

Great Wilsey Park, Haverhill
Redrow Homes Eastern

March 2019



PLANNING STATEMENT

Quality Assurance



Site name:	Great Wilsey Park, Haverhill
Client name:	Redrow Homes Eastern
Type of report:	Planning Statement
Prepared by:	Emma Thompson
Signed	
Date	March 2019
Reviewed by:	Guy Kaddish
Signed	
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1.0 Introduction

- 1.1 This Planning Statement has been prepared by Bidwells LLP on behalf of Redrow Homes Eastern Ltd referred hereafter as “the applicant.”
- 1.2 The Planning Statement supports the infrastructure Reserved Matters Application (RMA), which is the first reserved matters application to come forward pursuant to the outline consent for Great Wilsey Park. This application brings forward the delivery of the spine road, strategic green infrastructure, landscaping, drainage and utilities for the first main phase (the western part) of Great Wilsey Park.
- 1.3 This statement seeks to draw together the various assessments and documentation which inform the preparation of the scheme and/or have been submitted with the application in order to assist the Local Planning Authority in determining the planning application.
- 1.4 Full details of all planning application documents and drawings which comprise the submission is provided in the Schedule of Application Documents appended to this document.
- 1.5 The remainder of this Statement is arranged as follows:
- Section 2 describes the background to the site;
 - Section 3 provides an overview of the application proposals;
 - Section 4 describes the pre-application discussions that have taken place and demonstrates how these have helped to shape the development proposals;
 - Section 5 considers the relevant planning policy framework against which the proposals will be considered;
 - Section 6 sets out the case in support of each of the proposed applications;
 - Section 7 provides conclusions in relation to the merits of each of the proposed application submissions and clarifies the Applicants' proposed approach to planning conditions.

2.0 Background

- 2.1 The full site is a sustainable urban extension located at the north-east edge of Haverhill and lies within the parishes of Little Wratting and Kedington forming an allocation from the 2010 Core Strategy and 2014 Haverhill Vision 2031 for the development of up to 2,500 new homes alongside public open space and recreation facilities, employment opportunities and education, community and leisure facilities; a development that is now known as 'Great Wilsey Park'.
- 2.2 To guide the coordinated development of the whole of the allocated area, the following Supplementary Planning Guidance Documents were adopted:
- North East Haverhill Concept Statement (adopted May 2013)
 - North East Haverhill (Great Wilsey Park) Masterplan (adopted May 2015)
- 2.3 St Edmundsbury Borough Council made a recommendation of a resolution to grant outline planning permission on 10 December 2017 for residential development of up to 2,500 units (including Use Classes C2/C3), two primary schools, two local centres for retail, commercial and employment use (Use Classes A1/A2/A3/A4/A5, B1 and D1/D2), open space and landscaping and associated infrastructure at Great Wilsey Park, Haverhill (ref: DC/15/2151/OUT) subject to the signing of a Section 106 agreement. A decision notice was issued on 15 August 2018 by St Edmundsbury Borough Council, with conditions attached requiring the future submission and approval of more detailed information.
- 2.4 This reserved matters application is pursuant to the outline application and begins the process to deliver the new homes.

The Outline Application

- 2.5 Condition 3 of the Outline Decision Notice lists the Approved Plans, in accordance with which any Reserved Matters must be prepared. The Condition lists two sets of Parameter Plans; the Parameter Plans and the Alternative Parameter Plans. The creation of two sets of Parameters arose from two options for access to the site from Chalkstone Way. Both sets of Parameter Plans have equal weight. This reserved matters proposal follows the Alternative Parameter Plans, which includes for a roundabout junction with Chalkstone Way and provides the overarching framework within which the Infrastructure RMA will be brought forward. For ease of reference, the full list of approved Alternative Parameter Plans are detailed below:
- Red Line Plan 5055-PL-01 B
 - Building Heights Parameter Plan Alternative 5055-ES-03 E
 - Land Use Parameter Plan Alternative dwg no 5055-ES-01 rev O
 - Density Parameter Plan Alternative 5055-ES-02 D
 - Road Hierarchy Parameter Plan Alternative 5055-ES-04 F
 - Public Rights of Way Parameter Plan Alternative 5055-ES-05 F
 - Chalkstone Way Access Plan Alternative 10173-HL-19 B
 - Chalkstone Way Footpath 10173-HL-22D
 - Haverhill Road Access Plan 10173-HL-04 I

