

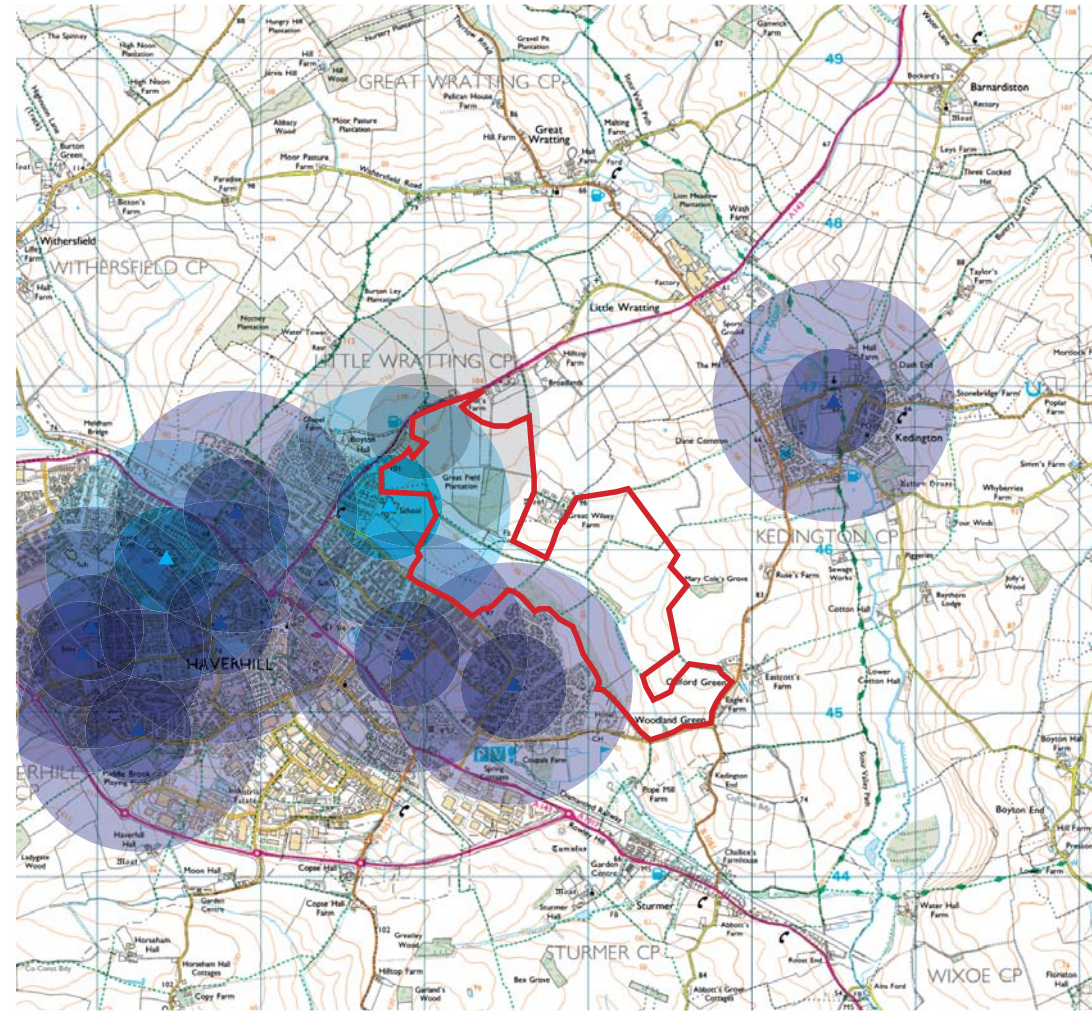
### Townscape - Density - Figure 14 (page 34)

2.64 Figure 14 illustrates a representative sample of different development densities from the existing urban area adjoining the site. As one can see from this figure existing development to the south of the site tends to average between 23 and 42 dwellings per hectare (dph) whereas development within Calford Green and to the north west of the site along the A143 tends to be significantly lower with densities ranging between 2 and 12 dph.

### Local Facilities - Figure 15

2.65 Haverhill benefits from a wide range of local and community facilities dispersed around the settlement in a pattern consistent with its growth. School coverage forms a broad ring around the settlement with three schools, namely the Samuel Ward Academy, Churchill School (special free school) and Westfield Community Primary School, located within 800m of Great Wilsey Park. In contrast healthcare coverage across Haverhill tends to cluster towards the centre of the town.

2.66 Supermarkets tend to be focussed around the town centre with the exception of a Sainsbury's Superstore to the west of Haverhill, located adjacent to the A1037. Smaller convenience stores also tend to cluster around the town centre, although a small number of Londis stores and corner shops are also located to the south west and north east, the closest being a Londis located on Ingham Road.



- Primary School
- Secondary School
- Independent School

Please refer to Appendix A for larger scale plans.

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### **Transport and Access - Figure 16 (page 39)**

- 2.67 The road network of Haverhill is dominated by the A1017, which forms the developed southern boundary of the town and provides a transport link to Cambridge. The A1307 and the A143 provide an alternative route for east to west vehicle movements through the town. The A143 continues northbound from the town centre, linking Haverhill to Bury St Edmunds via a number of villages.
- 2.68 The A143 and the A1307 form a roundabout junction in the centre of the town, known locally as the Cangle Junction. This junction is identified as the primary point of traffic congestion and delay within the local road network in present day conditions.

### **Public Rights of Way - Figure 16 (page 39)**

- 2.69 The site is crossed north, east, south and west by an extensive network of Public Rights of Way which provide access to all surrounding settlements such as Kedington, Calford Green and Little Wratting. Footpath links also extend beyond these settlements to link Great Wilsey Park with the wider landscape.
- 2.70 The site is well located in relation to the rest of Haverhill, with good footpath links to the town centre. Footpath provision is provided along the A143 to the south where it continues through the Cangle junction and onto the A1307. Within the A1307, a zebra crossing provides a safe crossing point for pedestrians across this route. To the south of Chalkstone Way and adjacent streets, existing footways permeate into Haverhill via the local road network.

### **Bus Services - Figure 17 (page 40)**

- 2.71 Numerous public transport routes operate across Haverhill. Those that operate adjacent to the proposed site include the 13, 13A, 14, 14A, 15 and 15A.
- 2.72 These routes are managed by Stagecoach and operate between Haverhill, Linton, Bury and Cambridge, Monday to Sunday. The first bus leaves Haverhill Bus Station at 05:38. The last bus reaches Haverhill Bus Station at 00:05. This service operates typically every half hour on Saturdays and every hour on Sundays.

## TOWNSPACE, FACILITIES AND ACCESS EVALUATION

### Townscape

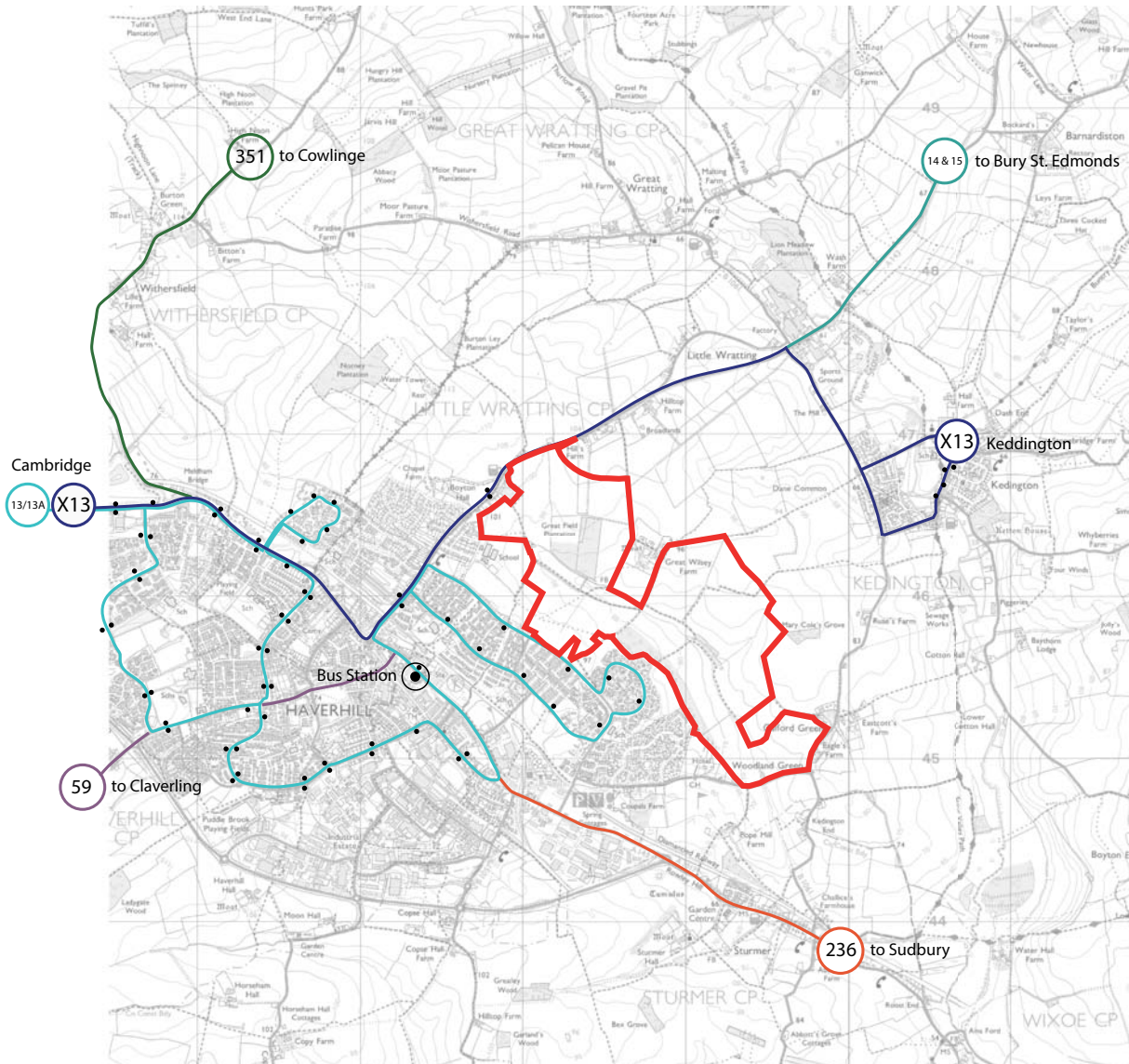
2.73 The existing townscape character to the north west, south and south east varies significantly. Common elements include (but are not limited to);

- a mix of housing heights with the majority falling at two storeys;
- housing in brick with accents of render and weather boarding;
- a range of housing size and style, including detached, semi-detached and terrace housing.

2.74 Proposed housing will reflect the mix of heights and materials available within the site's context but will not seek to replicate or copy housing style or layout. Great Wilsey Park will create distinctive new neighbourhoods to the north east of Haverhill, designed for the 21st Century.

### Density

2.75 Great Wilsey Park seeks to create a new sustainable urban extension to Haverhill. Furthermore in accordance with the NPPF new development should seek to make the most efficient use of land. As such development densities of between 20 and 40 dph are considered to correspond with existing densities to the south of the site whilst enabling the layout of Great Wilsey Park to introduce some variety, with higher densities around local facilities and lower densities towards the development's northern boundary for example.



