

Application No: DC/19/0834/RM

AGENT

Bidwells
Trumpington Road
Cambridge
CB2 2LD

APPLICANT

Redrow Homes Eastern Region
C/o Agent

Date Registered: 26 April 2019

Date of Decision: 28 May 2020

Town And Country Planning Act 1990 (as Amended)

**Town & Country Planning (Development Management Procedure)
(England) Order 2015**

Proposal: Reserved Matters Application - Submission of details under Outline Planning Permission DC/15/2151/OUT (Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure)

Submission of details for the reserved matters access, landscaping, layout and scale for the Spine Road and associated strategic infrastructure to support the delivery of the first phase of development at Great Wilsey Park

Location: Land Ne Haverhill, Wilsey Road, Little Wratting, Suffolk

The application for approval of reserved matters described above and the plans and information contained in that application, submitted in pursuance of conditions imposed on outline planning permission No. DC/19/0834/RM are hereby **APPROVED** by the Council as Local Planning Authority for the purposes of the above Act and Order, subject to the following conditions:

1 Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents in table 1 and in accordance with approved plans subject to the additional specified information/further details as set out in table 2:

Table 1 - approved plans

Drawing name	Drawing number	Submission
RED LINE BOUNDARY	PB8301-RHD-DE-H1-DR-D-0150 REV I11	March 2020
ILLUSTRATIVE MASTERPLAN	ExA_1868_P_100 REV G	March 2020
LANDSCAPE GENERAL ARRANGEMENT PLAN	ExA_1868_P_101 rev G	March 2020
GENERAL ARRANGEMENT	PB8301-RHD-DE-H1-DR-D-0150 – rev 110	March 2020
GENERAL ARRANGEMENT PLAN AND KEY LEGEND	ExA_1868_P_102 rev G	March 2020
GENERAL ARRANGEMENT PLAN 3 OF 7	ExA_1868_P_105 rev F	March 2020
GENERAL ARRANGEMENT PLAN 5 OF 7	ExA_1868_P_107 rev F	March 2020
GENERAL ARRANGEMENT PLAN 6 OF 7	ExA_1868_P_108 rev F	March 2020
GENERAL ARRANGEMENT PLAN 7 OF 7	ExA_1868_P_109 rev H	March 2020
HIGHWAY ADOPTION PLAN	PB8301-RHD-DE-H1-DR-D-0158 – rev 104	March 2020
SWEPT PATHS - BUS	PB8301-RHD-DE-H1-DR-D-0210 REV 105	March 2020
SWEPT PATHS - LARGE	PB8301-RHD-DE-H1-DR-D-0211 REV 104	March 2020
SWEPT PATH - REFUSE	PB8301-RHD-DE-H1-DR-D-0213 REV 105	March 2020
FOOTWAY AND CYCLEWAY WIDTHS	PB8301-RHD-DE-H1-DR-D-0159 – rev 105	March 2020
VISIBILITY	PB8301-RHD-DE-H1-DR-D-0232 REV 105	March 2020
VISIBILITY	PB8301-RHD-DE-H1-DR-D-0231 REV 106	March 2020
VISIBILITY	PB8301-RHD-DE-H1-DR-D-0230 REV 107	March 2020
PLANTING PLAN AND KEY PLAN AND SCHEDULE	ExA_1868_P_201 rev H	
PLANTING PLAN 1 OF 25	ExA_1868_P_202 rev E	March 2020
PLANTING PLAN 2 OF 25	ExA_1868_P_203 rev E	March 2020
PLANTING PLAN 3 OF 25	ExA_1868_P_204 rev F	March 2020
PLNTING PLAN 4 OF 25	ExA_1868_P_205 rev G	March 2020
PLANTING PLAN 5 OF 25	ExA_1868_P_206 (plan02) rev F	March 2020
PLANTING PLAN 7 OF 25	ExA_1868_P_208 rev F	March 2020
PLANTING PLAN 9 OF 25	ExA_1868_P_210 rev G	March 2020
PLANTING PLAN 10 OF 25	ExA_1868_P_211 rev G	March 2020