- Car Park Access 10173-HL-20
- Off Site Highway Works Plans:
- A143 Lords Croft Lane 10173-HL-23 A
- A1017 A1307 10173-HL-12 E
- Withersfield Road Queens Street 10173-HL-10 B
- A143 Manor Road 10173-HL-09 B
- Chalkstone Way Wratting Road 10173-HL-11 B

2.6 A further item of particular note from the outline consent is planning condition two which requires the first reserved matters submission to include details to address the following public realm phasing delivery:

“details of a strategic approach to the planning, implementation and phasing of the public realm in association with the development parcels, which shall include (but not be limited to) open spaces, strategic landscaping, footpaths, strategic ecological measures including identification of features sensitive to light, treatment of the Stour Brook, and drainage. The phasing strategy should demonstrate how features will be delivered commensurate with the individual development parcels.”

Reason: To ensure a co-ordinated and harmonious integration of the public realm to reflect the delivery of the built development.

3.0 Overview of the Infrastructure RMA

3.1 This application seeks consent for the Reserved Matters pursuant to the outline application (DC/15/2151/OUT). The Reserved Matters include access, appearance, landscaping, layout and scale for the area identified in red on the accompanying site plan to support the delivery of the first main phase of development at Great Wilsey Park.

3.2 The application description is considered as follows:

“Reserved Matters application for the Spine Road and associated infrastructure to support the delivery of the first phase of development at Great Wilsey Park. The Reserved Matters include access, appearance, landscaping, layout and scale and related partial discharge of conditions 2, 4, 7, 8, 9, 15, 36, 39, 40, 41, 42, 44, and 45.”

3.3 The application is for an area of approximately 24.7383 ha including the following principal elements:

- Spine Road Design;
- Strategic Green Infrastructure;

- Landscaping;
- Public Open Space;
- Drainage; and
- Utility Services.

4.0 Pre-Application

4.1 Paragraph 39 of the revised NPPF (2019) states that *“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”*

4.2 In the course of the preparation of the Infrastructure RMA submission, a wide range of pre-application consultations have taken place with officers from both West Suffolk Council and Suffolk County Council, and a presentation was also made to Local Ward Councillors at the Town Council.

St Edmundsbury Borough Council and Suffolk County Council

4.3 In total, four pre-application meetings for the application proposals have been made to the Council regarding the proposed development. Meetings to discuss the proposals were held with Officers of St Edmundsbury Borough Council and Suffolk County Council on 22 November 2018, 17 December 2018, 9 January 2019 and 15 February 2019.

4.4 Pre-application discussions have therefore covered a broad range of issues including the following:

- Parameter Plan (alternative) Compliance;
- Spine Road and Internal Road Design;
- Strategic Landscape and Public Realm;
- Open Space and Play;
- SUDS; and
- Ecology

Public Consultation

4.5 A presentation was made to Local Ward Members on Friday 15 February 2019 at Haverhill Town Council to explain Redrow’s acquisition of the site and what will be delivered as part of the infrastructure reserved matters application.

5.0 Planning Policy

- 5.1 The following chapter sets out below the National and Local Planning Policy context within which this reserved matter application is brought forward.

Revised National Planning Policy Framework (updated February 2019)

- 5.2 The National Planning Policy Framework (NPPF) was published in March 2012 and subsequently revised in July 2018, with a further revision in February 2019. The Framework identifies the Government's vision, objectives and goals for the planning system and provides a series of aids in the determination of planning applications. Throughout the Revised NPPF is the core theme of a presumption in favour of sustainable development, as outlined in Paragraph 11. The Government's approach to sustainable development is comprehensively set out in the Revised NPPF under a number of categories which provide guidance on how to achieve this goal.
- 5.3 The Revised NPPF does not affect the statutory status of the development plan as the starting point for decision making. Developments which accord with an 'up-to-date' Local Plan should be approved whilst those that conflict should be refused 'unless other material considerations indicate otherwise'.
- 5.4 The Revised NPPF is a key part of the Government's reforms to make the planning system less complex and more accessible; and to promote sustainable development. At the outset, the Revised NPPF explains (Paragraph 7) that the purpose of the planning system is to contribute to the achievement of sustainable development. In Paragraph 8, the Revised NPPF explains that there are three dimensions to sustainable development:
- An Economic Role – contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
 - A Social Role – supporting strong, vibrant and healthy communities, by providing the supply of housing to meet the needs of present and future generations; and by creating a good quality-built environment, with accessible local services that reflect the community's needs and supports its health and well-being.
 - An Environmental Role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to allow carbon economy.
- 5.5 Paragraph 38 states that '*Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental*

conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'

