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Date: 14/08/2020

Ms Penny Mills
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Dear Penny

APPLICATION REFERENCE: DC/19/1940/RM
GREAT WILSEY PARK, HAVERHILL- REVISED RESIDENTIAL RMA SUBMISSION

On behalf of our client, Redrow Homes, I am pleased to submit to you a final amended submission of the housing RMA parcels A1, A2 and A8. The enclosed drawings and documents are submitted following post consultation review meetings to discuss consultee comments on the previous revised submission, which was made on 26 June 2020.

This updated submission pack comprises the following information:

- Updated Residential Layouts and Architectural drawings prepared by Pegasus;
- Updated Highway and Drainage drawings prepared by Royal Haskoning
- Updated Landscape drawings prepared by Exterior Architecture
- Updated Arboricultural Method Statement prepared by FPCR
- Updated Ecology Reports, prepared by Ecology Solutions
- Drawing register detailing revised plans

I set out below a summary of the principal comments received on the updated 26 June 2020 submission and the applicant's design responses that are contained in the revised layouts.

Public Health Comments

- Concerns regarding fire escape provision for the Buxton, Bakewell, Durham, Hexham and Tavy house types
- Concerns over the bedroom sizes in the Buxton, Bakewell, Durham and Hexham house types

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REDROW CHANGES

The Buxton, Bakewell, Durham, Hexham and Tavy house types have each been designed in accordance with Building Regulations and NHBC guidance. Specifically, the house types comply with the requirements of Part B of the Approved documents (Fire Safety).

Redrow will provide heat detectors in the kitchen and smoke detectors on the first-floor landing and also on the ground floor. The detectors are hard-wired so they cannot be removed. The heat and smoke detectors provide early warning to the occupants in the event of a risk of fire to allow for safe passage out the building. As part of the approved design, the windows are designed as egress windows as mentioned in the comments under the same guidance.

Redrow has NHBC type approval for each of these house types confirming compliance with residential fire safety recommendations.

The Bakewell, Buxton, Durham and Hexham house types are part of Redrow's award-winning Heritage Collection, which have been successfully utilised on other developments across the country. They provide a high quality, affordable accommodation at the smaller end of Redrow's sales range.

Strategic Housing Comments

- Pleased to see applicant has revised the affordable house types to meet nationally described space standards.
- Concerns about the affordable housing mix and clustering. The affordable housing should be visually indistinguishable as far as practicable, however, Parcel A2 is still predominately large detached houses to the top of the parcel, whilst the affordable housing is largely clustered to the bottom end with large blocks of apartments and terraced houses.
- The large cluster of affordable houses in Parcel A2 exceeds the recommended maximum 15 unit affordable dwelling cluster contained within the Affordable housing SPD. Noted the revised affordable housing mix reducing the proportion of 1 bed flats to alleviate management concerns over large numbers of 1 bed flats. However, the revised affordable housing mix, in particular a significant increase in the number of 2 bed flats, does not meet the previously advised preferred mix based on evidence of need. The 2-bedroom flats proposed would not be sufficient in meeting a housing need for a family with children. There is a large need for 2 bed houses however, the amended plans show a reduction in this dwelling type.

REDROW CHANGES

The affordable housing proposed complies with the S106 Agreement, and Redrow have received expressions of interest from several local RPs based on the original and revised affordable mixes.

The affordable mix has been revised again in order to further alleviate the Housing department's concerns. A small reduction in the number of affordable 4 bed houses has been made to increase the proportion of affordable two bed dwellings across the site.

The amendments made to the affordable housing mix are as follows:

- Parcel A2 – The 4 no. 3 bed Dart house types on plots 50, 51, 94 and 95 have been changed to 2 bed Tavy house types.
- Parcel A8 – The pair of 4 bed Tweed house types on plots 134 and 135 have been changed to 3 bed Dart house types
- Parcel A8 – The 4 no. 4 bed Tweed house types on plots 197-200 have been changed to 3 bed Dart house types

The effect of this amendment on the overall affordable mix is as follows:

UNITS	Original Submission (Sept 2019)	Updated proposals (Feb 20 post-submission meeting)	Revised submission (June 2020)	Final revision (July 2020) for Committee	Change since previous submission
1 Bed flats	42	6	10	10	
1 bed maisonettes	0	12	12	12	
1 Bed FOG	5	0	0	0	
2 bed flats	12	36	32	32	
2 bed houses	32	25	25	29	+4
3 bed houses	19	24	24	26	+2
4 bed houses	6	12	12	6	-6

The affordable housing has been carefully distributed across parcels A2 and A8 in clusters designed to address policy and guidance but also to make them suitable for RP management requirements as well as to address urban design requirements. The two affordable blocks at the southern end of parcel A2 have been designed to act as a place-making feature, and the cluster in this area is divided by the Principal Street, which runs north south through the development parcel.

