



Statement of Community Involvement Great Wilsey Park

Prepared for Redrow Homes
September 2019

Contents

Executive Summary	3
Pre-Application Consultation	5
Result of Consultation and Response.....	6
Engagement with residents associations and local community groups.....	7
Invitation	8
Public Exhibition	9
Additional Channels for Engagement.....	10
Feedback	11
Breakdown of Responses	12
Conclusion	17
Appendices.....	18

Executive Summary

This Statement of Community Involvement (SCI) demonstrates the schedule of pre-submission engagement which was undertaken by Redrow Homes (referred hereafter as 'the Applicant') in support of a Reserved Matters application for the first housing parcels at Great Wilsey Park.

From the outset the Applicant sought to ensure early identification and engagement with key political and community stakeholders to ensure that issues with the proposals were raised at a formative stage of the project. This report provides details of the programme of consultation and community engagement undertaken by the Applicant, including feedback received.

The Applicant has engaged with Cllr David Roach, Cllr John Burns, Cllr Susan Glossop, Cllr Tony Brown and former Cllr Sue Roach from the outset to ensure that the application adheres to the requirements set by West Suffolk Council.

A range of consultation activities were undertaken, including a public exhibition held on the Monday 29th April 2019 inviting political stakeholders, local resident groups and the general public. Meetings were also sought with identified political stakeholders and a meeting was held with local Town and Borough Councillors. The project team has sought to involve the local community at every opportunity and where possible include any feedback in the design proposals.

The opportunity to provide feedback was given at the public exhibition which has been reflected in the proposals submitted with these applications. Overall, residents who attended the public exhibition demonstrated support for the proposals in particular the proposed 'heritage' housing styles being proposed for phase 1 and provided suggestions on what aspects of the landscaping and play spaces they would like to be included. Constructive feedback was also received in the form of comments, concerns and suggestions. The main comments related to local infrastructure and access to the site.

The Applicant has carefully listened and reviewed all feedback received to date, and where possible, addressed the relevant comments raised by the local community. These have all been included within this document and wider material submitted as part of the planning application.

The Built Environment Communications Group (BECG) was appointed to organise and manage this process. To do so, BECG put together an engagement strategy that would satisfy the expectations of West Suffolk Council, build the site's profile and engage with stakeholders to feed into the design process.

Please find below a list of consultation activities undertaken by the project team to raise the profile of the site, engage with residents, local stakeholders and politicians.

Date	Action
Friday 15th February 2019	Meeting with Borough and Town members: <ul style="list-style-type: none"> • Cllr David Roach • Cllr John Burns • Cllr Susan Glossop • Cllr Tony Brown • Cllr Sue Roach
Tuesday 19th March 2019	Meeting with Kedington Parish Council
Monday 29th April 2019	Public Exhibition
Friday 10th May 2019	Feedback deadline from exhibition
September 2019	Statement of Community Involvement (SCI)
September 2019	Submission

The objectives of the consultation were to ensure that local residents, community groups and elected representatives were made aware of emerging development proposals and had an early opportunity to participate in shaping the plans. The Applicant therefore implemented a comprehensive programme of community engagement which began in January 2019.

Public Exhibition – A public exhibition was held on Monday 29th April 2019 at Haverhill Arts Centre. A set of exhibition boards were on display which provided an overview of the proposals, with feedback forms available so attendees could provide their feedback.

Engagement with local elected representatives – Given the location of the site, from the outset of the consultation programme the Applicant sought to engage with Haverhill and Kedington Councillors.

Engagement with Residents' Association and local groups – The Applicant sought to engage with local resident associations and local groups including The Kedington Action Group. This was to understand local opinion of the scheme and what resident associations and local groups would like to see emerging from the development.

Direct liaison with residents – The Applicant ensured that members of the project team were available to discuss the plans with residents who wished to be involved in the application process.

Pre-Application Consultation

The Applicant has complied with the Government's National Planning Policy Framework (NPPF), which states that "early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties".

The NPPF also highlights that "good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community".

As a result, our public consultation programme had a number of key objectives including:

- To encourage input from the local community, including residents, interest groups, councillors and businesses.
- To provide holistic details of the proposed works to be undertaken.
- To provide the community with genuine opportunity to provide feedback on the plans.
- To identify and address any issues raised by local stakeholders.

Prior to submitting the formal planning applications for the site, the Applicant undertook a detailed programme of community consultation, as outlined in the following documentation.

Engagement with local stakeholders began in advance of the exhibition and was on-going throughout the consultation period.

Pre-application engagement with the Local Authority

The Applicant sought to engage with local ward councillors and Cabinet Members as well as likely stakeholders within the Council. The purpose of this was to ensure that Members were fully aware of the proposals coming forward and in the event of resident queries would have the relevant knowledge of the scheme or the contact details of the project team to refer to. It also enabled Members to comment and ask questions on the emerging plans which could feed into the application process from an early stage.

The Applicant met with Councillor Roach, Councillor Burns, Councillor Glossop, Councillor Brown and former Councillor Sue Roach on Friday 15th February 2019. The purpose of this meeting was to brief the Councillors on the progress of the proposals and detail how the scheme fits into the wider masterplan.

The Applicant will ensure that elected members are kept updated regarding the application throughout the post-submission phase.

Result of Consultation and Response

On Monday 29th April 2019, 97 people attended the Public Consultation for Great Wilsey Park, Haverhill, including Cllr Burns who has been actively commenting on Redrow's proposals.

There has been a low response rate with 14 feedback forms completed to date with the majority of residents accepting the Applicant's proposals. A high proportion of those residents who responded to the consultation found the information presented to be helpful, and effected the Applicant's proposals.

Positive comments included:

- "We need more housing in Haverhill. The housing and infrastructure are needed and one doesn't come without the other."

There were also questions raised by attendees and consultees regarding the following concerns:

- "Civic services, e.g a surgery, should be in place from the start".

Further details about the exhibition are provided in the Exhibition and Feedback section of the SCI.

Engagement continued post-exhibition with BECG reaching out to local stakeholders, providing updates regarding the scheme and to see whether stakeholders would like to meet to discuss proposals. This helped to maintain the contact established before and during the public exhibition and gain further feedback. The feedback and comments raised have been informative and, where possible, assisted in the final development of the proposals.

This document sets out a record of the public consultation process and a summary of the feedback received.

The consultation period sought to follow national and local engagement strategies by providing the local community with an opportunity to comment on and shape the proposals prior to the submission of the planning applications.

The consultation programme sought to:

- Raise the profile of the proposals with the local community
- Inform about the design, planning and development process
- Communicate the proposals to local residents and stakeholders
- Provide a mechanism for interested individuals and parties to comment on the scheme and related issues
- Open lines of communication with residents and stakeholders that will continue throughout the planning process

The consultation period was delivered in three stages. This is displayed below:



Pre-exhibition activities were deployed to initiate first contact with local stakeholders and the general public. The Public Exhibition was deployed to continue engagement with stakeholders, display the proposals and garner feedback. The post-exhibition period was used to follow-up engagement, collate feedback and create the SCI to summarise pre-submission engagement activities.

Capturing public perception of the Applicant's proposals throughout this process was critical, given its status as a strategic development in Haverhill and West Suffolk, so that public perception of the scheme was understood.

This included:

- An agreed distribution area for consultation (Appendix A)
- Distribution of a Community Newsletter (Appendix G)
- Delivery of invitations for the public exhibition inviting local residents (Appendix C)
- Invitation sent to Ward councillors
- Invitations sent to local political stakeholders including: Cabinet Council Members
- Invitations sent to local resident groups and community stakeholders
- A public exhibition held at Haverhill Arts Centre
- A feedback form available at the exhibition for attendees to provide their thoughts about the proposals (Appendix F)
- A dedicated consultation hotline and email address provided on the exhibition boards and feedback forms for all attendees to access

Engagement with residents' associations and local community groups

The Applicant sought to engage with local residents' associations and community groups, including the Kedington Action Group and the Sturmer Flood Action Group, to first introduce the proposals and open dialogue with these groups to garner their feedback.

An invitation letter was distributed to all identified stakeholders to inform them of the proposals and notify them of the public consultation.

Invitation

Resident/local business stakeholders:

A Community Newsletter with a Public Consultation Invite (Appendix G) incorporated was mailed via 1st class post to approximately 3573 resident and local business addresses on Tuesday 9th April 2019 in the distribution zone (Appendix A) outlined below:



An invite (Appendix C) was also sent to local stakeholders inviting them to discuss the proposals.