Local Statutory Development Plan

- 5.6 The Local Statutory Development Plan consists of the following documents:
- Core Strategy (adopted 2010)
 - Haverhill Vision 2031 (adopted 2014)
 - Joint Development Management Policies (2015)
 - Proposals Map (2015)
- 5.7 On 1 April 2019, Forest Heath District Council and St Edmundsbury Borough Council will be replaced by a single district council called West Suffolk Council. West Suffolk have commenced a review of the local plan which will set out the long-term planning and land use policies for the area. A Regulation 18 Consultation is due to take place in November 2019.
- 5.8 Notwithstanding the Outline Planning Permission that is in place, the policies set out below that are relevant to this RMA submission.

Core Strategy (adopted 2010)

- CS2 Sustainable Development
- CS3 Design and Local Distinctiveness
- CS12 Haverhill Strategic Growth

Haverhill Vision 2031 (adopted 2014)

- HV1 Presumption in Favour of Sustainable Development
- HV4 Strategic Site – North East Haverhill
- HV18 Green Infrastructure in Haverhill

Joint Development Management Policies (adopted 2015)

- DM2 Creating Places – Development Principles and Local Distinctiveness
- DM6 Flooding and Sustainable Drainage
- DM11 Protected Species
- DM12 Mitigation, Enhancement, Management and Biodiversity
- DM13 Landscape Features
- DM20 Archaeology
- DM42 Open Space, Sport and Recreation
- DM44 Rights of Way

Supplementary Planning Guidance

- 5.9 The Supplementary Planning Guidance documents pertinent to the preparation of the infrastructure RMA are:
- North-east Haverhill Concept Statement (adopted May 2013)
 - North West Haverhill Masterplan (adopted May 2015)
 - Open Space, Sport and Recreation Facilities (adopted December 2012)

6.0 Planning Assessment

6.1 From the consideration of the site and surroundings, the planning context of the application being a Reserved Matter relating to an approved Outline application, the nature of the proposals, policy context and the matters discussed throughout the pre-application engagement; the following are considered to be the key issues for assessment in considering the determination of the planning application:

- Compliance with the Outline Consent and Alternative Approved Parameter Plans;
- Green Infrastructure, Strategic Landscape and Open Space;
- Access and Movement;
- Drainage; and
- Ecology.

6.2 These matters are assessed in turn below.

Compliance with the Outline Consent and Alternative Approved Parameter Plans

6.3 The approved outline application is for a mixed-use development which comprises residential development of up to 2,500 units (including Use Classes C2/C3), two primary schools, two local centres for retail, commercial and employment use (Use Classes A1/A2/A3/A4/A5, B1 and D1/D2), open space and landscaping and associated infrastructure.

6.4 The approved outline application is also accompanied by a series of alternative parameter plans relating to land use, road hierarchy, public rights of way and access.

6.5 The accompanying Reserved Matters Infrastructure Landscape Statement, prepared by Exterior Architecture, demonstrates that the delivery of the Infrastructure RMA is in accordance with the following approved alternative parameter plans:

- Red Line Plan 5055-PL-01 B
- Land Use Parameter Plan Alternative dwg no 5055-ES-01 rev O
- Road Hierarchy Parameter Plan Alternative 5055-ES-04 F
- Public Rights of Way Parameter Plan Alternative 5055-ES-05 F
- Chalkstone Way Access Plan Alternative 10173-HL-19 B
- Chalkstone Way Footpath 10173-HL-22D
- Haverhill Road Access Plan 10173-HL-04 I

6.6 The location, proposed strategic green infrastructure and blue infrastructure, landscape and open space, spine road alignment and access proposed in this application are considered to be in full compliance with the Outline consent and the Alternative Parameter Plans.

Green Infrastructure, Strategic Landscape and Open Space

6.7 The following documents relating to Landscape have been prepared by Exterior Architecture and are submitted in support of this reserved matters application:

- Phase 1 Landscape Strategy to address outline conditions 1, 2, 7 and 15
- Infrastructure Reserved Matters Application – Landscape Statement

Green Infrastructure

6.8 The approach to the Green Infrastructure (GI) builds upon the existing network of green spaces and linkages. The site already has significant areas of GI being the Great Field Plantation, Southern Plantation, existing hedgerows, existing ditches and ponds, existing waterways and biodiverse field margins.