Waste and Highway Comments

- The bin collection points are positioned some distance away from the kerbside. This will result in collection crews having to wheel bins from these presentation points to the refuse vehicle, which when multiplied over the entire site represents a significant resource burden to the Council's waste collection teams.
- Bin presentation arrangements in parcels A1 and A2
- The turning points for refuse vehicles have the potential to prevent waste vehicles being able to turn around safely.

- Concerns regarding some of the remaining triple-parking onto Principal Streets in parcel A1 (plots 41-44) and parcel A2
- Grass service strips in A1 and A2 – confirmation on the material to be used if requiring adoption by SCC
- More information required about tree pit designs for trees in close proximity to proposed adoptable roads
- Concerns about distribution of visitor parking in A2, would like to see some additional visitor parking proposed, and concerns about highly clustered visitor parking in parcel A8.
- The triple parking for the 4 bed dwellings onto certain Primary and Secondary Streets needs to be addressed
- The shared surface road between plots 130 and 152 will be a vehicle dominated space with a significant amount of driveway frontages and lack of visitor parking. This could cause vehicles to park within the shared space road, which would affect the safe passage of pedestrians.
- There is a 1.0m private pathway directly in front of the dwellings on the shared surface road in the centre of parcel A8 which is not sufficiently wide for a wheelchair and pedestrian to pass.

REDROW CHANGES

Updated refuse strategy drawings have been provided which show the number of units that will utilise each bin presentation point and their distance from the kerbside. The final design of the bin presentation points will be addressed as part of the detailed design (S38) and adoption process, and Redrow would be happy to provide further information in respect of the bin presentation arrangements if the LPA were to be minded to secure them by way of a condition.

All turning heads have been designed to accord with SCC highway design standards. Visitor parking bays located on the outside of turning heads have been widened to 2.2m to provide further space for refuse vehicles.

The submitted Design Statement sets out the significant adjustments that were previously made to reduce problematic triple parking for plots 41-44. These included changes to the house types proposed in this area. The units in A1 cited as a concern are located on a shared surface road, which will be very lightly trafficked.

The following plot switches have been made in parcel A2 to overcome triple tandem parking issues: 43 & 44, 111 & 113, 121 & 146. This removes three units with triple tandem parking configurations from Secondary Streets.

The grass service strips across parcels A1 and A2 have been reviewed. The radii on the turning heads have been changed to hard surface and the final design of the service strips will be agreed with SCC as part of the S38 approval process.

Tree pit details were provided by EXA as part of the amended submission on 26 June 2020 (drawings EXA_1868_711 and EXA_1868_712).

Parcels A1 and A2 have a spread of visitor parking which is considered acceptable. Visitor bays in front of plots 19 and 20 on parcel A1 have been removed in response to a request from the Council's landscape officer (see below). The visitor bay in front of plot 12 in parcel A1 have been relocated to the side of plot 12 as part of the Council's landscape comments.

The visitor parking in parcel A8 has been reviewed again. The central area has been revised again to accommodate extra visitor bays and a full 1.5m footway that was requested, running down the full length of the shared surface road on both sides. This has been accommodated through adjustments to the table ramps and garden amendments, plus plots 134-135 have been changed from 4 bed Tweeds to 3 bed Darts to provide more visitor spaces on the Principal Street.

