

Officer Report - DC/19/0834/RM

Land Ne Haverhill Wilsey Road Little Wratting Suffolk

Date Registered: 26.04.2019 **Expiry Date:** 26.07.2019

Case Officer: Penny Mills **Recommendation:** Grant

Parish: Haverhill Town Council **Ward:** Haverhill East

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

Applicant: Redrow Homes Eastern Region

Background:

This application relates to part of the wider north east Haverhill site, one of the two strategic growth sites for Haverhill identified in the adopted Core Strategy.

The wider site has been the subject of significant public engagement through the preparation and adoption of a Concept Statement and a Masterplan. Outline planning permission was granted on 15 August 2018 (following a resolution to approve by the planning committee) 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. The outline permission is subject to conditions and a S106 agreement.

The application also sought partial discharge of conditions 2, 4, 7, 8, 9, 15, 36, 39, 40, 41, 42, 44, and 45. These have been separated into a discharge of condition application reference DCON(D)/15/2151 to be determined separately from this reserved matters.

Proposal:

This application seeks consent for the Reserved Matters pursuant to the outline application (access, appearance, landscaping, layout and Scale) for the main spine

road and associated strategic infrastructure to support the delivery of the first phases of development at Great Wilsey Park.

The application covers an area of approximately 24.7383 ha and includes the following key elements:

- Main Spine Road;
- Strategic Green Infrastructure;
- Landscaping;
- Public Open Space and play space;
- Drainage; and,
- Utility Services.

Application Supporting Material

The application is supported by a number of plans and supporting documents. These include engineering plans relating to drainage, general arrangement plans showing the highways design, maintenance and management plans, landscape plans and planting plans and plans showing the arrangement of the new play spaces.

There are a number of reports which have been submitted as part of the application. Some of these are in relation to specific conditions on the outline. As set out above, these are to be determined under a separate application. Reports include the Landscape Statement, Landscape and Ecological Implementation plan (condition7), Ecological Implementation Strategy (condition 42), Biodiversity Monitoring Strategy (Condition 45), Site Wide Phasing Document (condition2), Phase 1 Landscape Strategy (condition 1, 2, 7 and 15), Scheme of Written Investigation (condition 39), Ecology Surveys Update (condition 4) and a Lighting Strategy for Bats.

Site Details:

This wider strategic development site is located at the north east edge of Haverhill and is currently farmland which is undulating in character with a shallow valley and brook running from north-west to south-east. The north-west boundary of the overall site is formed by the A143 Haverhill Road, with a scattering of residential properties on the opposite side. To its south, the site abuts the northern edge of Haverhill, adjoining Samuel Ward Academy, Westfield Primary Academy, Chalkstone Way, residential development served by Green Road, Shetland Road and Roman Way. At its south-eastern end, the site adjoins Coupals Road, Haverhill Golf Course and Sturmer Green to the south and the hamlet of Calford Green (within the parish of Kedington) to the east.

The wider site has significant areas of mature woodland and substantial areas of more recently planted tree belts. Some of these are included within the redline for this application and some are adjacent. Beyond the site boundary to the north-east the land rises to a ridge.

The application site stretches from the approved roundabout connection to the Haverhill road at the north to the approved roundabout connection on Chalkstone Way at the south. Much of the site is existing arable farmland, although there is a substantial area of meadow to the south of the great plantation woodland. This

site also includes a number of existing landscape features including mature woodland and protected trees, more recently planted woodland areas, ditches, hedges and field margins.

There are existing public rights of way that run within and close to the application site.

To the east of this site is Great Wilsey Farm which includes a Scheduled Ancient Monument. This was specifically excluded from the outline application and the adopted Masterplan.

Relevant Planning History:

Reference	Proposal	Decision
DC/15/2151/OUT	Outline Application (Means of Access to be considered) - 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	Application Granted 15.08.2018
NMA(A)/15/2151	Non-Material Amendment to DC/15/2151/OUT - amendment to the kerbline of chalkstone roundabout	Application Granted 03.07.2019
NMA(B)/15/2151	Non-material amendment to DC/15/2151/OUT - Amend condition 3 to replace the alternative road hierarchy parameter plan (drawing reference 5055-ES-04 F) with a new alternative road hierarchy parameter plan and replace the alternative building heights parameter plan (5055-ES-03 E) with a new alternative building heights parameter plan. Amend wording of the condition to differentiate between approved drawings and parameter plans.	Application Granted 12.11.2019
NMA(C)/15/2151	Non-material amendment to DC/15/2151/OUT - Minor amendments to the Haverhill Road roundabout general arrangement including (i) relocation of the access to the service road for existing properties and removal of the right-hand turn lane (ii) provision of attenuation basins for surface water run-off to satisfy LLFA requirements (iii) relocation of the southern cycleway	Application Granted 12.11.2019
DC/19/1940/RM	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, appearance, landscaping, layout and scale	Pending Decision

	for 503 dwellings (parcels A1, A2 and A8) and associated internal roads, car parking, landscaping, amenity and public open space.	
DC/20/0358/RM	Reserved Matters Application - Submission of details under Outline Planning Permission DC/15/2151/OUT - the means of access appearance, landscaping, layout and scale for the HV Cable and associated infrastructure to support the delivery of the first phase Application	Pending Consideration

Consultations:

The consultation responses set out below represent the current position and are a summary of the latest responses received.

The application has been subject to amendments and additional information has been submitted during the course of the application to address concerns raised by the case officer and consultees.

All consultation responses are available to read in full as part of the online planning file through the Council's public access system.

Suffolk County Council is abbreviated to SCC in the consultation responses set out below.

SCC Obligations Officer – No objections. Comments summarised below:

- If the reserved matters application is granted planning permission it must be subject to the planning conditions already imposed and the existing planning obligation.

