

Great Wilsey Park, Haverhill  
Redrow Homes  
Volume 7 Environmental Statement Addendum



# **ENVIRONMENTAL STATEMENT VOLUME 7 ADDENDUM**

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## Statement of Competency

NAME	COMPANY	QUALIFICATIONS/YEARS OF EXPERTISE
Carey Doyle	Bidwells	<ul style="list-style-type: none"> <li>• 15 years' planning and EIA experience.</li> <li>• BA MA PhD</li> <li>• Chartered member of the Royal Town Planning Institute (MRTPI), Practitioner of Institute of Environmental Management and Assessment (PIEMA).</li> </ul>
Harriet Wooler	Bidwells	<ul style="list-style-type: none"> <li>• 2 years' experience in town planning consultancy.</li> <li>• BSc(Hons), MSc.</li> </ul>
Dean Johnson	Royal Haskoning DHV	<ul style="list-style-type: none"> <li>• Over 18 years' experience in highway, residential and drainage design.</li> <li>• BEng Hons in Civil Engineering, HND in Civil Engineering.</li> <li>• Member of the Chartered Institute of Highways and Transportation (MIGHT) and Fellow of the Institute of Civil Engineers (FICE).</li> </ul>
Peter Hadfield, Ecologist	Ecology Solutions	<ul style="list-style-type: none"> <li>• 15 years' experience in consultancy; BSc Biology; MSc Conservation.</li> <li>• Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM).</li> </ul>
Robert Park	Exterior Architecture	<ul style="list-style-type: none"> <li>• Over 12 years' experience within the landscape industry, and over 7 years' experience working as a Landscape Architect.</li> <li>• Chartered Landscape Architect.</li> <li>• Post Grad Diploma in Landscape Architecture, University of Greenwich, 2013.</li> </ul>
Simon Elliott	Bidwells	<ul style="list-style-type: none"> <li>• 18 years' experience of preparing socio-economic assessments for EIA</li> <li>• BSc(Hons), MSc</li> </ul>

# Non-Technical Summary

## Introduction

Hallam Land Management and Mrs Pelly (“the Applicants”) submitted an outline planning application to St Edmundsbury Borough Council (now West Suffolk District Council) on 22 October 2015 for residential development of up to 2,500 residential dwellings; two primary schools; two local centres including retail, community and employment uses; open space; landscaping; and, associated infrastructure (application reference DC/15/2151/OUT). The project was considered likely to have significant environmental effects, and an Environmental Impact Assessment (EIA) was undertaken and reported in an Environmental Statement (ES). Permission was granted in August 2018.

A Reserved Matters Application (RMA) is now being submitted for the residential elements of the proposed development; this provides details on the matters not addressed in detail for the outline application (“reserved”). The Reserved Matters addressed in this application include:

- Access
- Appearance
- Landscaping
- Layout
- Scale

The details considered now include (but are not limited to) the layout of the individual housing groups (“parcels”), the housing design mix, parking, private amenity space and small recreation spaces distributed throughout the development (“pocket parks”). These details are provided on the accompanying site plan (Appendix 1.1) to support the delivery of the first housing parcels (A1, A2 and A8), as shown on the Site Wide Phasing Plan (Appendix 1.2). As the design has been refined, some changes have been made to the project. Key changes are:

- An increase in building heights from 2.5 to 3 storeys in select areas (of Parcels A2 and A8, as shown on map);
- Modifications to the road hierarchy including the junction types and carriageway widths;
- Refinement to the design including but not limited to:
  - Housing layout;
  - Housing mix, including addition of more flats;
  - Cycle and pedestrian routes;
  - Private and visitor parking;
  - Private amenity space;
  - Pocket parks.

## ES Addendum

This document is an Addendum to the ES that accompanied the outline application and focuses on changes now proposed in this RMA. This Addendum considers:

- Any changes to baseline conditions;

- Whether the significance of effects remain valid;
- Whether the mitigation proposed remains appropriate and adequate, and whether further measures are required;
- Any further environmental information now available; and
- Any new development commitments which would give rise to new cumulative effects.

## Assessment of Effects

This ES Addendum provides updates to the original ES chapters as appropriate and should be read alongside the original ES submitted in 2015. The following chapters have been updated; no changes or impacts to other environmental topics have been identified.

- Chapter 3: Legislation and Policy;
- Chapter 4: Proposed Development;
- Chapter 6: Society and Economy;
- Chapter 7: Transport;
- Chapter 9: Ecology;
- Chapter 15: Landscape and Visual Amenity.

The results of these chapters show 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.

## Comments

Should any interested party wish to make representations on the content of this Addendum, these should be made in writing to West Suffolk District Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Alternatively, you can send your comments using the council's website: <https://www.westsuffolk.gov.uk/planning/>.