Plots 197-200 in parcel A8 have been changed from 4 bed Tweeds to 3 bed Darts to remove triple tandem units from the Secondary Street

Plots 186, 188, 190, 197 and 199 in parcel A8 have been changed from Stratford to Stratford Lifestyle units to remove triple tandem units from Principal and Secondary Streets

Landscape Comments

- Parcel A1 – main issues to be addressed are:
 - The requirements of the site were set out in the outline planning application and the proposals should be consistent with the parameters approved as part of this consent.
 - The land-use parameter plan, outline masterplan and habitats plan all show woodland planting to be provided to the north west of parcel A1. The landscape proposals are more aligned to parkland planting with a wide shrub border on the edge of the development with some specimen trees. The PROW should remain open to some extent with views from the houses that overlook the route providing informal surveillance. The proposals should be amended so the area has a woodland feel, with views retained to the path.
 - The width of the woodland appears constrained by plots 10 to 12 and 40. The visitor space should be removed in front of plot 12.
 - All car parking areas should be screened from view from the PROW and woodland users e.g. the spaces close to plots 59 and 60.
 - The PROW is shown as a width of 2m, retained on its existing alignment. The Council would suggest this should be a Breedon gravel surface.
 - Tree protection adjacent to the woodland should be fixed to the ground. It is not clear how the existing hedge to the north of the parcel will be protected during construction. The position and extent of tree protection fencing should be clarified and the tree method statement amended.
 - A dark corridor is required to be retained on the western boundary of parcel A1. There appears to be a pinch point close to plots 10-12 and 40. The current design is not consistent with the parameters set out in the bat lighting strategy.
 - The landscaping proposals are not clear and it is difficult to distinguish different types of grass and whether the woodland wraps around the northeast corner of the site.
 - Car parking outside plots 19 and 20 should be removed as it extends unacceptably close to the cycle footway through the strategic landscaping.
 - The lighting of the shared surface between plots 20 and 38 has the potential to affect the dark corridor through the strategic landscaping. The design should be amended to ensure a dark corridor can be maintained.

- The planting details for the pocket park will need to be submitted by condition. The planting should ensure the space does not become too enclosed.
- Comments on the landscape frontage with the primary road to the south to protect the new residents' amenity and security. Suggested amendments to the planting species for the hedges and trees.

REDROW CHANGES

Strengthened woodland character around north west boundary through provision of additional trees, which has increased the planting density around this boundary, whilst retaining the necessary gaps for visibility from the houses through to the footpath, and retaining maintenance space for the adjacent ditch. The proposed tree species mix is considered appropriate to meet the aspirations of the outline consent in terms of creating an appropriate 'woodland feel'.

Visitor bay in front of plot 12 relocated to the side of plot 12 to ensure maximum space is afforded for the woodland planting down the western boundary of the parcel.

Planting plans reviewed, and screening extended behind parking bays near plots 59 and 60.

The new PROW footpath is shown on the submitted landscape plans to be a new Breendon gravel surface, as per the request of the landscape officer.

AMS and TRPP amended, fence line and type amended around W6, west of Parcel A1. Fencing also added along H20, north of Parcel A1

Plot 10 changed from a Shaftsbury to a Cambridge to reduce the number of windows facing westwards towards the dark corridor. The Cambridge only has a small bathroom window on its flank for passive surveillance of the pedestrian footway. Plot 11 is positioned 13m from the existing woodland trees to the west, which will ensure the lights from the front windows of the units along this boundary do not materially impact the dark corridor.

The woodland planting has been added to the key on the planting plans.

Visitor bays in front of plots 19 and 20 removed and additional buffer planting added behind the turning head to screen views through to the strategic landscaping.

The front elevation of Plot 38 is set back approximately 12m from the red line boundary adjacent to the strategic landscape corridor to the east which is considered a sufficient gap to avoid material impact on the dark corridor.

The planting plans submitted show the tree species proposed for the pocket park, in order to help agree the overall landscape approach to these spaces. Redrow are happy to submit further detailed planting plans for the pocket park in response to a condition should this be considered appropriate.

Planting species mix composition for frontage hedges reviewed. Prunus Spinosa substituted for Carpinus Betulus. Ilex Aquifolium substituted for Cornus Sanguinea. The Crataegus Monogyna in the fringe mix has been replaced with Carpinus Betulus.