Highways England – No objections

SCC Highways – No objection. Final comments summarised below:

- The alignment shown on drawing PB8301-RHD-DE-H1-DR-D-0150 Rev I10 is acceptable and that we are now able to remove our holding objection
- Confirmation that earlier specific concerns relating to the following areas have been addressed by amended plans:
 - parking laybys too close to the junction with the main spine road to the south west of parcel A8;
 - additional layby parking spaces are indicated on the eastern side of A8 on the link road;
 - visibility splays for the junctions on the southern part of the link road on parcel A8;
 - north of parcel A8, on the main spine road where it passes through the woodland belt, removal of the footway and a reduction in width of the cycleway opposite
- Remaining concerns with the location, ramp height, lighting and general design of the Tiger crossings and their interaction with the bat-hop dark zones remain. The Tiger crossings approaches must be lit in accordance with the relevant standards which may conflict with bat-hop dark zones.

- Further detailed checks will be required at through the S38 highways adoption process, therefore cannot accept drawing PB8301-RHD-DE-H1-DR-D-0710 as adopted highway construction design at this stage.
- The street lighting strategy will need to be submitted for approval by Suffolk County Council Street Lighting and therefore we cannot confirm that drawings PB8301-RHD-DE-H1-DR-D-1301 Rev P04 to PB8301-RHD-DE-H1-DR-D-1304 Rev P04 (inclusive) are acceptable for highway adoption.

SCC Public Rights of way (PRoW) – Comments summarised below:

- There is a general lack of clarity on the plans which makes it hard to identify where the PROW are and what the proposal is in relation to them. The treatment of the PROW needs to be clearer on the plan.
- In some points the RM excludes a narrow margin to the west with the PROW in it.
- All PROW within the site should be open in aspect, ie the 2.5m and 3m widths and should not be confined by hard physical borders, eg fences or walls
- An upgrade of the perimeter PROW may not be necessary as there are roads adjacent, but the PROW will need to be surfaced with stone, eg hoggin or Breedon gravel
- With regards to widths 2.5m to 3m is recommended but it may be acceptable to come below that.
- Where there are dog leg turns on the existing PROW network the layout should be designed to give a more relaxed radius to improve visibility.
- The applicant needs to be clear where the PROWs are located on their detailed plans, along with widths.
- New paths should be aligned with the definitive alignment of the PROW. Should the applicant require re-alignment, any diversions or changes to status are to be agreed with the county council in advance.
- Construction should take place at an early stage to encourage the adoption of sustainable behaviours by residents, before the complete road and access network is available

Natural England – No objection. Comments summarised below:

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues was also provided.

Suffolk Wildlife Trust – No objection. Comments summarised below:

Previously had concerns that the recent dormouse footprint tunnel survey did not conform to CIEEM protocol, lasting only 2 months instead of the minimum 3 months, as this is not enough to produce certainty of a negative result. However, the Biodiversity Monitoring Strategy and the Ecological Implementation Strategy (both Ecology Solutions, April 2019) are sufficiently robust to ensure appropriate mitigation.

Historic England – No objection to this application on heritage grounds.
Comments Summarised below:

- Highlighted the previous Historic England advice on the original outline application (letter dated 21st December 2015) and subsequent amendments (letters dated 24th June 2016 and 2nd December 2016).
- Historic England's view has been that the overall development would impact upon the setting of the scheduled monument known as the 'Moated site at Great Wilsey Farm' (List Entry No. 1020175) resulting in a high level of harm. Their previous planning advice recommend the Local Planning Authority sought refinements to the proposed parameter plans in order to reduce and mitigate that harm.
- The view that the proposed development would erode the open character of the landscape around the monument remains. However, Historic England note the planning history of this development and that the principle of this urban extension to Haverhill has long been accepted.
- Historic England also recognise that there are strong arguments for the public benefits of the application as it presently stands, and that the Council is likely to be minded to determine the application in its current form.

SCC Archaeology: Confirmed no comments to make

Sport England – Objection. Comments summarised below:

- Confirmed that as this application does not contain any detailed guidance on provision for sport, Sport England has no comments to make.
- Highlighted concerns raised at outline stage due to the lack of information with regard to provision for indoor or outdoor sport.
- Sport England confirmed still unable to support proposal due to a lack of information on how sport's requirements will be met.

Environment Agency – No objection. Comments summarised below:

- With respect to groundwater the site is in a sensitive location. The northern part of the site is within Source Protection Zone (SPZ) 1 and the majority of the remainder of the site is within SPZ 2. We therefore request that condition 46 is carried over onto this planning permission.
- The proposals for drainage indicate that surface water will run-off via a system of SuDS treatment to surface water outfalls. On this basis, we have no further comments with respect to drainage.

SCC Lead Local Flood Authority - No objections.

No further comments in relation to the scale and layout of the strategic drainage infrastructure across the site. The main SuDS and main conveyance infrastructure is now in a logical position with scope for access and maintenance.

Sturmer Flood Action Group – comments summarised below:

- Expressed concern that the land for these houses drains into the Stour Brook and could flood Sturmer and would like to ensure that enforcement action is taken if SUDs fail in the future.
- Concerns about building rubble being dumped in the village from building sites nearby as has happened recently resulting in the service of notices by the Environment Agency. This has caused possible pollution, flood risk and eyesores in the village.
- Would like conditions added to require the applicant to provide information to SCC asset register and to require the applicant to ensure that waste from building works is taken to an authorised site by a reliable and licensed firm and follow up checks are made.

West Suffolk Public Health and Housing – No objections

West Suffolk Environment Team – No objections

West Suffolk Tree Ecology and Landscape Officer – comments summarised below:

The main issues that remain are:

- Lighting and provision of dark corridors
- Arboricultural issues – bat and bird boxes on trees, works to the woodland oaks, and method statements for headwall works in the RPA of existing trees
- Loss of trees from the southern play area that have not been relocated to other locations
- I recommend that a management plan for the two woodlands on the site are conditioned
- The provision of interpretation boards, litter bins, fencing to new hedges and new woodland – mitigation and enhancement measures in table in section 2.1.1 of the Biodiversity report do not appear to be on either the landscape plans or the Ecological approach mitigation plan.