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ECOLOGY- PROTECTED SPECIES REPORT

# 1.0 Introduction

## Purpose of this Addendum to the Environmental Statement

- 1.1 Hallam Land Management and Mrs Pelly (“the Applicants”) submitted an outline planning application to St Edmundsbury Borough Council (now West Suffolk District Council (WSDC)) on 22 October 2015 for residential development up to 2,500 dwellings (within use classes C2/3); two primary schools; two local centres including retail, community and employment uses (within use classes A1/2/3/4/5, B1 and D1/2); open space; landscaping; and, associated infrastructure (application reference DC/15/2151/OUT).
- 1.2 The project was considered likely to have significant environmental effects, and an Environmental Impact Assessment was undertaken and reported in an Environmental Statement (ES) supporting the planning application for the principal consent for this project (hereafter referred to as the “2015 ES”). Permission was granted in August 2018.
- 1.3 This application is a second Reserved Matters Application (RMA) which provides details on residential and access elements of the proposed development, including but not limited to layout, scale and appearance of the individual housing parcels including details of the housing mix, parking, private amenity space and small parks distributed throughout the proposals (“pocket parks”).
- 1.4 This document is an ES Addendum and considers the following amendments associated with the second Reserved Matters Application:
- Any changes to the baseline conditions since previous ES reports;
  - Whether the significance of effects previously reported in the ES submitted remain valid;
  - Whether the mitigation proposed previously in the ES remains appropriate and adequate, and whether further measures are required;
  - Any substantive environmental information now available; and
  - New development commitments which could give rise to significant effects not previously identified.

This Addendum is submitted to the West Suffolk District Council in accordance with Regulation 22 of the Town and County Planning (Environmental Impact Assessment) Regulations 2011 (as amended), and should be read in conjunction with the remainder of the ES, which comprises:

- Volume 1: The Non-Technical Summary (NTS) (2015);
- Volume 2: The main ES report (2015);
- Volume 3: Technical appendices to the ES (2015);
- Volume 4: ES Addendum (May 2016) to address changes associated with amendments to the Outline Planning Application following consultation;
- Volume 5: ES Addendum (August 2017) to address minor amendments to the Outline Planning Application ahead of Committee Determination;
- Volume 6: ES Addendum (April 2019) to address the first Reserved Matters Application for infrastructure provision.



For ease, this Volume 7: ES Addendum follows the same structure as the first six volumes.

Should any interested party wish to make representations on the content of this Addendum, these should be made in writing to West Suffolk District Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Alternatively, you can send your comments using the council's website: <https://www.westsuffolk.gov.uk/planning/>.

## Scope of ES Addendum

- 1.5 This ES Addendum provides updates to the ES chapters where it has been identified that these are needed. Significance of effects has been determined by topical technical experts or a competent EIA expert with regard to standard impact assessment procedures and based on the information available as referenced in this report.
- 1.6 This ES Addendum should be read alongside the original ES submitted in 2015 and subsequent Addenda. The following chapters have been updated; no changes or impacts to other environmental topics have been identified.
- Chapter 3: Legislation and Policy;
  - Chapter 4: Proposed Development;
  - Chapter 6: Society and Economy;
  - Chapter 7: Transport;
  - Chapter 9: Ecology;
  - Chapter 15: Landscape and Visual Amenity;
  - Chapter 17: Conclusions.
- 1.7 To maintain consistency within the ES documents, the same structure as previous documents has been used for this Addenda. Where chapters are not updated in this ES Addendum, they have been kept as place-holders with a statement that no updates are needed.

## 2.0 Site Context

### Amendments to the Planning Application

- 2.1 The site context described in previous ES documents is unchanged. No further clarification or information is therefore required.

## 3.0 Legislation and Policy

### Amendments to the Planning Application

- 3.1 The amendments to the planning application do not affect this chapter.

### Planning

- 3.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how it expects them to be applied. It establishes the overall framework for planning policies on the delivery of sustainable development through the planning system.
- 3.3 Since the planning application and subsequent addendums were submitted, the NPPF has been revised (July 2018) and updated (February 2019). The revision and update hold the presumption of sustainable development as the core theme, as set out in paragraph 11. The government's approach to sustainable development is comprehensively set out in the Revised NPPF under a number of categories which provide guidance on how to achieve this goal.
- 3.4 On 1 April 2019, Forest Heath District Council and St Edmundsbury Borough Council was replaced by a single district council, West Suffolk District Council (WSDC). WSDC have commenced a review of the local plan which will set out the long-term planning and land use policies for the area. A regulation 18 consultation is due to take place in November 2019.
- 3.5 The Adopted Local Statutory Development Plan consists of the following documents:
- Core Strategy (2010);
  - Haverhill Vision (2031);
  - Joint Development Management Policies Documents (2015); and
  - St Edmundsbury Policies Map (2015).

