

Great Wilsey Park, Haverhill
Redrow Homes Ltd

September 2019



PLANNING AND DESIGN STATEMENT

Quality Assurance

Site name: Great Wilsey Park, Haverhill
Client name: Redrow Homes Limited
Type of report: Planning Statement

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Date 17 September 2019

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Table of Contents

1.0	Introduction	1
2.0	Background	2
3.0	Overview of the Parcels A1, A2 and A8	4
4.0	Pre-Application Engagement	5
5.0	Planning Policy	7
6.0	Planning Assessment	10
7.0	Conclusion	18

1.0 Introduction

- 1.1 This Planning Statement has been prepared by Bidwells LLP on behalf of Redrow Homes Eastern Ltd referred hereafter as “the applicant.”
- 1.2 The Planning Statement supports the first housing reserved matters application to come forward to the outline consent at Great Wilsey Park. This application brings forward housing parcels A1, A2 and A8, as described within the Outline Consent and its Parameter Plans, which total 503 dwellings.
- 1.3 This statement seeks to draw together the various assessments and documentation which inform the preparation of the scheme and/or have been submitted with the application in order to assist the Local Planning Authority in determining the planning application.
- 1.4 Full details of all planning application documents and drawings which comprise the submission is provided in the Schedule of Application Documents appended to this document.
- 1.5 The remainder of this Statement is arranged as follows:
- Section 2 describes the background to the site;
 - Section 3 provides an overview of the application proposals;
 - Section 4 describes the pre-application discussions that have taken place and demonstrates how these have helped to shape the development proposals;
 - Section 5 considers the relevant planning policy framework against which the proposals will be considered;
 - Section 6 sets out the case in support of each of the proposed development
 - Section 7 provides conclusions in relation to the merits of each of the proposed application submissions and clarifies the Applicants' proposed approach to planning conditions.

2.0 Background

- 2.1 The full site is a sustainable urban extension located at the north-east edge of Haverhill and lies within the parishes of Little Wratting and Kedington forming an allocation from the 2010 Core Strategy and 2014 Haverhill Vision 2031 for the development of up to 2,500 new homes alongside public open space and recreation facilities, employment opportunities and education, community and leisure facilities; a development that is now known as 'Great Wilsey Park'.
- 2.2 To guide the coordinated development of the whole of the allocated area, the following Supplementary Planning Guidance Documents were adopted:
- North East Haverhill Concept Statement (adopted May 2013)
 - North East Haverhill (Great Wilsey Park) Masterplan (adopted May 2015)
- 2.3 St Edmundsbury Borough Council granted outline planning permission on 15 August 2018 for residential development of up to 2,500 units (including Use Classes C2/C3), two primary schools, two local centres for retail, commercial and employment use (Use Classes A1/A2/A3/A4/A5, B1 and D1/D2), open space and landscaping and associated infrastructure that form Great Wilsey Park, Haverhill (ref: DC/15/2151/OUT).
- 2.4 This reserved matters application is pursuant to the outline application and brings forward the first housing parcels.

Outline Application

- 2.5 Condition 3 of the Outline Decision Notice lists the Approved Plans, in accordance with which any Reserved Matters must be prepared. The Condition lists two sets of Parameter Plans; the Parameter Plans and the Alternative Parameter Plans. The creation of two sets of Parameters arose from two options for access to the site from Chalkstone Way. Both sets of Parameter Plans have equal weight.
- 2.6 Following extensive consultation with West Suffolk Council and Suffolk County Council, a Non-Material Amendment Application (application reference NMA(B)/15/2151) was submitted on 29 July 2019 to amend the wording of Condition 3 of the outline consent (DC/15/2151/OUT) for it to differentiate between approved drawings and the parameter plans. As part of the amendment it is also proposed to replace the alternative road hierarchy parameter plan (drawing reference 5055-ES-04 F) with a new alternative road hierarchy parameter plan and replace the alternative building heights parameter plan (5055-ES-03 E) with a new alternative building heights parameter plan in order to make non-material changes to the road hierarchy requirements and building height parameters.
- 2.7 Accordingly, the NMA proposes to reword condition 3 and split it into two sections:
- Section a) The development hereby permitted shall be carried out in accordance with the approved plans:
- Red Line Plan 5055-PL-01 B
 - Chalkstone Way Access Plan Original 10173 HL 02 J