Additionally, a newspaper advert (Appendix D) was placed in the Haverhill Echo on Thursday 18th April 2019 inviting local residents to attend the public consultation.

Public Exhibition

The Public Exhibition was held from 3:30pm - 7:30pm on Monday 29th April 2019 at the Haverhill Arts Centre, High St, Haverhill CB9 8AR. The location was chosen given its proximity to the site and ease of access for invited residents and stakeholders.

The exhibition was attended by representatives from the Applicant, BECG (Community engagement consultant), RHDHV (Transport Consultant) and Bidwells (Planning Consultant).

Approximately 54 attendees signed into the public exhibition upon attendance via iPad registration. The remaining 43 attendees chose not to sign in as a personal preference.

The Exhibition provided 12 exhibition boards (Appendix E) with details about the proposals including:

- Context
- Background
- Community Benefits
- Site Layout Parcel A1
- Site Layout Parcel A2
- Site Layout Parcel A8
- Construction Access
- Ecology and Drainage
- Construction Traffic Strategy
- Images of new homes
- Landscaping
- Project Timeline

Copies of the exhibition display boards can be found in the appendices.

The following materials were provided at the exhibition:

- 12X easels
- 12X display boards
- A4 copies of the display boards
- A4 copies of the consultation area
- Feedback forms and freepost envelopes
- Secured box to deposit completed feedback forms
- 2X iPads for registering attendance
- Pens and note pads
- Direction signs to lead attendees into the venue



Additional Channels for Engagement

Freepost and 0800 freephone

During the consultation, access to a freephone telephone enquiry line was offered to those who wished to find out more about the proposals, or to register their comments via the telephone.

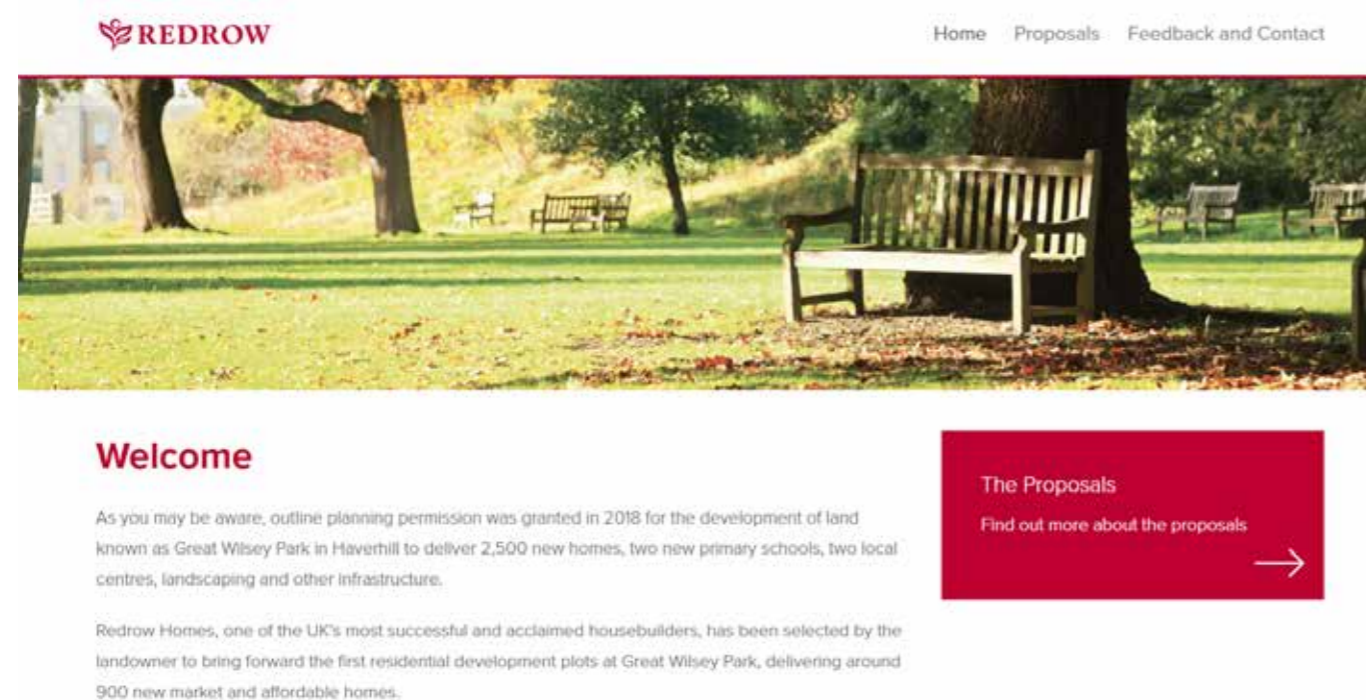
The telephone number used (0800 298 7040) was in operation Monday-Friday between the hours of 9am and 5:30pm. Outside of these hours a voicemail facility was available for messages to be left which were responded to at the earliest opportunity.

Information was given to callers where possible and if questions were of a technical nature, these were passed on to project team members.

A freepost envelope was available at the public exhibition, allowing feedback forms to be posted back free of charge.

Project Website

The Applicant also provided a website (Appendix B) which showcases the development proposals. The site can be found at <http://redrowgreatwilseypark.co.uk/>



The site delivered information on the scheme and provided residents another avenue to engage with the proposals and give their feedback. Residents could engage with the following areas within the site:

- The proposals
- Community benefits
- Newsletter
- Exhibition Boards
- Contact details

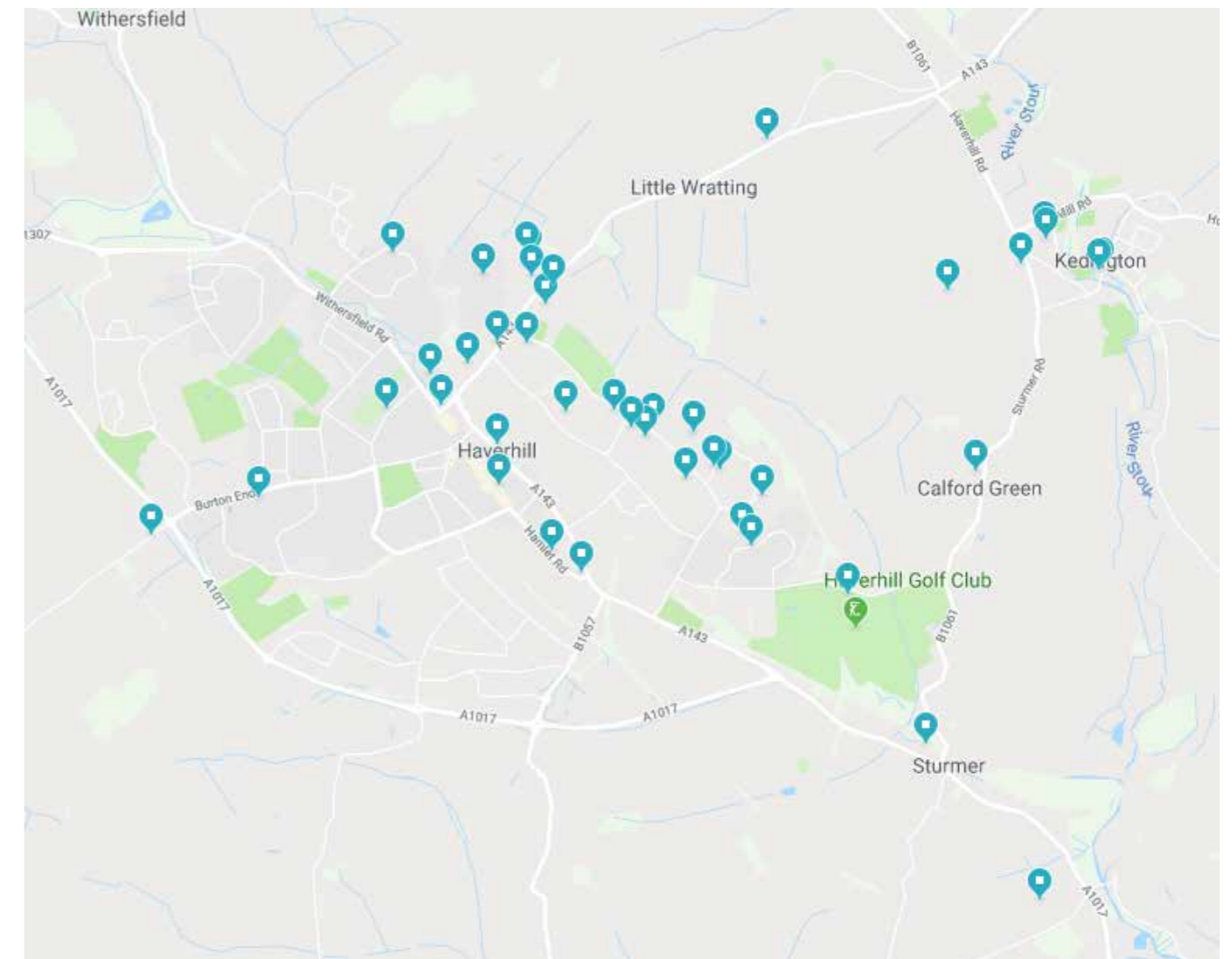
Feedback

Attendees had the choice to fill out feedback forms at the venue in a designated seated area, or take the feedback form home and post it to the project team using the supplied postage paid envelopes. All feedback forms received were analysed and collated for the project team to review.