### Environmental Impact Assessment Regulations

- 3.6 Since the planning application was submitted, the 2011 EIA Regulations have been replaced by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). These EIA Regulations however include transitional arrangements (Regulation 76), which mean that the 2011 EIA Regulations continue to apply for planning applications submitted prior to their revocation. The 2017 EIA Regulations therefore have no bearing on the further information provided as part of this ES Addendum.

## 4.0 Proposed Development

### Design Changes

- 4.1 Some changes to the design agreed under previous consents have occurred following detailed discussions with statutory agencies including WSDC and Suffolk Highways to provide the detail required for the Residential RMA submission.
- 4.2 The application retains the general principles set out in the previous consents for this project. As part of standard design refinement processes, this application proposes detail on the housing layout, private and visitor parking, individual pocket parks, cycle and footway links and private amenity space. Planning Drawings are provided in Appendix 1.
- 4.3 A Non-Material Amendment (NMA) was submitted on 29 July 2019 which sought consent for changes to the Approved Parameter Plans for Building Heights and the Road Hierarchy. The main modifications to the approved parameter plans include:
- An increase in building heights from 2.5 to 3 storeys in select areas of the site.
    - The amended Parameter Plan (Rev F) has been provided in **Appendix 2.1**. The increased building heights are in the north west of the overall site, in the area south of the A143 Haverhill Road Roundabout and east of the principal street.
    - More specifically, the changed heights are located to the north and south of the Great Field Plantation (Parcels A2 (northern) and A8 (southern)). These building heights have been increased to provide additional units on the gateway flat blocks and to form a focal space for southern entrance into Parcel A2 and the north east and north west entrances into Parcel A8.
  - Changes to the road hierarchy (addressed through an NMA application). The amended Parameter Plan (Rev G) has been provided in **Appendix 2.2**. These changes include:
    - Inclusion of a primary circulation (non-bus) route classification and the down grading of the primary road in Parcel A2 and A8 to a primary (non-bus) route, with a slight reduction in road widths.
    - Minor changes in the internal road layout within Parcels A1, A2 and A8.
- 4.4 In addition to the changes made through the NMA Application, additional amendments have occurred through the development of the Residential Reserved Matters Application. These include but are not limited to:
- Development of the internal parcel layouts including but not limited to:
    - The housing layout;
    - Cycle and pedestrian links;
    - Private and Visitor Parking;
    - Private amenity space;
    - Pocket parks.

## Drawings

- 4.5 New drawings submitted as part of this RMA are set out below and the site wide plans have been provided in **Appendix 1** of this Addendum. These drawings are to be read in conjunction with the 2015 ES and subsequent Volume 4, 5 and 6 ES Addendums.

DRAWING REFERENCE		DRAWING TITLE
<b>Architectural Drawings</b>		
<b>P18-2192_04</b>		Parcel A1 Site Layout
<b>P18-2192_16-01A</b>		Boundary Treatments Plan (Parcel A1)
<b>P18-2192_16-02A</b>		Refuse Strategy (Parcel A1)
<b>P18-2192_16-03A</b>		Parking Strategy (Parcel A1)
<b>P18-2192_16-04B</b>		Materials Plan (Parcel A1)
<b>P18-2191_06U</b>		Parcel A2 Site Layout
<b>P18-2192_17-01A</b>		Boundary Treatments Plan (Parcel A2)
<b>P18-2192_17-02A</b>		Refuse Strategy (Parcel A2)
<b>P18-2192_17-03A</b>		Parking Strategy (Parcel A2)
<b>P18-2192_17-04B</b>		Materials Plan (Parcel A2)
<b>P18-2192-07U</b>		Parcel A8 Site Layout
<b>P18-2192_18-01A</b>		Boundary Treatments Plan (Parcel A8)
<b>P18-2192_18-02A</b>		Refuse Strategy (Parcel A8)
<b>P18-2192_18-03A</b>		Parking Strategy (Parcel A8)
<b>P18-2192_18-04B</b>		Materials Plan (Parcel A8)
<b>P18-2192_14B</b>		House Type Pack
<b>Landscape</b>		
<b>ExA_1868_150</b>		A1 HOUSING- ILLUSTRATIVE LANDSCAPE MASTERPLAN
<b>ExA_1868_151</b>		A2 HOUSING- ILLUSTRATIVE LANDSCAPE MASTERPLAN
<b>ExA_1868_152</b>		A8 HOUSING- ILLUSTRATIVE LANDSCAPE MASTERPLAN
<b>ExA_1868_153</b>		A1 HOUSING- LANDSCAPE GENERAL ARRANGEMENT PLAN
<b>ExA_1868_154</b>		A2 HOUSING- LANDSCAPE GENERAL ARRANGEMENT PLAN
<b>ExA_1868_155</b>		A8 HOUSING- LANDSCAPE GENERAL ARRANGEMENT PLAN
<b>ExA_1868_156</b>		A1 POCKET PARK- ILLUSTRATIVE LANDSCAPE MASTERPLAN
<b>ExA_1868_157</b>		A2 POCKET PARK- ILLUSTRATIVE LANDSCAPE MASTERPLAN