- Chalkstone Way Access Plan Alternative 10173-HL-19 B
- Chalkstone Way Footpath 10173-HL-22D
- Haverhill Road Access Plan 10173-HL-04 I
- Car Park Access 10173-HL-20
- Off Site Highway Works Plans: – A143 Lords Croft Lane 10173-HL-23 A
– A1017 A1307 10173-HL-12 E
– Withersfield Road Queens Street 10173-HL-10 B
- A143 Manor Road 10173-HL-09 B
- Chalkstone Way Wratting Road 10173-HL-11 B

Section b) The development hereby permitted shall be substantially in accordance with the approved Parameter Plans:

- Building Heights Parameter Plan 5055-ES-03 A
- Building Heights Parameter Plan Alternative 5055-ES-03 E
- Density Parameter Plan 5055-ES-02
- Density Parameter Plan Alternative 5055-ES-02 D
- Land Use Parameter Plan dwg no 5055-ES-01 rev N
- Land Use Parameter Plan Alternative dwg no 5055-ES-01 rev O
- Road Hierarchy Parameter Plan 5055-ES-04 A
- Road Hierarchy Parameter Plan Alternative 5055-ES-04 F
- Public Rights of Way Parameter Plan 5055-ES-05 A
- Public Rights of Way Parameter Plan Alternative 5055-ES-05 F

2.8 At the time of submission of this reserved matter application, the Non-Material Amendments have not yet formally been determined by WSC, but the drawings forming part of this submission have been prepared on the assumption that the amendments are approved.

3.0 Overview of the Parcels A1, A2 and A8

3.1 This application seeks consent for the Reserved Matters pursuant to the outline application (DC/15/2151/OUT). The Reserved Matters include access, appearance, landscaping, layout and scale for the area identified in red on the accompanying site plan to support the delivery of the first housing parcels (A1, A2 and A8) at Great Wilsey Park.

3.2 The application description is:

“Reserved Matters application for 503 dwellings (parcels A1, A2 and A8) and associated internal roads, car parking, landscaping, amenity and public open space. The Reserved Matters include access, appearance, landscaping, layout and scale and related partial discharge of conditions 4, 6, 7, 8, 15, 28, 30, 40, 42 and 45.”

3.3 The application is for an area of approximately 18.90 ha including the following principal elements:

- 503 dwellings consisting of 1, 2, 3, and 4-bedroom houses;
- A mixture of 2, 2.5 and 3 storey homes;
- Primary, secondary, tertiary and private roads including areas of shared surfaces and shared private drives;
- Infrastructure;
- Landscaping and; and
- Public Open Space.

4.0 Pre-Application Engagement

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

4.2 In the course of the preparation of the residential RMA submission, a wide range of pre-application consultations have taken place with officers from both West Suffolk Council and Suffolk County Council.

West Suffolk Council and Suffolk County Council

4.3 In total, three formal pre-application meetings for the application proposals have been made to the Council regarding the proposed development. Meetings to discuss the proposals were held with Officers of West Suffolk Council and Suffolk County Council on 17 December 2018, 18 April 2019 and 22 May 2019.

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

- Parameter Plan (alternative) Compliance;
- Design of individual parcels, having regard to principles in the adopted Masterplan, and their interaction with infrastructure
- Increase in height of dwellings from 2.5 storey to 3 storey at the southern boundary of parcel A2 and A8;
- Cycleways;
- Visitor and Resident Parking; and
- Landscape and Public Realm.

Two telephone conferences were held with the Housing Team at West Suffolk Council and the LPA to discuss the affordable housing mix, tenure and distribution across the housing parcels A1, A2 and A8. The calls took place on 6 March 2019 and 24 April 2019.

Public Consultation

4.5 A public consultation was held on 29 April 2019 at the Haverhill Arts Centre. This provided an opportunity for local residents and Ward Members to discuss with Redrow and members of the design team the emerging residential proposals.

