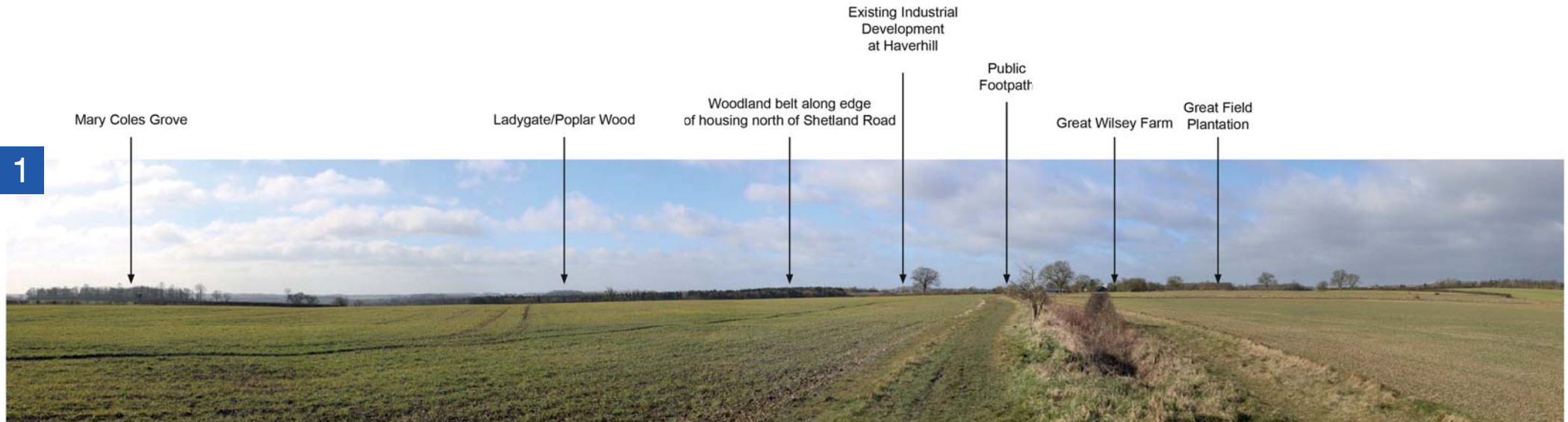
Local Landscape Character Areas as defined by the Essex Landscape Character Assessment 2003



Views - Figures 7 and 8 (pages 23, 24 and 25)

- 2.23 The site is visually well contained within the wider landscape. The combination of landform, existing woodland blocks, hedgerows, hedgerow trees and existing development help to contain the site with open views restricted to locations adjacent to the site boundary. A long ridge passes around the northern and eastern site boundary and forms a visual buffer to the village of Kedington to the north east. The village of Little Wrattling straddles the ridge along the A143 with properties towards Haverhill having some views of the site albeit restricted by trees and boundary planting. Properties to the north are afforded greater levels of screening by the landform and existing trees.
- 2.24 Within Haverhill, views are restricted from the majority of existing residents due to landform which falls south away from the site, intervening housing, the existing tree belt along the south western site boundary and tree cover around the Westfield Primary School and Samuel Ward Academy. Only residents on the northern eastern edge of Haverhill, along Chalkstone Way, or with oblique views along roads which run perpendicular to Chalkstone Way, are afforded a view.
- 2.25 Views of the site are possible from residential properties at Great Wilsey Farm, opposite the site on the A143 Haverhill Road, and at Calford Green.
- 2.26 Views are possible from public footpaths passing through the site, however, the overlapping screening effects of field boundaries and woodland blocks restrict long range views.
- 2.27 Views from road users are mostly restricted to transient views along short sections of carriageway which run along the site boundary including the B1061 Sturmer Road to the south of Calford Green, Coupals Road on the southern site boundary, Chalkstone Way on the south western site boundary and the A143 Haverhill Road to the north.
- 2.28 The LVIA accompanying the application considers that the potential visual effects arising during the phased construction process will vary significantly depending upon viewers proximity to the works and the extent of their view. The LVIA considers that generally a major-moderate adverse visual effect will occur during the site's construction, although effects will generally be confined to the site and will be restricted to those people in close proximity to the site.
- 2.29 Visual effects upon surrounding properties on completion of the works are considered to range from moderate to minor adverse in the long term with effects on local road users assessed as being moderate to negligible adverse and walkers along Public Rights of Way as being moderate to minor adverse dependent upon the viewers location.
- 2.30 New strategic woodland planting building on the site's existing woodland structure will ensure that views are softened and screened. In particular these additions will ensure that those residents in Calford Green, Little Wrattling and the moated site at Great Wilsey Farm, where views across the site are currently more open, are adequately buffered.