## Noise

- 2.83 It is envisaged that earthworks, installation of necessary services and the construction of the residential structures on the site will form the main noise impacts upon existing residential properties adjacent to the site. Construction noise tends to fluctuate and is usually of fairly short duration. A Noise Assessment accompanying the application notes that 'to minimise the impact on receptors during the construction process, generic noise and vibration mitigation measures need to be implemented as appropriate for all works and would be incorporated into the future Construction Environmental Management Plan (CEMP)'.
- 2.84 Operational traffic noise predictions have been made using the CRTN prediction methodology. This methodology has been used to predict the magnitude of any change in noise level resulting from the proposed development at the roadside of the local network. This demonstrates that the majority of the receptors will experience a negligible increase with minor increases reported adjacent to the development. It is considered that an increase of less than 3db is not discernible and therefore it is concluded that the development will have a negligible impact.
- 2.85 The day-time and night-time NEC boundaries for the proposed future development have been modelled. The resultant day-time and night-time noise contours indicate that the site mainly falls into NEC A/B with boundaries fronting onto the A143 Haverhill Road, Coupals Road and Chalkstone Way falling into NEC C. Based on the results of the noise modelling, the proposed school sites are also predicted to fall within NEC C, however noise levels across the school sites will be dependent upon the detailed layout of the schools, locations of the playing fields and the use of the rooms.

## NOISE - EVALUATION

- 2.86 Mitigation for those buildings falling within NEC category C will be provided in the form of:
- Passive ventilation systems and double glazing for only those residential properties falling within NEC C and fronting onto the highways boarding the site.
  - Internal layout of properties to consider the location of lounge and bedroom areas for those properties fronting onto the highways boarding the site.
  - Site layout to consider the orientation of residential buildings to reduce sight lines onto the highways boarding the site.

## Services

### Foul Drainage

- 2.90 Discussions with Anglian Water have identified that a direct connection to the public foul sewerage system is likely to have a detrimental effect on the existing sewerage network. A solution has been derived to provide a new, direct connection to take foul water from the development into the Haverhill Water Recycling Centre, which is situated approximately 800m due south of the proposed development via a series of new gravity sewers. Anglian water has stated that:

*“On-site pumping station rated at 42.4l/s, with a 1.45km long 250mm diameter rising main will be needed”.*

- 2.91 Anglian Water conclude that:

*“the development will cause detriment if a local connection point is made, however a pumped connection direct to the Haverhill WRC will obviate the need for off-site mitigation”.*

### Electricity

- 2.92 UK Power Networks has completed a preliminary assessment of the existing network within the vicinity of the development area. The results of the assessment have confirmed that supply for the site is possible by providing a point of connection at the existing distribution system at Haverhill Primary substation with back feed to Wrattling Road Primary sub station inclusive of circa 5km of new low voltage cabling.

### Gas

- 2.93 Gas mains operated by National Grid supply the area of Haverhill. A network of low pressure gas mains distribute to individual properties within the developments to east and south of the site. There are also intermediate pressure mains running north about the site boundary.
- 2.94 National Grid Distribution has completed an assessment of its existing gas network within the vicinity of the development area, this has confirmed that there is sufficient capacity within the existing network to serve the development. National Grid Gas Networks have proposed a point of connection to Haverhill Road.

### Telecommunications

- 2.95 BT has been consulted regarding the location and capacity of their existing network in the vicinity of the site. The BT plans show an underground plant south of the Site.
- 2.96 BT has advised that they do not supply information pertaining to the new supply of apparatus to new developments that have not yet received the minimum of outline, planning consent. The following advice is therefore given as a general critique of what their requirements may entail.
- 2.97 As BT has network infrastructure running near to the site, it will be a straight forward task of providing on-site communication ducts distributing services into the development from the existing infrastructure. Other operators may wish to provide network services although they are likely to connect to a nearby alternative point of presence (POP).

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## Socio- Economics

- 2.101 The ES accompanying the application notes within chapter 6 - Society and Economy that Haverhill has relatively high levels of deprivation. In particular there is deprivation relating to housing and services, the living environment, and income affecting children and older people.
- 2.102 In 2013 Haverhill had an estimated population of 27,221 people. This comprised a relatively young population compared to the rest of the Borough, particularly young children and adults aged 20-34. The data suggests that the composition of households in the study area consists of relatively low proportions of elderly households and higher proportions of families with children, particularly lone parents.
- 2.103 The 2011 Census shows that the District has a higher proportion of White British compared to England as a whole and that the population is broadly Christian (57.2%).
- 2.104 The 2011 Census indicated that there were 10,820 dwellings in the study area of which none were shared and very few were unoccupied. St Edmundsbury Borough Council's monitoring data indicates that only 31 dwellings were completed between 2011 and 2013 in Haverhill, an increase of only 0.3%. In terms of tenure, the study area has a relatively high proportion of social rented accommodation.
- 2.105 In terms of education Haverhill includes a range of schools that currently appear to meet the needs of the local population. However, in the longer term, it is clear that there will be an increased demand for primary school spaces from the existing population and it is likely therefore that there is insufficient existing primary school capacity to meet the needs of the current birth rates. Secondary schools have a greater existing capacity and, theoretically, more time to address the increased birth rate.
- 2.106 Concerning healthcare there are currently four GP practices covering six surgeries in Haverhill. In total there are 17 GPs with most surgeries also providing practice nurses and healthcare assistants. These practices have a combined list of 32,171 patients, which equates to 1,892 patients per GP. As a rule the NHS assume as ratio of 1,800 patients per GP, which suggests that the current provision is sufficient to meet the needs of the existing population.
- 2.107 Regarding employment within Haverhill, the study area demonstrates a strong manufacturing base, employing twice the proportion of people seen nationally. Wholesale and retail trade are also well represented. Most other sectors show relatively low representation, in particular information and communication, and financial and insurance activities. The study area clearly has a higher proportion of people in skilled trades and those in unskilled or elementary occupations.
- 2.108 The proposed development will provide a considerable amount of open space, totalling 80.19ha, plus a further 1.5ha for allotments and school playing fields associated with the primary schools. However, the topography of the proposed development site does not lend itself to providing formal sports pitches outside of the primary school sites. As such it is not possible to provide sufficient sports pitches to meet the needs of the resident population. This is partially offset by the provision of other considerable open space to allow for alternative sports and leisure pursuits but it is recognised that further mitigation is necessary to address the deficiency in formal sports pitches.

# Evaluation Overview

2.114 The evaluation of the site throughout Section 2 of this report has identified key on-site features, and off-site influences, which have helped to inform the decision making process and the continuing evolution of the development proposals. In summary the site has very few physical constraints to development of the type proposed. The following overview summaries the environmental and social factors which have guided the design and access of the site. These have been related back to each of the seven key principles identified in Section 1.6 in order to demonstrate how we have sought to apply these principles

## **ENVIRONMENT**



### **Provide a balanced mix of housing**

- N/A



### **Create new walkable neighbourhoods**

- Existing Public Rights of Way will be retained and extended with new permissive routes. Where appropriate existing routes will be surfaced and signed in order to protect their landscape amenity and to maximise their use for both existing and proposed new residents.



### **Community facilities are to form the nuclei of new neighbourhoods**

- N/A



### **Connect and integrate Great Wilsey Park with Haverhill and the wider Countryside**

- Visual connection with Haverhill will be maintained as new development will be softened but not totally screened along Chalkstone Way.



### **A design which is landscape led from public park to private plot**

- The site's landscape character is to be respected and used as the basis of the Site's Green Infrastructure network.



### **Respect the existing character and fabric of the landscape**

- Existing landscape features such as trees and hedgerows are to be retained. The development is to be set back from heritage assets and /or these are to be buffered with new structural planting.
- The site's Green Infrastructure will create new greens and commons, maintain and increase the stock of hedgerow trees, maintain the extent, and improve the condition, of woodland cover with effective management and create new ponds within the landscape.



### **Build in sustainability from the outset**

- Maintain the site's existing framework of trees and hedges and extend this framework through the creation of new habitats, including additional woodland, wetland and meadow etc, in order to enhance the site's biodiversity potential.
- Create a new Sustainable Drainage System (SuDS) for surface water attenuation.



## **PLACE MAKING**



### **Provide a balanced mix of housing**

- Include some specialist housing for the elderly adjacent to one of the proposed community hubs



### **Create new walkable neighbourhoods**

- New local centres, including schools, local shops, employment opportunities and apartments will be sited to ensure that they lie within a 10 minute walk of new housing. These local centres or community hubs are to be well connected by footpath, cycle and by bus.



### **Community facilities are to form the nuclei of new neighbourhoods**

- Two new local centres or community hubs are proposed.



### **Connect and integrate Great Wilsey Park with Haverhill and the wider Countryside**

- New road links onto Haverhill Road and Chalkstone Way are to be created. Each of these new junctions will include pedestrian / cycle crossings.
- Existing Public Rights of Way are to be retained and extended.



### **A design which is landscape led from public park to private plot**

- A new Country Park will create a spine through the site culminating in a large area of parkland to the south of the site.



### **Respect the existing character and fabric of the landscape**

- The site's network of hedgerows, woodland blocks and watercourses / ditches will form the basis of the development's green infrastructure.
- Building density and heights will respect their wider context. Buildings closer to Haverhill and / or a proposed community hub will be of higher density and will include taller buildings whereas development to the north, east and south east will typically be lower and less dense.



### **Build in sustainability from the outset**

- A main road will link Haverhill Road and Chalkstone Way - this route will enable a dedicated bus link to enter and egress the site.
- Provide allotment gardens so that people may grow their own food.

## **PEOPLE**



### **Provide a balanced mix of housing**

- Ensure housing reflects local need with a higher percentage of two and three bedroom housing for young families.
- Provide a mix of house type with some linked terrace housing reflecting current demand within Haverhill as well as semi-detached and detached properties.
- Ensure all housing has access to a garden.



### **Create new walkable neighbourhoods**

- New schools, local shops and health care facilities are proposed within two new community hubs. These hubs are to be well connected to the site's Green Infrastructure and primary distributor road to ensure ease of access.
- All facilities lie within 800m / a ten minute walk from new housing.



### **Community facilities are to form the nuclei of new neighbourhoods**

- The facilities noted above will be clustered to form well defined local centres.
- New apartments will be included within each local centre.



### **Connect and integrate Great Wilsey Park with Haverhill and the wider Countryside**

- New road and bus access will ensure that local facilities will be accessible to all. Car parking will be included to the required standard to ensure that people travelling from further afield may use local facilities conveniently.
- Cycle parking will be included within local centres to promote non-car modes of travel.



### **A design which is landscape led from public park to private plot**

- N/A



### **Respect the existing character and fabric of the landscape**

- N/A



### **Build in sustainability from the outset**

- New facilities will be designed to ensure that they are energy efficient.