4.6 A total of fourteen responses were received following the public exhibition. Overall, residents who attended the public exhibition demonstrated support for the proposals and provided suggestions on what aspects of the landscaping and play spaces they would like to be included within the proposals. Constructive feedback was also received in the form of comments, concerns and suggestions. The main comments received related to local infrastructure and access to the site.

- 4.7 A Statement of Community Involvement prepared by BECG, is submitted to support the Reserved Matters Application and sets out the pre-application engagement the applicant has undertaken. A full breakdown of the local community responses and key issues can be found on pages 12 -15 of the document.

5.0 Planning Policy

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

Revised National Planning Policy Framework (updated June 2019)

- 5.2 The National Planning Policy Framework (NPPF) was published in March 2012 and subsequently revised in July 2018, with a further revision in February 2019. The Framework identifies the Government's vision, objectives and goals for the planning system and provides a series of aids in the determination of planning applications. Throughout the Revised NPPF is the core theme of a presumption in favour of sustainable development, as outlined in Paragraph 11. The Government's approach to sustainable development is comprehensively set out in the Revised NPPF under a number of categories which provide guidance on how to achieve this goal.
- 5.3 The Revised NPPF does not affect the statutory status of the development plan as the starting point for decision making. Developments which accord with an 'up-to-date' Local Plan should be approved whilst those that conflict should be refused 'unless other material considerations indicate otherwise'.
- 5.4 The Revised NPPF is a key part of the Government's reforms to make the planning system less complex and more accessible; and to promote sustainable development. At the outset, the Revised NPPF explains (Paragraph 7) that the purpose of the planning system is to contribute to the achievement of sustainable development. In Paragraph 8, the Revised NPPF explains that there are three dimensions to sustainable development:
- An Economic Role – contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
 - A Social Role – supporting strong, vibrant and healthy communities, by providing the supply of housing to meet the needs of present and future generations; and by creating a good quality-built environment, with accessible local services that reflect the community's needs and supports its health and well-being.
 - An Environmental Role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to allow carbon economy.
- 5.5 Paragraph 38 states that 'Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'
- 5.6 The relevant chapters of the Revised NPPF to the proposed development include:
- Chapter 2: Achieving Sustainable Development

- Chapter 5: Delivering a Sufficient Supply of Homes
- Chapter 8: Promoting healthy and Safe Communities
- Chapter 9: Promoting Sustainable Transport
- Chapter 12: Achieving well designed places

Local Statutory Development Plan

5.7 The Local Statutory Development Plan consists of the following documents:

- Core Strategy (adopted 2010)
- Haverhill Vision 2031 (adopted 2014)
- Joint Development Management Policies (2015)
- Proposals Map (2015)

5.8 On 1 April 2019, Forest Heath District Council and St Edmundsbury Borough Council became a single district council called West Suffolk Council. West Suffolk have commenced a review of the local plan which will set out the long-term planning and land use policies for the area. A Regulation 18 Consultation is due to take place in November 2019.

5.9 Notwithstanding the Outline Planning Permission that is in place, there are a number of policies within these documents which could be of relevance to the determination of this application, which are as follows:

Core Strategy (adopted 2010)

- CS2 Sustainable Development
- CS3 Design and Local Distinctiveness
- CS5 Affordable Housing
- CS7 Sustainable Transport
- CS12 Haverhill Strategic Growth

Haverhill Vision 2031 (adopted 2014)

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

Joint Development Management Policies (adopted 2015)

- DM2 Creating Places – Development Principles and Local Distinctiveness
- DM6 Flooding and Sustainable Drainage
- DM7 Sustainable Design and Construction
- DM11 Protected Species
- DM12 Mitigation, Enhancement, Management and Biodiversity

- DM13 Landscape Features
- DM20 Archaeology
- DM22 Residential Design
- DM42 Open Space, Sport and Recreation
- DM44 Rights of Way
- DM45 Travel Assessments and Travel Plans
- DM46 Parking Standards

Supplementary Planning Guidance

5.10 The Supplementary Planning Guidance documents pertinent to the preparation of the proposed housing RMA are as follows:

- North-east Haverhill Concept Statement (adopted May 2013)
- North West Haverhill Masterplan (adopted May 2015)
- Open Space, Sport and Recreation Facilities (adopted December 2012)
- Joint Affordable Housing (adopted October 2013)

6.0 Planning Assessment

Background

- 6.1 As set out above Great Wilsey Park is a strategic allocation which provides for, amongst other things, the development of up to 2,500 new homes on the north east side of Haverhill.
- 6.2 In response to this allocation, Outline Planning Permission DC/15/2151/OUT was issued by St Edmundsbury Borough Council (now known as West Suffolk Council) for a residential led mixed use development comprising up to 2,500 dwellings (including Use Classes C2/C3), two primary schools, two local centres for retail, commercial and employment use (Use Classes A1/A2/A3/A4/A5, B1 and D1/D2), open space and landscaping and associated infrastructure on 15 August 2018.
- 6.3 This Outline Permission established the principle of development on the Site. The Reserved Matters and details submitted in respect of the identified Conditions are submitted pursuant to this Outline Permission in order to achieve approval for the detailed design of the first residential phase of the development.
- 6.4 As will be demonstrated below, the Proposed Development has been designed having regard for the Outline Planning Permission referenced above, including the Approved Parameter Plans, as well as the adopted Masterplan Document and local planning policies.

Design Evolution

- 6.5 The proposed design of the housing parcels has evolved following pre-application meetings and workshops with the LPA and Suffolk County Council. Key issues that were discussed and which have informed the final design include but are not limited to:
- Discussions over the alignment of the Principle Street. The scheme has evolved to limit long stretches of straight roads by introducing curves. The design of the principle street was submitted as part of the infrastructure RMA (application reference DC/19/0834/RM);
 - Discussions over the number of direct access to the Principle Street. As a consequence of these discussions, the scheme has been revised to introduce parallel private drives, limiting the number of access points onto the principal street and to encourage access in a forward gear;
 - Discussions over triple parking (garage and 2 tandem spaces). This was revised to ensure a predominance of frontage parking/integral units on Principal and Secondary Streets;
 - The removal of driveway access within 20m from a junction along principal streets;
 - The inclusion of cycleways across the scheme to increase overall permeability through the site;
 - The introduction of two pocket parks within parcels A1 and A2 to reflect discussions with the landscape/ecology officer and to ensure green space is provided within residential parcels;
 - The limitation of tree planting on site to reflect highway safety matters and to ensure all trees are 6m (3m with a tree pit) away from highway adoptable areas.

- Following discussions with LPA officers, the design and layout has evolved to address issues of affordable housing clustering and to ensure the general distribution of Affordable Housing units across the parcels.
- A 3m maintenance strip has been introduced along the northern ditch of Parcel A8 between the private drives. It is envisaged this will also enhance the overall permeability of the site by providing an informal green pathway; and
- The general layout has evolved to provide natural surveillance to the existing public rights of way along the western boundary of Parcel A8.

Design Approach

- 6.6 The proposed design approach has been influenced by the approved parameter plans which outline the location of developable land, public open space, ecology/attenuation areas and existing footpaths. The design approach has also been influenced by the principles set out in the adopted Masterplan document and, whilst not an approved document, the Design and Access Statement that was submitted with the outline planning application.
- 6.7 As outlined in the Design Evolution section above, the scheme has introduced two pocket parks within parcels A1 and A2 to reflect the discussions held with the LPA officers and to provide green space within residential parcels. It is envisaged that these pocket parks shall enhance the overall legibility and setting of the proposals, presenting the opportunity to frame these spaces with buildings designed as a composition, with render being the common architectural element and estate railing to help define the public and private realm.
- 6.8 With regards to unit types, the approach has been to provide two sales outlets. Parcels A1 and A2 generally larger product has been plotted in accordance with density parameter plans, whereas in A8 typically contains smaller mix of houses to provide variety and a varying character across the site. Across parcels A1, A2 and A8 a variety of house types, tenures and sizes are provided which will assist in creating a balanced community, thereby minimising the potential of social exclusion.
- 6.9 The design of the development proposals are broadly based on the principle of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity of residents. This continuity assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment. Given parcels A1, A2 and A8 are generally surrounded by open space (as informed by approved land use parameter plan) the proposed perimeter blocks shall provide outward facing dwellings fronting the areas of public open space, play areas and natural surveillance to the public realm.
- 6.10 The height and massing of the proposed development varies across the site according to the nature of the public realm to be created and in accordance with the building heights parameter plan. Two storey units are placed near to the existing urban form to minimise the impact of new development, there are however occasional 2.5-3 storey dwellings in key locations to provide distinctiveness in the street scene, and to reflect the scale and massing of existing dwellings in Haverhill.
- 6.11 The proposals are in accordance with planning policy DM2, which requires all development to recognise and address key features, characteristics, landscape/townscape character and local distinctiveness.