West Suffolk Tree Officer – comments summarised below:

- Appendix C of the Arboricultural Assessment dated March 2019 sets out broad parameters for trees on the development site that may be classed as veteran trees. Using these parameters in conjunction with other industry guidance on the classification of veteran trees, I observed a number of oaks on site that should be given further consideration for their potential of being given veteran status.
- The trees over 1000mm that possessed multiple veteran features are as follows (as numbered within the Arboricultural Assessment): T32 - 1250mm DBH, T42 - 1370mm DBH, T53 - 1340mm DBH, T68 - 1260mm DBH, T69 - 1430mm DBH and T71 - 1540mm DBH.

- The line of oaks bordering the southern aspect of the woodland block marked W5 also require further consideration. These appear to have not been individually surveyed and should be due to their value as individuals, and potential for veteran status.
- It is important to note that the RPA (Root Protection Area) as per BS 5837:2012 – Trees in relation to design, demolition and construction – Recommendations is calculated as circle with a radius of 12 x DBH, but is capped at 15 metres. The statutory guidance from Natural England and the Forestry Commission 'Ancient woodland, ancient trees and veteran trees: protecting them from development' states that "A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter."
- If any of these trees are to be classed as veterans, and development is proposed within the buffer zone, any negative impact should carry significant weight in any planning decision, particularly noting paragraph 175c of the NPPF 2019 - "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists".

Representations:

Elected Members

Cllr John Burns

19.11.2019

Application called-in to Committee.

19.03.2020

Following my email of 19th November 2019, and subsequent to various meetings and discussions with yourself & applicant, I am pleased to see that many of the suggestions made by Haverhill Town Council and myself have been taken into account. I am now satisfied that the infrastructure for the site is something that will be appreciated by new and existing residents of the town.

I therefore confirm I am withdrawing my request for this application to be "called-in" to delegation.

Town and Parish Councils

The application has been subject to amendments and additional information has been submitted during the course of the application to address concerns raised by the case officer and consultees.

Haverhill Town Council: No objection – comments submitted as neutral

The Town Council comments set out below represent the current position.

All consultation responses are available to read in full as part of the online planning file through the Council's public access system.

29th January 2020 – Previous objection removed, and comments are submitted as neutral.

The Town Council have no objections to this application, but have raised the following queries:

i) Footpaths Cycle Widths:

- Adjacent to Zone A1 and the roundabout, drawings show that there is a blue 'gap' in the red cycle route indicating that the route narrows from 3.3m to 2.5m. There are other examples of this treatment of the shared cycle/footway at zones A7 and A8. The Town Council question why the path would narrow at these points and that unless the reason is insurmountable, the main cycle route through the development is continuous 3.3m width.
- Zone A7 to the left of the roundabout a 2m footway stops and the path is shown in white, what does this indicate?

ii) Amended Knee Rails:

Concern was raised over the materials used in the construction of the posts. The Town Council seeks reassurance that the posts and '30dia' rails are robust enough to withstand mis-use e.g being stood on. From a sustainability viewpoint, strong but repairable design from the beginning will help maintain a safe and attractive street scene.

Kedington Parish Council - want to ensure the strategic planting to protect Calford green is carried out in a timely manner as previously agreed.

Public Representations

714 addresses notified and site notices posted. Public representations received from 4 different addresses with 2 explicitly objecting to the proposals. The issues raised are summarised below (full representations are available to read on the public planning file).

Landscaping

- Seek assurances that the tree planting for all of the land will go in as soon as possible
- What parking provision will there be for this park for parking for this park
- screening tree belt between the development and Kedington Parish, particularly where it comes closest to the Parish at Calford Green, must be planted now.

Highways

- Nothing has been said about a by-pass from the Haverhill to Cambridge road to the A143 Bury St Edmunds road. The by-pass is desperately needed to divert the ever-increasing traffic both ways from the Town centre.
- A roundabout is desperately needed at the Blunts Hall crossing as vehicles constantly attack the junction at speed ignoring the 'Slow Signs'. A well-

constructed roundabout will force drivers to reduce speeds to a safe pace and avoid serious accidents occurring.

- Impact of increased traffic on Haverhill to Cambridge Road
- Routings for site vehicles
- North West Relief Road Haverhill, would cause NO2 levels for residents on Colebeck Road and Bellings Road exceed Legal Levels. This road needs to be scrapped.
- Other concerns with the proposed by-pass

Other issues

- Impact on local infrastructure
- Query what paths will be surfaced and with which materials
- noise levels will increase for residents to an unacceptable level, as we will see heavy goods vehicles using the road (Bellings Road) as a Rat Run.
- This planning application has been kept from the public eye and not widely published. I have not seen any planning notices up about the relief road where it would be affecting residential amenity.
- Use of Green Belt Land
- Increase in crime

Policy:

On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single Authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by Regulation. The Development Plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies document (which had been adopted by both Councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.

St Edmundsbury Core Strategy 2010

- Core Strategy Policy CS2 - Sustainable Development
- Core Strategy Policy CS3 - Design and Local Distinctiveness
- Core Strategy Policy CS7 – Sustainable Transport
- Core Strategy Policy CS12 - Haverhill Strategic Growth

Haverhill Vision 2031

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

Joint Development Management Policies Document 2015

- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM6 Flooding and Sustainable Drainage
- Policy DM11 Protected Species
- Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM13 Landscape Features
- Policy DM12 Listed Buildings
- Policy DM17 Conservation Areas

- Policy DM20 Archaeology
- Policy DM42 Open Space, Sport and Recreation Facilities
- Policy DM44 Rights of Way
- Policy DM46 Parking standards.