# SECTION 3

# POLICY

# National Policy

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## National Planning Policy Framework (NPPF)

3.3 The NPPF sets out the Government's planning policies for England to a scale appropriate for the provision of a framework within which local and neighbourhood plans can be developed that reflect the needs and priorities of their communities. Some of the 'themes' applicable to this Statement include:

- Where opportunity permits the inclusion of sustainable transport modes within development which seek to protect existing provisions and facilities. Priority should be given to pedestrian and cycle movement, with access to high quality public transport giving people a real choice about how they travel.
- Development should be located and designed to be safe and secure, with consideration given to the needs of people with disabilities. Street clutter and conflicts between road users, pedestrians and cyclists should be minimised wherever possible.
- To create sustainable, inclusive, mixed communities with a housing mix based on demographic and market trends, the community's needs and local demand.
- Environments should be safe and accessible. Legible routes and high quality public and open space encourage active use of public areas where crime and disorder and the fear of crime do not undermine the quality of life.

- Aim to achieve high quality inclusive design for buildings, public and private spaces, and the wider area that will function well for the lifetime of the development. A strong sense of place creates attractive places to live work and visit: scale, massing, density, height, layout, materials and landscape help relate development to the local area and respond to local character.
- To identify opportunities for the incorporation of low carbon or decentralised energy supply where viable.

3.4 The Framework contains the following policies, relevant to the design and access components of new development:

### *Section 4 Promoting Sustainable Transport*

*"Decisions should take account of whether:*

- *the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site...*
- *safe and suitable access to the site can be achieved for all people; and*
- *improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development."*

(NPPF para 32)

## National Planning Practice Guidance (NPPG)

3.5 Launched on line by the Department for Communities and Local Government (DCLG) on the 6th March 2014 the NPPG seeks to underpin the NPPF. The NPPG was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled when the online resource was launched.

3.6 As an online resource the NPPG is subject to regular updates, therefore at the time of writing this statement the following guidance relating to Design and Access is considered of relevance:

*“What is a Design and Access Statement?”*

*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...”*

(Paragraph: 029 Reference ID: 14-029-20140306 / 06 03 2014)

*“Why does good design matter?”*

*Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.*

*Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations...”*

(Paragraph: 001 Reference ID: 26-001-20140306 / 06 03 2014)

*“What does good design achieve?”*

*Good design should:*

- *ensure that development can deliver a wide range of planning objectives*
- *enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being*
- *address the need for different uses sympathetically.”*

(Paragraph: 002 Reference ID: 26-002-20140306 / 06 03 2014)

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*Development layouts where buildings and trees frame and enclose streets, higher visual prominence of pedestrians and shorter site lines may all be helpful in supporting road safety.”*

(Paragraph: 008 Reference ID: 26-008-20140306 / 06 03 2014)

*“Planning should promote a network of greenspaces (including parks) and public places*

*Development should promote public spaces and routes that are attractive, accessible, safe, uncluttered and work effectively for all users...*

*Public spaces should be designed with a purpose in mind, and wherever possible deliver a range of social and environmental goals... ...Space left over after development, without a function, is a wasted resource, can detract from a place’s sense of identity and can increase the likelihood of crime and anti-social behaviour occurring...*

*The benefit of greenspaces will be enhanced if they are integrated into a wider green network of walkways, cycleways, open spaces and natural and river corridors.”*

(Paragraph: 009 Reference ID: 26-009-20140306 / 06 03 2014)

*“Planning should address crime prevention  
Designing out crime and designing in community safety should be central to the planning and delivery of new development...”*

(Paragraph: 010 Reference ID: 26-010-20140306 / 06 03 2014)

*“Planning should promote access and inclusion*

*An inclusive environment is one that can be accessed and used by everyone. It recognises and accommodates differences in the way people use the built environment.*

*Good design can help to create buildings and places that are for everyone...*

*Inclusive design acknowledges diversity and difference and is more likely to be achieved when it is considered at every stage of the development process, from inception to completion.*

*Issues to consider include:*

- *proximity and links to public transport;*
- *parking spaces and setting down points in proximity to entrances;*
- *the positioning and visual contrast of street furniture and the design of approach routes to meet the needs of wheelchair users and people with visual impairments; and*
- *whether entrances to buildings are clearly identified, can be reached by a level or gently sloping approach and are well lit.”*

(Paragraph: 012 Reference ID: 26-012-20140306 / 06 03 2014)

*“Consider layout*

*This is how buildings, street blocks, routes and open spaces are positioned in an area and how they relate to each other. This provides the basic plan for development. Developments that endure have flexible layouts and design.*

*New development should look to respond appropriately to the existing layout of buildings, streets and spaces to ensure that adjacent buildings relate to each other, streets are connected, and spaces complement one another...*

*In general urban block layouts provide an efficient template with building fronts and entrances to public spaces and their more private backs to private spaces...*

*There should be a clear definition between public and private space. A buffer zone, such as a front garden, can successfully be used between public outdoor space and private internal space to support privacy and security.”*

**(Paragraph: 024 Reference ID: 26-024-20140306 / 06 03 2014)**

*“Consider form*

*Buildings can be formed in many ways, for example tall towers, individual stand alone units, long and low blocks, terraces. They can all be successful, or unsuccessful, depending on where they are placed, how they relate to their surroundings, their use and their architectural and design quality.*

*Similarly streets can take different forms. From wide motorways with few entrances and exits to narrow lanes with many buildings accessed directly from them. Care should be taken to design the right form for the right place...”*

**(Paragraph: 025 Reference ID: 26-025-20140306 / 06 03 2014)**

*“Consider scale*

*This relates both to the overall size and mass of individual buildings and spaces in relation to their surroundings, and to the scale of their parts...*

*The size of individual buildings and their elements should be carefully considered, as their design will affect the: overshadowing and overlooking of others; local character; skylines; and vistas and views. The scale of building elements should be both attractive and functional when viewed and used from neighbouring streets, gardens and parks.*

*The massing of development should contribute to creating distinctive skylines in cities, towns and villages, or to respecting existing skylines. Consideration needs to be given to roof space design within the wider context, with any adverse visual impact of rooftop servicing minimised.”*  
**(Paragraph: 026 Reference ID: 26-026-20140306 / 06 03 2014)**

# Local Policy

*“How can you ensure safe access and egress to and from the development?”*

*Where access and egress is important to the overall safety of the development, this should be discussed with the local planning authority and Environment Agency at the earliest stage, as this can affect the overall design of the development. Access considerations should include the voluntary and free movement of people during a ‘design flood’, as well as the potential for evacuation before a more extreme flood. Access and egress must be designed to be functional for changing circumstances over the lifetime of the development. Specifically:*

- Access routes should allow occupants to safely access and exit their dwellings in design flood conditions. Vehicular access to allow the emergency services to safely reach the development during design flood conditions will also normally be required.*
- Wherever possible, safe access routes should be provided that are located above design flood levels and avoiding flow paths...”*

(Paragraph: 039 Reference ID: 7-039-20140306 / 06 03 2014)

## St Edmundsbury Core Strategy (December 2010)

3.7 The Core Strategy was adopted on the 14th December 2010 and forms a part of the St Edmundsbury Local Development Framework (LDF). The Core Strategy sets out the Council’s vision for how the future growth of Bury St Edmunds, Haverhill and the Rural Areas will be managed and details the Council’s objectives and strategic policies to guide the sustainable distribution of new development across the borough. Of relevance to matters of design and access are the following :

### *Policy CS12 Haverhill Strategic Growth*

*“An Area Action Plan DPD will be prepared for Haverhill that will provide a coordinated spatial planning framework for the whole town including the release of larger, strategic, greenfield, sites.*

*...it will be necessary to release a larger, strategic greenfield site at Haverhill to deliver the development strategy of the Local Development Framework. Subject to other relevant policies, in particular CS2, the site will be released in a phased manner, having regard to the spatial strategy in Policy CS1, and the need to ensure that all essential infrastructure is in place before any development is occupied and that agreements are in place to deliver the desirable infrastructure required as a result of the development.*



## Haverhill Vision 2031 (2014)

- 3.8 The adopted Haverhill Vision 2031 provides a framework for managing continued growth in Haverhill for the next 20 years. Policy HV4 identifies Great Wilsey Park as a strategic growth site.
- 3.9 The concept statement attached as Appendix 6 to the Haverhill Vision 2031 details scope for around 2500 homes and a development that will:
- Maintain the identity and segregation of Keddington and Little Wratting;
  - Provide new high quality strategic public open space and recreation facilities;
  - Protect by appropriate means the scheduled ancient monument at Wilsey Farm;
  - Provide improved public transport, foot and cycle links to the town centre and other significant leisure, employment and service destinations;
  - Deliver additional education, community and leisure facilities to meet the needs of this development, located in a way that can achieve positive integration into the wider area;
  - Deliver around 2500 homes of mixed tenure and size, including affordable homes; and provide opportunities for B1 use class local employment.
  - Prevent the coalescence of development with Calford green, Keddington and little wratting;
  - Integrate development into the existing town;
- Provide walkable neighbourhoods with access to education, community, employment and leisure facilities; and
  - Minimise the impact of the development on the surrounding countryside.
- 3.10 Section 4.2 of the Haverhill Vision 2031 Document identifies nine key objectives in order to set the context within which the 'spatial vision' and policies contained within the Haverhill Vision 2031 document have been developed. These objectives are précised below:
- Objective 1: Meet housing need, including affordable homes and housing for the elderly, (an appropriate mix of house types).
  - Objective 2: Provide employment sites to meet the needs of existing and future businesses;
  - Objective 3: Ensure infrastructure requirements are meet in a timely fashion;
  - Objective 4: Meet the shopping, cultural and leisure needs of residents;
  - Objective 5: Ensure new development conserves and enhances the natural, built and historic environment, maintains local distinctiveness and improves access to green space including the countryside;
  - Objective 6: Reduce the need to travel by unsustainable means;
  - Objective 7: Support public transport, cycleway and footway improvements so long as these are sustainable and safe.