1



View south west from high point on public footpath leading to Kedington.

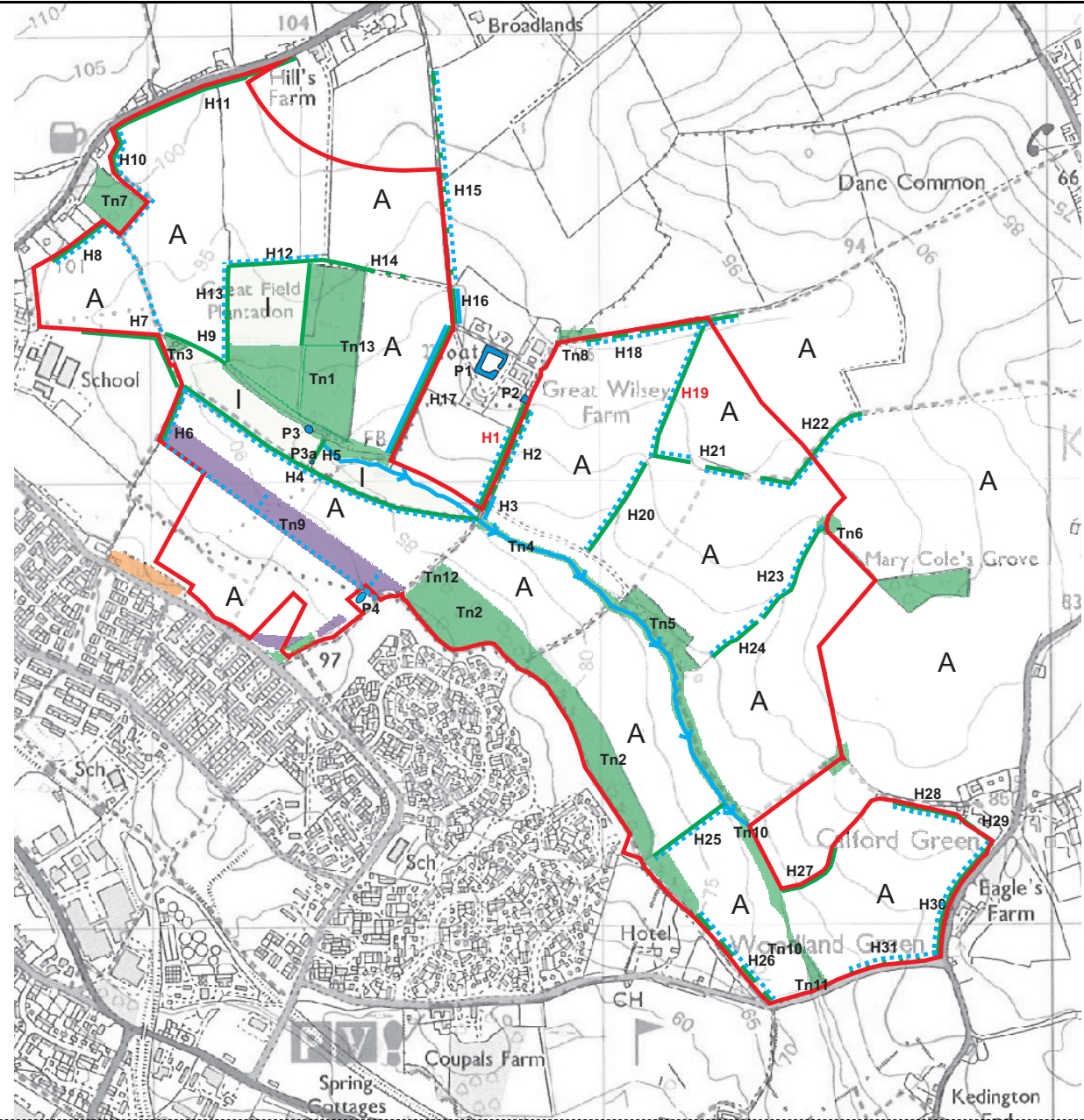
2
















Panoramic view west to north west from public footpath adjacent to Calford Green.