Other Planning Policy and Guidance:

- Open Space, Sport and Recreation Supplementary Planning Document (December 2012).
- North East Haverhill (Great Wilsey Park) Masterplan (adopted May 2015)
The Masterplan, which has been prepared in the light of Development Plan policies and an adopted Concept Statement following extensive public engagement and consultation, does not form part of the Development Plan for the District and has informal planning guidance status. The content of the Masterplan is a material consideration when determining planning applications relevant to the sites identified in it.
- National Planning Policy Framework (NPPF)
The National Planning Policy Framework (hereafter referred to as the NPPF) sets out government's planning policies for England and how these are expected to be applied.

The NPPF was revised in February 2019 and is a material consideration in decision making from the day of its publication. Paragraph 213 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2019 NPPF that full weight can be attached to them in the decision making process.

- National Planning Practice Guidance (NPPPG)
The guidance assists with interpretation about various planning issues and advises on best practice and planning process.
- Sustainable Drainage Systems (SuDS) a Local Design Guide (Appendix A to the Suffolk Flood Risk Management Strategy) May 2018

Officer Comment:

This section of the report begins with a summary of the main legal and legislative requirements before entering into discussion about whether the development proposed by this planning application can be considered acceptable in principle in the light of, national planning policy, local plan policies and outline consent.

It then goes on to assess the main areas of consideration before reaching conclusions on the suitability of the proposals. These areas are:

- Access and Movement;
- Visual and public amenity in terms of the Green Infrastructure, Strategic Landscape and Open Space;
- Drainage; and,
- Trees and Ecology.

Legal Context:

Planning and Compulsory Purchase Act 2004 (as amended)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise. The principle of development with regard to the Development Plan is considered in detail in the 'Principle of Development' section of this report.

The Conservation of Habitats and Species Regulations 2010

The local planning authority, as the competent authority, is responsible for the Habitats Regulation Assessment (HRA) as required by Regulation 61 of The Conservation of Habitats and Species Regulations 2010 (as amended).

Consideration was given to these regulations during the assessment of the outline application and Officers concluded that the requirements of Regulation 61 are not relevant to this proposal and appropriate assessment of the project will not be required.

The application site is not in the close vicinity of designated (European) sites of nature conservation. The Environmental Impact Assessment submitted with the outline planning application concluded that the proposals are unlikely to give rise to significant effects on the conservation objectives of the designated sites and no concerns were raised following consultation in this regard.

There has been no change either in the nature of the proposal or on the ground in terms of designated sites that would suggest that this would now be required.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations).

The Outline planning application was accompanied by an Environmental Statement. This reserved matters application is therefore subsequent application, as defined within the EIA Regs, as it is an application for approval of a matter where the approval is required by or under a condition to which a planning permission is subject; and must be obtained before all or part of the development permitted by the planning permission may be begun.

Regulation 9 of the EIA Regulations deals with subsequent applications where environmental information has previously been provided. It states that where it appears to the planning authority that the environmental information already before them is adequate to assess the significant effects of the development on the environment, they must take that information into consideration in their decision for subsequent consent.

Where it appears to the relevant planning authority that the environmental information already before them is not adequate to assess the significant effects of the development on the environment, they must serve a notice seeking further information in accordance with regulation 25.

The outline planning application was accompanied by an Environmental Statement. Since the submission in 2015, two subsequent Environmental Statement (ES) Addendums have been submitted, detailing the changes to the proposed scheme.

This application is the first Reserved Matters Application (RMA) and deals with the infrastructure elements of the proposed development, including but not limited to the location and design of the spine road, open space and play areas, drainage infrastructure and internal road networks. This application is accompanied by a further addendum to the ES accompanying the outline application.

The addendum considers any changes to baseline conditions, whether the significance of effects originally reported is still valid, the appropriateness and adequacy of the proposed mitigation, any further environmental information now available and any new development commitments which could give rise to other cumulative impacts.

The addendum concludes that the overall findings and conclusions of the 2015 ES and associated reports which accompanied the original planning application submission for the Proposed Development remain valid and otherwise unchanged.

The local planning authority are in agreement with this conclusion and as such all the existing environmental information, along with the updated monitoring surveys for protected species which have been completed, have been taken into consideration in determining this application, as set out in Regulation 9.

Natural Environment and Rural Communities Act 2006

The Act places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. The potential impact of the application proposals upon biodiversity interests is discussed later in this report.

Equality Act 2010

Consideration has been given to the provisions of Section 149 of the Act (public sector equality duty) in the assessment of this application. The proposals do not raise any significant issues in this regard.

Crime and Disorder Act 1998

Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998 (impact of Council functions upon crime and disorder), in the assessment of this application. The proposals do not raise any significant issues in this regard.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states;

In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority (LPA)... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) of the same Act states;

...with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

These statutory duties and the impact on the Haverhill Conservation Area, listed buildings and the Scheduled Ancient Monument located to the north of Great Wilsey Farm are discussed under 'Heritage Impacts' covered in the 'other matters' section of this report.

Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise. The relevant parts of the West Suffolk Development Plan are the adopted Core Strategy, the Vision 2031 Area Action Plan for Haverhill and the adopted Joint Development Management Policies Document.

National planning policies set out in the NPPF as well as the adopted Masterplan are also key material considerations.

Policy CS12 of the Core Strategy confirms land on the north-eastern edge of Haverhill as a location for growth and, whilst the policy does not seek to identify the boundaries of the site, it sets out criteria against which a subsequent Area Action Plan (in this case the Haverhill Vision document) and subsequent Masterplans and planning applications must adhere to.

Policy HV4 of Vision 2031 allocates 138 hectares of land and identifies a site for delivery of a strategic housing site and the Masterplan was subsequently adopted setting out the overarching vision for the site.