A copy of the feedback form is included in the appendices (Appendix F).

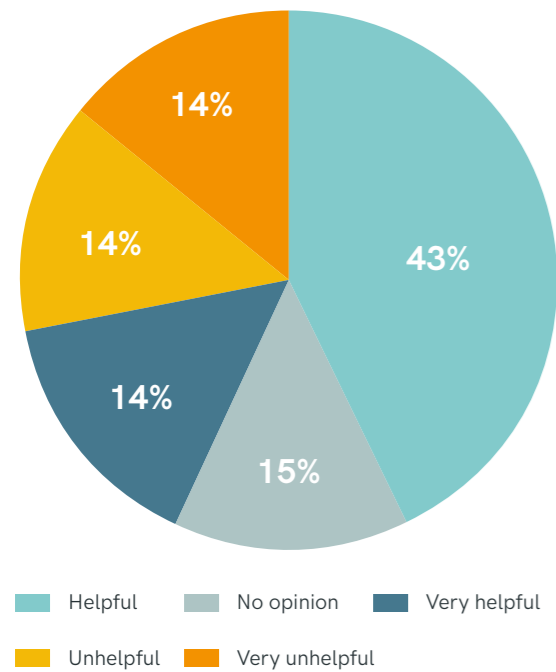
Please note that all verbal comments included have been paraphrased for the purpose of this report.

The map below shows the location of exhibition attendees.



Breakdown of Responses

Overall, residents who attend the public exhibition demonstrated support for the proposals. The following graphs outline responses to each question presented in the feedback form and comments provided by respondents.



Q1: Do you find the information presented today helpful?

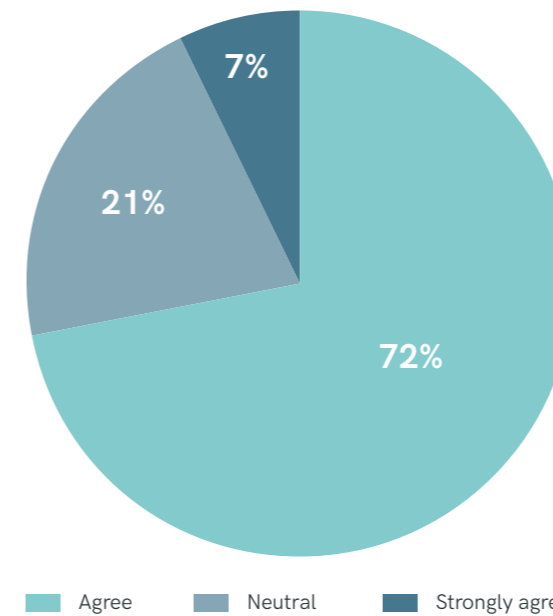
Overall, 57% of respondents found the information presented at the public consultation 'very helpful' or 'helpful'. Only 28% of respondents found the information presented 'very unhelpful' or unhelpful' and 15% local residents had no opinion. The majority of comments stated that the exhibition was informative and that consultants answered all questions.

Positive Comments from respondents:

"Informative and clear".

Reservations from respondents:

"The project team answered questions regarding the parkland area and the access, including the holding area, but did not provide adequate answers regarding footpaths."



Q3: Do you agree that traditional, heritage focused housing styles are appropriate for phase 1?

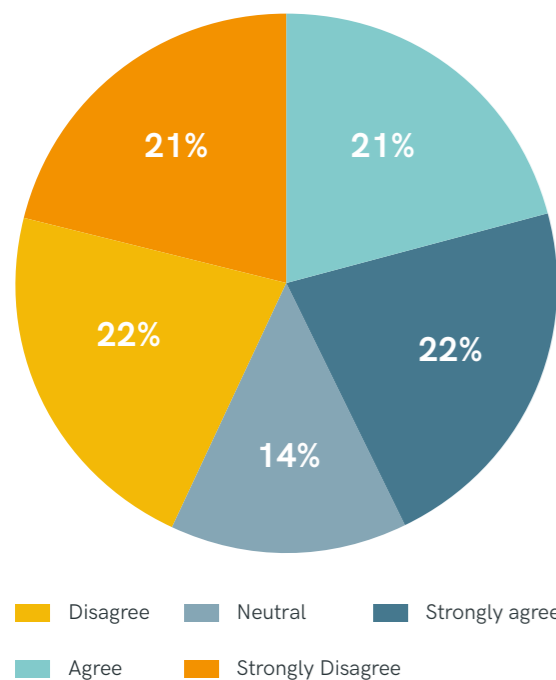
A strong 79% of respondents stated they 'strongly agree' or 'agree' that traditional, heritage-focused housing styles are appropriate for Phase 1 with only 21% confirming a neutral response and zero local residents responding negatively.

Positive Comments from respondents:

"It seems most appropriate."

Neutral comments from respondents:

"The housing has to be pleasing to the eye to suit the area. Heritage styles preferred".



Q2: Do you support Redrow's proposals for the housing and infrastructure for Phase 1?

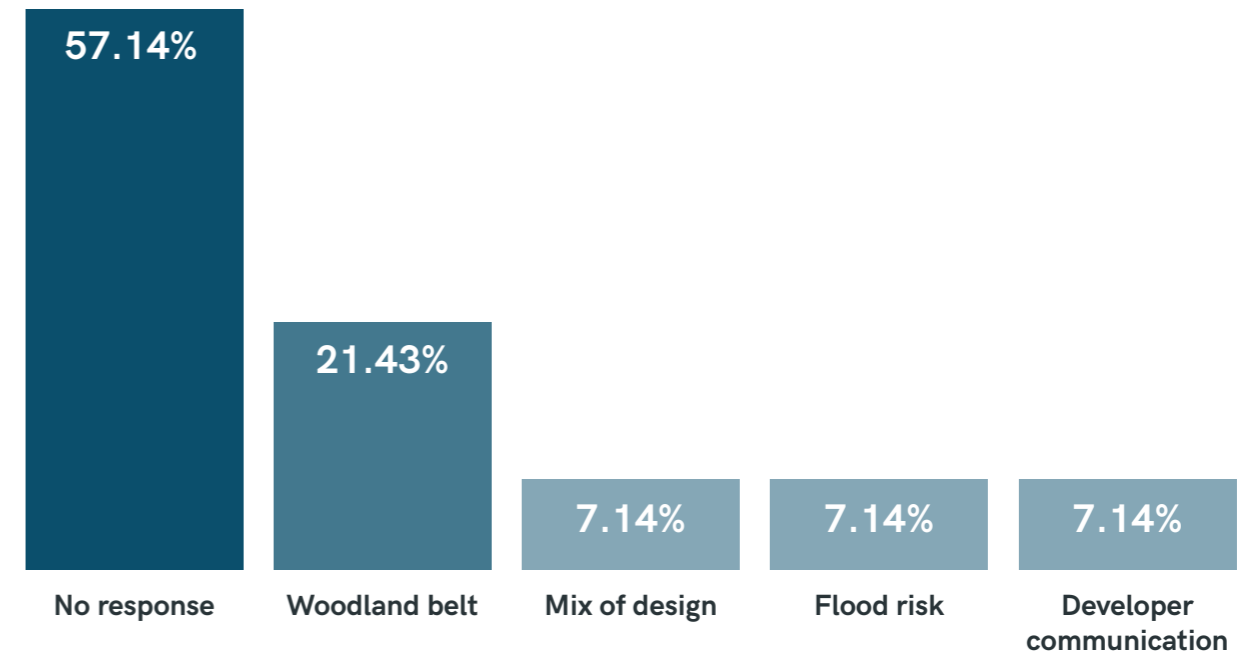
Responses were divided for question two with approximately 43% of local residents stating that they 'strongly agree' or 'agree' with Redrow's proposals for the housing and infrastructure for Phase 1. The same number of residents (43%) stated that they 'strongly disagree' or 'disagree' with the proposals. 14% of respondents were neutral in their response.