PLANTING PLAN 14 OF 25	ExA_1868_P_215 rev F	March 2020
PLANTING PLAN 16 OF 25	ExA_1868_P_217 rev F	March 2020
PLANTING PLAN 17 OF 25	ExA_1868_P_218 rev F	March 2020
PLANTING PLAN 18 OF 25	ExA_1868_P_219 rev F	March 2020
PLANTING PLAN 19 OF 25	ExA_1868_P_220 rev F	March 2020
PLANTING PLAN 20 OF 25	ExA_1868_P_221 rev F	March 2020
PLANTING PLAN 21 OF 25	ExA_1868_P_222 rev F	March 2020
PLANTING PLAN 22 OF 25	ExA_1868_P_223 rev F	March 2020
PLANTING PLAN 23 OF 25	ExA_1868_P_221 rev G	March 2020
PLANTING PLAN 24 OF 25	ExA_1868_P_222 rev F	March 2020
PLANTING PLAN 25 OF 25	ExA_1868_P_223 rev G	March 2020
PLANTING DETAILS 01	EXA_1868_P_701	September 2019
PLANTING DETAILS 02	EXA_1868_P_702	September 2019
PLANTING DETAILS 03	EXA_1868_P_703	September 2019
NORTH PLAYSPACE	ExA_1868_P_110 rev D	March 2020
SOUTH PLAYSPACE	ExA_1868_P_111 rev D	March 2020
Phase 1 Hedgerow removal plan	ExA_1868_P_114 rev (in so far as those elements within the extent of this reserved matters)	March 2020
Phase 1 habitat creation	ExA_1868_P_113 rev E	March 2020
Bridge details	ExA_1868_P_600 rev A	December 2019
Knee rail details	ExA_1868_P_601	December 2019
Post and wire details	ExA_1868_P_602	December 2019
Infrastructure maintenance access plan	ExA_1868_P_116 rev C	
ATTENUATION BUND SECTION 1	ExA_1868_P_501 REV C	March 2020
ATTENUATION BUND SECTION 2	ExA_1868_P_502 REV C	March 2020
ATTENUATION BUND SECTION 3	ExA_1868_P_503 REV C	March 2020
ATTENUATION BUND SECTION 4	ExA_1868_P_504 REV C	March 2020
ATTENUATION BUND	ExA_1868_P_505 REV C	March 2020

SECTION 5		
DETENTION BASIN 2.1 DETAILS	PB8301-RHD-DE-H1-DR-D-0551 REV 104	March 2020
DETENTION BASIN 2.2 DETAILS	PB8301-RHD-DE-H1-DR-D-0552 REV 105	March 2020
DETENTION BASIN 2.3 DETAILS	PB8301-RHD-DE-H1-DR-D-0553 REV I03	March 2020
DETENTION BASIN 4.1 DETAILS	PB8301-RHD-DE-H1-DR-D-0554 REV I04	March 2020
DETENTION BASIN 4.2 DETAILS	PB8301-RHD-DE-H1-DR-D-0555 REV 105	March 2020
DETENTION BASIN 4.3 DETAILS	PB8301-RHD-DE-H1-DR-D-0556 REV 104	March 2020

Table 2 - approved plans subject to further specified details

Drawing Name	Drawing Number	Submission	Additional information
PLANTING PLAN 5 OF 25	ExA_1868_P_206 (plan 01) rev F		detail in relation to the Public Right of Way as specified under condition 4
PLANTING PLAN 6 OF 25	ExA_1868_P_207 rev F		additional detail in relation to the Public Right of Way as specified under condition 4
PLANTING PLAN 8 OF 25	ExA_1868_P_209 rev G		information in respect of the Public Right of Way as specified under condition 4
PLANTING PLAN 11 OF 25	ExA_1868_P_212 rev G		additional details in relation to bat and bird box fixings and lighting of path as specified under conditions 7 and 3
PLANTING PLAN 12 OF 25	ExA_1868_P_213 rev F		details in relation to bat and bird box fixings and possible lighting of path as specified under conditions 3 and 7
PLANTING PLAN 13 OF 25	ExA_1868_P_214 rev G		details in relation to bat and bird box fixings as specified under conditions 7