DRAWING REFERENCE	DRAWING TITLE
ExA_1868_158	A1 HOUSING- BOUNDARY PLAN
ExA_1868_159	A2 HOUSING- BOUNDARY PLAN
ExA_1868_160	A8 HOUSING- BOUNDARY PLAN
ExA_1868_161	A1, A2 & A8 HOUSING - ILLUSTRATIVE LANDSCAPE MASTERPLAN
ExA_1868_250	A1 HOUSING- PLANTING PLAN TILES & SCHEDULE & KEY
ExA_1868_251	A1 HOUSING- PLANTING PLAN 1 OF 3
ExA_1868_252	A1 HOUSING- PLANTING PLAN 2 OF 3
ExA_1868_253	A1 HOUSING- PLANTING PLAN 3 OF 3
ExA_1868_254	A2 HOUSING- PLANTING PLAN TILES & SCHEDULE & KEY
ExA_1868_255	A2 HOUSING- PLANTING PLAN 1 OF 7
ExA_1868_256	A2 HOUSING- PLANTING PLAN 2 OF 7
ExA_1868_257	A2 HOUSING- PLANTING PLAN 3 OF 7
ExA_1868_258	A2 HOUSING- PLANTING PLAN 4 OF 7
ExA_1868_259	A2 HOUSING- PLANTING PLAN 5 OF 7
ExA_1868_260	A2 HOUSING- PLANTING PLAN 6 OF 7
ExA_1868_261	A2 HOUSING- PLANTING PLAN 7 OF 7
ExA_1868_262	A8 HOUSING- PLANTING PLAN TILES & SCHEDULE & KEY
ExA_1868_263	A8 HOUSING- PLANTING PLAN 1 OF 10
ExA_1868_264	A8 HOUSING- PLANTING PLAN 2 OF 10
ExA_1868_265	A8 HOUSING- PLANTING PLAN 3 OF 10
ExA_1868_266	A8 HOUSING- PLANTING PLAN 4 OF 10
ExA_1868_267	A8 HOUSING- PLANTING PLAN 5 OF 10
ExA_1868_268	A8 HOUSING- PLANTING PLAN 6 OF 10
ExA_1868_269	A8 HOUSING- PLANTING PLAN 7 OF 10
ExA_1868_270	A8 HOUSING- PLANTING PLAN 8 OF 10
ExA_1868_271	A8 HOUSING- PLANTING PLAN 9 OF 10
ExA_1868_272	A8 HOUSING- PLANTING PLAN 10 OF 10

## 5.0 Alternatives

- 5.1 No further changes required as part of this Addendum. Chapter 5 of the submitted Environmental Statement, 2015, with any associated updates from the subsequent other Addenda, remains unchanged and valid.

## 6.0 Society and Economy

### Legislation and Policy

- 6.1 There are no relevant updates to legislation or policy which have implications for this chapter.

### Further Survey Work and Consultation

- 6.2 No further survey work or consultation has been undertaken since the 2015 ES and subsequent ES Addenda.

### Predicted Effects

- 6.3 The modifications to the consented development are largely inconsequential in socio-economic terms. The scale of the change will be well within the margins of error of the original assessment. As such, the effect of these modifications on social infrastructure and employment needs will be negligible and the conclusions of the original socio-economic assessment remain valid.

### Mitigation, Monitoring and Residual Effects

- 6.4 The residual effects reported in the 2015 ES remain unchanged and as such, there are no new mitigation or monitoring measures proposed.

### Cumulative Effects

- 6.5 The predicted effects reported in the 2015 ES remain unchanged and there are no new cumulative significant effects introduced as part of the design amendments set out in Chapter 4 of this Addendum.



## 7.0 Transport

### Legislation and Policy

- 7.1 There are no relevant updates to legislation of policy which have implications for this chapter.

### Further Survey Work and Consultation

- 7.2 No further Traffic Survey work has been carried out to support the Residential Reserved Matters Application as the quantum of development and antedated movements from the residential plots remain the same.
- 7.3 In considering the internal road and junction layouts that will be submitted as part of the reserved matters residential application, the road hierarchy and corridor widths have been produced following consultation with Suffolk Highways.
- 7.4 Further consultation was carried out on the primary and secondary road cross sections. The consultation has resulted in the provision of an additional Principal Street road hierarchy that was not in the original parameter plans
- 7.5 As part of the consultation, the following was agreed:
- Acceptable carriageway, footway and cycleway widths for all road hierarchies;
  - Agreed routing of cycleways through the residential plots.