Ecology and Arboriculture - Figure 9 and 10 (pages 28 and 29)

- 2.38 There are no sites of international or national importance within or directly adjacent to Great Wilsey Park. There are also no non-statutory designated sites present within the site boundary.
- 2.39 The dominant habitats within Great Wilsey Park comprise of arable fields, with a number of improved grassland habitats within field margins and fields south of Great Field Plantation. The majority of the margins contain common and widespread species, the exception are those in the north and east which are more species rich and which have been managed to increase floristic diversity. All field compartments were defined by hedgerows, woodland compartments, linear tree groups, dry ditches and a riparian habitat which runs through the middle of the site.
- 2.40 A total of thirty one hedgerows were present throughout the site; of these two have been assessed as 'important' under the Hedgerow Regulations (REGS) i.e. hedgerows which require consented removal. In addition six hedgerows have been classified as having a moderate to high ecological value in accordance with the Hedgerow Evaluation and Grading System (HEGS), with a further fourteen classified as moderate value.
- 2.41 A tributary of the River Stour runs through the centre of the site. This was densely over shaded in sections and largely void of any aquatic or marginal vegetation. This watercourse rarely contains a consistent flow, and large stretches periodically dry up, leaving only small sections of standing water.
- 2.42 Reptiles (grass snake, common lizard and slow worms) were mainly associated with hedgerow margins with isolated sightings in other parts of the site. Great Crested Newt (GCN) surveys carried out in 2014/15 found that this species was absent from the site and surroundings. A variety of bat surveys were undertaken in 2014/15. During these surveys a total of nine species was recorded commuting or foraging within the site; the majority of the registrations came from common pipistrelles however other species included soprano pipistrelle, unidentified pipistrelle species, unidentified Myotis species, Nyctalus species, noctule, brown long-eared, barbastelle and unidentified bat species. Dormice surveys are currently ongoing, however to date no such species have been recorded.
- 2.43 The most recent audit of trees across the site recorded a total of 71 individual trees, 30 groups of trees, 7 woodlands and 24 hedgerows. The tree stock was predominantly distributed adjacent to the eastern boundaries of the site and along the central water course. Tree cover across the site predominantly comprised of early mature and mature specimens, most of which were native species. Higher concentrations of tree cover were found in areas associated with broadleaved woodlands, coniferous plantation blocks or newly planted copses of trees. The western portion of the site provided only limited mature tree cover, mainly positioned within field boundary hedgerows.
- 2.44 Species across the site mainly consisted of English oak, ash, English elm, field maple, hawthorn and blackthorn. Trees were typical of specimens growing in areas of open countryside and having seen little in the way of targeted management. Most were of fair and good overall condition.



-  Great Wilsey Park
-  Arable Fields
-  Semi-Improved Grassland
-  Amenity Grassland
-  Semi-Natural Broadleaf Woodland
-  New Plantation Woodland
-  Target note
-  Hedgerow with Reference Number
-  Hedgerow of Importance Under the REGS
-  Pond
-  Stream
-  Dry Ditch with Reference Number
-  Wet Ditch with Reference Number

Note:
A full sized copy of this plan is available within the Environmental Statement.

Flooding and Drainage - Figure 11

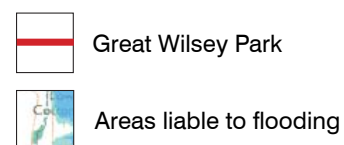
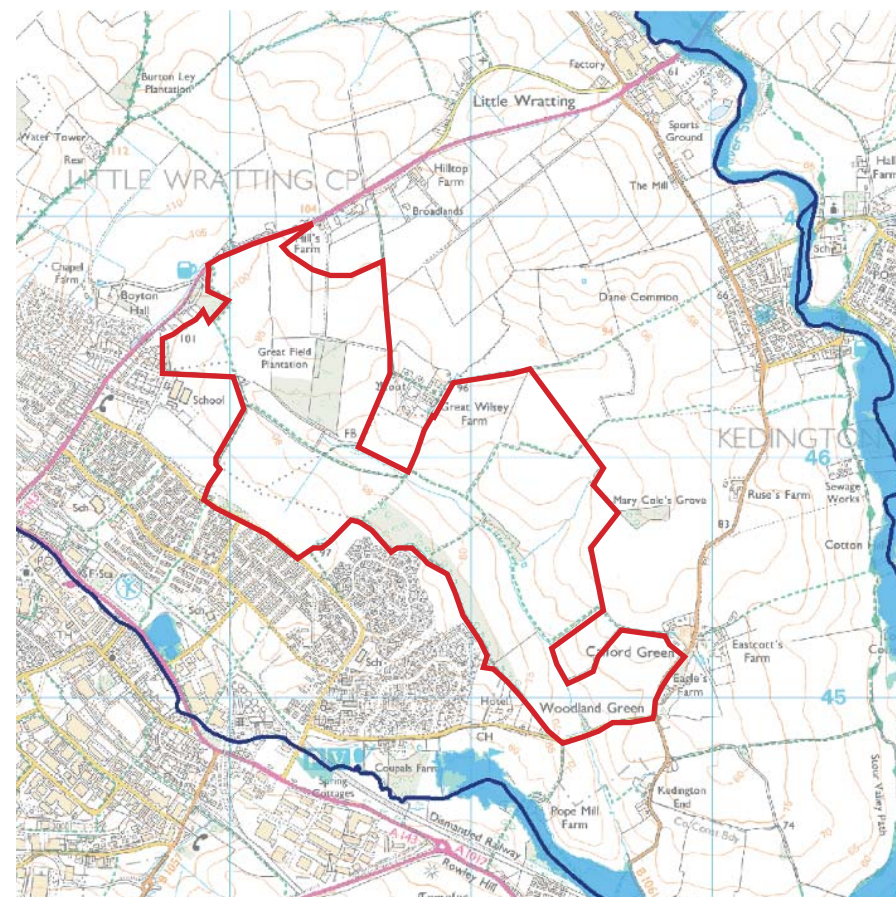
2.50 A Drainage and Flood Risk Appraisal was undertaken in 2009 to investigate the provision of foul drainage and surface water drainage, and to establish any associated flood risk for Great Wilsey Park.