Positive Comments from respondents:

"We need more housing in Haverhill. The housing and infrastructure are needed and one doesn't come without the other."

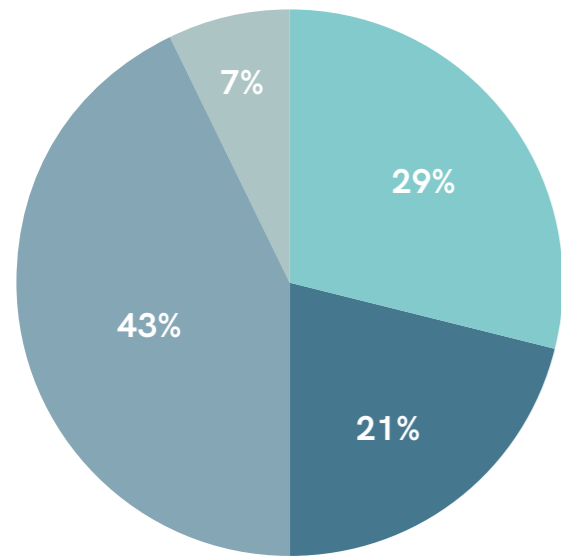
Reservations from respondents:

"Civic services, e.g a surgery, should be in place from the start".



Q4: Do you have any suggestions about how the housing proposals for phase 1 could be improved?

When asked for further suggestions on how the housing proposals for Phase 1 could be improved, approximately 57% of feedback forms had no response. One respondent stated that the proposals were good, but they wanted Redrow to maintain communication and update local members of the community as the development progresses. Approximately 21% of respondents maintained that a woodland belt incorporated into the development would be welcomed. Others commented that a mix in design would be welcomed. One resident stated that a condition should be made if the applications are given permission which ensures that flood alleviation is provided.



■ Agree
 ■ Neutral
 ■ Strongly agree
■ No opinion

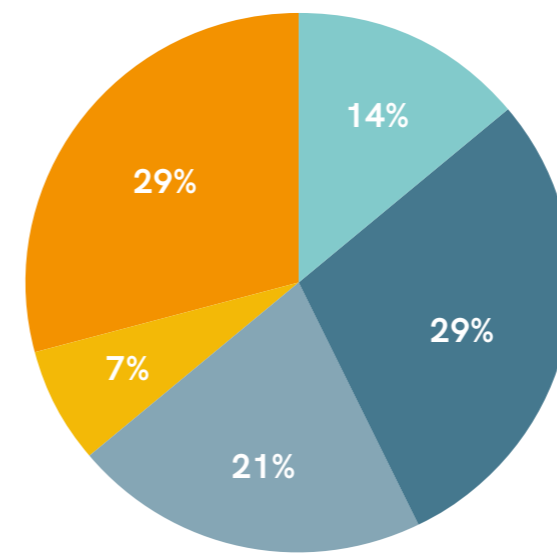
Q5: Do you support the Landscaping Strategy for phase 1?

Half of respondents either 'strongly agree' or 'agree' with the landscaping strategy for Phase 1, with a further 43% stating they had a 'neutral' view. A small 7% stated that they have no opinion.

Neutral comments from respondents:

"Would like to see birdboxes included"

"Would like to see some meadows and wooded area retained"



■ Agree
 ■ Neutral
 ■ Strongly agree
■ Disagree
■ Strongly Disagree

Q8: Do you support Redrow's plans for an HGV holding area to carefully manage construction, traffic flows and deliveries during the construction of phase 1?

When asked whether residents support Redrow's plans for an HGV Holding Area to carefully manage construction, the response was mixed with 43% stating they 'strongly agree' or 'agree' with the plans whilst 36% stated they 'strongly disagree' or 'disagree'. Additionally, 21% of respondents stated they had a 'neutral' view regarding the proposals for an HGV holding area.

One respondent stated they agree with Redrow's plans for an HGV holding Area as any concerns they had were resolved by the project team at the public consultation.

Neutral comments from respondents:

"Please maintain traffic flow on the A143"

"I would like to see this better managed that the Persimmon site across the road. Make sure lorries and work vans do not clog up the road and that mud is cleared away from the road quickly"

Reservations from respondents:

"The proposed site entrance is close to my house; the traffic & parking is a major concern as well as the noise"

No opinion	5
Age appropriate	4
Scope for imaginative play	1
Something adventurous	1
Non traditional	1
Sport equipment	1
Fields	1
Grand Total	14

Q6: What sort of play equipment would you like to see included within the play spaces in phase 1?

When asked what sort of play equipment residents would like to see included within the play spaces, four respondents stated that 'age appropriate' equipment should be provided. One respondent stated, "something adventurous with scope for imaginative play". One local resident commented on the need for sport equipment, whilst another suggested a non-traditional play space. Five people had no opinion.

Neutral comments from respondents:

"No skateparks. Equipment with scope for imaginative play"

"I would like to see non-traditional play spaces that include mounds"

No opinion	8
Mature planting	2
Native trees	1
Enhance bio-diversity opportunities	1
Cycle ways	1
Green Park	1
Grand Total	14

Q7: Do you have any suggestions about how the landscaping strategy could be improved?

One respondent stated that they would like to see native trees provided within the landscape strategy. Individual comments were received maintaining a desire for enhanced bio-diversity opportunities; cycle ways and a green park. A further two respondents maintained that mature planting would be welcomed by the local community, however, eight respondents had 'no opinion'.

Neutral comments from respondents:

"As many native trees as possible"

Issue	Context	Response
Impact on Infrastructure & Transport	<p>Residents questioned the impact of the development on local traffic. There were concerns that the development would only intensify congestion and make future traffic difficult.</p> <p>Residents requested more information the impact on infrastructure in the local area.</p>	<p>The strategy for managing construction traffic for the development was developed using industry best practice techniques.</p> <p>The transport consultant has evaluated the local area's traffic movements to ascertain whether there will be any impact on the local highway network.</p> <p>Our analysis shows that the proposed temporary holding area compound would not have a significant impact on the local highway network.</p> <p>The proposed facilities also enable the delivery of the CTMP, which seeks to minimise the number of HGVs accessing the site via the Chalkstone Way and to mitigate the residual impact on sensitive receptors.</p> <p>Delivery of the CTMP in turn mitigates the residual environmental impact of the site.</p>
Local Community	<p>Residents stated that an increase in homes in the local area would have a negative impact on the local community which would not be able to support an increase in population, for example the lack of capacity in local surgeries and schools.</p>	<p>There is circa £18.4million of S106 Obligations associated with the GWO Outline consent. The Redrow Phase 1 element of Great Wilsey Park, including 899 units will trigger approximately the first £1.5million of the S106 payments.</p> <p>The contributions will be towards 1 form entry primary school; a secondary education contribution; a Sixth form contribution; 2 x 26 place nursery; a Sports pitch as well as various highways improvements.</p>
Landscaping	<p>Residents questioned the landscaping strategy maintaining that as much green space must be retained as possible.</p>	<p>The Landscape Strategy has been proposed to create opportunities to strengthen biocultural relationships for the benefits of both people and nature and will provide green infrastructure which will form a 'backbone' through the development.</p> <p>The Landscape strategy will provide a range of open spaces, tree lined roads, allotment plots for local people and areas of new native woodland, meadow grassland, ponds and wetlands.</p>

Conclusion

This Statement of Community Involvement summarises engagement activities, consultation and feedback received during the pre-application period. The Applicant has clearly demonstrated their commitment to conduct a comprehensive programme of political and community engagement. In addition to the public exhibition, BECG reached out to the local community groups and political stakeholders, with a meeting with Cllr David Roach, Cllr John Burns, Cllr Susan Glossop, Cllr Tony Brown and former Cllr Sue Roach. Members of the project team also attended a Kedington Parish Council Meeting and discussed proposals with members from Kedington Action Group and representatives from the Sturmer Flood Action Group. This has all worked to introduce the plans to local stakeholders, garner their feedback and make changes to the proposals where necessary.

Not only has the Applicant involved local community groups, residents and political stakeholders at every stage of the process, the feedback received has helped to inform the content of the planning application process.

The public exhibition held on the 29th April 2019 was the focal point of the engagement strategy and this was underpinned by both pre-exhibition engagement and post-exhibition follow-up activities. The Applicant wished to be open and approachable from the outset of this engagement programme which has allowed the development team to gauge the local community's perception of the proposals and relay any comments or discussion points to the Applicant to review against the proposals.