Planning policy DM22 requires that all development proposals maintain or create a sense of place and/or character through designs that respond to the existing built environment by utilising the characteristics of the locality to create buildings and spaces with a strong sense of place. The development proposals are in accordance with this policy by taking influence from the existing building environment and creating an inclusive community.

Layout and Amount

- 6.12 The residential layout has emerged following extensive discussions with the LPA and County Council officers and has been designed in accordance with the principles of the layout established within the adopted Masterplan document and Parameter Plans approved under the outline permission.
- 6.13 The road hierarchy stems from the Alternative Road Hierarchy Parameter Plan which defines the key access points to each of the residential parcels. This varies for each parcel; with A1 accessed from the south, A2 from the south and west; and A8 from the north and south. A hierarchy of road types provide access throughout the parcels and help create a transition from the main roads, with its designated footpaths and cycleways, to shared surface streets and shared private drives.
- 6.14 Cycling is promoted as a main way to travel thought the site and a lit strategic cycle network connects into all three parcels and with the wider site context, providing a safe and dedicated cycle route. An unlit route bisects the northern extent of A2 providing a connection between Haverhill Road and the future housing parcels A3 and A5.
- 6.15 Pedestrians have a number of choices to navigate the site, from pavement on road verges, to routes though green spaces and existing Public Rights of Way. Pedestrian routes in green spaces are integrated with swales and planting to make pleasant and interesting ways to travel through the site.
- 6.16 The layout and corresponding densities of each of the parcels are broadly within the parameters of the Density Parameter Plan (5055-ES-02 Rev D). Parcels A1 has a density of 25 dph, parcel A2 has a density of 32 dph and parcel A8 has a density of 39dph.

Housing Provision

- 6.17 This reserved matters application contains the first main housing phase to deliver parcels A1, A2 and A8, a total of 503 homes. The table below details the breakdown of private and affordable housing mixes for each parcel.

PRIVATE MIX				
	A1	A2	A8	Composite
1 bed	0	0	0	0

2 bed	0	0	4	4
3 bed	21	55	93	169
4 bed	41	81	92	214
TOTAL	62	136	189	387
AFFORDABLE MIX				
	A1	A2	A8	Composite
1 bed	0	19	28	47
2 bed	0	5	39	44
3 bed	0	12	7	19
4 bed	0	0	6	6
TOTAL	0	36	80	116
TOTAL PRIVATE AND AFFORDABLE	62	172	269	503

- 6.18 The affordable housing provision is governed by the Obligations set out in the S106 Agreement dated 13 August 2018. The Schedule requires the following:
- Provision of 23% affordable housing for the first 850 dwellings with a tenure mix of 80% rental dwellings and 20% intermediate dwellings.
 - 33% of the second 850 dwellings must be Affordable Housing.
 - 34% of the final 800 dwellings must be Affordable Housing.
- 6.19 The proposed affordable housing percentage and tenure mix (80% rental and 20% intermediate) is compliant with the parameters set out within the S106 Agreement.

