

Your ref: DC/19/1940/RM  
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Date: 26/06/20

Ms P Mills  
West Suffolk Council  
West Suffolk House  
Western Way  
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Dear Penny

**APPLICATION REFERENCE DC/19/1940/RM  
AMENDED RESIDENTIAL RESERVED MATTERS APPLICATION SUBMISSION**

On behalf of our client, Redrow Homes, I am pleased to submit to you an amended submission of the housing RMA parcels A1, A2 and A8. The enclosed drawings and documents are submitted following the post consultation review meetings, which were held with WSC and SCC Officers on 23 October 2019 and 6 February 2020, and presentations to Haverhill Town Council Planning Committee on 22 October 2019 and a further update to Town Council Members on 10 March 2020. The amended submission reflects the principal comments received from Officers and councillors at these meetings, and the resultant changes made which are captured in these revised drawings.

The updated submission pack comprises the following information:

- Updated Architecture drawings (layout plans and house type drawings) prepared by Pegasus;
- Updated Highway and Drainage drawings prepared by Royal Haskoning;
- Updated Landscape drawings and Landscape Statement prepared by Exterior Architecture;
- Updated Ecological reports, prepared by Ecology Solutions; and
- Drawing register detailing revised plans.

In addition to the above, a comprehensive Design Statement prepared by Pegasus is also included as part of this amended submission. The Design Statement captures the evolution of the design proposals, from the initial concept stage, and sets out the range of amendments that have been made in response to the various pre-application and post consultation discussions and review meetings, including the latest post-submission changes.

I therefore set out below a summary of the principal comments received since the original submission and the applicant's design responses that are contained in the revised layouts.

**Design & Layout comments**

- More variety required within streetscape
- More distinguishable character/sub-character areas within parcels A2 and A8 – particularly concerns regarding the homogeneity of largely detached house types proposed in Parcel A2

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- More pedestrian connectivity and permeability and legibility required in Parcel A2
- Concerns about rectilinear nature of parts of the layout for Parcel A8
- More consideration of placement of focal buildings within Parcel A8
- Stronger building line required to Principal Street running parallel with Parcel A1
- Pocket parks require better connection to main green spaces
- Building line of units along Principal Street in A8 to better follow the curvature of the road, to create a stronger tree-lined street scape
- Provision required for a new PROW footpath link along southern boundary of Parcel A8, adjacent to Chalkstone Way, as required by approved Alternative PROW Parameter Plan

REDROW CHANGES
Addition of more semi-detached and terraced elements to secondary streets and shared surfaces in A2 to form distinct sub character area with greater variety to street scenes and roofscape
Pedestrian links added to Parcel A2 between plots 35&36 and 56&560 to provide greater level of permeability through parcel ( <i>see Design Statement pages 34 and 35</i> )
Realigned shared surface between plots 97 & 129 in A2 to create more continuous link between Green Spaces
Plots 137 and 138 in A2 rotated to address spine road
New house types introduced on plots 5 and 6 in Parcel A1 to serve as gateway corner units at the main entrance into the parcel ( <i>see Design Statement page 32</i> )
Units reconfigured to address focal junction next to A8 sales area
Introduction of buildouts, changes in surface materials and curves to roads in Parcel A8 to help traffic calm and reduce the general linear structure of parts of the layout ( <i>see Design Statement page 30</i> ).
Positioning of units and private drives adjusted along western side of Principal Street in A8 to better align with and follow the curve of the road
New PROW footpath link added along southern boundary of Parcel A8, running from plot 76 and the green corridor to the east of the site to connect with plot 28 and the existing PROW running along the western boundary.
Mix of units in A2 and A8 sales areas revised
Garden sizes reviewed across all three parcels
Gas Governor location amended in A8

**Highways comments**

- Concerns about quantum of triple parking and reversing onto Principal Streets in A2 and A8
- Concerns about distribution of visitor parking in A2 and A8
- Secondary Street along southern boundary of Parcel A2 needs to be upgraded to a Principal Street (No Bus Route) to provide stronger cycle connectivity through parcel, and units along this road need to be served off parallel private drives to limit quantum of reversing.
- Shared surface strips on adoptable roads must be hard surfaced and not grassed. Grass strips will only be acceptable where they are next to grassed areas.