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*In addition to the sites identified above, favourable consideration will be given to the provision of local centre facilities in the vicinity of Chivers Road/Chimswell Way.”*

*Policy HV14: Allotments*

*“...Sites for the provision of additional allotments will be identified in Masterplans and Development Briefs.”*

*Policy HV18: Green Infrastructure in Haverhill*

*“In and around the town of Haverhill the integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced, which includes the creation of new habitats, through the implementation of the St Edmundsbury Green Infrastructure Strategy.*

*Opportunities to extend the coverage and connectivity of the strategic green infrastructure network should be undertaken in association with new development, where appropriate.*

*Green Infrastructure projects will:*

- a) Enhance the character of the Green Infrastructure Action Zones identified in the Green Infrastructure Strategy;...*
- d) Provide new community parkland/country park on the strategic growth area to the north east of the town, the areas for which will be determined at the concept and masterplan stage;*
- e) Connect multifunctional green infrastructure routes/corridors in the town to existing and future green spaces;*
- f) Make urban river corridor improvements to the Stour Brook Valley Green Corridor; and*
- g) Promote access to, and appreciation of, local history and heritage assets within the landscape as part of a multi-functional approach.*

*The council will work with its partners to develop the green infrastructure network and implement proposed network improvements including those set out in the Green Infrastructure Strategy. Planning permission for development that would harm the Green Infrastructure network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects.”*

## **Supplementary Planning Document for Open Space, Sport and Recreation Facilities (December 2012)**

- 3.15 Adopted in December 2012, this document outlines detailed guidance and provides a methodology concerning the provision, retention and maintenance of open space across the Borough.
- 3.16 This SPD is based on the FIT six Acre standard. Table 1 and Step 2 titled - 'What are the requirements for Open space, Sport and Recreation' illustrate that open space is to be calculated based on a multiplier of 2.4 people per household, multiplied by 24m<sup>2</sup> of open space per person.
- 3.17 In addition to open space quantum this SPD provides guidance on the access standards to different types of open space and the qualitative standards for open space, in terms of the 'priorities for improving existing open space and built facilities, and good practice in relation to the quality of new provision.'
- 3.18 Access standards are noted as follows:
- Parks and gardens - 800m (10 minute walk)
  - Natural and Semi-natural; greenspaces - 800m
  - Green corridors - 800m
  - Outdoor sports facilities - 800m
  - Amenity greenspaces - 1500m (20 minute walk)
  - Provision for children and young people - Junior provision 400m / Youth provision 1000m
  - Allotments, community gardens and urban farms - 1500m
  - Churchyards and cemeteries - 3000m (40 minute walk)

## **POLICY - EVALUATION**

### **Core Strategy and Haverhill Vision 2031**

- 3.19 In accordance with the relevant policies the design of Great Wilsey Park is to minimise the impact of development on the countryside, protect the schedule ancient monument at Great Wilsey Farm and maintain the identity and segregation of Keddington and Little Wrattling. Development will integrate with Haverhill, provide new high quality strategic public open space and recreation facilities, improve public transport, foot and cycle links, deliver 2500 homes in a mix of size and tenure, alongside opportunities for B1 employment and the provision of additional education, community and leisure facilities within new walkable neighbourhoods.

### **Great Wilsey Park Masterplan Document**

- 3.20 This Design and Access Statement fully accords with the parameters of the approved Masterplan.

### **Open Space SPD**

- 3.21 For 2500 units the open space requirement would equate to 14.4ha assuming all open space types are to be provided on site as opposed to off-site contributions.
- $2500 \times 2.4 = 6000 \times 24 = 144,000\text{m}^2 / 10,000 = 14.4\text{ha}$
  - In real terms the estimated population of the development is 6606 residents which would equate to 15.8ha of open space.

# SECTION 4 CONSULTATION



# Public Consultation

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- 4.5 With regards to public consultation, a total of 248 people responded to consultation via the website, by post and email and via comments forms posted at the exhibition events. Key issues identified during the public consultation can be summarised as follows:
- The A1307 and Bury Road will not be able to cope;
  - Chalkstone Way unsuitable for additional vehicles;
  - The development will need to widen Coupals Road;
  - The Wratting Road would need significant improvements and calming measures;
  - Off-road cycle paths would encourage safe sustainable travel into town;
  - Haverhill needs a railway;
  - The proposed exit from the Country Park is in a dangerous location;
  - Views both for and against a link road through the development to Coupals Road;
  - Need to consider public transport;
  - Haverhill Road access is too close to existing properties;
  - Include a safe way of crossing Coupals Road between the site and East Town Park;
  - New infrastructure such as schools, local centres etc, is needed early. Health facilities are considered essential;
  - There are not enough jobs in Haverhill to support new housing;
  - How will fire and police services cope;
  - A community church, community centre and allotments are needed;
  - A new recycling (tip) is needed;
  - Play areas are needed for young people. Other desirable facilities included an outdoor gym, fishing lake, pub / cafe, woodland trails, dog free areas, tennis courts etc;
  - Why do we need another golf course?;
  - Concerns regarding surface water runoff downstream in Sturmer;
  - Concerns regarding adequate sewage infrastructure;
  - Loss of wildlife and habitat;
  - Ensure Kedington is protected - is the proposed landscape buffer adequate?;
  - Concerns about the number and density of housing;
  - Ensure suitable mix of housing including housing for the elderly, affordable housing and self build housing. Ensure housing is not all the same;
  - Ensure there is sufficient car parking provided;
  - Ensure housing has adequate green space;
  - Concerns that the development boundaries are poorly defined; and
  - How will the site's greenspaces and SuDS be managed?
- 4.6 Two options were proposed for the Country Park to the south of the site. These included an informal natural / semi-natural green space comprising of woodland, meadows and wetland, or a smaller area of informal, natural / semi-natural greenspace alongside a new unlit golf driving range, cafe and practice pitch and putt golf course.
- 4.7 The public expressed views both for and against each option however the overriding view was that the County Park should not include any golf facilities but should remain an informal greenspace with biodiversity and public enjoyment at its heart.

# WELCOME

## GREAT WILSEY PARK

**North East Haverrill**

The site to the North East of Haverrill, known as Great Wilsey Park, is identified by St Edmundsbury Borough Council in its Core Strategy as capable of delivering a Sustainable Urban Extension. The site is a specific allocation in the adopted Haverrill Vision 2031 document.

A Concept Statement for the site has been produced by St Edmundsbury Borough Council as part of the Haverrill Vision. This outlines that the development will:

1. Maintain the identity and landscape of Kington and Little Winton
2. Provide new high quality strategic public open spaces and recreation facilities
3. Protect the Scheduled Ancient Monument at Great Wilsey Farm
4. Provide improved public transport, foot and cycle links to the town centre and urban fringe, employment and service destinations
5. Deliver additional education, community and leisure facilities to meet the needs of the new neighbourhood and positively integrate with the wider area
6. Deliver around 2,800 dwellings of mixed tenor and size, including buildable and affordable homes
7. Provide opportunities for local employment (B1 use class)

The site will be accessed via Haverrill Road and Chalkstone Way.

As part of the North West Haverrill development (previously a new link road to be delivered from a A142 Haverrill Road round the northwest of the town to the A1302 Winstead Road).




**The Planning Process**

Hutton Land Management Ltd, Commercial Estates Group and the developers are preparing a planning submission supporting applications based on the Concept Statement, in cooperation with St Edmundsbury Borough Council.

The masterplan will detail the infrastructure provision, transport, environmental protection and management which will be delivered alongside the houses, employment spaces and facilities.


The planning application will provide additional technical information regarding how the actions will come forward.

# CONSULTATION

## GREAT WILSEY PARK

**The Consultation Process**

The diagram below explains the consultation process which has been undertaken by St Edmundsbury Borough Council since 2017. This has included stakeholder workshops and public consultations at each stage of the process. The developers and landowner are now reviewing, on the Masterplan and following planning application for Great Wilsey Park.



**Stakeholder Engagement**

Meetings have been held over the last few months with:

- Haverrill Town Council
- Kington Parish Council
- Little Winton Parish
- Sturmer Parish Council
- St Edmundsbury Council and St Edmundsbury Borough Council
- Neighbourhood Council of Chalkstone
- Local citizens' groups and the Climate Change Steering Group
- Sturmer Ward Residents
- Friends of Great Wilsey Park
- Haverrill Football Club
- Haverrill Golf Club
- Local resident representatives from Haverrill and Catford Green

**Key Findings**

THREAT	COMMENTS	HOW COMMENTS HAVE BEEN REFLECTED IN THE EMERGING MASTERPLAN
Planning	<ul style="list-style-type: none"> <li>Full site - include executive, family allocation and homes for the elderly</li> <li>Open greenfield site is important</li> </ul>	The proposals contain a full mix and can be seen within the masterplan.
Transport	<ul style="list-style-type: none"> <li>No access from Cougars Lane</li> <li>Public transport improvements</li> <li>New retail road</li> <li>Retention of bus route and cycleway</li> </ul>	<ul style="list-style-type: none"> <li>Site through access to new pavement from Cougars Road. Access to a small car park for users of the Country Park will be possible</li> <li>Access to the site is from Haverrill Road and Chalkstone Way. A bus service will be provided on all or part of the primary route.</li> <li>The North West Road Road will be retained as part of the adjacent development to the west of Great Wilsey Park.</li> </ul>
Connectivity	<ul style="list-style-type: none"> <li>Health Centre provision</li> <li>Local shops and facilities within walking distance of Chalkstone Way and new residents</li> <li>Social opportunities nearby</li> </ul>	<ul style="list-style-type: none"> <li>Two local centres will be provided as part of the development and both will include primary schools, convenience shopping and other local services.</li> <li>Existing public rights of way will be retained and enhanced with new walking, storage and seating. New routes will also be provided.</li> </ul>
Employment	<ul style="list-style-type: none"> <li>Need to create new local jobs</li> <li>Need to keep the local economy</li> <li>Detail the high street</li> </ul>	<ul style="list-style-type: none"> <li>Around 870 new jobs will be created in the healthcare facility, schools, local shops and business spaces on the site.</li> <li>Five residents will help boost the town centre bringing in £40 million per annum of new spend into the local economy.</li> </ul>
Drainage	<ul style="list-style-type: none"> <li>Flooding in Sturmer</li> <li>Severe weather impact</li> </ul>	The existing 4ft tully to the River Stour that flows through the site will be protected and enhanced. A sustainable drainage system will be incorporated into the scheme to ensure that surface water run-off is dealt with effectively.
Environment	<ul style="list-style-type: none"> <li>Country Park</li> <li>River Planning</li> <li>River - existing trees/hedges/ open spaces</li> <li>No development past edge line in order to protect</li> <li>Green and wood as a landscape recreation corridor</li> </ul>	High quality green infrastructure is essential to Great Wilsey Park. The existing landscape of woodlands, hedgerows and trees will be enhanced with new woodland trees and hedgerow planting. Community allotments will also be provided along with areas of parkland, recreation grassland and vertical habitats.

# OUR MASTERPLAN

## GREAT WILSEY PARK



**Green Infrastructure**

The landscape strategy will:

- Define Green Infrastructure into the heart of the development. A new 'Green Spine' / Country Park forms a backbone through the development and provides links between Haverrill Road and Cougars Road, social space and appropriate habitat creation.
- Provide a range of open spaces (soft and hard) for informal recreation.
- Retain and extend existing Public Rights of Way.
- Setback and screen the development.
- Provide tree-lined roads along primary routes and traditional open spaces, small greens and public squares.
- Provide attractive entrances to Haverrill Road and Chalkstone Way.
- Provide space for children's play areas in safe, accessible and engaging for all ages.
- Provide allotment plots.
- Create areas of new native woodland, meadow grassland, ponds and wetlands.

**Drainage**

The existing tully of the River Stour that flows through the site will be protected and enhanced with riparian corridors and additional riparian habitat.

Surface water will not be permitted to flow directly into the watercourse and must first be attenuated and its outflow regulated in a discharge structure with the Environment Agency. As a consequence a Sustainable Drainage System (SuDS) is proposed. This system will comprise of a series of attenuation basins, disconnected by meadows. Above all, SuDS will be designed to sit unobtrusively within the landscape and will feature wetland areas for habitat creation and biodiversity enhancement.

The site's existing hedgerow network will form the basis of new linear green corridors along which new avenues may be created.

**Ecology**

Existing hedgerows, hedgerows trees, ancient woodlands and all the watercourse will where possible be protected and enhanced through active management alongside additional planting and habitat creation. The development needs to balance site wide bio-diversity enhancements with public access and enjoyment of local habitats.