Outline consent was granted under application DC/15/2151/OUT. This outline permission was accompanied by a series of parameter plans which established the extent of land for development, the distribution of uses, building scales and densities, land for open space and landscaping, access routes and the level of affordable housing. A S106 agreement associated with the outline approval secured the level and timing of financial contributions.

The precise detail of the parameter plans, which are listed under condition 3 of the outline permission have been subject to a non-material amendment granted under NMA(B)/15/2151.

This submission relates only to the main infrastructure element of Phase 1 and does not include any development parcels. As such the parameter plans which are relevant to this application are the land use, road hierarchy and public rights of way parameter plans. The proposals are broadly in accordance with the provisions

of these parameter plans and as such the principle of the development is an acceptable one.

Access and Movement

The NPPF advises that development should provide for high quality walking and cycling networks (paragraph 104), and also stresses in paragraph 108 that in assessing applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the types of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and,
- c) any significant impacts from the development on the highway network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

The NPPF goes on to advise that the development should not be prevented or refused on transport grounds, unless there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.

Policy DM2 of the Joint Development Management Policies Document also requires that new development should produce designs that accord with standards and maintain or enhance the safety of the highway network and policy DM46 confirms that the authority will seek to reduce over-reliance on the car and to promote more sustainable forms of transport. This is also a key aspiration of the Adopted Masterplan which seeks to maximise accessibility creating walkable neighbourhoods ensuring that safe and convenient connections for pedestrians and cyclists within the site network and into the existing Haverhill community.

The main spine road and principal road network have a shared off-road cycleway throughout, providing a safe, lit sustainable route through the site. The precise location of the access into the local centre and primary schools is not shown and will be secured in subsequent reserved matters applications. However, the position of the cycleway and footway is such that it would be able to provide access into those parcels.

The Access Parameter Plan, which the reserved matters must generally accord with, confirms that all footways should be a minimum of 2 metres wide, and shared cycle paths are to be 3 metres minimum. Any short length pinch points must be assessed on their merits, and inter-visibility will need to be maintained between approaching pedestrian and cyclists to avoid safety issues arising.

There is one point where there is a slight narrowing of the cycleway due to the constraints of an adjacent bat-hop, but in the context of the overall site it is considered that this short section would be acceptable.

In addition to this main route running alongside the highway, all the development parcels will have access to additional pedestrian and cycle routes within the green corridors. This will provide a choice of sustainable journey options for future occupants and is in line with the additional route identified in the public right of way parameter plan.

There is an existing public right of way along the western edge of the site which provides a route to Chalkstone way to the south. It is important that the character of this field edge route is maintained to ensure access to the countryside for recreation and enjoyment for both future occupants of this site and existing occupants of Haverhill. However, it also provides a key off-road route from the site to the schools along Chalkstone Way. This route is currently unsurfaced, and the Rights of Way Officer has advised that it may be appropriate to upgrade the surface at points to ensure that it remains a usable option. Details of proposed surfacing have not been included in this application, nor has the location of the route been clearly identified on the submitted drawings. However, having considered the Council's own records in relation to the public right of way, which are based on the definitive map, the local planning authority is satisfied that the proposed hard and soft landscaping would not impinge on the existing route and as such a suitable surface, where necessary could be secured by condition.

The other existing public rights of way that cross this part of the site run through the meadow where the proposed suds basins are located. This part of the proposal has been modified to ensure that there is no impediment to the existing routes. The existing right of way running east to west along the southern boundary of the meadow will be upgraded to a cycle footway to provide a key route across the site to the neighbourhood play area; a key destination. Space for a less formal route, also running east to west has also been provided from on the northern side of the meadow running along the banks that will encompass the drainage basins. This is in accordance with the masterplan and the public rights of way parameter plan.

Public representations have raised concerns about the impact of increased traffic from the development on the wider highway network. However, the principle of the development has already been established in the outline consent and the associated off-site traffic impacts were considered at that time. However, the functioning of the road network within the site is a matter to be assessed at this stage, falling within the reserved matter 'access'.

A number of the amendments have been made to the detailed highways design and additional modelling has been carried out to address the concerns raised the by the local highway authority. The exact location and number of access points from the spine road have not been included in this application and would be confirmed in future applications dealing with the development parcels. However, these would need to be in general conformity with the parameter plan and on this basis the local planning authority is satisfied that these could be accommodated without adverse effects on highway safety.

The revised design is now considered to be acceptable in highway safety terms with appropriate forward visibility, sufficient offset from parking bays to junctions.

The local highway authority expressed some concerns over the appropriateness of Zebra or Tiger (cycle zebra) Crossings. The applicant has provided a safety audit of the Tiger crossing which concludes that they would be a safe design in this context. However, there are still some reservations on the part of the highways authority that there may be a conflict between the standard lighting design for these features and the requirements for dark corridors as some of the crossings are in relatively close proximity to bat hops. To ensure that the final detailed design

of the crossings is acceptable a condition would secure the design detail including the lighting design, prior to their installation.

In light of the above, the development is considered to be fully in accordance with policies CS3, CS7 and CS12 of the St Edmundsbury Core Strategy 2010, Policies DM2, DM44 and DM46 of the Joint Development Management Policies Document 2105 and the guidance set out in the NFFP. The proposals are also considered to meet the aspirations of the masterplan in terms of the accessibility and sustainable transport generally accord with the relevant approved parameter plans.

Visual and public amenity in terms of the Green Infrastructure, Strategic Landscape and Open Space

The NPPF (paragraph 170) highlights the need to protect and enhance valued landscapes through the planning system. Policy DM13 of the Joint development Management Policies Document also requires all development to be informed by, and be sympathetic to, the character of the landscape, stating that development will not be permitted where it will have an unacceptable adverse impact on the character of the landscape, landscape features, wildlife or amenity value.