- Parcel A2 – main issues to be addressed are:
 - Provision of Woodland belts to the northeast to form the new urban edge to Haverhill. The woodland belt to the north east of this parcel is a key landscape feature and part of the structural woodland planting referred to in the ES. The proposals show a strip of between approximately 2m to 8m in width comprising a hedge, native planting, and some specimen trees. The proposals fall short of the expectations as contained in the outline ES and do not adequately screen the development proposals from the surrounding landscape.
 - The planting along the northern boundary is not consistently wide enough to ensure that the dark corridor proposed is established and effective once the development is occupied and operational.
 - The green corridor provided on the eastern boundary appears to be narrow and does not reflect the width of that shown on the land use parameter plan.
 - The new PROW provided in the northern boundary is disconnected from the northern structural woodland by the turning head for the secondary street. Good connectivity for pedestrians and cyclists should be maintained.
 - Connectivity from the development parcel to the eastern green corridor for pedestrians and cyclists close to plots 88 and 101 is obstructed by car parking.
 - The footpath connection between parcels 119 and 120 should be amended so that pedestrians are not forced to cross into the middle of the principal street junction.
 - Grass beneath knee rail is unlikely to be cut and more likely to be sprayed so is best avoided
 - The knee rail detail should be amended to include a metal rail (rather than wooden).
 - The development proposals are not consistent with the recommendations of the tree method statement and tree protection plan.
 - It is not clear how the green corridor in the east will connect with Parcel A3. The path should be shown to continue to the east.

REDROW CHANGES

The alignment of the new footway cycleway running along the northern green corridor has been reviewed and adjusted, and the section fronting plots 173 to 154 will be retained under private management. This allows the standoff distances for tree planting along this corridor to be reduced to afford greater space for additional woodland screen planting. The north eastern built edge has also been pulled backwards by approximately 1.5m through further fine adjustments to gardens and private driveway positions.

These changes have enabled EXA to bolster the proposals for structural planting along this boundary, with the tree planting now extending from 6 to 10m at a greater density of planting. We have also provided larger size trees for instant impact. The proposals are now considered sufficient to maintain and provide an effective dark corridor along the north east of this parcel.

Only part of the green corridor between parcels A2 and A3 are covered by this reserved matters application. The remaining part will come forward as part of the RM application covering parcel A3.

Issue of disconnect along footway/cycleway noted however this is unavoidable due to the requirement for a secondary street to be provided in this location to access Parcel A3.

Car parking space in front of plots 88 and 101 shifted to allow foot/cycle access between them as per landscape officer comments.

An additional detail has been provided to show concrete around the knee rails posts to prevent grass growth.

TPP reviewed and updated. Fence line amended to the east of G24, west of Parcel A2.

Two additional connection points have been added through the green corridor to the east.

- Parcel A8 – main issues to be addressed are:
 - Provision has been made for a new PRoW on the north boundary. The proposals show an easement of approximately 3.5m between the enlarged ditch south of the Southern Plantation and the knee rail north of A8. Given the gradient and depth of the SUDs ditch this appears to be a very narrow easement to accommodate a 2m wide path.
 - Plot 234 appears to have an entrance off the grass path which is unlikely to be acceptable to the new residents.
 - A dark corridor is to be retained on the northern boundary. There are no proposals for a visual barrier between the dwellings on the north side of A8 and the woodland. If necessary, the design should be amended to ensure a dark corridor is maintained.
 - The tree protection plan (TPP) has not be amended to show how the trees and shrubs to the east of the development will be protected.
 - Connectivity from the development to the PROW to the east is poor. Informal paths through the woodland should be mapped and where possible these informal routes and connections should be retained.
 - A surfaced path should be provided from opposite plot 237 on the southern side of the existing SUD directly to the PROW to the east. An additional link should be considered from the shared surface at plot 261 to join with the existing PROW on the eastern boundary
 - The footpath along the landscaped frontage with Chalkstone Way is welcomed however a barrier should separate the footpath from the shared surface road and private drives.
 - It is not clear what the lumps are in the space west of plots 63 to 65.
 - The PROW to the west is considered a route to the school and as such should be open and safe for pedestrians to use. There is a 100m stretch where rear gardens back onto the path and some shrub and tree planting is proposed which would further enclose the route. The scale of planting should be reduced to ensure the path retains an open feel.
 - The location of the gas governor and sub-station at the north west corner of the development and on the junction of the path with the PROW creates a confined, unsupervised, unattractive space which could lead to anti-social behaviour.

REDROW CHANGES

The footpath along the northern boundary of parcel A8 and its easement requirements were dealt with under the Infrastructure Reserved matters.