**Landscaping and environmental management plan will be required to ensure the long-term management of habitats is fully considered.**

**Trees**

Where practicable existing trees across the site will be retained within the site's Green Infrastructure and will be complemented by additional new planting.

*An Arden tree planting scheme for the site will be a key element of the site's Green Infrastructure.*

# GREEN INFRASTRUCTURE

## GREAT WILSEY PARK

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# SECTION 5 DESIGN



# Design Principles

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## **Provide a balanced mix of housing**

- 5.4 Great Wilsey Park will deliver a high quality mix of housing, offering one to five bedroom properties, comprising of a range of house types from terraced accommodation, semi-detached and detached properties. Great Wilsey Park will also deliver a proportion of apartments and specialist housing for the elderly.

## **Create new walkable neighbourhoods**

- 5.5 All new housing will fall within 800m or a 10 minute walk of either proposed or existing local facilities. Great Wilsey Park will seek to establish three distinct new neighbourhoods. Two of these neighbourhoods will be centred around two new local centres or community hubs within the development, and will be linked to these hubs via footpaths and cycleways. The third neighbourhood will be sited between the two new local centres and in walkable distance of an existing local centre on Strasbourg Square to the south west of the site.

## **Community facilities shall form the nuclei of new neighbourhoods**

- 5.6 Two new local centres are proposed within the development. Each shall comprise a primary school, local shops in Use Classes A1, 2, 3, 4 and 5 and community uses in Use Classes D1 and 2. The larger of the two local centres to the north of the site is to also include a health centre and B1 office floorspace.

## **A design which is landscape led from public park to private plot**

- 5.7 The layout of Great Wilsey Park has been 'landscape led', ensuring that access to quality green spaces which interconnects through the development is a priority. Public green spaces include biodiverse parks, green corridors, play spaces for all age groups, habitat creation and new communal gardens and allotments.
- 5.8 At the plot level all terraced, semi-detached and detached housing is to include a private rear garden. Front gardens will vary in size depending upon their location however in less formal areas front gardens will be included wherever possible. The local centres, including the school grounds, shopping areas, health centre etc will be well landscaped to create attractive spaces within which to work, meet and play.
- 5.9 Streets are to be designed to be pedestrian friendly and will be animated with street trees and furniture. The development will be populated with attractive new housing which will frame views and wrap around corners in order to effectively define public versus private spaces.

## **Respect the existing character and fabric of the landscape**

- 5.10 Great Wilsey Park has been designed to sit sensitively within the existing landscape. Existing woodland, hedgerows, ditches, watercourses etc. are to be retained wherever practicable and used as the basis of the site's Green Infrastructure. Housing densities are to reflect those within the wider area and buildings will be designed to respect the site's context by utilising materials and architectural detailing consistent with the local vernacular.



# Design Evolution

## Design Evolution

5.13 The development proposals have evolved through an iterative process, informed by extensive surveys, desk based research and through consultations with the public, various stakeholders and St Edmundsbury Borough Council. This process seeks to minimise any adverse environmental impacts whilst maximising economic, social and sustainability benefits. The following text and plans illustrate the scheme's evolution:



Original Concept Diagram for North East Haverhill within Haverhill Vision 2031



Initial Concept for Great Wilsey Park



Design Evolution

- A** Access onto Haverhill Road established.
- B** Access onto Chalkstone Way established. Initial plans included a third local centre adjacent to this access.
- C** Initial access options between the development and Coupals Road.
- D** Nucleated local centre established close to Haverhill Road.
- E** Community facilities established to the centre of the site although these are not clustered.
- F** Third local centre removed due to competition fears with Strasbourg Square.
- G** Potential third access to Coupals Road removed.
- H** Community facilities to the centre of the site nucleated and rationalised.

# The Proposed Scheme

## Parameters Plan and Illustrative Masterplan

- 5.14 The development proposals are illustrated by the Parameters Plan (Figure 24, page 86) which identifies the amount of built development, and the distribution of land uses.
- 5.15 In accordance with DCLG publication “Guidance on Local Information Requirements and Validation” (2010) an Illustrative Masterplan (Figure 25, page 87), has also been prepared, the purpose of which is to demonstrate the general design principles that could be adopted for the new residential development, and how the proposed development could be laid out within the parameters illustrated on the Development Masterplan.
- 5.16 The Illustrative Masterplan indicates the principles of urban structure and urban grain, i.e. the framework and the layout of streets and routes, the location, arrangement and design of the development blocks, plot arrangement, and green infrastructure. The plan provides an approximate location of buildings across the site, and how the built form could relate to the streets/ public realm.

## Quantum of Development and Mix of uses

- 5.17 The outline planning application covers a total area of 168.34 hectares / 415.97 acres (including land to be gifted to the Samuel Ward Academy).
- 5.18 In summary the amount of development proposed within Great Wilsey Park is up to 2500 dwellings on 76.25ha, with a mix of dwelling types from one bed apartments to two to five bedroom houses, with up to 30% being affordable.
- 5.19 Alongside new housing, the proposed development includes the following:
- Community Hub North - comprising of a new two form entry (2FE), primary school on 2.2ha, up to 1,225 sq.m in Use Classes A1, 2, 3, 4, 5, D1 and 2, and up to 5600 sq.m of Use Classes B1 and D1 and 2 of which between 450 - 2000 sq.m will be for a D1 health care centre.
  - Community Hub Central - comprising of a 1FE primary school on 1.5ha and up to 1,225 sq.m in Use Classes A1, 2, 3, 4, 5, D1 and 2.
  - Two new community allotment gardens totalling 1.5ha
  - Green Infrastructure totalling 80.19ha, including public open space, equipped children’s play area, a Sustainable Drainage System (SuDS), proposed tree, hedge and shrub planting, meadow creation, wetland and footpaths and cycleways.
- 5.20 At this stage, the final mix of market and affordable homes has not been fixed. The final mix will be the subject of further discussion with the Local Authority and will therefore be the subject of a reserved matters application. The form and layout of the proposed development will reflect the principles established in this Design and Access Statement.
- 5.21 The proposed development will comprise a variety of dwelling types from detached and semi-detached housing to small groups of terrace accommodation, apartments and cottages. The main objective is for the development to offer a range of accommodation with a choice of houses to provide for single occupancy and family accommodation. This will foster a wide demographic and a mixed community.

# Parameters




















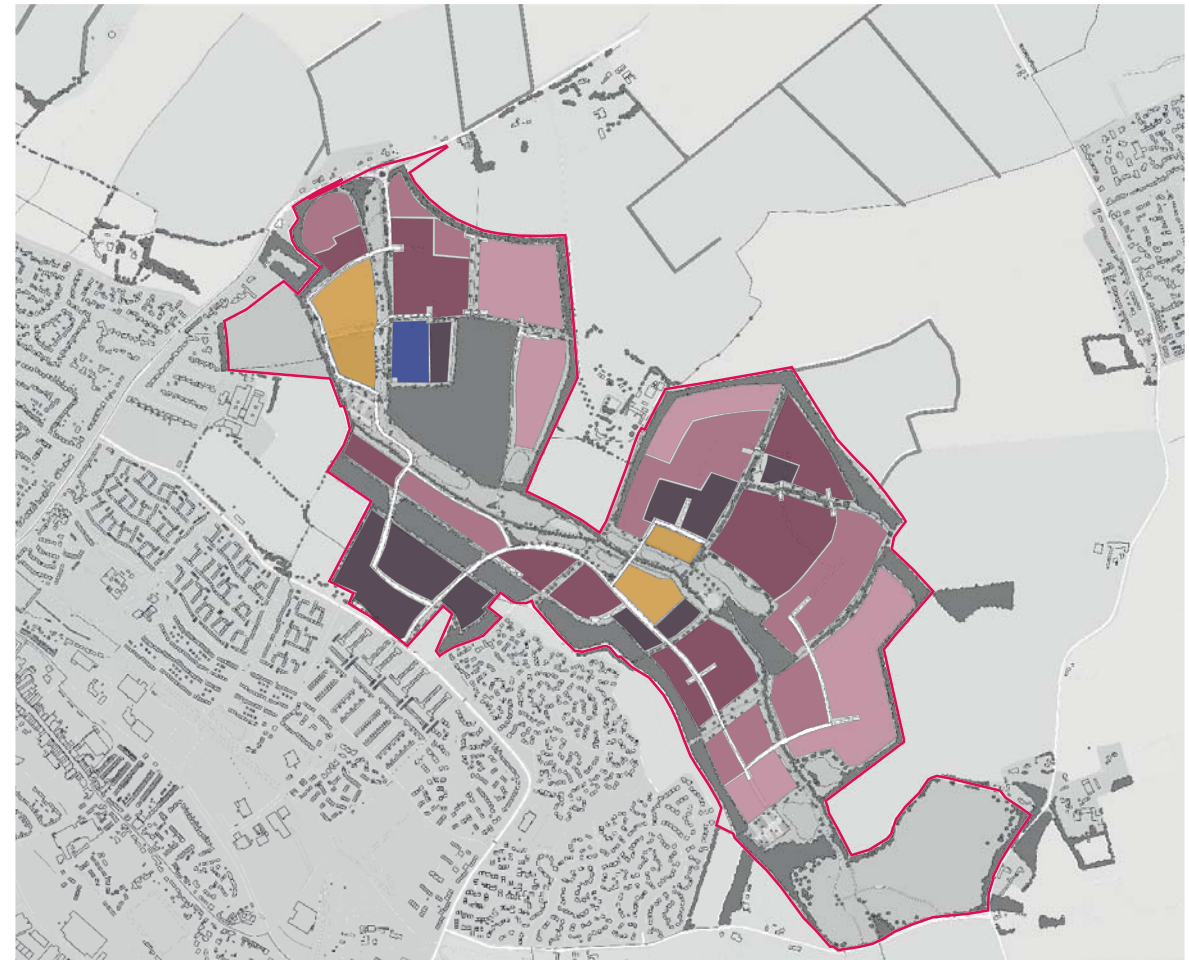
-  Application Boundary - Total Area 168.34Ha.
-  A Residential Development Use Class C3 - Total Area 74.75Ha.
-  A Proposed Extra Care Residential Use Class C2 - Total Area 1.5Ha.
- Total Residential = 2500 units at an average density of 32.7 dph.**
-  B Proposed Schools - Total Area 3.7Ha (comprising of a 2FE School 2.2Ha and a 1FE School 1.5Ha).
-  C Mixed-use Local Centre - Total Area 0.6Ha - comprising:
  - i. Up to 1,225sqm – Use Classes A1/2/3/4/5 and D1/2;
  - ii. Residential units (included within the 2,500 units above).
-  D Mixed-use Local Centre - Total Area 1.3Ha - comprising:
  - i. Up to 1,225sqm – Use Classes A1/2/3/4/5 and D1/2;
  - ii. Residential units (included within the 2,500 units above);
  - iii. Up to 5,600sqm of uses comprising B1 and D1/2 (of which between 450-2,000sqm will be for D1 healthcare uses and up to 3,000sqm will be B1 uses).
-  E Proposed Community Allotment Gardens - Total Area = 1.5Ha (comprising 1 plot of 0.6Ha and another at 0.9Ha).
-  Land for potential expansion of Samuel Ward Academy - Total Area 4.8Ha.
-  Proposed Green Infrastructure, includes Public Open Space, Equipped Children's Play Areas, Sustainable Drainage (SuDS), Proposed Tree, Hedge and Shrub Planting, Meadow Creation, Wetland, Permissive Paths and Cycleways. - Total Area = 80.19Ha.
-  Existing Woodland Planting to be Retained and Brought Under Management.
-  Proposed Structural Woodland Planting.
-  Existing Hedgerows Retained and Enhanced with Additional Planting.
-  Proposed Primary Access from Haverhill Road Via a Proposed New Roundabout.
-  Proposed Secondary Access from Chalkstone Way Via a Proposed New Signalised Junction.
-  Indicative Route for Primary Road Infrastructure - Exact Routing of Internal Infrastructure Subject to Agreement.
-  Existing Public Rights of Way Retained Along Their Original Alignment and Enhanced with New Surfacing and Signage.
-  Indicative location for proposed Country Park car park