The landscape character of the site and the surrounding area was assessed as part of the masterplan process. An existing ridge line to the north acts to screen the site from the wider countryside and as such the development is contained between the ridge and the existing urban edge of Haverhill to minimise the extent of its visual impact. The masterplan for the layout of the overall site was landscape led, incorporating existing landscape features such as the existing woodland, hedgerow and meadows into a substantial area of green infrastructure for the new development.

This application builds on the approach set out in the masterplan and secured in the parameter plans. The proposals use the existing network of green spaces and linkages incorporating the significant areas of green infrastructure in the Great Field Plantation, Southern Plantation, existing hedgerows, existing ditches and ponds, existing waterways and biodiverse field margins.

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 enhance the character of the site.

Keddington Parish Council and public representations highlighted concerns over the delivery of an area of strategic planting on the north eastern edge of the development. This part of the scheme falls outside the scope of the current reserved matters application its delivery is secured through a condition on the outline. There is nothing in the proposals set out in this application that would prejudice or inhibit that delivery.

New green infrastructure assets for the site are based around a new green spine which runs north to south through the centre of Phase 1. This provides a continuous green connection between the south, along the southern boundary of the Great Field Plantation, to the Northern Gateway Park.

This space includes the creation of a variety of grassland and meadow types; new woodland copses planting within public green spaces, feature parkland trees in appropriate locations to enable them to reach full maturity, 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 the creation of a series of pond areas.

As discussed in the previous section these green corridors also provide for footpaths to create sustainable links across the site which will also provide opportunities for creation and enjoyment of the green space.

During the course of the application a number of revisions have been made to the detailed planting and layout of the open spaces and the associated soft landscaping in response to the comments made by the Landscape and Ecology Officer. This resulted in a more appropriate mix of species, and an improved entrance to the site. The mitigation and enhancement measures of the original Environmental Statement have also been more clearly integrated into the landscape design. Clarity was also provided in relation to existing features such as trees, hedges and ditches.

The suds infrastructure reposed within the meadows to the south of the plantation woodland comprise a series of raised banks, which will hold back water when required. This key area of open space within the site was identified as an appropriate location for main blue infrastructure as part of the masterplan. As such, it was always anticipated that those features would have some impact on the existing landscape character here.

The solution proposed by the applicant is one that involves a build up, as opposed to a more traditional dig out, and whilst there is nothing within policy nor the master plan that prohibits this in principle, it is not an approach that had been anticipated. This approach could be viewed as more sustainable, with less fill needing to be removed from the site. It also provides an opportunity to create a series of new landscape features which have the potential to add more interest than a standard suds pond. However, they also have the potential to appear more intrusive in the landscape and as such additional information was requested to assist in their assessment.

The applicant has provided a verified video visualisation of the meadows and the banks and section plans have also been provided. Whilst there would undoubtedly be a change in the existing character, it is considered that the proposed bunds would not be visually harmful or appearing overly dominant. They would also provide a sufficient degree of visual separation from the woodland to the north and the route between them and the adjacent trees would not appear unduly enclosed.

On balance, whilst noting that there would be a change from the current form of the landscape in this area, the proposal is considered to be acceptable and would provide an opportunity to create new landforms without inhibiting the intending function of this area of open space.

The landscape officer has raised some concerns over the suggestion that the southern woodland would essentially remain private. A management plan for the

woodland is required by condition on the outline application, and through the submission of that information that this issue would need to be considered further.

Two play spaces are included in the green corridors are in accordance with the Council's Supplementary Planning Document (SPD) for Open Space, Sport and Recreation Facilities. The extent of each play space has been calculated on the SPD standards using the 2.4 people per household average. They are designed to accommodate for all ages and are positioned strategically to maximise accessibility. The Northern play space is located close to the local centre and school and connects directly to the wider walking/cycling network both within the green spaces and those associated with the primary and secondary roads. The southern play space provides a greater connection to surrounding developments and wider cycle network and is in close proximity to the meadows which incorporates some of the key blue infrastructure for the site.

Both play spaces have been subject to revisions to incorporate the suggestions of the landscape officer and parks and infrastructure office and it is considered that they will provide well connected, high quality assets for the community that meet the aspirations of the masterplan.

Sport England has raised concerns that this application does not make any provision for indoor or outdoor sport and suggests there is a lack of information on how sport's requirements will be met. These concerns were raised at the time of the outline application. The committee report for the outline application addressed this specific issue, as follows:

"Sport England has objected to the application due to insufficient provision for indoor/outdoor sport to meet the needs of the new residential areas. Formal playing pitches will be created to serve the two schools being provided within the site. However, adjacent to the site is New Croft, run by the Haverhill Community Sports Association, which provides both community facilities and playing pitch facilities. Following discussions and agreement with the applicant, the Borough Council has recently forward funded a 3G artificial playing pitch, which will be recouped through the S106 Agreement. This additional pitch allows for far more intensive use of facilities on the site and offsets the lack of formal public pitches within the site."

This is a principle issue which was considered at the outline stage. The provision for formal sports provisions is to be provided through the school sites and at Newcroft, adjacent to the site. It was not intended for the green infrastructure areas set out in these reserved matters application to make further formal provision and as such the proposals are acceptable in this regard.

Overall, it is considered that the detailed proposals build on and enhance the existing landscape features within the site and will create a series of high quality green spaces which include appropriate opportunities for formal and informal play, that will benefit the existing and future community. The proposals are considered to be in accordance with policy CS2 and CS12 of the Core Strategy 2010 and policies DM2, DM13 and DM22 of the Joint Development Management Policies Document and the guidance set out in the NFFP. The proposals are also considered to meet the aspirations of the masterplan in terms of the green infrastructure,

strategic landscaping and public open space and generally accord with the relevant approved parameter plans.