PLANTING PLAN 15 OF 25	ExA_1868_P_216 rev F		planting detail as specified under condition 5
BAT HOP PLANTING PLAN TYPE 1	ExA-1868-P-227 rev D		planting detail as specified under condition 5
BAT HOP PLANTING PLAN TYPE 2	ExA-1868-P-228 rev D		planting detail as specified under condition 5
GENERAL ARRANGEMENT PLAN 1 OF 7	ExA_1868_P_103 rev		planting detail as specified under condition 5
GENERAL ARRANGEMENT PLAN 2 OF 7	ExA_1868_P_104 rev G		information in relation to the public right of way specified under condition 4
GENERAL Arrangement Plan 4 OF 7	ExA_1868_P_106 rev G		additional information in relation to the public right of way as specified under condition 4
OUTDOOR LIGHTING REPORT	20320-A-01F	Feb 2020	additional information as required by condition 3
STREET LIGHTING PLAN	PB8301-RHD-DE-H1-DR-D-1300	April 2020	additional information as required by condition 3
LIGHTING LAYOUT 1 OF 4	PB8301-RHD-DE-H1-DR-D-1301 P04	March 2020	additional information as required by condition 3
LIGHTING LAYOUT 2 OF 4	PB8301-RHD-DE-H1-DR-D-1302 REV P04	March 2020	additional information as required by condition 3
LIGHTING LAYOUT 3 OF 4	PB8301-RHD-DE-H1-DR-D-1303 REV P04	March 2020	additional information as required by condition 3
LIGHTING LAYOUT 4 OF 4	PB8301-RHD-DE-H1-DR-D-1304 P04	March 2020	additional information as required by condition 3

Reason: To define the scope and extent of this permission.

2 Tiger Crossings- detailed specification

Prior to the installation of the tiger crossing, and excluding work associated with the construction of the spine road, the precise details of the proposed Tiger Crossings, including the proposed lighting design taking into account any adjacent bat hops and associated dark corridors, shall be submitted to the local planning authority and agreed in writing. All work shall be carried out in accordance with the agreed details.

Reason: To ensure the final crossing specification meets the required standards of highway safety whilst also protecting the dark corridors across the site in accordance with the North East Haverhill Masterplan, the Environmental Statement associated with the permission, policies DM2 and DM11 of the Joint Development Management Policies Document 2015 and Chapters 8 and 15 of the National Planning Policy Framework.

3 Additional information in relation to Lighting Strategy

Notwithstanding the information submitted with the reserved matters, further information on the lighting strategy shall be submitted to the local planning authority in respect of the following specific areas and agreed in writing:

- o Lighting in relation to bat hops to ensure a dark corridor is preserved
- o Lighting of the cycle route through the main spine to minimise the effects of lighting, so far as is possible
- o Lighting within or adjacent to green corridors, hedgerows and trees to retain dark corridors
- o Lighting along western edge to prevent spill into dark corridor
- o Consideration of solar stud lighting in the main green spine

Any lighting shall only be installed in accordance with the agreed details for that lighting.

Reason: To ensure appropriate levels of lighting for users of the development whilst also protecting the dark corridors across the site in accordance with the North East Haverhill Masterplan, the Environmental Statement associated with the permission, policies DM2 and DM11 of the Joint Development Management Policies Document 2015 and Chapters 8 and 15 of the National Planning Policy Framework.

4 Public Right of Way along western edge of the site.

Notwithstanding the information on the submitted planting and general arrangement plans, prior to any works taking place within 5 metres of the public right of the way along the western edge of the site, excluding work on the main spine road, further information shall be submitted to the local planning authority and agreed in writing in relation to the following specific areas:

Full details of the detailed alignment and details of the proposed surfacing of the public right of way that runs along the western edge of the site on drawing numbers:

ExA_1868_P_104 rev F (GENERAL ARRANGEMENT PLAN 2 OF 7)

ExA_1868_P_106 rev F (GENERAL ARRANGEMENT PLAN 4 OF 7)

ExA_1868_P_206 rev F (PLANTING PLAN 5 OF 25 plan 01)

ExA_1868_P_207 rev F (PLANTING PLAN 6 OF 25)

ExA_1868_P_209 G (PLANTING PLAN 8 OF 25),

Reason: To ensure the appropriate treatment of the Public Right of Way where it falls within the site to encourage and support sustainable modes of transport and outdoor recreation in accordance with the Environmental Statement associated with the permission, the North East Haverhill Masterplan, policies DM2, DM44 and DM46 of the Joint Development Management Policies Document 2015, policy CS12 of the St Edmundsbury Core Strategy 2012 and Chapter 8 of the National Planning Policy Framework.