<p>The house type on plot 234 has been revised from an Amberley to a Stratford. The Stratford has its front door to the front (facing east) but also has an attractive ground floor bay feature to provide passive surveillance to the adjacent footpath.</p>
<p>The units along the northern boundary of A8 are well set back from the adjacent Southern Plantation woodland which will act as the dark corridor. For example, to the western side, the frontages of plots 8-11 are set back between 13m and 16m for the RM red line and 25m from the nearest trees. To the eastern side, plot 234 is 11.5m from the trees in the existing plantation. Plot 229 is 16m from the trees.</p>
<p>The AMS and TPP have been reviewed and updated. Retained tree cover amended within G3, south of Parcel A8 and the fence line has been amended along G3.</p>
<p>Additional connections have been added from the private drive serving plots 234 to 238 through past the existing SUD feature to connect to the existing PROW to the east, and an additional small link added to provide a connection from the end of the private drive serving plot 264 to the adjacent woodland area to enable an informal link to be established in this area.</p>
<p>Timber bollards have been added along the footpath adjacent to the Chalkstone Way frontage to help delineate between the path and the private drives.</p>
<p>The 'lumps' on the plans are sculptural mounds designed to create some interest and playful features in the landscape</p>
<p>The planting along the path along the western boundary has been narrowed as suggested and the tree planting adjusted to relate to the structural planting within the school.</p>

Drainage Comments

- Maintenance and easement plan should be provided highlighting the maintenance and access corridors for all open drainage features including watercourses.
- The SuDS basin in parcel A1 needs a 1.5m wide aquatic wet bench in line with our local policy and RoSPA RP992 guidance. This is a safety feature required for all SuDS basins in Suffolk (max 1.5m total depth with wet bench).
- Plots 1, 2 and 3 in parcel A1 should have the ground floors raised to minimum 450mm above existing levels.
- The ground floor and door thresholds of plots 47, 48 and 49 in parcel A2 need to be raised to a minimum 450mm above existing levels. These plots are at the lowest part of this parcel and is where exceedance routes/volumes are likely to accumulate.
- –The linear blocks of housing like plots 155-158 in parcel A8 should be segregated into semi-detached blocks.
- The maintenance corridor along A8 appears to be 3m now which is much better. However there still needs to be access to the section through the existing woodland belt, if that blocks the whole system behind including properties along the swale section in A8 are at risk.

REDROW CHANGES

The maintenance and easement plan was submitted and addressed through DC/19/0834/RM which has now been approved.

The SuDS basin in parcel A1 was addressed through DC/19/0834/RM which has now been approved.

Levels drawing for Parcel A1 prepared by WHA Engineers (drawing number 8511-WHA-ZZ-00-DR-C-17-6055 Rev P1). The FFLs of all units are significantly (1.8m) above the max water level of the adjacent attenuation pond in the 1 in 100-year storm. This will be submitted under condition 9 of the outline consent.

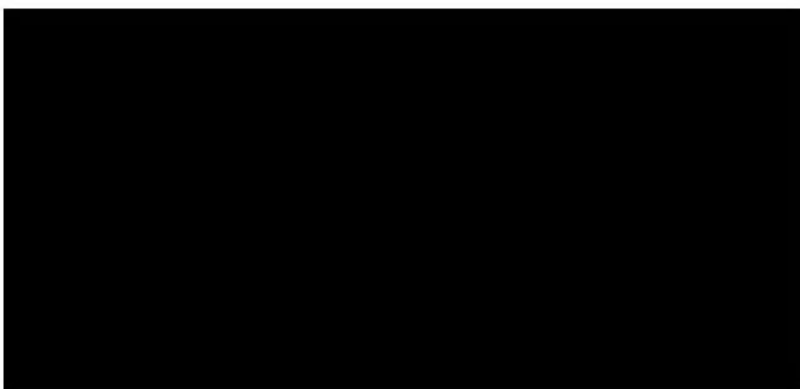
Existing and proposed levels are to be set by the detailed design process. The levels details will be submitted under condition 9 of the outline consent.

The maintenance corridor along A8 was addressed through application DC/19/0834/RM which has now been approved.

This final updated submission pack provides a review of the consultation comments received from the Case Officer, County Highways, Landscape Officer and Drainage Officer in July 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 if you have any queries.

Kind regards



Emma Thompson BA (Hons) MSc MRTPI
Principal Planner

Enclosures

Copy Chris Gatland, Redrow Homes Plc