REDROW CHANGES
Extensive changes to the layout to design-out triple parking and limit tandem parking along Principal Streets.
Additional parallel private drives added along southern Principal Streets in A2 and A8 to reduce number of direct driveway accesses. Through the introduction of additional parallel private drives, the number of houses with direct access to the Principal Streets (No Bus Routes) in A2 has been reduced from 30 to 11, and the number of houses with direct access to the southern Principal Street in A8 has been reduced from 38 to 9). (See <i>Design Statement pages 27 and 28</i> ).
Secondary Street along southern boundary of A2 upgraded to Principal Street (No Bus Route) and parallel private drives introduced to reduce the number of private driveway accesses (see <i>Design Statement page 28</i> ).
A1 layout adjusted to limit quantum of triple parking along Secondary Street (see <i>Design Statement page 27</i> ).
Turning heads provided in A1 private drives for fire access and all turning heads tracked for fire and refuse access
Distribution of visitor parking reviewed and amended across all three parcels – when combined across all three parcels, the amended proposals provide 28% visitor parking spaces across the site, in excess of Suffolk’s parking technical guidance.
Turning areas of adoptable dimensions added to all private drives

**Affordable Housing**

- Concerns over high proportion of small units in affordable mix – especially the high level of 1 and 2 bed flats in A8
- West Suffolk’s need is for larger family homes – the Council cannot discharge homelessness duty into 2bed units above ground floor
- Affordable units need to meet NDSS standards
- Clustering of affordable units in A2 and A8 needs to be reviewed and the size of the clusters reduced, especially in Parcel A2

REDROW CHANGES
All affordable house types plotted revised to comply with the latest NDSS requirements.
Revised affordable mix introduced – significant reduction in proportion of 1 bed flats, additional 2 bed flats introduced to alleviate management concerns over large number of 1bed flats, 1 bed maisonettes introduced as part of the mix, and number of 3B and 4B houses increased (All NDSS). The changes to the affordable mix have been made following discussions with WSC housing officers and consultation with a number of RPs working in the district.
Reintroduced east-west shared surface road through centre of parcel A8, replacing the original central courtyards, to reduce size of affordable cluster (as viewed from above) and to create a distinctive high quality space at the heart of the parcel ( <i>see Design Statement page 36 and 37</i> ).
Relocated affordable block to corner of Southern Principal Street in A8 to provide focal building on key corner avoiding visibility splay

The table below sets out the original affordable housing mix and the revised mix, as captured by this updated submission, and the distribution of the affordable units across the three parcels;

UNITS	ORIGINAL AFFORDABLE MIX	REVISED AFFORDABLE MIX
1 Bed Flats	42	10
1 Bed Maisonettes	0	12
1 Bed FOG	5	0
2 Bed Flats	12	32
2 Bed Houses	32	25
3 Bed Houses	19	24
4 Bed Houses	6	12

PARCEL	MARKET HOUSING	AFFORDABLE HOUSING	PARCEL TOTAL
A1	62	0	62
A2	132	41	173
A8	190	74	264
<b>TOTAL</b>	<b>384</b>	<b>115</b>	<b>499</b>

**Drainage**

- Provision of maintenance accesses to watercourses

**REDROW CHANGES**


This was addressed as part of the Infrastructure RMA submission which has now been approved

**Summary**

This updated submission pack provides a review of the consultation comments received from the Case Officer, County Highways and Urban Design Officer in February 2020. The submitted information demonstrates our responses to the comments raised and summarises the key changes to the drawings where applicable.

Please do not hesitate to contact me or my colleagues, Emma Thompson or Guy Kaddish if you have any queries.

Kind regards



**Harriet Wooler**  
Planner

**Enclosures**

**Copy Chris Gatland, Redrow Homes Plc**