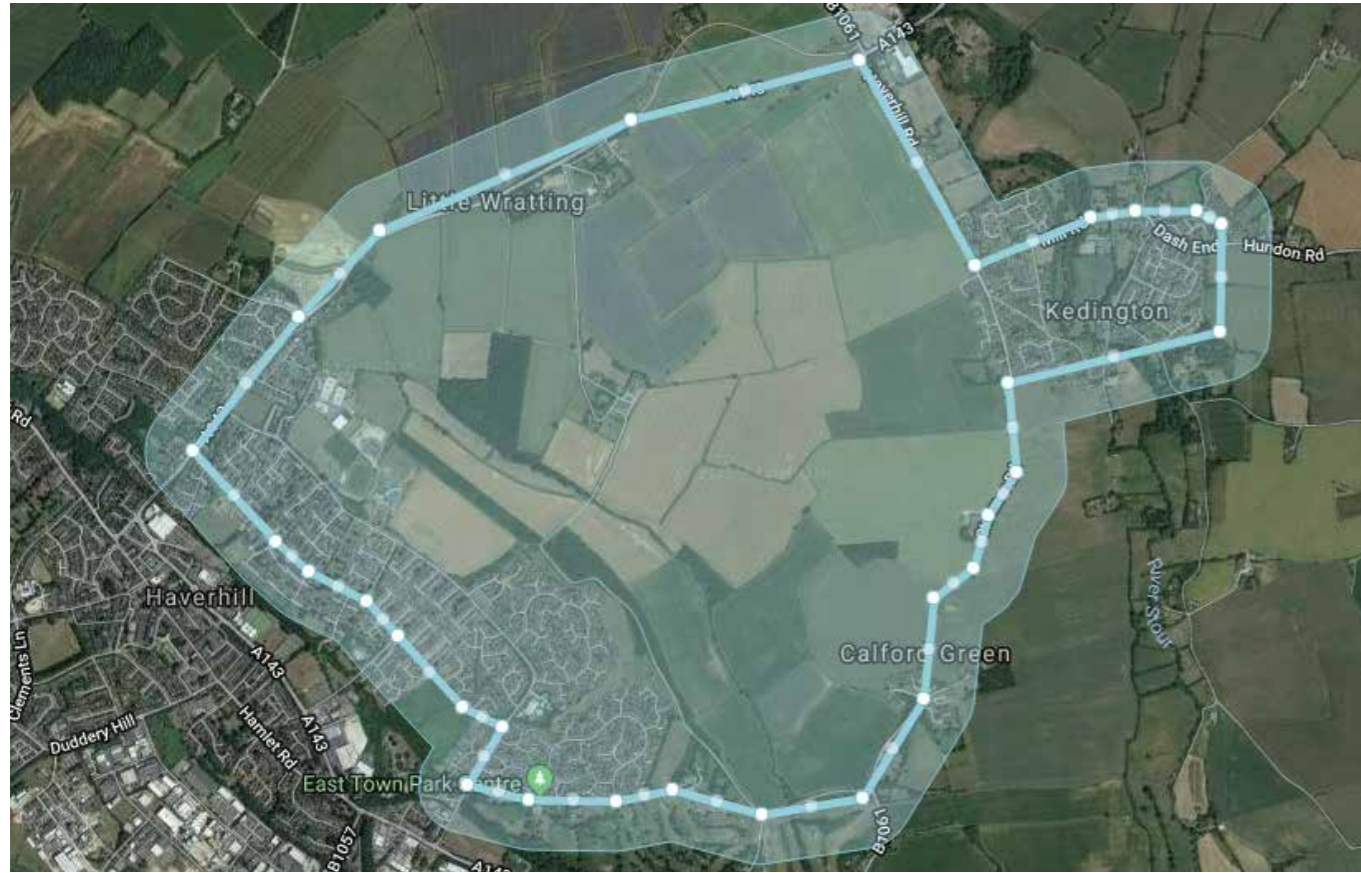
Overall, feedback has shown that the perception of the scheme has been positive. The majority of residents accepted proposals and supported the Traffic and Landscape strategy proposed. Respondents also offered suggestions on how the housing proposals for Phase 1 could be improved, including what sort of play equipment they would like to see included within the play spaces and any suggestions regarding how the landscaping strategy could be improved. Feedback also raised a number of points including the importance of maintaining as much landscape as possible and making sure the traffic strategy is properly implemented.

In conclusion, this Statement of Community Involvement demonstrates that the proposals put forward have been effectively presented to the public and the Applicant has strived to engage with the community throughout the process. The Applicant will continue to engage with stakeholders and the public to inform them about the progress of the development to seek further feedback from the community.

Appendices

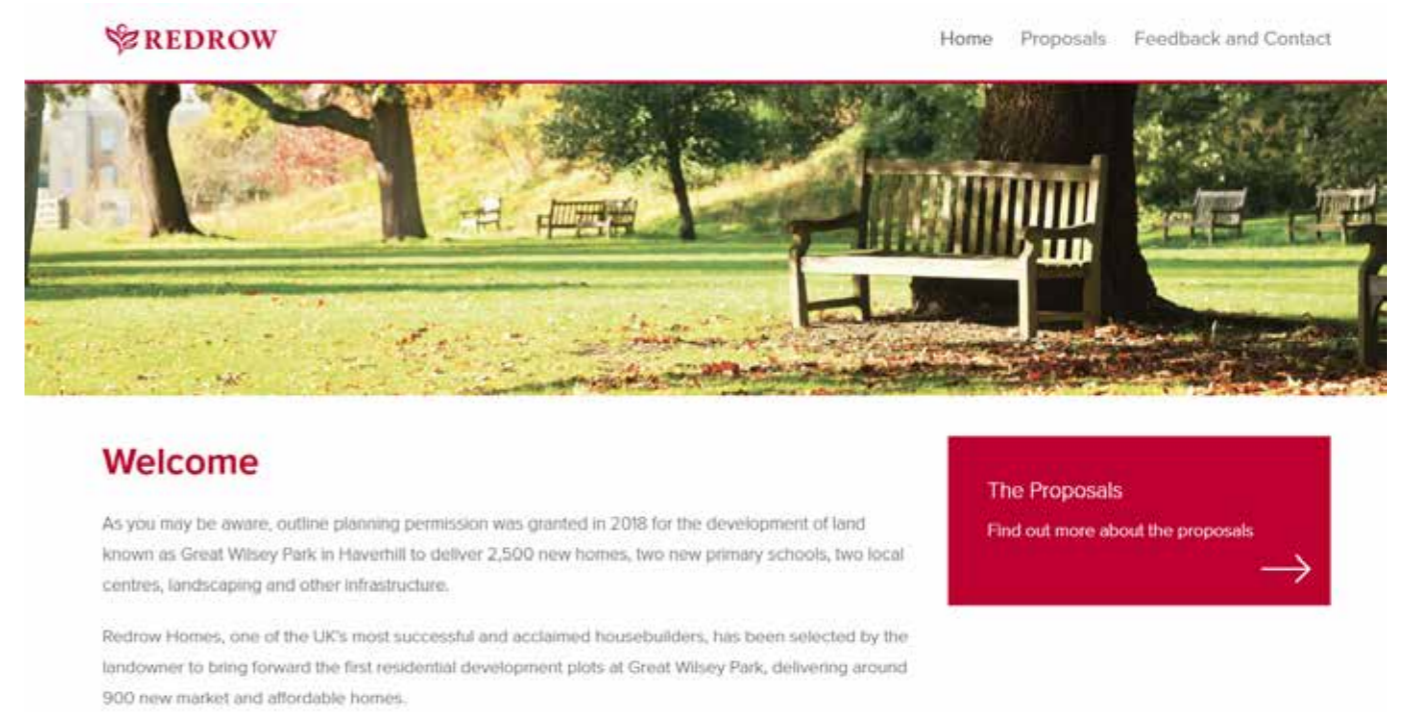
Appendix A

Exhibition Invitation Distribution Area



Appendix B

Consultation Website



Appendices

Appendix C

Consultation Invite



Redrow Homes Eastern
Redrow House
2 Aurum Court
Sylvan Way
Southfields Business Park
Laindon
Basildon
Essex SS15 6TU
Tel: 01268 886400
Fax: 01268 886401
Email: eastern.customerservice@redrow.co.uk
Website: www.redrow.co.uk

Dear Resident,

Great Wilsey Park: Invitation to Public Consultation

Redrow Homes has been selected by the landowners to bring forward the first development plots in Phase 1 of Great Wilsey Park. The current plans comprise construction for up to 899 new homes, including provision of affordable housing and significant financial contributions to local services and infrastructure.