5 Additional information in relation to planting

Notwithstanding the details on the submitted planting plans, prior to any planting taking place, further information shall be submitted to the local planning authority and agreed in writing in relation to the following specific areas:

a) Bulb planting - details of a revised bulb mix which shall not include bluebells as they are often sourced unsustainably and can hybridise with native populations

b) Tree details - inclusion of additional trees in open space to replace those omitted from the play area and details of the Topiary arch on drawing number ExA_1868_P_216 F (planting plan 15 of 25)

All planting shall be carried out in accordance with the approved information.

Reason: To ensure the delivery of a high-quality landscape led development in accordance with the Environmental Statement associated with the permission, the North East Haverhill Masterplan, policies DM2, DM11, DM12 and DM13 of the Joint Development Management Policies Document 2015, policy CS12 of the St Edmundsbury Core Strategy 2012 Document and Chapter 15 of the National Planning Policy Framework

6 Additional information in relation to Bat hops

Prior to any planting associated with the bat hops taking place and notwithstanding the information details on drawing numbers BAT HOP PLANTING PLAN TYPE 1 - ExA-1868-P-227 and BAT HOP PLANTING PLAN TYPE 2 - ExA-1868-P-228, the following additional details shall be submitted to the local planning authority and agreed in writing.

Confirmation of the number and distribution of the 6m specimens and their position within each bat hop.

All planting shall be carried out in accordance with the agreed details.

Reason: To ensure an appropriate distribution of larger specimens to create the required bat corridors in accordance with the Environment Statement, the North East Haverhill Masterplan, policies DM2 and DM11 of the Joint Development Management Policies, policy CS12 of the St Edmundsbury Core Strategy 2012 Document and Chapter 15 of the National Planning Policy Framework

7 Additional information in relation to Ecology

Notwithstanding the details on the submitted planting plans, further information shall be submitted to the local planning authority and agreed in writing in relation to the following specific areas:

a) Bird and Bat boxes - notwithstanding the position of bat and bird boxes indicated on ExA_1868_P_211 F (planting plan 11 of 25), ExA_1868_P_213 F (planting plan 12 of 25) ExA_1868_P_215 F (planting plan 14 of 25), ExA_1868_P_214 F (Planting plan 13 of 25) full details of any bird or bat boxes to be fixed to trees (including the details of the method of fixing) shall be submitted to the local planning authority and agreed in writing prior to their installation.

Reason: To ensure appropriate biodiversity enhancements are secured, in accordance with the Environment Statement, the North East Haverhill Masterplan, policies DM2, DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, and Chapter 15 of the National Planning Policy Framework.

8 Additional information in relation to trees

Notwithstanding the details on the submitted planting plans, further information shall be submitted to the local planning authority and agreed in writing in relation to the following specific areas:

a) Prior to the installation of any headwalls which include work within the RPA of an existing tree, a method statement for that work shall be submitted to the local planning authority and agreed in writing. All work shall be carried out in accordance with the approved method statement.

b) Prior to any tree works to the woodland oaks (located on the southern edge of the Great Field Plantation, and along the northern boundary of the SUDs basins) taking place, full details shall be submitted to the local authority and agreed in writing. All work shall be carried out in accordance with the agreed details.

Reason: To ensure important existing landscape features are adequately protected and retained in accordance with the Environment Statement, the North

East Haverhill Masterplan, policies DM2, DM11, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, and Chapter 15 of the National Planning Policy Framework.