### Predicted Effects

- 7.6 The above changes will have no effect in terms of transport capacity and the significance of effects identified previously remains unchanged.

### Mitigation, Monitoring and Residual Effects

- 7.7 The residual effects reported in the 2015 ES remain unchanged and as such, there are no new mitigation or monitoring measures proposed.

### Cumulative Effects

- 7.8 The predicted effects reported in the 2015 ES remain unchanged and there are no new cumulative significant effects introduced as part of the design amendments set out in Chapter 4 of this Addendum.

## 8.0 Noise and Vibration

- 8.1 No further changes are required as part of this Addendum. Chapter 8 of the submitted Environmental Statement, 2015, with any associated updates from the subsequent other Addenda, remains unchanged and valid.

## 9.0 Ecology

### Legislation and Policy

- 9.1 The relevant wildlife legislation remains the Wildlife & Countryside Act 1981 (as amended); the Conservation of Habitats and Species Regulations 2017 (the effect of which is as for the 2010 regulations); and the Natural Environment & Rural Communities (NERC) Act 2006.
- 9.2 The revised National Planning Policy Framework was published on 24 July 2018 and updated on 19 February 2019. The effect of this revised and updated policy for the ecological assessment of the development is not significantly different to the position at the time of writing the ES and previous ES Addendum.
- 9.3 There have been no relevant changes in local policy since the ES and previous ES Addenda.

### Further Survey Work and Consultation

- 9.4 Two monitoring checks of the Badger *Meles meles* sett on the eastern side of Great Field Plantation were completed in November 2018. Some signs of activity were present on the first check, but this could be attributed to investigative events as there was no evidence of activity on the second check. A further check was undertaken in December 2018, again with no evidence of activity.
- 9.5 The site was thoroughly checked for evidence of Badgers in May 2019. Potential setts have been identified across the site, but evidence obtained through the use of camera traps and monitoring sticks has recorded no evidence of Badgers within these setts. The previously identified sett to the east of Great Field Plantation, displaying no evidence of activity at the end of 2018, showed evidence of activity on the most recent surveys undertaken in May 2019, with a latrine and fresh bedding being present within the vicinity of the sett. Monitoring will continue throughout 2019.
- 9.6 Bat activity surveys have been completed in October 2018 and April to August 2019. Areas shown to be of greater interest for bats are Great Field Plantation and Hedgerow H4, in the south of the site. Species recorded during the activity surveys include Common Pipistrelle *Pipistrellus pipistrellus*, Soprano Pipistrelle *Pipistrellus pygmaeus*, Nathusius' Pipistrelle *Pipistrellus nathusii*, Noctule Bat *Nyctalus noctula*, Brown Long-eared Bat *Plecotus auritus*, Natterer's Bat *Myotis nattereri*, Serotine *Eptesicus serotinus* and Barbastelle *Barbastella barbastellus*. This is a similar assemblage to that recorded by FPCR during surveys to inform the outline planning application. Further surveys will be completed in September and October 2019.
- 9.7 Waterbodies within and immediately adjacent to the site were checked for their suitability to support Otters *Lutra lutra* with any field signs for this species also being sought in October 2018 and April 2019. The main waterbody running through the site - a tributary to the Stour Brook - as well as drainage ditches across the site contained little to no water at the time of the surveys. The moat associated with Great Wilsey Farm has steep sides and little vegetation cover. The ponds within the site are not considered suitable to support Otters. No field signs were recorded within any of the waterbodies surveyed.