As part of our commitment to engage with the community, we would like to invite you to view and discuss our proposals on Monday 15th April 2019. The meeting will take place at Haverhill Arts Centre.

Where: Haverhill Arts Centre
When: Monday 29th April 2019, 3:30pm – 7:30pm

The aim of this consultation is to provide details about the scheme whilst members of the project team will be on hand to answer any questions. Feedback forms will be available for you to provide comments on the proposal which will be reviewed and incorporated into the plans where possible.

If you would like further information or have any questions at this stage, please do not hesitate to contact our freephone information line number on **0800 298 7040** or email phoebe.sullivan@becg.com

We look forward to seeing you. Please do not hesitate to get in touch if you have any questions or queries.

Yours sincerely,

Redrow Project Team

Appendix D

Newspaper Advertising

Great Wilsey Park



Invitation to Attend Our Public Consultation

As you may be aware, outline planning permission was granted in 2018 for the development of land known as Great Wilsey Park in Haverhill.

Redrow Homes, one of the UK's most successful and acclaimed housebuilders, has been selected by the landowners to bring forward the first development plots, delivering new market and affordable homes.

As part of our commitment to engage with the community, we would like to invite you to view and discuss our emerging plans. Members of the project team will be available to discuss the proposals, answer questions and record

Please join us:

On: Monday 29th
April 2019

Between:
3:30 – 7:30pm

Where:
Haverhill Arts Centre



GET IN TOUCH

If you would like more information please contact us via the details below:

Freephone information line:
0800 298 7040

Email: phoebe.sullivan@becg.com

More information is available on the project's dedicated website at:
www.redrowgreatwilseypark.co.uk

Appendices


Appendix E

Exhibition boards

Exhibition boards

Great Wilsey Park, Haverhill

WELCOME TO THE EXHIBITION



Welcome to the public exhibition on the development proposals for the housing within Phase 1 of Great Wilsey Park.

CONTEXT

Outline planning permission was granted in 2018 for the development of land known as Great Wilsey Park in Haverhill to deliver 2,500 new homes, two new primary schools, two local centres, landscaping and other infrastructure.

Redrow Homes, one of the UK's most successful and acclaimed housebuilders, has been selected by the landowners to bring forward the first development plots delivering around 900 new market and affordable homes.

This exhibition has been planned to allow you to view and comment on the emerging housing plans before they are submitted to the Council in the coming months.

Redrow will bring forward the first phase housing at Great Wilsey Park (Plots labelled A1-A8 and A16).

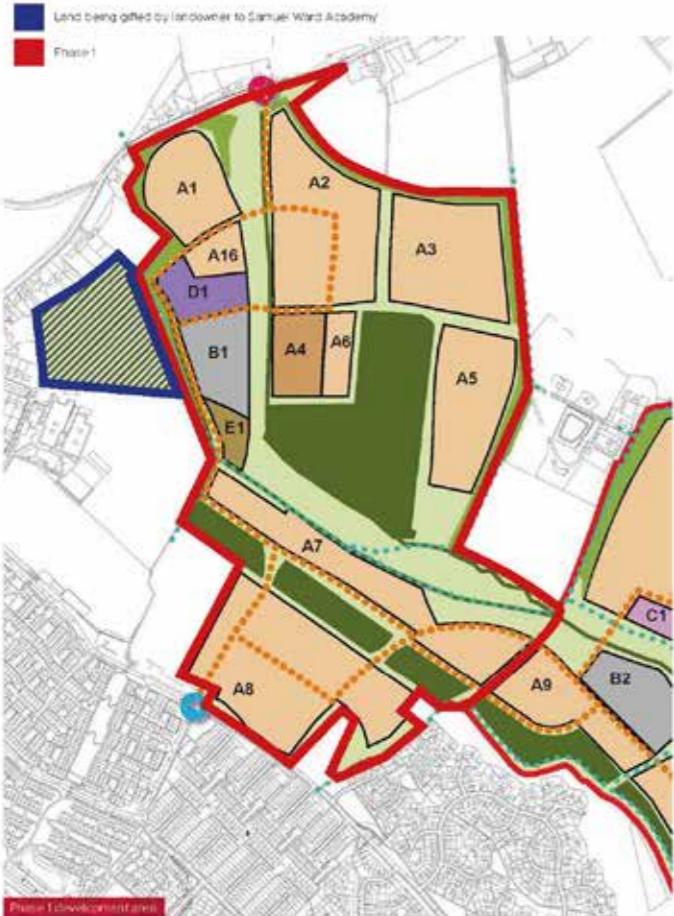
Redrow is seeking three consents, two of which have already been submitted:

- A Construction Access and Holding Area application to construct all homes in the northern development plots (A1-A6 and A16).
- An Infrastructure Reserved Matters application which will deliver road, footway, drainage and other infrastructure serving the whole of phase 1.
- A Reserved Matters application for plots A1, A2 and A8 which will provide full details on how the development will look, from the appearance and layout of new homes to the landscaping.

We very much welcome local feedback on our proposals and hope you will complete a feedback form today. These will be considered by the architects and development team.


ABOUT US

Redrow is an award-winning national housebuilder with a wealth of experience in delivering similar sites across the country. For more information about Redrow please visit www.redrow.co.uk.



Great Wilsey Park, Haverhill

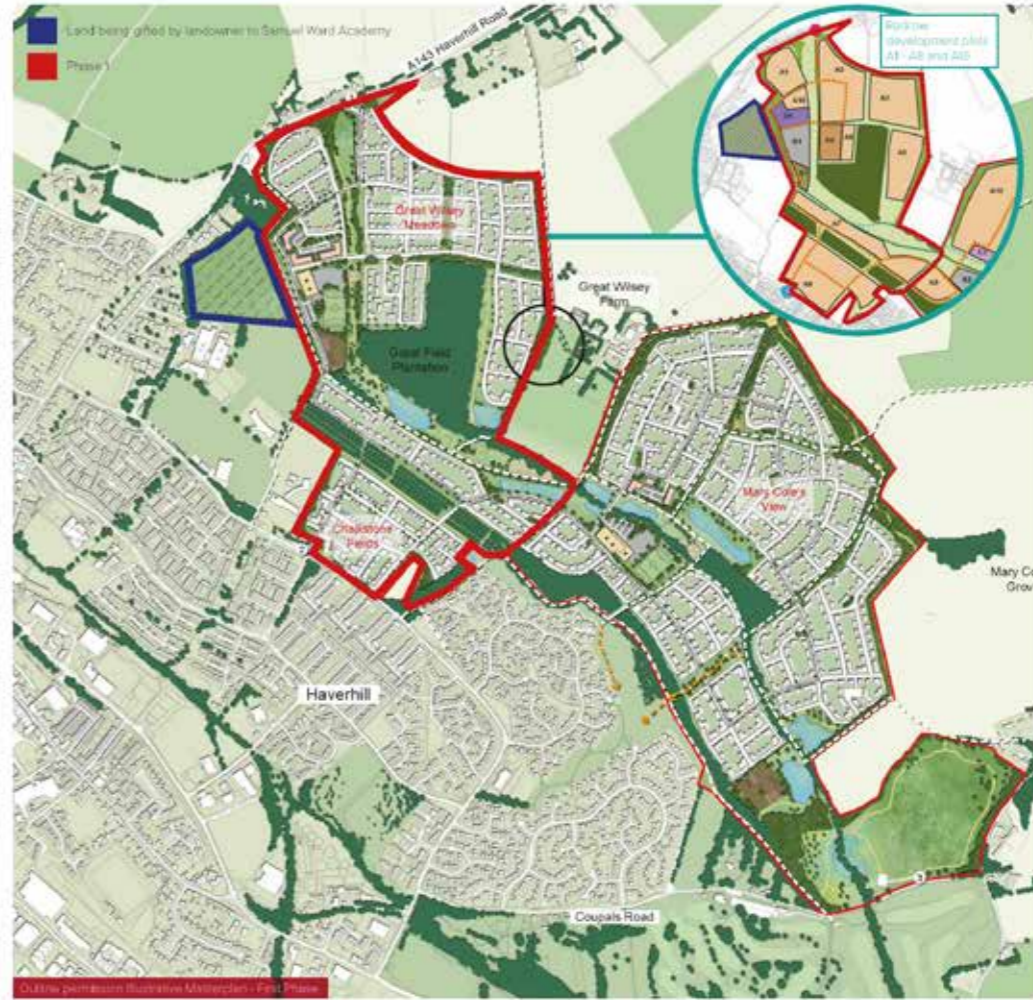
BACKGROUND



Outline Consent

In 2018 outline planning permission was granted by St Edmundsbury Borough Council for the development of Great Wilsey Park. The outline planning permission agrees the principle of development, sets development parameters and means of access.