Drainage

The revised National Planning Policy Framework, February 2019 (NPPF), Section 165, requires that all major development incorporates Sustainable Drainage Systems unless there is clear evidence that this would be inappropriate.

Policy DM6 of the Joint Development Management Policies Document 2015 also requires all development to detail how on-site drainage will be managed, with the adopted masterplan for this site anticipating that the development will incorporate a Sustainable Drainage System (SuDS) as appropriate to the variety of conditions present across the site.

Suffolk County Council, as Lead Local Flood Authority, are the statutory consultee that have provided advice to the Local Planning Authority on the suitability of the measures proposed in this application. The local flood authority promotes the use of multifunctional, above ground suds that deliver drainage, enhancement of biodiversity, improvements in water quality and amenity benefits and they have worked with the applicant to encourage this approach on the site.

The proposed drainage strategy for this development prioritises the use of surface water movement and detention systems as a means of both moving and treating surface water runoff. 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.

The main Suds basins, which will be formed above ground through the use of new banks, as discussed above, is broadly within the area identified for this purpose on the land use parameter plan. The Lead Local Flood Authority has also confirmed that the main SuDS and main conveyance infrastructure is in a logical position given the topography of the site.

The lead local flood authority has spent considerable time going through the drainage proposals to ensure they are fit for purpose and to this end amendments have been made and additional information provided.

The proposed landscaping has been considered in conjunction with the drainage scheme to ensure all pipe work has the appropriate degree of separation and the layout has been designed to ensure appropriate access for maintenance.

The Lead Local Flood Authority has advised that there may be need for separate land drainage consent for some aspects of the proposals and this would be flagged through an informative on any decision notice.

Some concerns were raised over the potential depth of standing water within some of the basins following severe weather events. In response to this, the applicant has provided the designers risk assessment for these features. These have provided some comfort on the mitigation of risk. However, it is considered that further measures including visual aids and or deterrents would be beneficial as a such a condition would be used to secure this additional detail.

The maintenance of longer grass on the slopes is also recommended from a safety point of view and this would be incorporated into the relevant part of the landscape and ecology management plan.

The Sturmer Flood Action Group has flagged up concerns regarding the downstream impact of this development. In particular, they have sought to ensure that enforcement action would be taken if SUDs fail in the future.

There is already a condition on the outline application requiring the submission of details of the implementation, maintenance and management of suds on the site. This condition requires such approved schemes to be implemented and maintained in accordance with the approved details. No further condition is required in relation to this. Any enforcement of such a condition would also be a separate matter and is not material to the consideration of this application.

The Flood Action Group has also highlighted that they wish information to be provided to the SCC SuDS asset register. It is considered that this would be secured as part of the existing condition.

On balance, it is considered that the surface water drainage network has been well integrated into the scheme and will enrich the landscape setting of the development. This will help to enhance the green corridors through the site enhancing their ecological value and creating an interesting and attractive environment in line with policies DM2, DM6 and DM13 and the vision set out in the adopted Masterplan.

Trees and Ecology.

The NPPF confirms that the planning system should contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains where possible (paragraphs 174 and 175). This is reflected in policies DM11 and DM12 which seek to safeguard protected species and state that measures should be included in the design of all developments for the protection of biodiversity, the mitigation of any adverse impacts and enhancements commensurate with the scale of the development.

The Natural Environment and Rural Communities (NERC) Act (2006) Section 40(1) also imposes a duty on every public authority in exercising its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. The duty applies to all local authorities and extends beyond just conserving what is already there to carrying out, supporting and requiring actions that may also restore or enhance biodiversity.

There are no sites of international or national importance within or directly adjacent to Great Wilsey Park. There are also no non-statutory designated sites present within the site boundary. However, there are a number of other habitats including, arable land, field margins, grassland, hedgerow woodland, linear tree groups dry ditches and a riparian habitat, all of which contribute to the biodiversity of the site and have the potential to support protected species.

The masterplan set out that the development should protect and enhance existing tree lines, woodland (Great Field Plantation), and the tributary and confirmed that new native species should be planted to ensure that there is diversity and foraging resources for wildlife. It also proposed that the green infrastructure increase linkages through the site and into surrounding habitats, ensuring that no species assemblages are isolated.

The masterplan also required that both existing and proposed habitats within the site will be subject to a Landscape and Biodiversity Management Plan, to ensure that the value of the habitats are maintained into the future. This was secured by condition and has been submitted to the local planning authority for approval.

The Environmental Statement submitted with the outline application appropriately assessed the potential effects of the development on statutory and non-statutory sites and on species within the site. It set also out key areas of mitigation and enhance in respect of ecology. The application has been reviewed with regards to these proposed mitigation measures to ensure they are adequately incorporated into the landscape design. Amendments have been secured to address the comments of the Ecology and landscape officer in this regard.

To meet the requirements of the Environmental Statement, the proposed development would include the creation of a more diverse range of habitats within previously arable dominated areas and existing hedgerows are retained, other than where hedgerow removal has been previously allowed under the outline application and the hedgerow retention plan. This is important to ensure as much connectivity as possible, particularly for species such as the Hazel Dormouse.

Species rich meadow habitats have been created within the green infrastructure and there is additional woodland planting as well as strengthening of hedgerows and additional hedgerow planting. New reptile and insect hibernacula are also included in the plans, as are bat and bird boxes, although a condition is required in respect of these to ensure they are attached to appropriate trees.

Habitat hop-overs for bats where highway infrastructure crosses a dark corridor remain an important part of the mitigation strategy and there have been a number of amendments to these features to ensure that they meet both the requirements of the local highway authority whilst also providing appropriate connectivity. These are now considered to be broadly acceptable in location and overall design, with the precise number and location and mature specimens within the planting secured by condition. A condition relating to further lighting details and the proposed tiger crossing will also ensure there is no encroachment of the proposed dark corridors.