- 6.20 In terms of dwelling mix proposed, this is following extensive discussions with the affordable housing officer at West Suffolk Council.
- 6.21 The Affordable Housing SPD (adopted 2013) aims to ensure that affordable housing is not concentrated in clusters of more than 15 properties. Recognising that this will be determined on a site-specific basis and that where developments contain blocks of flats, the SPD goes on to state that it may be appropriate to group affordable units, rather than be interspersed.
- 6.22 The proposed layouts seek to establish a balanced and inclusive community and to respond to local need. The location of the affordable housing, parcels A2 and A8, seeks to strike a balance between the design philosophy set out in the SPD and the future management requirements of the Registered Provider.

Appearance

- 6.23 The parcels of A1 and A2 are located within the northern extents of Phase 1 and are characterized as Village Edge in the Phase 1 Landscape Strategy Document. These residential parcels have an open character which responds to the northern context of the site. The residential areas overlook the parkland ribbon landscape and feature village greens at their hearts.
- 6.24 Parcel A8 is characterised as The Chalkstone Field character area in the Landscape Strategy Document for Phase 1 and covers a large field at the southern extent which borders the northern residential area of Haverhill.
- 6.25 The northern boundary aligns with the edge of the residential parcel and abuts an informal footpath which runs east west along the edge of the attenuation Swale with the southern plantation located beyond. The residential area is softened by amenity planting and hedgerows.
- 6.26 Where possible trees have been proposed to create gateway and landmark features. Focal spaces aim to diversify the special character along the roads which are further emphasised by built form. Green liner corridors provide verdant links to the wider Green Infrastructure network and provide new connections between Haverhill and the rest of the Phase 1 area.
- 6.27 Key buildings across the RMA site have been identified that have a 'marker' function, aid legibility or have a prominent position within the street scene. To achieve this, the inclusion of chimneys on key properties provides a richer variation in the roofscape and adds interest throughout the scheme

Scale

- 6.28 The scale of proposed dwellings is generally in accordance with the structure set out in the Alternative Building Heights Parameter Plan (505-ES-03-E).
- 6.29 The majority of the dwellings proposed in parcels A1, A2 and A8 will be between two and three storeys.

- 6.30 As set out in section 2 of this report a Non-Material Amendment application was submitted to West Suffolk Council (application reference NMA(B)/15/2151) to vary the wording of condition 3 the Alternative Building Heights Parameter Plan with a new Alternative Building Heights Parameter Plan. It is proposed to increase the height of select apartment blocks to the south part of Parcels A2 and A8 from 2.5 storey to 3 storeys.
- 6.31 The change in building heights within parcel A2 is associated with the 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 to the visual screening and separation.
- 6.32 With regard to Parcel A8, this sits to the south west of the site, adjacent to Chalkstone Way. 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.
- 6.33 It is considered that the minor increase in height in these locations will not cause any significant visual harm as described in the Environmental Impact Addendum, submitted in support of this application.

Landscaping and Drainage

- 6.34 Parcels A1 and A2 are surrounded by key structural landscape spaces. These link the green infrastructure features within the central corridor to the wider landscape. Both parcels feature pocket parks at their centres which provide a key green space within the housing areas.
- 6.35 The pocket park within A1 is designed to create a leafy landmark to the residential area with large trees visible when approaching from the surrounding streets. Paths weave between the trees with meadow and seasonal amenity planting creating a woodland fringe character. Benches are located offering comfortable opportunities to relax and enjoy the park.
- 6.36 The pocket park within A2 has been designed to provide a leafy green space in the centre of Parcel A2 and act as a landmark to help orientation. The park is framed by large trees, hedges and underplanting to creating a sense of enclosure and separation from the main road. Accessed by formal and informal paths the park has a variety of meadow, grassland and woodland character areas through which the paths traverse.
- 6.37 Parcel A8 borders existing woodland to the north and east. The landscape proposals extend the existing woodland area in the east providing new habitat and mitigation for woodland loss across Phase 1. The western boundary is a key structural landscape corridor linking woodlands to the north with the green infrastructure within Haverhill to the south.
- 6.38 Hard and soft landscaping is provided throughout parcels A1, A2 and A8 which is fully integrated with the drainage strategy to provide a sustainable approach to this supporting infrastructure.