 Figure 24:  
**DEVELOPMENT PARAMETERS**

## Density

- 5.24 Typically housing density helps to determine the character of the streets, the design of the development blocks and the types of houses. An appropriate density level, given the surrounding urban edge, is thought to equate to an average net density of between 30-35dph.
- 5.25 Density across the proposed development will vary with lower densities to the north, east and south east opposite open space and / or adjacent to the site's periphery. Higher densities will be located to the south adjacent to Haverhill, and surrounding the two proposed community hubs.
- 5.26 Lower density areas will typically comprise detached and semi-detached housing with front and rear gardens arranged to either front the street or within informal clusters around a shared surfaced square or street.
- 5.27 Higher density areas will typically front the street and include more linked properties including some modern terraced housing and apartments.



**N** Figure 26:  
**DEVELOPMENT DENSITIES**

5.33 Buildings will be designed to have a variation in their height from ground to ridge or eaves, and the arrangement of buildings within a plot will seek to ensure subtle changes in height create a varied roof line across the proposed development. A high percentage of buildings will include chimney pots whether functional or decorative which will increase building heights marginally but will also add significantly to ensuring a varied roof line is developed.

## Character

5.34 In order to establish an attractive, engaging, diverse and legible environment the design of Great Wilsey Park proposes to subdivide the development into seven distinct character areas. These are illustrated on Figure 27 and listed below:

- Great Wilsey Meadows - North
- Great Wilsey Meadows - East
- The Spine
- Chalkstone Fields
- Mary Cole's View - North
- Mary Cole's View - Central
- Mary Cole's View - East

5.35 The boundaries between areas of differing character are rarely definitive and as such one character area tends to blend with the next. This is particularly true as a common palette of materials, architectural styles and detailing will be utilised to tie different areas together, and promote a sense of unity across the site. This common palette of materials and detailing etc, used to develop site unity will be balanced with the need for variety to create visual interest, aid site legibility, i.e. enabling people to quickly identify where they are and to avoid monotonous, bland environments.

5.36 Often subtle changes such as road widths, a greater number of linked or detached properties and variations in tree species can result in areas of different character. For each area a short description and a summary of its key characteristics is provided.

### Great Wilsey Meadows - East

- Predominantly two storey housing.
- Density range of between 20 to 25dph.
- Housing largely arranged to form perimeter blocks.
- Housing typically semi - detached with a higher proportion of detached accommodation around an informal street layout.
- Opportunities for self build housing.
- Limited use of white render, particularly adjacent to the site boundary.
- Modest public front gardens (average 3m) defined by hedgerows and low fencing.
- Street trees along the Estate Road and Side Roads to include oak, red oak and birch species.
- Green spaces may include a high percentage of woodland and evergreen species, particularly alongside Great Field Plantation.

### The Spine

- Predominantly two to two and a half storey housing with a higher percentage of two and a half storey accommodation including dormer style windows.
- Density range of between 25 to 35dph.
- Housing largely arranged to form perimeter blocks around a regular street layout.
- Housing typically semi - detached and detached.
- Modest public front gardens (average 3m) defined by hedgerows and low fencing.
- Street trees along the Estate Road and Side Roads to include oak, lime species and Dawn Redwood (where space allows).

### Chalkstone Fields

- Predominantly two storey housing.
- Density range of between 35 to 40dph.
- Housing largely arranged to form perimeter blocks.
- Housing typically semi - detached with a higher proportion of linked buildings and terraced accommodation round a regular street layout.
- Small public front gardens (2m average) defined by low fencing and walling.
- Street trees along the Estate Road and Side Roads to include oak, red oak and lime species (on approach to Chalkstone Way)
- Green spaces may include fruiting trees such as plum, weeping pear and walnut.

### Mary Cole's View - North

- Predominantly two to two and a half storey housing with a greater proportion of 2 storey housing towards the site's periphery.
- Density range of between 20 to 40dph.
- Housing largely arranged to form perimeter blocks around an informal street layout.
- Housing typically semi - detached with a higher proportion of detached buildings.
- Modest public front gardens (3m average) defined by hedgerows and low walling.
- Street trees along the Estate Road and Side Roads to include oak, lime and maple species.
- Green spaces may include, wild rose, bosques of birch and chestnut varieties.

## The Community Hubs / Local Centres

- 5.37 Two local centres are proposed, one serving the Great Wilsey Meadows neighbourhood, and one serving the Mary Cole's View neighbourhood. An existing local centre on Strasbourg Square lies within 800m of the Chalkstone Fields neighbourhood and as such additional facilities within this neighbourhood are not planned so as to avoid competition.
- 5.38 Each of the proposed local centres links with a new primary school thereby creating a 'Community Hub' at the heart of each neighbourhood.
- 5.39 The positioning of these centres is crucial to ensure that as far as practicable all parts of the proposed development fall within 400m / five mins walk, or at least within 800m / ten mins walk of these facilities.
- 5.40 Key Principle for the local centres are as follows:
- establish a compatible mix of uses;
  - promote activity, a 'live' frontage with active surveillance throughout the day and night;
  - ensure new buildings clearly define the street and any areas of public realm in order to create diversity and interest;
  - ensure that each local centre is linked to the proposed development's 'Green Spine' and that each relates well to the Country Park rather than backing onto this key public open space; and
  - ensure good circulation and access for all, with a pedestrian-friendly environment and adequate parking and public transport provision.
- Community Hub North
- 5.41 This local centre totals 1.3ha and includes buildings in A1, 2, 3, 4, 5, D1 and 2 and B1 Use Classes. The total floorspace to be provided is up to 6825 sq.m
- 5.42 In response to consultation, a new healthcare centre is proposed. The proposed health centre is to sit at one end of the local centre with a new primary school at the other in order to anchor the site between the Estate Road and Country Park. These uses will frame and define an open paved square which in turn provides a sense of arrival to the local centre.
- 5.43 Between the health centre and school, new retail and employment buildings are proposed. Buildings are to be arranged informally in order to frame car parking and open space. This informal arrangement seeks to reflect the site's semi rural context.
- 5.44 The health centre is planned to comprise a single building with a gross internal area of between 450 - 2000 sq.m constructed to a maximum height of three storeys (12m) and arranged to include private parking for staff and patients.
- 5.45 A contemporary new 2FE Primary School (2.2ha) is proposed to the north of the local centre, with playing fields and play space arranged to adjoin the Country Park. Gated access between the school and Country Park may be provided so that children may gain direct car free access to wider open space.
- 5.46 The pitches are to be arranged so that these may be made available to the wider public and / or organised public groups and teams out of school hours.

# Layout

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## Development Blocks

- 5.54 There are no definitive best practice dimensions for development block size or form. For the most part, development blocks will be arranged to ensure public frontages and secure private rear gardens.
- 5.55 The arrangement of buildings within development blocks is defined largely by their plan form, height and scale. To maintain good legibility and permeability the block arrangement will be subdivided by a choice of interconnecting streets and pathways. This will create a human scale and finer pedestrian grain to the development.
- 5.56 Best practice advocates that a mix of both wide and narrow frontage plan forms should be used. Wide frontage buildings will allow for a greater opportunity of variation along the street, whilst a narrow frontage approach will establish a run of linked dwellings and continuous frontages.

## Corner Plot Arrangements

- 5.57 How streets interconnect or development blocks change direction are critical components of 'the place'. Best practice examples follow the principle of a continuous built frontage and/or focal building or space 'wrapping' around a corner. This provides a positive definition to the street and avoids 'weak' ill-defined edges. In addition, this provides opportunities for landmark buildings that terminate or help frame views along the street.

## Landmark Features

- 5.58 Landmark features or points of focus allow users to orientate themselves, creating an easily navigable and distinctive environment. Appropriate features or points of focus include public squares, pocket parks, prominent buildings, street trees, public art, and smaller items such as street furniture.
- 5.59 The use of landmarks such as a building projecting onto the street, or a gable end facing onto the street in an otherwise straight line of buildings will provide identity within the layout.
- 5.60 Other distinctions will be achieved by the careful use of building height and mass. Taller two and a half to three storey buildings, if well located, can add prominence within a street of two storey buildings. The subtle use of materials and colour will also achieve this effect.
- 5.61 Streets that lead to landmarks will be a key design principle. Given the site's wider context, streets will be laid out in a distorted grid with landmarks at key intersections of blocks as well as building groups.



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## Street Frontage

- 5.67 To define the boundaries between private and public spaces, all dwellings will have some form of private frontage. These will tend to be small along the 'Estate Roads', approximately two metres in depth, whilst in 'Side Streets', and 'the Lanes' there will be the opportunity for increased frontages.
- 5.68 It is important that frontages are not excessive and that buildings still relate and interact with the public realm. In general, the use of smaller private frontages with larger rear gardens should be the predominate theme along the main routes and around public spaces, with larger front gardens used to define corners or vistas along 'Side Streets' and within shared surfaced areas.
- 5.69 Frontages will be defined by the use of consistent boundary treatments, which reflect the character area within which they fall (see Section 5.34). All building frontages will be kept clear by the provision of bin storage to the side or rear of plots.

## Appearance of Development

- 5.70 Given that the proposed development is located on the edge of Haverhill, and as such should reflect elements of local distinctiveness from its immediate context, it will instead seek to avoid a pastiche of existing styles and will instead take cues from the surrounding vernacular and deliver modern new neighbourhoods which are distinctive in their own right.
- 5.71 The existing townscape on the edge of Haverhill as described in Section 2.63 has a varied composition with buildings of different styles, size and tenure. The common building materials are buff, red and red-multi brick, with occasional white render and dark weatherboarding. Roofs tend to comprise pantile in brown and red. Fenestration is typically uPVC predominantly finished in white.
- 5.72 Road layout tends to follow a meandering or distorted grid with some cul-de-sacs and internal courts. Housing frontages tend to be poorly defined.
- 5.73 The proposed development will seek to reflect its context through the use of a similar materials palette and through the use of a distorted grid. A modern take on cul-de-sac's is proposed. This will take the form of no-through shared surface streets and squares, termed 'The Lanes'.
- 5.74 It is anticipated that the final composition of building detail and material will be the subject of reserved matters applications in due course.

Great Wilsey Park will seek to avoid a pastiche of existing styles and will instead take cues from the surrounding vernacular and deliver modern new neighbourhoods which are distinctive in their own right.