The meadow along the watercourse and woodland is retained and enhanced with additional planting. However, some concerns were raised that the proposed SuDS

infrastructure could impact on trees and would not provide the level of ecological interest (embankments, scrapes, ponds etc.) that was originally intended.

Concern was also raised regarding the trees along the southern edge of the woodland, which were originally surveyed individually. The Tree Officer has inspected the trees and observed that a number of the Oaks had the potential to be given veteran status. These trees were not identified as being veteran in any of the site assessment work carried out in association with the masterplan nor were they deemed to be worthy of veteran status in the environmental information submitted within the original Environmental Statement.

The trees along the southern edge of the wood have now been surveyed in accordance with the criteria set out in Chapter 4 of BS5837:2012 and the trees have been assessed for their arboricultural quality and benefits within the context of the proposed development. The applicant's survey does not categorise these as veteran trees, however, they are clearly important and large specimens with veteran features and they should be afforded significant protection in the planning process.

These trees have been given a Root Protection Area (RPA) of 15m which is the maximum standoff available and is calculated off the largest stem diameter found along the southern boundary. The proposed bunding for the Suds Features would fall outside this protected area and there would be no infrastructure such as new pipework within the RPAs.

It is possible that some works to these trees may be required, particularly as a new pedestrian route is proposed immediately to the south of them, in accordance with the masterplan. The final approval for this work is to be reserved by condition.

The applicant has identified a veteran tree outside the meadow area and the design of the landscaping around this has been altered to minimise any impact, this includes moving a path to ensure people are kept at an appropriate distance. It is considered that this reserved matters application would not introduce any harm to this tree.

Overall, it is considered that that the development makes good provision for biodiversity enhancements and also would not introduce any adverse effects on protected species or sites. Proper regard has been given to the trees on the site and the works proposed are considered to be sufficiently distant from the trees, including those most important specimens to ensure no adverse effects.

Other matters:

Heritage Impacts

In their response to this application Historic England has highlighted their previous concerns over the impact on the setting of the scheduled monument known as the 'Moated site at Great Wilsey Farm' (List Entry No. 1020175).

This principle matter wherein the harm to the setting of this heritage asset was weighed up against the public benefits of the development formed part of the assessment of the proposal at the outline stage.

It is not possible to reopen this matter of principle at the reserved matters stage. However, it is necessary to ensure that the detail of the development proposed is in line with the principles set out at the outline and would adequately mitigate the harm as was anticipated.

This application does not include the key areas of screen planting closest to the scheduled monument. However, it comprises the key green spaces in the first phases of the development. It accords with the expectations of the masterplan in delivering a high quality, landscape led development and in this respect it ensures that the impact of the development will be softened in the landscape, thus helping to mitigate for the urbanising effects of the scheme on the monument.

In terms of other heritage assets, there are a scattering of listed buildings in the surrounding villages and Haverhill Town Centre. However, the settings of these would not be affected by these proposals. Similarly, there is suitable separation from the Conservation Areas in Haverhill and Great Wratting and sufficient intervening buildings and countryside such that the development would not affect views into or out of those Conservation Areas.

The detailed proposals set out in this reserved matters therefore do not conflict with the relevant Development Plan Policies in terms of heritage assets, those being: Policies DM15, DM17 and DM20 of the Joint Development Management Policies Document and Core Strategy Policy CS2.

Neighbour comments

A number of public representations have raised concerns relating to the principle of the wider northeast Haverhill development. The wider site has been allocated within the Development Plan and benefits from outline planning permission, as discussed at the start of the officer comments section. The issues relating to the principle of the development cannot be reopened at this reserved matters stage. Other comments also refer to the relief road. This was approved as part of the northwest Haverhill hybrid application and is not a material consideration in this case.

Summary and Conclusion:

Section 38(6) of the 2004 Planning Act states planning applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Framework reinforces the approach set out in Section 38(6). It emphasises the importance of the plan-led system and supports the reliance on up-to-date development plans to make decisions.

Following amendments and the submission of additional information it is considered that the proposed development would create a well-laid out attractive scheme that respects the aspirations of the original masterplan and is in compliance with the relevant development plan policies and with the National Planning Policy Framework.

The proposals would deliver a safe highway network that includes an off-road shared cycle way throughout the site providing a sustainable route to key destinations. Additional footways are also proposed both alongside the road network and through the green spaces, in accordance with the Masterplan and approved parameter plans.

The Lead Local Flood Authority has confirmed that the proposed surface water drainage scheme is acceptable. It is considered that network has been well integrated into the landscape setting of the development, helping to enhance the green corridors in terms of their ecological value and creating visual interest.

It is considered that that the development includes the necessary mitigation outlined within the Environmental Statement and makes good provision for biodiversity enhancements. The proposals would not introduce any adverse effects on protected species or sites and proper regard has been given to the impacts on trees on the site. It is considered that the works proposed are sufficiently distant from the trees, including those most important specimens, to ensure no adverse effects.

In light of the above, it is considered that the development is in accordance with the relevant policies of the Development Plan and with the National Policy Framework. The scheme follows the principles set out in the adopted masterplan and delivers on the mitigation requirements set out in the Environmental Statement as such it is considered to be acceptable.

Recommendation: Approve, subject to 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 SECTION 5	ExA_1868_P_505 REV C	March 2020
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:

- Lighting in relation to bat hops to ensure a dark corridor is preserved
- Lighting of the cycle route through the main spine to minimize the effects of lighting, so far as is possible
- Lighting within or adjacent to green corridors, hedgerows and trees to retain dark corridors
- Lighting along western edge to prevent spill into dark corridor
- 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- 868-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.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online.

Case Officer:	Penny Mills	Date: 28.05.2020
Authorising Officer:	Sarah Drane	Date: 28.05.2020