- 9.8 Waterbodies within and immediately adjacent to the site were checked for their suitability to support Water Voles *Arvicola amphibius* with any field signs for this species also being sought in October 2018 and April 2019, in concert with the surveys for Otters. As noted above, the main watercourse as well as drainage ditches contained little to no water at the time of the surveys. The moat associated with Great Wilsey Farm has steep sides, no connectivity to other waterbodies, no emergent vegetation and only limited marginal vegetation. The ponds within the site are not considered suitable to support Water Voles. No field signs were recorded within any waterbody surveyed within or immediately adjacent to the site.
- 9.9 Nest tube and box surveys for Dormice *Muscardinus avellanarius* have to date been undertaken in the months of October and November 2018 and April to August 2019. Surveys will continue until September 2019. A footprint tunnel survey was undertaken in October and November 2018, with no evidence of Dormouse presence recorded. Surveys will continue to September 2019, but thus far no evidence of Dormouse presence has been recorded in the footprint tubes. A Dormouse nest was recorded within a nest tube on hedgerow H13. This hedgerow is due to be retained and the presence of this nest will not alter the approach to be taken with regards to Dormice as set out in the ES Addendum.
- 9.10 Four wintering bird surveys were completed in November / December 2018 and January / February 2019. A total of 47 species were recorded, including 17 species that are listed as NERC species of principal importance, Suffolk LBAP and / or on the UK Birds of Conservation Concern Red and Amber list. Species recorded include Song Thrush *Turdus philomelos*, Skylark *Alauda arvensis*, Yellowhammer *Emberiza citrinella*, Kestrel *Falco tinnunculus*, Linnet *Carduelis cannabina*, Redwing *Turdus iliacus*, Fieldfare *Turdus pilaris*, Stock Dove *Columba oenas*, Bullfinch *Pyrrhula pyrrhula*, Dunnock *Prunella modularis*, Mistle Thrush *Turdus viscivorus*, Starling *Sturnus vulgaris*, House Sparrow *Passer domesticus*, Reed Bunting *Emberiza schoeniclus*, Black-headed Gull *Chroicocephalus ridibundus*, Lesser Black-backed Gull *Larus fuscus* and Mallard *Anas platyrhynchos*. A single Tawny Owl *Strix aluco* was recorded during bat surveys undertaken in October 2018. Overall, the assemblage of birds is similar to that recorded by FPCR during surveys to inform the outline planning application.
- 9.11 Three breeding bird surveys were undertaken in April, May and June 2019. During the breeding bird surveys, a total of 50 species were recorded within or immediately adjacent to the site, including 18 species that are listed as NERC species of principal importance and / or on the UK Birds of Conservation Concern Red and Amber lists. Species recorded include Bullfinch, Dunnock, Fieldfare, House Sparrow, Starling, Yellowhammer, Skylark, Linnet, Reed Bunting, Stock Dove, Swift *Apus apus*, Song Thrush, Lesser Black-backed Gull, Herring Gull, Black-headed Gull, Willow Warbler *Phylloscopus trochilus*, Tawny Owl *Strix aluco* and Kestrel.
- 9.12 Of these species, singing males of Dunnock, Linnet, Yellowhammer, Skylark, Stock Dove, Reed Bunting, Song Thrush and Willow Warbler were all recorded within the site and are therefore categorised as possible breeders. The three gull species that were recorded were observed flying over and do not use the site itself to a significant degree, and there is no suitable breeding habitat for these species.
- 9.13 The only bird species that have been confirmed to successfully breed on site are Great Tits *Parus major*, with two nest sites recorded within Great Field Plantation. A pair of Yellowhammers were also seen mating in Hedgerow H17, indicating attempted breeding of this species within this area of the site.

- 9.14 Families of Great Tit, Blue Tit *Cyanistes caeruleus*, Jackdaw *Corvus monedula*, Bullfinch, Magpie *Pica pica*, Goldfinch *Carduelis carduelis*, Whitethroat *Sylvia communis*, Blackbird *Turdus merula* and Long-tailed Tit *Aegithalos caudatus* were recorded on site during the survey completed in June.
- 9.15 Confirmed breeders immediately adjacent to the site include Rooks *Corvus frugilegus*, Blue Tits, Common Moorhen *Gallinula chloropus* and Starlings. There is a large Rookery of approximately 33 nests within the deciduous woodland immediately north-west of the site. A pair of Blue Tits are nesting within a farm building within Great Wilsey Farm located east of the site. Moorhens have successfully bred, with a juvenile seen on Pond P4. Juvenile Starlings were recorded within the site and a pair of Swallows *Hirundo rustica* were seen mating on electricity wires close to the northern site boundary. However, there are no suitable buildings for Starlings and Swallows to nest in within the site, indicating that these species breed in the surrounding area.
- 9.16 A presence / absence survey for reptiles was completed from April to June 2019. The results of the surveys show that low populations of Grass Snake and Common Lizard are present, with the main areas of interest being Hedgerow H4 and the southern edge of the new plantation in the south of the site.
- 9.17 On-site ponds and ponds within 500 metres of the site were subject to eDNA testing where permission was granted. The results of the eDNA testing were returned as negative, indicating the likely absence of this species.
- 9.18 The live Protected Species Report has been provided in **Appendix 3**

## Predicted Effects

- 9.19 The majority of the ecological interest of the site is focused on the existing green infrastructure, i.e. the woodlands, hedgerows and field margins, which is largely to be retained as part of the development and is considered in detail in the Infrastructure RMA. The Housing RMA parcels are to be established within areas that are currently arable fields, with very limited interest.
- 9.20 In summary, there are no changes to the predicted effects as set out in the ES and previous ES Addenda.

## Mitigation, Monitoring and Residual Effects

- 9.21 Mitigation measures and residual effects remain as set out in the ES and previous ES Addenda.
- 9.22 Monitoring surveys for Badgers, bats, Otters, Water Voles, Dormice, birds, reptiles and amphibians will be completed in line with the relevant guidelines in Years 1, 3 and 5 following completion of the landscaping works and ecological enhancements associated with the Phase 1 Residential and Infrastructure RMAs.