9 Play area enclosure

Notwithstanding the submitted plans, the fencing around the perimeter of the play areas shall consist of 1.2m high galvanised flat top or ROSPA play spec fencing, with all posts being concreted in to the ground at the correct depths. The fence line shall include a minimum of 1. No 'Prosafe' pedestrian gate and 1 no. 'Prosafe' combined pedestrian/maintenance gate, both finished in yellow and installed with all posts concreted into the ground. Gates and fencing should be the same height.

In the event that the above specification is not available or practicable, a revised specification shall be agreed with the local planning authority in writing prior to its installation.

Reason: To ensure the play areas are adequately enclosed with appropriate, access arrangements to ensure the safety of users.

10 Suds basins safety measures

Notwithstanding the submitted safety audits, prior to the public open space containing the drainage basins coming into use, further details shall be submitted to the local planning authority in respect of visual aids and deterrents, including gauge boards in the deepest sections along with warning signs and education boards at the main approaches. The measures shall be installed onsite prior to the area coming into use and maintained in perpetuity.

Reason: To ensure the safety of all uses of the public open space in accordance with policy DM2 of the Joint Development Management Policy Document.

The Following policies are considered relevant to the current decision:

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

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

Development Management Policy DM2 Creating Places Development Principles and Local Distinctiveness
Development Management Policy DM6 Flooding and Sustainable Drainage
Development Management Policy DM11 Protected Species
Development Management Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity

Development Management Policy DM13 Landscape Features
Development Management Policy DM20 Archaeology
Development Management Policy DM42 Open Space, Sport and Recreation
Facilities
Development Management Policy DM44 Rights of Way

Informatives:

- 1 This decision notice and any conditions thereon must be read in conjunction with the outline planning application reference listed above, along with any conditions and legal agreements associated with such outline approval.
- 2 Any failure to adhere to approved plans or to comply with any conditions or limitation attached to this permission/consent may lead to enforcement action being taken. This permission may be invalidated if conditions requiring compliance before commencement are not complied with.
- 3 The project may be subject to the requirements of the Building regulations 2010. Advice and assistance can be obtained from our Building Control Team on 01284 757387 or building.control@westsuffolk.gov.uk. They will work with you offering competitive fee quotations and pre-application advice upon request.
- 4 This permission does not grant any approval or consent which may be required under any enactment, byelaw, order or registration other than the Town and Country Planning Act 1990 or under any covenant.
- 5 The development hereby approved should be built in accordance with the approved plans as a further planning permission will be required where material alterations or revisions are proposed to an approved scheme. An application for non-material changes to the planning permission can be submitted in writing to the Local Planning Authority under Section 96A(4) of the Town and Country Planning Act 1990. A specific form will be required for that purpose and these are available via the Planning Portal or they can be downloaded from the council's website at www.westsuffolk.gov.uk. A fee of £34 for a householder application or £234 for all other applications will be required in order to register the application.
- 6 When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. In this case changes were made to the design and layout to address concerns raised by the local planning authority and the statutory consultees.
- 7 Phase 1 Hedgerow removal plan ExA_1868_P_114 rev D includes proposed removal outside the limit of this reserved matters application. The areas outside the redline for this reserved matters are not yet approved and an updated plan will be considered alongside the reserved matters to which they relate.
- 8 Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991 Any discharge to a watercourse or groundwater needs to

comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment is subject to payment of a surface water developer contribution. Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act 1991 Any works to a main river may require an environmental permit

- 9 The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.
- 10 It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's West Area Manager must be contacted on Tel: 0345 6066171. For further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/> A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.
- 11 In accordance with Regulation 9 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the local planning authority has taken into consideration all the environmental information already provided within the Environmental Statement and the associated addendums as well as the additional information provided with this reserved matters application, before making this decision.

David Collinson

David Collinson
Assistant Director - Planning & Regulatory Services

Date: 28 May 2020

NOTES

- 1 If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78
Town and Country Planning Act 1990

Listed Building Applications: Section 20
Planning (Listed Buildings and Conservation Areas)
Act 1990

Advertisement Applications: Section 78
Town and Country Planning Act 1990
Regulation 15
Town and Country Planning (Control of
Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/model-notification-notice-to-be-sent-to-an-applicant-when-permission-is-refused> The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could

not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practise refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.
3. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.