The plan below shows the illustrative Masterplan.




Appendices


Appendix E

Exhibition boards


Exhibition boards

Great Wilsey Park, Haverhill
COMMUNITY BENEFITS







**Around 900
new homes
in phase 1**




**Affordable
homes for local
people**




**New Primary
School**




New jobs




**Local apprentice
& graduate
opportunities**




**New country
park**




**Protection &
enhancement of
ecology**




**Pedestrian
& cycle
routes**



**178.16 acres
of open space
including areas
of play**



**New retail
space**



**Allotments
& orchards**

Great Wilsey Park, Haverhill
PARCEL A1 SITE LAYOUT







ACCOMMODATION SCHEDULE

UNIT TYPE	NO. BEDS	STOREYS	NO. UNITS
AMBURLEY	3	2	5
OXFORD LIFESTYLE	3	2	3
LEAMINGTON LIFESTYLE	3	2	11
OXFORD	4	2	4
CAMBRIDGE	4	2	10
SHAFESBURY	4	2	12
CANTERBURY	4	2	8
WELWYN	4	2	5
HARROGATE	4	2	3
HENLEY	4	2	4
TOTAL OH			64

Appendices

Appendix E

Exhibition boards

Exhibition boards



Appendices

Appendix E

Exhibition boards

Exhibition boards

Great Wilsey Park, Haverhill

CONSTRUCTION ACCESS

A second planning application has been submitted for a temporary construction access route off Chalkstone Way. This proposed access is required to facilitate the delivery of the new housing in the development plots A7 and A8 located immediately adjacent to Chalkstone Way.

You can review these applications, including all plans, reports and supporting information, on the Council's website at <https://planning.westsuffolk.gov.uk/online-applications/>.

This temporary access point is necessary for maintaining health and safety throughout the duration of construction and for minimising any disruption to the surrounding area.

INFRASTRUCTURE / TRAFFIC

Based on routing assumptions and construction forecasts it was predicted that the construction traffic would have no more than a 'minor adverse impact'. In order to 'ensure' this outcome, a commitment was given to the production of a Construction Environmental Management Plan.

It was subsequently agreed with Suffolk County Council (and a condition attached to the Outline Planning Permission), that a Construction Traffic Management Plan (CTMP) should be developed to satisfy the discrete construction traffic requirements of the development.

Access off Haverhill Road which also accesses the Holding Area

Access of Chalkstone Way

Land being gifted by Redrow to Samuel Ward Academy

Phase 1

Great Wilsey Park, Haverhill

ECOLOGY AND DRAINAGE

The existing ecological assets of the site, including the tributary of the Stour Brook flowing through the site, the Great Field Plantation and the hedgerow network, will be protected and enhanced through beneficial management. These features will form key elements of the development's green infrastructure, complemented by the new green spine and linear park.

The outline permission provides 72.1 hectares or 178.16 acres of open space. This equates to 42.8% of the total development Site area and is in excess of the Borough Council's open space requirements. While providing extensive opportunities for recreation, these areas have been designed to include a variety of natural habitats to encourage local wildlife, including extensive native tree and shrub planting, new waterbodies and wildflower grassland. Specific measures to encourage bats, dormice, hedgehogs, birds, reptiles, amphibians and invertebrates will also be delivered.

Protecting and enhancing the natural environment is a priority of the project team. By contributing to the rich biodiversity of the area and safeguarding important natural habitats, wildlife will be able to thrive within the community making a much greener and usable neighbourhood.

PRACTICAL MEASURES

Surface water will not flow directly into the Stour Brook tributary but will first be controlled through a Sustainable Drainage System (SuDS) to be agreed with the Lead Local Flood Authority (LLFA). This system will comprise of a series of interconnected basins.

The site's existing hedgerow network will form the basis of new linear green corridors. Bat 'hop-overs' will be established where gaps are needed for new access roads, while dark corridors will be promoted to encourage foraging and dispersal. Existing hedgerows, woodland, ditches and the watercourse will be protected and enhanced through active management alongside additional planting and habitat creation.

A landscape and environmental management plan and ecological implementation strategy will be implemented to ensure the long term management of habitats and realisation of wildlife benefits, the effects of which will be assessed through a comprehensive biodiversity monitoring strategy.

Appendices


Appendix E

Exhibition boards

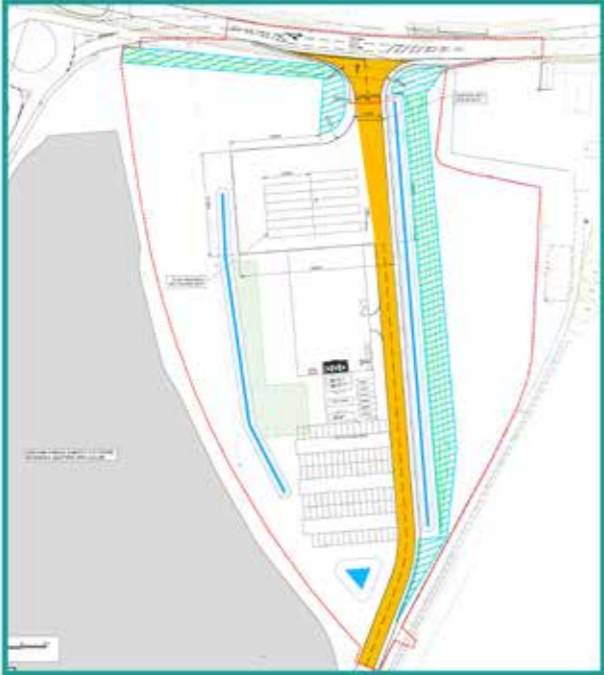
Exhibition boards

Great Wilsey Park, Haverhill


CONSTRUCTION TRAFFIC STRATEGY



Redrow submitted plans to the Council for a holding area compound on land south of the A143 Haverhill Road. The proposed holding area will enable the management of all HGV deliveries to and from the site and contain key welfare facilities, vehicle parking and bulk material storage areas.




- All Construction Traffic routed to the HGV holding area via the A143 Haverhill Road.
- All HGV movements associated with the construction of plots located at the northern extent of the site (Plots A1-A6 and A16) and the majority of HGV movements associated with the construction of the internal site infrastructure would access the development plots via the internal haul road. These HGVs would therefore not be required to return to the external road network.
- The strategy for managing construction traffic for the development was developed using industry best practice techniques.
- The proposed temporary holding area compound would not have a significant impact on the local highway network.
- The proposed temporary holding area compound, construction traffic accesses and internal haul road would ensure that the majority of HGV movements associated with the construction of the northern element of the development, would access the site via A143 Haverhill Road.
- The proposed facilities also enable the delivery of the CTMP, which seeks to minimise the number of HGVs accessing the site via the Chalkstone Way, and to mitigate the residual impact on sensitive receptors.
- Delivery of the CTMP in turn mitigates the residual environmental impact of the site.





Legend:
■ Land being gifted by landowner to Samuel Ward Academy
■ Phase 1

Great Wilsey Park, Haverhill

NEW HOMES



Finally, Redrow will submit a Reserved Matters planning application which will give all of the detail about how the development will look, such as the appearance of new homes. Below are examples of Redrow Homes.



Appendices

Appendix E

Exhibition boards

Exhibition boards

Great Wilsey Park, Haverhill LANDSCAPE



The landscape proposals deliver Green Infrastructure into the heart of the development with the aim to safeguard and enhance the site's ecological features. Creating large areas of connected green infrastructure generates opportunities to strengthen the relationship between people and nature in a way that improves the wellbeing of both.

The masterplan opposite illustrates the key landscape areas within the Infrastructure Application and its relationship to adjacent housing parcels. The masterplan is characterised by a strong, linear, green park with a series of green links that transect the site from the north to south and link to later phases of the masterplan to the east of the site.


The drainage strategy prioritises the movement of water over the surface of the site as opposed to the use of underground culverts. This brings a verdant, highly ecological focus to all public spaces.

Pedestrian and cycle movement follows logical and easily navigable routes and has been integrated with ecological consideration in mind.

Landscape and visual studies have been carried out to guide the integration of built elements into the landscape and new tree planting has been positioned to ensure a leafy and green backdrop to the development.