## Cumulative Effects

9.23 Cumulative effects remain as described in the ES and previous ES Addenda.

## 10.0 Agricultural Resources

- 10.1 No further changes required as part of this Addendum. Chapter 10 of the submitted Environmental Statement, 2015, with any associated updates from the subsequent other Addenda, remains unchanged and valid

## 11.0 Surface Water Drainage and Flood Risk

- 11.1 No further changes required as part of this Addendum. Chapter 11 of the submitted Environmental Statement, 2015, with any associated updates from the subsequent other Addenda, remains unchanged and valid.



## 12.0 Local Air Quality

- 12.1 No further changes required as part of this Addendum. Chapter 12 of the submitted Environmental Statement, 2015, with any associated updates from the subsequent other Addenda, remains unchanged and valid.

## 13.0 Archaeology

- 13.1 No further changes required as part of this Addendum. Chapter 13 of the submitted Environmental Statement, 2015, with any associated updated from the subsequent other Addenda, remains unchanged and valid.

## 14.0 Cultural Heritage (ES Chapter 14)

### Legislation and Policy

- 14.1 There are no relevant updates to legislation of policy which have implications for this chapter.

### Further Survey Work and Consultation

- 14.2 No further survey work or consultation has been undertaken since the 2015 ES and subsequent ES Addendums.

### Predicted Effects

- 14.3 The original Environmental Statement (ES) provided an assessment on the impacts of development on cultural heritage assets in close proximity to the site. The main designated heritage asset identified in this assessment was the Scheduled Monument (SM)- Moated Site at Great Wilsey Farm. This asset was described as once being located in a relatively open setting, which over time has changed. Today, the asset is screened from both sides by either tree growth or the later farm buildings. The island itself is a "mixture of scrubby grassland and the remains of an orchard". The southern side of the moat is screened by a domestic garden, the farmhouse and driveway. There is a sensitive side to the west, where the landscape drops away and the monument retains some visual connection to the development site. The original ES identified that there were "no particularly important views of the monument which allow the viewer to appreciate it for what it is, rather than a small area of scrubby woodland and garden to the north of the farmhouse".
- 14.4 The proposed location for the building height increases are well screened by existing planting features namely, the Great Field Plantation, an established woodland which provides a natural barrier between parcel A2 and the SM, and the young tree belt to the south which screens the proposed building height changes in parcel A8.
- 14.5 The proposed building height changes to be addressed by this NMA would not create any additional impacts to this SM in terms of potential views across. The existing and proposed planting acts as a screen from Parcel A2 and would naturally mitigate any visual impacts. The ES submitted in 2015 remains unchanged and the mitigation proposed remains the same.

### Mitigation, Monitoring and Residual Effects

- 14.6 The residual effects reported in the 2015 ES remain unchanged and as such, there are no new mitigation or monitoring measures proposed.

### Cumulative Effects

- 14.7 The predicted effects reported in the 2015 ES remain unchanged and there are no new significant impacts introduced as part of the design amendments set out in Chapter 4 of this Addendum.

## 15.0 Landscape and Visual Amenity

### Legislation and Policy

- 15.1 There have been no updates to the relevant legislation and Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3) remains the most up to date guidance.
- 15.2 The revised National Planning Policy Framework was published on 24 July 2018 and updated on 19 February 2019. The effect of this revised and updated policy for Landscape and Visual Impact assessment (LVIA) of the development is not significantly different to the position at the time of writing the ES and previous ES Addenda.

### Further Survey Work and Consultation

- 15.3 No further survey work has been undertaken as there has been no change to the Visual baseline provided as part of the 2015 ES and Subsequent ES Addenda.

### Predicted Effects

- 15.4 The planned changes to the development are as set out in Chapter 4.

#### Increase in building heights

##### Parcel A2

- 15.5 The change in building heights within parcel A2 is associated with proposed properties along the southern boundary of the parcel. Parcel A2 sits on gently sloping land that falls towards the south and the centre of the site. The proposed buildings along the southern boundary are on the lowest part of the parcel and are enclosed by other development parcels. Existing and proposed landscape spaces adds the visual screening and separation.
- 15.6 The increase in height in this location will not cause any alteration to the degree of impact as set out in the LVIA in previous addenda.

##### Parcel A8

- 15.7 Parcel A8 sits to the south west of Parcel A2, adjacent to Chalkstone Way. The site has associations with the road and adjacent built up area of Haverhill and is not therefore perceived as tranquil or wild, with the proposed development within Parcel forming an extension of Haverhill. The parcel slopes downward towards the north and an area of woodland called The Southern Plantation. Directly to the south of Parcel A8 is an area of open green space that occupies the ridge at higher ground. This space, which has several existing trees, will be used as parkland with additional tree planting forming a green backdrop to the scheme as seen from lower lying areas within the surrounding context.