# Green Infrastructure

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- 5.78 The rational is to establish an attractive, safe and enduring landscape that will provide a rich and diverse setting for new development, maximising bio-diversity and public amenity whilst protecting the inherent qualities of the existing landscape.
- 5.79 The landscape strategy for the site seeks to:
- Deliver Green Infrastructure into the heart of the proposed development;
  - Provide accessible green space for both proposed new residents as well as existing people and in doing so help to meet the objectives of the St Edmundsbury Green Infrastructure Strategy;
  - Provide a range of open space (size and type) for informal recreation, gathering and quiet contemplation;
  - Retain and extend existing Public Rights of Way diversifying routes east to west and north to south;
  - Soften and screen views into the site from Little Wratting and Calford Green;
  - Provide attractive entrances to the site;
  - Provide space for children's play which is safe, accessible and engaging;
  - Provide allotment plots for residents and the wider community, helping to boost community interaction and promote more sustainable ways of living;
  - Deliver SuDS that integrates with the wider landscape and provides natural drainage, new marginal wetland and pond habitat and improvements to water quality;
  - Where practicable, planting will be based on local species and will adopt forestry methods to ensure rapid establishment; and
  - Diversify site wide habitat through the creation of areas of new native woodland, meadow grassland, ponds and wetlands.
- 5.80 Integral to the scheme is a broad network of public open spaces, including 'Greenways', linear parks, structural landscape, a meadow mosaic and habitat areas (80.19ha). This equates to circa 47.6% of the total site area. These areas combine to create a robust Green Infrastructure which builds upon the Site's existing natural assets and offers betterment in terms of bio-diversity enhancement, public amenity and flood storage.
- 5.81 Public open space will include formal footpaths, areas of amenity mown grass and species rich flowering meadow grassland. These spaces will provide space for informal recreational activities and children's play alongside additional habitat to enhance site wide biodiversity.
- 5.82 The proposed development seeks to extend and enhance existing hedgerows, trees and woodland blocks with new native broadleaved tree, shrub and hedgerow planting. Proposed new habitat areas include the creation of woodland understorey and transitional edge planting that blend into meadow grassland, along with habitat ponds and wetland areas. This diverse mosaic of habitats will bring both biodiversity and public amenity benefits to the wider area. All existing vegetation to be retained within the development area will be fully protected during construction by the guidance set out in BS 5837: 'Trees in Relation to Construction'.

# The Country Park

- 5.83 Great Wilsey Park offers a significant opportunity to create a new linear Country Park, creating a 'Green Spine' through the centre of the site. This green space will link Haverhill Road in the north with Coupals Road in the south.
- 5.84 The Country Park will comprise a series of interlinked green spaces of varying width and character in order to establish a diverse and engaging environment which balances public access and enjoyment with biodiversity enhancement.
- 5.85 The site's existing woodland blocks, watercourse and hedgerow network will form the basis of the Country Park. Development will be set back from this green space, with trees, hedgerows and woodland used to define the spine in place of built frontage wherever possible.
- 5.86 Key governing the design of the 'Green Spine' are as follows:
- the Country Park will be crossed by as few vehicular routes as practicable. Where crossings are necessary these will be designed to promote pedestrian / cyclist priority;
  - a continuous pedestrian / cycle link is to be provided along the length of the Country Park, linking to each local centre and the allotments;
  - an interlinked mosaic of habitats from clipped amenity grassland through to meadows, wetland, woodland and parkland trees will be created; and
  - the Country Park will accommodate a variety of different play spaces, allotments and orchard trees.
  - the Country Park will be managed to maximise its biodiversity potential.



## Green Spine South -

To the south of the site the 'Green Spine' opens out into a large Country Park comprising of a mosaic of meadow grassland, scrub, wetland (either side of the River Stour tributary), woodland and specimen field trees. Other areas will be left to naturally regenerate.

A circular surfaced footpath will provide opportunities for walking and cycling. This route will also connect into the wider Public Footpath Network to the south west and to the north east. In addition informal grass paths will be cut through the meadow for wider access across the area.

Adjacent the pathways a number of picnic tables are proposed. These are to be sited away from existing residents in Calford Green to prevent any nuisance or loss of privacy.

A small dedicated gravelled car park accessed off Coupals Road will provide access to the park by car.



## The 'Greenways'

- 5.87 Passing through each neighbourhood, both north to south and east to west an interconnected network of linear greenspaces provide access to open space for both existing and proposed new residents.
- 5.88 Incorporating the site's existing hedgerows and ditches as the basis of their framework the Greenways comprise corridors ranging from 15-25m in width. Greenways routed north to south tend to connect into the development's 'Green Spine'.
- 5.89 Greenways provide car free pedestrian and cyclist circulation, important wildlife corridors and linear spaces along which swales and ditches may be routed for surface water drainage. They also provide space for equipped children's play spaces and important space for informal recreation space.
- 5.90 Greenways have the potential where space permits for more formal sports and leisure provision in the form of tennis courts, pétanque courts, bowling greens, outdoor gym equipment and trim trails etc.
- 5.91 Greenways include the provision of new specimen trees, small woodland groups, hedgerow planting, amenity grassland and conservation meadow seeding. Larger spaces may provide an opportunity to plant larger trees such as oak and chestnut. Over time as they mature, these trees will act as landmark features, and the detailed design will consider using Greenway trees to help create potential views and vistas within the layout.
- 5.92 Greenways will include a number of logical and direct connections to the streets and development blocks. This will help enhance accessibility and provide seamless movement routes throughout the proposed development. Buildings will face and survey the Greenways to provide active surveillance and encourage their safe use.
- 5.93 In addition both existing and proposed hedge planting will be actively managed to an appropriate height to ensure good surveillance. In certain areas where space is available and depending upon the detailed housing layout, there will be scope for some hedgerows to grow tall and wide, to encourage habitat diversity.

Figure 33:  
**A TYPICAL GREENWAY**



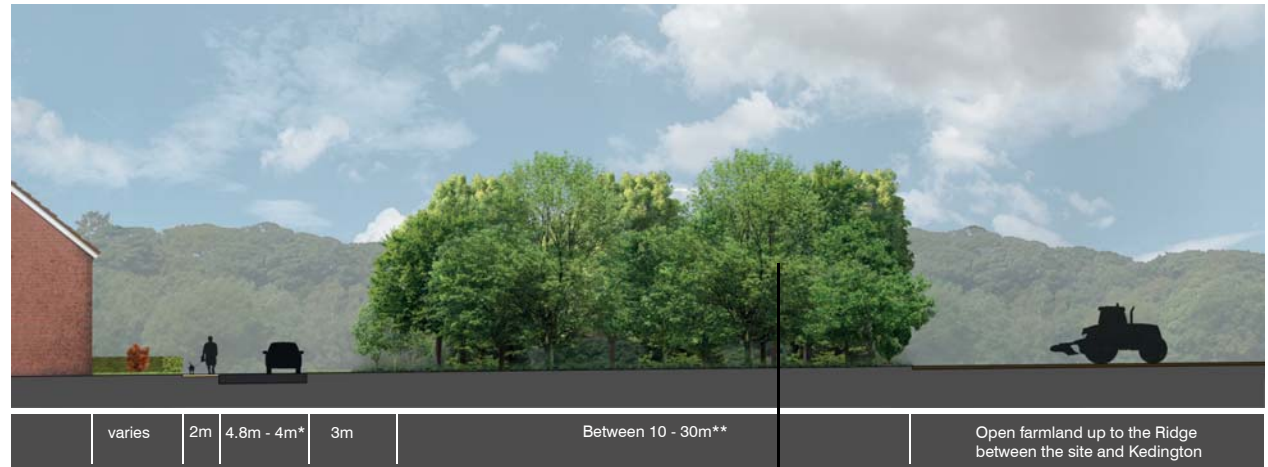
Greenways are to include equipped children's play space

Road crossings to be carefully designed.

## Structural Landscape Planting

- 5.94 Structural landscape is defined as a matrix of amenity and conservation grassland, new hedgerows, individual trees, wetland area and native woodland planting. The structural landscape areas around the periphery of the development, and in particular to the north between the development and Little Wratting and to the south east between the development and Calford Green, provide screening. Other structural landscape areas seek to soften and frame views, extend green corridors and strengthen habitat links.
- 5.95 Structural landscape planting will comprise of native species found locally to the site.
- 5.96 Wherever practicable structural landscape planting will be implemented in advance of built development in order to help integrate the proposed development into the wider landscape and screen sensitive views as soon as possible.

Figure 35:  
**STRUCTURAL LANDSCAPE PLANTING**



- \* The carriageway may vary significantly. The widths quoted above are a minimum. 4m for private roads and 4.8m for adopted roads.
- \*\* Planting width varies dependent upon location.

Planting provides structure, screening and wildlife corridors

## Allotments

- 5.100 Great Wilsey Park will make provision for new allotment plots with associated car parking, mains water supply and secure tool storage (1.5ha).
- 5.101 Allotments are intended for the benefit of residents and the wider community, helping to integrate the proposed development into the social fabric of the wider area. Great Wilsey Park will deliver approximately 90 - 100 new allotment plots across two allotment gardens.
- 5.102 The first set of plots is to comprise 0.6ha, located within the northern community hub, between the Great Wilsey Meadows and the Chalkstone Fields neighbourhoods and is to be accessed directly off the primary distributor or 'Estate Road'. In this location allotments form an integral part of the site's Green Infrastructure and are located within a short distance of existing residents off Chalkstone Way.
- 5.103 The second set of plots is to comprise 0.9ha, located to the south east of the development, between proposed residential development and the Country Park further to the south east. In this location the allotments provide a transition between urban and rural areas and offer a more rural character and / or experience for allotment holders than those located further to the north. Proposed housing opposite the plots provides active surveillance and security.

## Drainage

- 5.104 Proposals have been developed to inform the strategic drainage network across the development. Surface water will be attenuated on-site using a SuDS Management Train approach and discharged to the existing watercourse at various intervals along its course. Discharge rates and volumes will not exceed the flow rates and volumes from the undeveloped greenfield site. It is predicted that this system can achieve a 72% betterment in the overland flow of water.
- 5.105 SuDS features also offer excellent opportunities to create wetland habitats, reed beds and areas of permanent open water. The SuDS provision is surrounded by a mosaic of open spaces featuring permanent ponds and large areas that will be sown with a species rich wildflower and grass to maximise the areas floristic diversity and enhance biodiversity.
- 5.106 A series of both permanently wet and seasonally wet ponds and basins along the River Stour tributary, through the centre of the site will provide both surface water attenuation (SuDS) and wetland habitat.

## Management and Maintenance

- 5.107 The future management and maintenance is yet to be agreed. However, the options available are to transfer the open space to the Local Authority, to the Parish Council or to establish a management company. In any case, a financial payment would be made for the future management of the Green Infrastructure.