Key areas of green infrastructure include:

- Retention of significant areas of existing woodland and existing trees;
- Retention and adaptation of existing hedges and biodiverse field margins into the scheme;
- Creation of new Country Park which will form a 'backbone' through the development;
- Provide an attractive entrance at Haverhill Road and Chalkstone Way;
- Provide safe spaces for children's play which will be accessible and engaging for all ages. This includes a new junior play space alongside the local centre (Plot D1) and the creation of a combined junior and youth play area close to the eastern boundary;
- New orchard planting and a focus on edible landscape elements in the central spine close to the allotments (Plot E1);
- Green verges to primary and secondary roads;
- A comprehensive cycle route and footpath network which retains and extends existing Public Rights of Way;
- New swale and pond features with enhanced existing ditches;
- Surface water attenuation basins with wet meadow areas; and
- Promotes biodiversity and habitat creation within new native woodlands, meadow grassland, swales and wetlands.



Landscape strategy, Phase 1

Great Wilsey Park, Haverhill THANK YOU FOR ATTENDING





Thank you for attending today's public exhibition.

We hope you have found the exhibition helpful.

If you would like to leave your feedback, please fill out a feedback form available either on the feedback table or by the sign-in desk. **Please note that the deadline for providing feedback is 10th May 2019.**

We will carefully review all of the feedback received, and where possible, feed this into our proposals before submitting.

Proposed Project Timeline:



CONTACT DETAILS

If you have any questions or would like to discuss the proposals at any point, please contact us using the details provided below:


- 📞 **Freephone information line:** 0800 298 7040
- 🌐 **Website:** www.redrowgreatwilseypark.co.uk
- ✉ **Email:** phoebe.sullivan@becg.com

Appendices

Appendix F

Feedback form

Great Wilsey Park, Haverhill
FEEDBACK FORM



Thank you for taking the time to read through our proposals for the site. Please let us know what you think by filling out this feedback form.

Privacy Statement
By filling in this form, you are agreeing that Built Environment Communities Group ("BECG") can read and process your personal data in relation to this public consultation exercise:
- BECG will only share your personal data with the project team for planning consultation purposes.
- Your identifiable personal data will not be used for any other purposes without your consent.
BECG and Redrow will use your data to:
- Send you updates about the project where you provide us with your contact details.
- Develop a Statement of Community Consultation or similar documents about this public consultation that will be submitted to the planning authority or similar body. This will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your explicit permission.
If you provide us with your contact details, we might also contact you to ask more about the comments you've made. BECG acts on behalf of Redrow to run public consultation activities.

PLEASE COMPLETE ALL SECTIONS IN BLOCK CAPITALS
You can put this form in the ballot box today or return it to us in one of our postage paid envelopes supplied today. Alternatively, you can also submit your response via:
Email: proceed.sub@redrow.com
Call our dedicated community line: 0800 298 2040

Your Details	Your Contact Details
<small>If you choose not to fill in all parts of this section, we will not be able to include your statements in the consultation process.</small>	<small>We will use these details to contact you and update you on the proposals. You don't have to fill in this section if you'd rather we didn't contact you.</small>
Title (Mr/Ms/Ms/Ms/Other)	Address
First Name or Initial	
Surname	
Postcode	Dist
Age Group (please tick)	Telephone
Under 13 13-17 18-24 25-34 35-44 45-54 55-64 65-74 75-84 85+	<small>If you would like to be contacted further about the proposal, please tick this box.</small>

Please provide all feedback responses by 10/05/19.

Data Protection
We hold all personal data in accordance with the General Data Protection Regulation (GDPR) (EU 2016/679) and your personal data will not be transferred outside of the European Economic Area. You can view our full Privacy Statement, Data Protection Policy, Data Retention Policy and find out how to make a Subject Access Request at the following website address: www.redrow.co.uk/privacy or by contacting us on 0800 298 2040. subjectaccess@redrow.com

Appendix G

Newsletter



INTRODUCTION

As you may be aware, outline planning permission was granted in 2018 for the development of land known as Great Wilsey Park in Haverhill to deliver 2,500 new homes, two new primary schools, two local centres, landscaping and other infrastructure.

Redrow Homes, one of the UK's most successful and acclaimed housebuilders, has been selected by the landowner to bring forward the first residential development plots at Great Wilsey Park, delivering around 900 new market and affordable homes.

This newsletter has been designed to give you more information about Redrow's plans for the site, and provide details on the upcoming community consultation. If you have any questions, please get in touch via the contact details on the back page or visit our website at www.redrowgreatwilseypark.co.uk.



PLANNING BACKGROUND

In 2018, following the signing of the s106, outline planning permission (DC/15/2151/OUT) was granted by St Edmundsbury Borough Council for the development of Great Wilsey Park.

The outline permission agrees the amount of development, sets the development parameters and means of access.

The details relating to the scale, layout, appearance and landscaping will be brought forward through a Reserved Matters planning application which will be submitted later this year.

Redrow Homes is preparing to deliver homes on the first phase of the Great Wilsey Park site which is outlined in red on the illustrative master plan.

Redrow is an award-winning national housebuilder with a wealth of experience in delivering similar sites across the country. For more information about Redrow please visit www.redrow.co.uk.

The scheme that Redrow is preparing to deliver is being carefully planned to preserve and incorporate the extensive areas of woodland across the site and will be focussed around a new linear country park that will provide a diverse and attractive setting for the new development.

Appendices

Appendix G Newsletter

COMMUNITY BENEFITS

- 
1000 new homes in phase 1
- 
Affordable homes for local people
- 
New Primary School
- 
New jobs
- 
Local apprentice & graduate opportunities
- 
New country park
- 
Protection & enhancement ecology
- 
Pedestrian & cycle routes
- 
Open space including areas of play
- 
New retail space
- 
Adornments & orchards



THE PROPOSALS

Redrow will be bringing forward development plots A1-A16 for new homes. To do this, several applications have/are due to be submitted.

Construction Accesses

In February 2019 Redrow submitted plans to West Suffolk Council for a temporary holding area compound on land south of the A143 Haverhill Road. The proposed holding area will enable the management of all HGV deliveries to and from the site and contain key welfare facilities, vehicle parking and bulk material storage areas. A second application has been submitted for a temporary construction access off Chalkstone Way. This is required to facilitate the delivery of the homes in development plots A7 and A8.

You can review these applications, including all plans, reports and supporting information, on the Council's website at: <https://planning.westsuffolk.gov.uk/online-applications/>

Separate construction accesses are a common feature of large development sites and are necessary to manage construction vehicles entering and leaving the site and maintain a high level of health and safety throughout the duration of construction work. The proposed temporary construction accesses that are required for this site are in addition to the permanent consented accesses for the development.

Internal Site Infrastructure

Redrow will be delivering infrastructure to facilitate the development of the new housing, including a new spine road, drainage and associated landscaping. To do this an Infrastructure Reserved Matters application is due to be submitted in early April, which will provide the detail on how internal site infrastructure is delivered.

Housing proposals

Later this year Redrow will be submitting a Reserved Matters application for the new homes proposed for development plots A1, A2 & A8. This will provide full details on how the development in these parcels will look, layout of the new homes and the landscaping. Redrow will be holding a public exhibition to allow residents to give their feedback and comments on Redrow's emerging proposals for Phase 1 before the Reserved Matters application is submitted. Details can be found overleaf.

Redrow will also be giving further information about these plans for ecology, transport and construction at this consultation.

Appendix G Newsletter

REGULAR UPDATES

We will be issuing a regular newsletter to keep you informed of the progress of these works throughout the development of Phase 1.

Redrow's consultant team are currently on site undertaking the final stage of archaeological investigation works. These works, which have been agreed with Suffolk County Council's archaeology officer, are anticipated to last up to 6 months.

You may also have noticed that a section of hedgerow has now been removed along the A143 Haverhill Road, immediately adjacent to the development site. The hedgerow has been removed as part of the consented access works in order to bring forward the delivery of the permanent access roundabout that will serve the new development in accordance with the approved outline planning permission.



INVITATION TO ATTEND OUR PUBLIC CONSULTATION

Members of the project team will be available to discuss Redrow's infrastructure and housing proposals for Phase 1, answer questions and record your feedback.

Find out more at our public exhibition

Please join us:

On: Monday 29th April 2019

Between: 3:30 – 7:30pm

At: Haverhill Arts Centre



GET IN TOUCH

If you would like more information or are unable to attend, please contact us via the details below:

Freephone information line: 0800 298 7040

Email: phoebe.sullivan@becg.com

More information is available on the project's dedicated website at: www.redrowgreatwilseypark.co.uk

becg



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environment
communications
group**