- 15.8 The increase in height to three stories will not alter the Moderate-Minor Adverse impact on the visual resource.

### **Road Hierarchy and Parcel Layouts**

- 15.9 The planned changes to the road hierarchy and parcel layouts will not cause any alteration to the degree of impact assessed in the LVIA.

### **Mitigation, Monitoring and Residual Effects**

- 15.10 Mitigation measures and residual effects remain as set out in the ES and previous ES Addendum. The inclusion of the landscape buffer along Chalkstone Way will assist in the mitigation Moderate-Minor Adverse impact on the visual resource.

### **Cumulative Effects**

- 15.11 The predicted effects reported in the 2015 ES and subsequent ES Addenda remain unchanged and there are no new significant impacts introduced as part of the design amendments set out in Chapter 4 of this Addendum.

## 16.0 Cumulative Effects

### Predicted Cumulative Effects

- 16.1 No further changes required as part of this Addendum. Chapter 16 of the submitted Environmental Statement, 2015, with any associated updates from the subsequent other Addenda, remains unchanged and valid

## 17.0 Conclusions

- 17.1 This ES Addendum has been prepared on behalf of Hallam Land Management and Mrs Pelly to consider the environmental impacts of a reserved matters application for residential layout and highways. These matters are reserved arising from a consented outline planning application for residential development comprising 2,500 residential units (within use classes C2/3); two primary schools; two local centres including retail, community and employment uses (within use classes A1/2/3/4/5, B1 and D1/2); open space; landscaping; and, associated infrastructure (application reference DC/15/2151/OUT).
- 17.2 This ES Addendum considers design changes made to the consented development. The implications of the proposed changes, as well as updates to existing information, have been considered in terms of: Legislation and Policy, Society and Economy, Transport, Ecology, Landscape and Visual Amenity. No other environmental topics are considered necessary to update in this Addenda.
- 17.3 These updated assessments have determined that with the design changes the residual effects to the above topics remain unchanged from the 2015 ES and subsequent ES Addenda. No further mitigation and monitoring measures are therefore identified or required.
- 17.4 It is noted that the monitoring surveys for badgers, bats, otters, water voles, dormice, birds, reptiles and amphibians will be completed in line with the relevant guidelines in 2019 and 2021.
- 17.5 Consequently, the overall findings and conclusions of the 2015 ES and subsequent ES Addendas remain valid and otherwise unchanged.

# APPENDIX 1 PLANNING DRAWINGS

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# APPENDIX 1.1

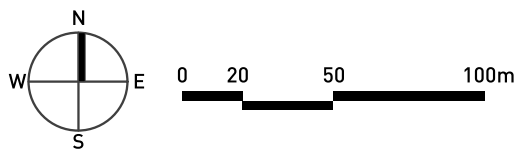
# SITE LOCATION PLAN

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KEY  
SITE LOCATION (18.90HA)



GREAT WILSEY PARK, HAVERHILL - SITE LOCATION PLAN (PARCELS A1, A2, & A8)



# APPENDIX 1.2 PARCEL A1 SITE LAYOUT

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**ACCOMMODATION SCHEDULE**

OPEN MARKET UNIT TYPE	NO. BEDS	STOREYS	NO. UNITS	SOFT/UNIT	TOTAL SOFT
STRAFORD LIFESTYLE	3	2	6	1218	7,308
OXFORD LIFESTYLE	3	2	4	1318	5,272
LEAMINGTON LIFESTYLE	3	2	11	1417	15,587
HARLECH	4	2	2	1312	2,624
OXFORD	4	2	6	1318	7,908
CAMBRIDGE	4	2	7	1393	9,751
SHAFTESBURY	4	2	6	1427	8,562
CANTERBURY	4	2	6	1482	8,892
WELWYN	4	2	3	1533	4,599
HARROGATE	4	2	5	1555	7,775
SUNNINGDALE	4	2	2	1654	3,308
HENLEY	4	2	4	1769	7,076
<b>TOTAL OM</b>	<b>62</b>				<b>88,662 SOFT</b>
<b>*NET DEVELOPABLE AREA</b>				<b>2.44 HECTARES</b>	<b>6.03 ACRES</b>
<b>COVERAGE</b>					<b>14,705 SOFT/ACRE</b>

\*NDA EXCLUDES SPINE ROAD (NOT INCLUDED WITHIN PARCEL A1 SITE BOUNDARY)



**GREAT WILSEY PARK, HAVERHILL - PARCEL A1 SITE LAYOUT**



# APPENDIX 1.3 PARCEL A2 SITE LAYOUT

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