## Lighting

5.113 The National List of Local Requirements requires:

*“proposals involving the provision of publicly accessible or visible developments, in the vicinity of residential property, a listed building or a conservation area, or open countryside, where external lighting would be provided or made necessary by the development, should be required to be accompanied by details of external lighting and the proposed hours when the lighting would be switched on.*

*These details shall include a layout plan with beam orientation and spillage and a schedule of the equipment in the design.”*

5.114 Given that the scheme is for an outline application and as such the detailed layout is indicative with full details of lighting equipment not yet known we would anticipate that full details are to be provided via subsequent reserved matters applications.

5.115 Street Lighting will however be guided by the following principles:

- The proposed development will include a range of measures which would control the use of artificial light without detriment to the lighting task. The need for lighting would be carefully assessed and all lighting would be designed in accordance with guidance issued by the Institute of Lighting Engineers (ILE) in order to prevent light pollution;
- Use will be made of light fittings that reduce light emitted upwards and towards wildlife corridors etc, with all lighting fitted with light sensors which triggers lighting to switch on or off as required, and;

- Estate Roads, Side Streets and Courts and Parking provision for the schools and health centre will be lit to ensure adequate security and safety is maintained. Broader public open spaces, including the allotments and parkland will remain unlit to ensure light spill is kept to a minimum.

### Prevention of Lighting Impacts on Bats

5.116 Bat surveys have identified a number of locations on the existing site where bats are active. The intention is to ensure that the proposed development does not adversely impact on bat activity, but accommodates existing routes and indeed enhances the opportunities for bats where possible.

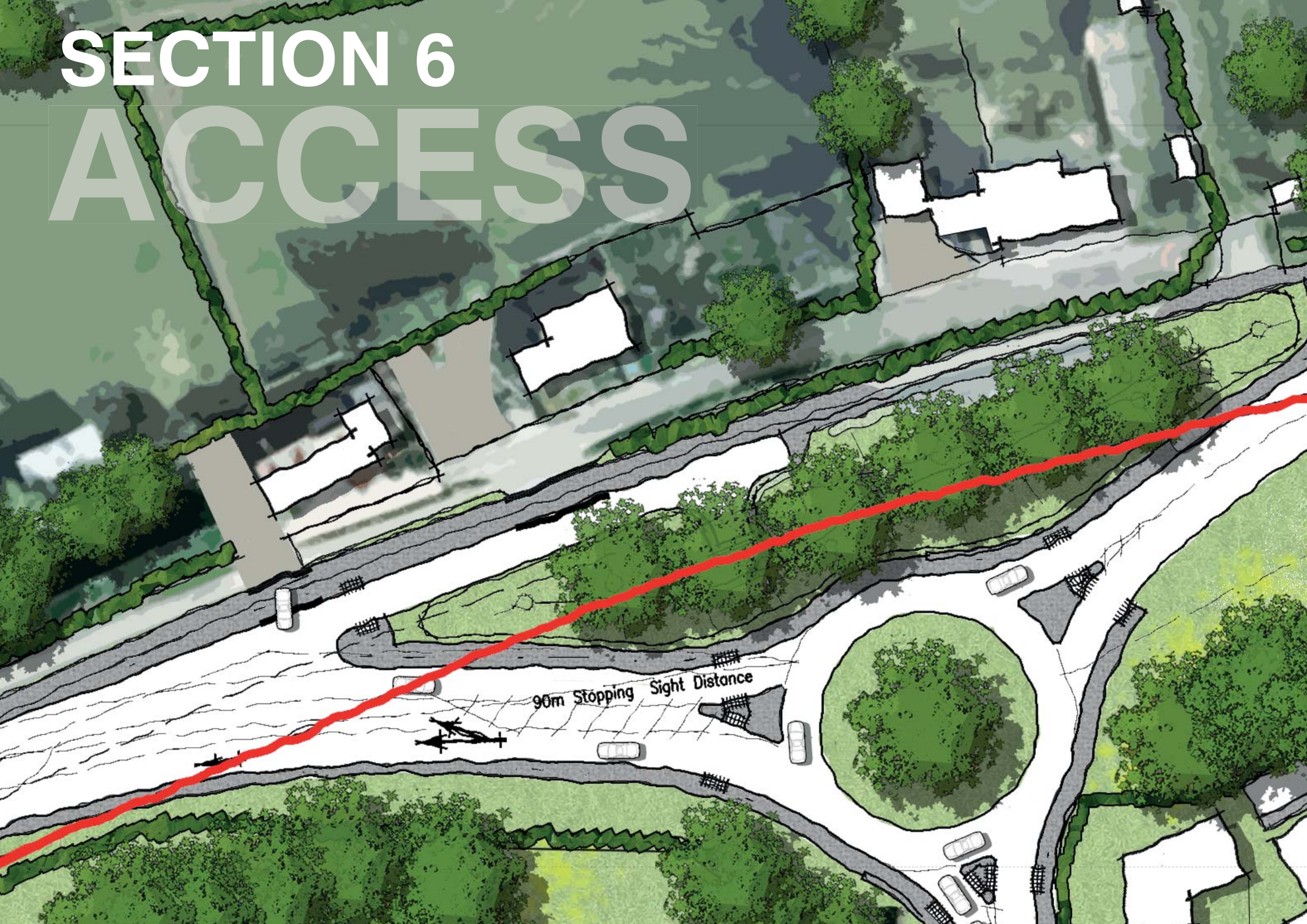
5.117 Suffolk County Council require that all adoptable roads are lit between dusk to midnight and then from 5am until light levels are sufficient. Lighting levels should be 5 lux unless an area is considered sensitive in which case 2 lux is considered acceptable.

5.118 With the exception of those indicated on Figure 38 all footpaths within public green spaces will not be lit in order to maintain dark corridors for foraging bats, i.e. areas kept below 1 lux. Where bat routes cross a lit road it is not possible to achieve 1 lux without affecting safety and amenity for road users and pedestrians. In these instances the solution is to provide a bat hop over to encourage bats to raise their flying height above the level of nearby lighting.



# SECTION 6

# ACCESS

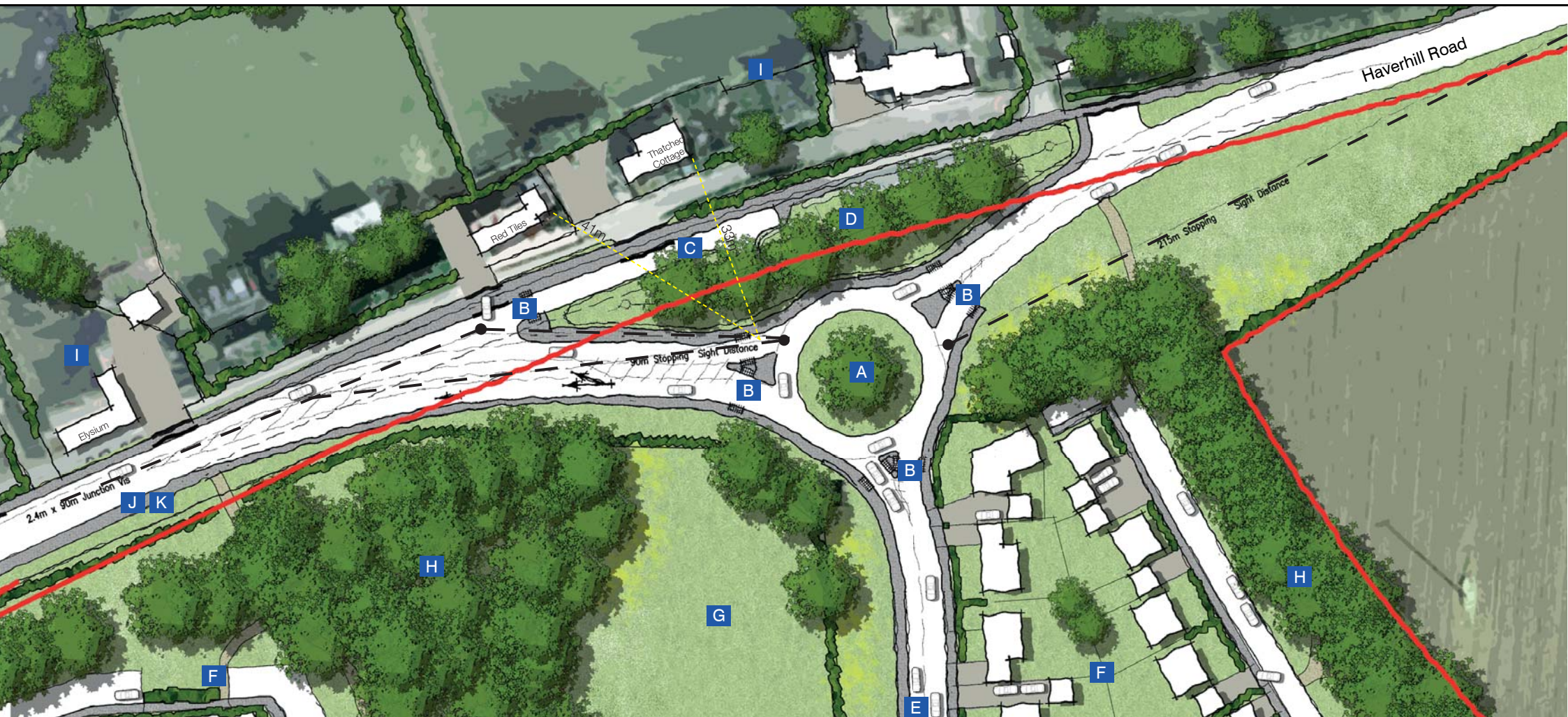


90m Stopping Sight Distance

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- Community facilities will be well connected by a choice of routes (including bus routes) to promote non car modes of travel and to create walkable neighbourhoods;
  - The development will reflect local morphology and place making with a primary street providing access to a hierarchy of descending routes. These follow a progression of street and carriageway widths, plot sizes, building types and relationship to the street;
  - Primary circulation or 'The Estate Road' will include street tree planting to aid orientation and shrub and / or bulb planting to visually lift the street at key locations;
  - Secondary circulation or 'Side Roads' will permeate through the development and provide access to individual development blocks; and
  - Tertiary circulation or 'The Lanes' will provide access to individual or groups of houses and open space. The Lanes are to comprise of a shared surface through the use of block work and / or gravel surfacing to help to create a more pedestrian-orientated and attractive streetscape.

6.3 The hierarchy of streets and the size and arrangement of development blocks and open spaces is a connected design discipline addressing the need to meet the following standards;

- Maximise connectivity;
- A street pattern which reflects local morphology;
- Ensure all desire lines are fully appreciated;
- Promote a street pattern which is easy to navigate;
- Promote accessibility for those with impaired mobility and / or elderly residents; and
- Encourage the control of vehicle speeds.



- |   |   |   |  |
|---|---|---|--|
| <b>A</b> 35m ICD roundabout                             | <b>D</b> Planted bund between existing housing and new roundabout | <b>G</b> Proposed new public open space leading into the Green Spine - Country Park | <b>J</b> Footway to be extended to link into existing footway alongside The Fox Public House |
| <b>B</b> Proposed new pedestrian crossings              | <b>E</b> Proposed new access into Great Wilsey Park               | <b>H</b> Structural woodland planting for screening                                 | <b>K</b> 30mph speed limit extended  |
| <b>C</b> Service route turning head for refuse vehicles | <b>F</b> Proposed new housing                                     | <b>I</b> Existing housing   |  |