- 6.39 The landscape proposals are presented in the Landscape Statement, supported by a suite of hard and soft landscaping drawings. The strategy sets out how the proposed development will deal with drainage and surface water. The surface water drainage for the two northern parcels of A1 and A2, will be directed underground to the central green corridor. From here the water will be conveyed across the surface through a series of proposed swale and ditch features to attenuation basins detailed in the Infrastructure Strategy. From here, there will be a controlled discharge into the existing stream network. The site has been divided into drainage zones. Please refer to section 3.4 of the Landscape Statement. The proposed drainage strategy is in line with the details submitted as part of the Infrastructure RMA and policy DM6 of the local planning requirements.

Ecology

- 6.40 The following documents relating to ecology have been prepared by Ecology Solutions and are submitted in support of this reserved matters application:
- Biodiversity Monitoring Strategy- this document has been prepared pursuant to condition 45 of the outline approval which requires the submission of details with each Reserved Matter Application and addresses requirements of Policy DM12 in terms of the monitoring of biodiversity. The details provided relate to the monitoring strategy for the retained and newly established habitats as part of the development, as well as the mitigation of protected and priority fauna species associated with those habitats.
 - Ecological Implementation Strategy- this document has been prepared pursuant to condition 42 of the outline approval which requires the submission of details with each Reserved Matters Application and addresses requirements of Policy DM12 in terms of the mitigation, enhancement and management of biodiversity. In general, the focus of the ecological mitigation, enhancements and management is on the land covered by the Infrastructure RMA (which is subject to separate consideration). The details provided in this document relate to the land covered by the Residential RMA. Particular attention has been paid to the mitigation measures set out in Volume 2 Section 9 of the Environmental Statement, relevant appendices and subsequent Addendum.
 - Protected Species Survey Report- this document is a live 'work draft' report and sets out the results of the survey work undertaken on site updated frequently following ongoing surveys on site. This document addresses the requirements set out in condition 4 of the outline permission and Policy DM11 which sets out the requirements for measures:
 - To reduce disturbance to a minimum; and
 - To maintain the population identified on site/provide adequate alternative habitats to sustain at least the current levels of population.
- To note, since the last submission of this document, evidence has been found of Dormice within the Redrow site. A single nest was found within a nest tube on hedgerow H13 (which is due to be retained). No other evidence has been recorded elsewhere on site and this evidence does not alter the approach to be taken as set out in the ES Addendum.
- 6.41 The proposed approaches as set out in the documents above, are the product of extensive work with the landscape proposals to produce a design that will protect and enhance the ecological features on site where possible.

Access and Parking

- 6.42 Access to the Redrow RMA site has been provided in accordance with the approved Parameter Plans. Matters pertaining to access of the site were considered at the Outline Planning stage and remain unaltered by the proposed application. The site will be accessed off Haverhill Road (A143). Information has been provided on tracking and visibility splays as part of the RMA to support the proposals.
- 6.43 A parking strategy plan has been provided to support these proposals, which has been influenced by Suffolk County Councils Guidance for Parking 2019 and is in line with policy requirements set out in planning policy DM46.
- 6.44 Policy DM45 sets out the requirements for a travel plan that identifies the physical and management measures necessary to address the transport implications arising from the development. A Travel Plan prepared by Paul Mew Associates has been submitted in support of this application (pursuant to condition 30 of the outline permission) and outlines the methods by which residents will be encouraged to use sustainable methods of transport and reduce reliance of the private car and how this will be implemented within the site.

ES Addendum

- 6.45 The Environmental Statement was prepared as part of the Outline Application. Since this document, three addenda have been provided to update the assessments set out in the original ES. The Addendum submitted in support of this application assesses the proposals put forward within the Residential RMA and provides an assessment of the significance of the design changes.
- 6.46 The main design changes are:
- An increase in building heights from 2.5 storey to 3 storeys for the apartment blocks in Parcels A2 and A8.
 - The re-classification of the Primary road within Parcel A2 to a Primary (Non-Bus Route), with a slight reduction in carriageway widths.
- 6.47 The assessment concluded that the design changes would not have a significant impact on the environment.

7.0 Conclusion

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