2.51 The appraisal concluded that the closest significant flood risk is at Stour Brook in the centre of Haverhill, although subsequent anecdotal evidence suggests that some localised flooding has been experienced along Wrattling Road. There were no areas proposed for development within the site at risk of fluvial flooding.

FLOODING AND DRAINAGE - EVALUATION

2.52 A detailed Flood Risk Assessment (FRA) accompanies the planning applications for the site. This concludes the following:

- The site is suitable for development from a flood risk viewpoint.
- The implementation of appropriate and sustainable development proposals coupled with appropriate mitigation will ensure that the proposed development does not result in a significant adverse environmental effect during either the operational or construction phases,
- The FRA calculates the greenfield run off rates post development and shows the proposed sustainable drainage system to significantly reduce these rates. This reduction is a significant betterment.
- Development within the site will incorporate a Sustainable Drainage System (SuDS) as appropriate to the variety of conditions present across the site.



N
I Figure 11:
FLOODING

Heritage & Archaeology - Figure 13 (page 33)

- 2.58 In total, there are over one hundred individual heritage asset listings within a 2km radius of the Great Wilsey Park site boundary. These include a handful of Scheduled Monuments, several Grade I & II* listed buildings, three Conservation Areas (in Haverhill and Great Wratting) and numerous Grade II listed buildings. However, of these, only a dozen or so are considered to be potentially affected by the proposed development. The impact of the proposals on these heritage assets has been fully assessed within the Environmental Statement accompanying the application.
- 2.59 The Great Wilsey Park site contains no designated heritage assets within its boundary. A Scheduled Monument and four Grade II listed buildings lie adjacent to the site boundary. The Great Wilsey moated site is the heritage asset with the greatest potential to be affected by the proposals as development will occur in relatively close proximity to both the west and east of the Monument. The setting of other heritage assets (notably those in Calford Green and in Kedington) also have the potential to be affected by the proposals.
- 2.60 In accordance with NPPF and local plan policies, a desk-based assessment has been undertaken by CgMS to clarify the archaeological potential of land at Great Wilsey Farm, Haverhill. The assessment has established that the site is considered to have moderate potential for Iron Age remains and localised areas (i.e. adjacent to the moated sites) of high potential for medieval remains. The site is considered to have low potential for remains of all other periods but the presence of Bronze Age and Roman remains cannot be ruled out.
- 2.61 Should archaeological remains be present, they may be impacted by construction operations. However, non-designated archaeological assets are not considered to be a constraint on development. It is anticipated that further archaeological investigation will be required by Suffolk County Council prior to the determination of a future planning application.

HERITAGE - EVALUATION

- 2.62 Development at Great Wilsey Park will be designed to conserve the heritage assets in the site's vicinity by ensuring that the location, sitting, form and appearance of the proposals are designed to avoid and minimise any potential detrimental impacts. Woodland planting which is in keeping with the local landscape character will also provide effective visual screening and will be the subject of management measures to ensure its longevity. The development offers potential opportunities for the enhancement of heritage assets in the area through good design and the provision of better public access and interpretation.