6.9 New GI assets for the site are based around a new GI spine which runs through the centre of Phase 1. Within the spine a continuous green connection is made between the south, along the southern boundary of the Great Field Plantation, to the Northern Gateway Park.

6.10 The GI will include:

- The creation of a variety of grassland and meadow types;
- New woodland copses planting within new public green spaces;
- Planting of feature parkland trees in locations where they will be able to grow to full maturity;
- Inclusion of edible landscape elements;
- Retention and management of existing and new hedgerows;
- Planting of scrub and understory planting to increase biodiversity;
- Formation of a diversity of wetland areas associated with storm water runoff; and
- Creation of a series of pond areas.

6.11 The 'infrastructure' includes significant areas of GI along with its planting, footpaths and play spaces to enable this all to be established early in the build out of the development and begin to create a new place to support the first residents at Great Wilsey Park.

Strategic Landscape

6.12 Building on the original vision and concepts set out in the adopted Masterplan which is to deliver a landscape-led, comprehensive, inclusive and sustainable mixed-use urban extension, and in accordance with planning policies CS3, HV18, DM2 and DM13, the approach taken is to create opportunities to strengthen biocultural relationships for the benefit of both people and nature.

6.13 The concept of Bioculture is about the interactions between people and nature. It addresses the influence cultural activities have on the natural environment and how the natural environment can in turn influence the nature and character of community. Bioculture seeks to find a balance between the ecological function of a landscape (Biodiversity elements) and the cultural function of a landscape (cultural elements).

- 6.14 This integrated approach is based on protecting, enhancing and creating ecological features, promoting biodiversity and making spaces where people can enjoy and engage with nature. The result is an improvement in the health and well-being of people and their environment.
- 6.15 Retained areas of woodland, trees, and hedgerows will be supplemented with new tree belts, specimen tree planting, shrub and wildflower meadow planting in order to create a strong structure; to create a diversity of rural park-like spaces; to define functions, and to enhance the character of the site.
- 6.16 New native woodland and hedge planting will be used to help define boundaries, to create spaces and to give all year-round colour and strength of form. They will be managed to ensure that they are visually interesting, valuable for wildlife and physically robust.
- 6.17 The tree and planting strategy will enhance the biodiversity and help to define a clear cohesive character for Great Wilsey Park. By identifying clear character areas which relate to the site, it will strengthen the overall sense of place.

Open Space and Play

- 6.18 The Great Wilsey Park landscape proposals will offer many different opportunities for play including socialisation, creativity, intellectual stimulation, personal growth, physical activity or simply relaxation.
- 6.19 The Play Strategy is based on St Edmundsbury Borough Council's SPD for Open Space, Sport and Recreation Facilities December 2012.
- 6.20 The extent of each play space will be calculated on the SPD standards using the 2.4 people per household average. Provision will be broken down into Junior and Youth age appropriate spaces and will be based on the Fields in Trust Standards.
- 6.21 The two play spaces within the infrastructure area are designed to accommodate for all ages and will be positioned strategically along the green spine. This will encourage healthy living and an interaction with nature which is in keeping with the rural character of the site.
- 6.22 The new arrangement takes into consideration the Alternative Parameter Plans and shows two new locations for the play spaces located within the green spine. However, following a design review, extensive consultation with the LPA and evolution of the landscape proposals, the following layout is made as part of the proposals.
- 6.23 The play spaces are:
- Northern play space – this provides a greater connection to the adjacent local centre and wider walking/cycling network, development of the primary and secondary roads.
 - Southern play space - this provides a greater connection to surrounding developments and wider cycle network and proximity to blue infrastructure.

Access and Movement

- 6.24 The road design has been considered in detail but following the principles of the Alternative Road Hierarchy Parameter Plan (5055-ES- 04 F) to ensure suitable design speeds through the site.
- 6.25 Extensive consultation has taken place with Suffolk County Council and following design reviews with Suffolk Highways the following changes will be made as part of the reserved matters application:
- Re-categorising part of the northern loop road to secondary status
 - Deviation to route to avoid damage to the root zone of a veteran tree
 - Re-categorising part of the southern loop road to secondary status
 - Reduction in width of the primary road to 6.2m for speed mitigation.
- 6.26 The Primary Road (Spine Road) is the main means of movement through the site and it is important that the road corridors play a significant role in defining the character of the development. To avoid being a highway led design, the approach has been to define the character of the key routes through the site and integrate the road network into the adjacent public realm. Page 24 of the Infrastructure Reserved Matters Application, Landscape Strategy Document provides further details of the character types.
- 6.27 The strategy for the footpath network is based on the Alternative Public Rights of Way Parameter Plan (5055-ES-05 F). It builds on this initial framework and aims to provide a more interconnected strategy with a focus on new connected routes to existing Public Rights of Way (PROW).
- 6.28 Pedestrians have a number of choices in navigating the site, from pavement on road verges, to routes through green spaces and existing Public Rights of Way. Pedestrian routes in green spaces are integrated with swales and planting to make pleasant and interesting ways to travel across the site.
- 6.29 Cycling is promoted as the main way to travel throughout the site. The proposed cycle network provides a primary connection through the site from the north to the south and into the future development areas to the east.

Drainage

- 6.30 The site features a shallow valley with the northern and southern extents of the site being elevated and sloping towards its centre. Surface water currently drains through a network of ditches which run across the site. These convey surface water towards a steeply banked stream at the centre of the site. The stream flows towards the east and acts as a tributary to the River Stour.
- 6.31 The proposed drainage strategy prioritises the use of surface water movement and detention systems as a means of both moving and treating surface water runoff.
- 6.32 The drainage strategy breaks up the site into a number of different catchments as these vary across the site and uses new drainage swales and streams to move water to a series of water

retention/ detention basins that exist throughout the green spine before being discharged at a controlled rate into the existing ditches and waterways. All water movements follow the existing gradients and flow into the existing ravine at the centre of the site. This arrangement allows for a 'dry' green space to be located adjacent to the formal NEAP (Neighbourhood Equipped Area of Play) to create a larger single area of play to cater for all age ranges.

6.33 Four series of attenuations basins are located in the central green spine. These are:

- Pond 1 - located in the northern extent of the green spine;
- Pond 2 - a series of basins located at the western end of the central green spine;
- Pond 3 - located to the east of Great Field Plantation;
- Pond 4 - a series of ponds located in the centre and eastern end of the central green spine.

There are also a number of SuDS techniques which will be employed across the site where possible and be positive components of the landscape; these include:

- Swales;
- Retention basin;
- Filter strips;
- Wet ponds;
- Retention Ponds; and
- Wetland areas.

6.34 The integration of a surface water drainage network into the scheme will greatly enrich the landscape setting of the development. This will provide important ecological corridors and a memorable and enjoyable natural landscape that will be a key part of the developments overall character. This is in line with policies DM2, DM6 and DM13 and the vision set out in the adopted Masterplan.

Ecology

6.35 The following documents relating to ecology have been prepared by Ecology Solutions and are submitted in support of this reserved matters application:

- Landscape Ecological Management Plan - this sets out the management of features of ecological interest due to be retained and created and describes the wildlife enhancements and mitigation strategies to be implemented to address the requirements of condition 7 of the outline consent;
- Ecological Implementation Strategy – provides details of the ecological implementation strategy to be adopted within the infrastructure phase of the development, with particular attention paid to the mitigation measures set out in Volume 2 Section 9 of the Environmental Statement, relevant appendices and subsequent Addendum. This report addresses the requirements of condition 42 of the outline consent; and
- Biodiversity Monitoring Strategy – provides details of the monitoring strategy proposed for the retained and newly established habitats as part of the development, as well as the mitigation of protected and priority faunal species associated with those habitats. This report addresses the requirements of condition 45 of the outline consent.

- 6.36 There is much known about the ecological characteristics of the site through the Local Plan and Outline Application process and now added to through this RMA stage. The design includes for strategies to protect and enhance the flora and fauna networks and habitats, including bats, dormice, badger, bees and hedgehogs.
- 6.37 Due regard is had to the baseline information and long-term objectives for the site where these are relevant. As necessary, mitigation and enhancement strategies are proposed such that the development would be in accordance with Policy DM11 and DM12 which requires that the protection of biodiversity and the mitigation of any adverse impacts should be included in the design of all developments, and enhancements for biodiversity should be included in all proposals, equal to the scale of the development.
- 6.38 In terms of ecological enhancements, it is proposed to provide a choice of plants will be chosen to provide suitable habitats for the surrounding wildlife, whether to encourage local invertebrates/insects or growing fruiting species for food for surrounding habitats. Species selection will be guided by an Ecologist to ensure proposals will create and support the intended fauna.
- 6.39 The landscape proposals aim to create a multi-levelled integrated approach to habitat enhancement and creation. This is done by maximising habitat quality and interlacing open spaces.

Condition 2 Phasing Strategy

- 6.40 Condition 2 requires the first reserved matters application to include details of a strategic approach to the planning, implementation and phasing of the public realm in association with the development parcels.
- 6.41 The Phasing Strategy has been prepared by Exterior Architecture who have worked collaboratively with the ecology, drainage and highway consultants to produce a site wide phasing strategy that sets out the strategic features associated with circulation, green infrastructure, blue infrastructure and ecological enhancements that will be delivered within each phase.
- 6.42 The phasing strategy builds on the preliminary work featured in the Design and Access Statement submitted at outline stage with further detail added following the design development for Phase 1, Redrow's acquisition area. The overall masterplan area has been divided into three main phases, with each phase further sub-divided according to the order of the delivery.

7.0 Conclusions

- 7.1 As demonstrated above and within the accompanying application content, the infrastructure reserved matters application will deliver the strategic infrastructure for delivery of Phase 1 of Redrow's land acquisition at Great Wilsey Park. The RMA accords with the alternative parameter plans, approved by the outline permission (DC/15/2151/OUT) and has given due consideration to the principles and aspirations set out in the approved masterplan document for Great Wilsey Park.
- 7.2 This proposal complies with the current adopted St Edmundsbury Borough Council Local Plan policies.
- 7.3 The applicants' approach in this Reserved Matters application has been to provide a robust and comprehensive submission that provides all the necessary details for the determination of the application without the need for any matters to be reserved by planning condition.
- 7.4 Paragraph 38 of the NPPF requires local planning authorities to approach decision-taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems. Decision-takers at every level should seek to approve applications for sustainable development where possible and work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
- 7.5 In accordance with the above we respectfully request that St Edmundsbury Borough Council consent this application without unnecessary delay or condition.

APPENDIX 1

SCHEDULE OF SUBMISSION DOCUMENTS

Drainage Ponds Details		PB8301-RHD-DE-H1-DR-D-0553								
Drainage Ponds Details		PB8301-RHD-DE-H1-DR-D-0554								
Drainage Ponds Details		PB8301-RHD-DE-H1-DR-D-0555								
Drainage Ponds Details		PB8301-RHD-DE-H1-DR-D-0556								
Drainage Ponds Details		PB8301-RHD-DE-H1-DR-D-0557								
General Arrangement		PB8301-RHD-DE-H1-DR-D-0150								
Red Line Boundary		PB8301-RHD-DE-H1-DR-D-0157								
Design Parameters		PB8301-RHD-DE-H1-DR-D-0170								
Swept Paths - Bus		PB8301-RHD-DE-H1-DR-D-0210								
Swept Path- Refuse		PB8301-RHD-DE-H1-DR-D-0213								
Street Lighting		PB8301-RHD-DE-H1-DR-D-1300								
Storm Sewer Design		Haverhill -Area 1 FEH Results								
Storm Sewer Design		Haverhill - Area 1 FSR 15 min Winter – Results								

Storm Sewer Design		Haverhill -Area 2 FEH results								
Storm Sewer Design		Haverhill -Area 2 FSR 15 min Winter- Results								
Storm Sewer Design		Haverhill - Area 4 FEH Results								
Storm Sewer Design		Haverhill - Area 4 FSR 15 min Winter – Results								
Storm Sewer Design		Haverhill – Area 5 FEH Results								
Storm Sewer Design		Haverhill - Area 5 FSR 15 min Winter- Results								
Storm Sewer Design		Haverhill – Area 6 FEH Results								
Storm Sewer Design		Haverhill - Area 6- FSR 15 min Winter- Results								
SUDS Maintenance and Management Plan		PB301- RHD- RM-DR- NT-Z- 0001								
Northern Compact Roundabout Layout Sensitivity Testing		-								
Northern Compact Roundabout layout		-								
Southern Compact Roundabout Layout		-								
Southern Compact Roundabout Layout Sensitivity Testing		-								
Internal Traffic Movements		-								
Standard Construction Details		PB8301- RHD- DE-H1- DR-D- 0710								
Visibility		PB8301- RHD- DE-H1- DR-D-								



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a limited liability partnership, registered in
England and Wales with number OC344553.
Registered office: Bidwell House,
Trumpington Road, Cambridge CB2 9LD