

Your ref: PP-08428104
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 Date: 19/02/20

Ms P Mills
 Planning Department
 West Suffolk Council
 West Suffolk House
 Western Way
 Bury St Edmunds
 Suffolk, IP33 3YU

Dear Penny

PLANNING PORTAL REFERENCE: PP- 08428104

GREAT WILSEY PARK, HAVERHILL – ADDITIONAL INFRASTRUCTURE RESERVED MATTERS APPLICATION FOR THE DELIVERY OF UNDERGROUND HV CABLE

I write on behalf of my clients, Redrow Homes Limited and further to the submission of a Reserved Matters Application for the delivery of additional strategic infrastructure to support the delivery of the first phase of development at Great Wilsey Park.

The application also includes a request for the partial discharge of various conditions related to the outline consent (DC/15/2151/OUT), which are listed in the below table.

CONDITION NUMBER	DETAILS SUBMITTED
Condition 1 – Reserved Matters	Landscape Statement prepared by Exterior Architecture
Condition 4 – Supplementary Ecology Surveys	Protected Species Report prepared by Ecology Solutions
Condition 7 - Landscape Ecological Management Plan	Landscape and Ecological Management Plan prepared by Ecology Solutions
Condition 8 - Soft Landscaping	Planting Plans 1-6 prepared by Exterior Architecture
Condition 9 – Position and depth of all services to be laid and position and depth of construction of all hard services	Standard details sheets 1 to 3 (PB8301-RHD-DE-A3-DR-D-0530 to 0532)

CONDITION NUMBER	DETAILS SUBMITTED
	Detention Basin 3 Details (PB8301-RHD-DE-A3-DR-D-0550) Pavement and verge standard details (PB8301-RHD-DE-A3-DR-D-0710) Street Lighting (PB8301-RHD-DE-A3-DR-D-1300)
Condition 15- Open Space and Play Strategy	Landscape Statement prepared by Exterior Architecture
Condition 40 – Arboricultural Method Statement	Arboricultural Method Statement prepared by FPCR
Condition 41 – Tree Survey	Tree Survey prepared by FPCR
Condition 42 – Ecological Implementation Strategy	Ecological Implementation Strategy prepared by Ecology Solutions
Condition 45 – Biodiversity Monitoring Strategy	Biodiversity Monitoring Strategy Prepared by Ecology Solutions

Background

There is a requirement to divert and underground the two existing high voltage cables running from the north to the south of the site, where they bisect the proposed residential parcels A3 and A5, to support the delivery of the first phase of development at Great Wilsey Park. It has been established that in order to implement this, a secondary infrastructure reserved matter application is required to be submitted as the position of the rerouted HV cable falls outside of the areas currently covered by the infrastructure and residential Reserved Matters Applications which are currently being determined by the Local Planning Authority (application references DC/19/0834/RM and DC/19/1940/RM). The application is being brought forward now to allow for the delivery of this critical infrastructure to support the timely delivery of the associated housing parcels.

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.

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. The Non-Material Amendment permission granted the variation in changes on 12 November 2019. The plans under which this application will be reviewed against are the Alternative Parameter Plans.

Accordingly, Condition 3 is as follows:

The development hereby permitted shall be carried out in accordance with the approved plans listed below:

- 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

The Reserved Matters shall be submitted pursuant to condition 1 in general accordance with the following approved Parameter Plans:

- Building Heights Parameter Plan 5055-ES-03 A
- Building Heights Parameter Plan Alternative 5055-ES-03 F
- 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 rev G
- Public Rights of Way Parameter Plan 5055-ES-05 A
- Public Rights of Way Parameter Plan Alternative 5055-ES-05 F

****Note **** For the purpose of condition 3 and the interpretation of Road Hierarchy Parameter Plan Alternative 5055-ES-04 rev G, it should be noted that tertiary streets could include both minor access roads and shared surfaces as appropriate. The precise nature of these would be determined through the Reserved Matters application.

Overview of the Proposals

This Reserved Matter Application has been prepared to be a coordinated submission with the main infrastructure RMA. This RMA will also bring forward the strategic landscape, drainage and open space considerations which have been made in correlation to the proposed HV Cable diversion.

The application seeks approval to underground the HV Cables running overhead ACROSS parcels A3 and A5, with details provided of the proposed delivery of additional footpaths, landscaping and drainage to provide additional benefits to the wider development.

The wider masterplan is characterised by a strong 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 masterplan (drawing number ExA_1868_P_139) illustrates how the key landscape areas within the HV Cable RMA relates to the wider site.

The strategy of prioritising surface water conveyance over underground culverts has been accommodated within the HV Cable RMA by diverting the service line underneath the proposed cycle pathway. The swales delivered within HV Cable RMA application site will drain south into an attenuation pond which is shown on drawing PB8301-RHD-DE-A3-DR-D-0503. Care has been taken to ensure that the appropriate service clearance has been provided from the centre line of the HV Cables.

The ecology on site has been carefully considered as part of this application, with the potential impacts and proposed mitigation set out in the reports submitted to discharge the relevant conditions associated with this application. The proposed footpath will remain unadopted and unlit to protect the Bat populations on site. The short section of road that forms part of the HV RMA falls outside of the areas designated to be dark corridors as shown on Plan ECO3: Approach to Bat Surveys (this plan can be found on page 42 of the BMS). Therefore, no further details are submitted in regard to the lighting strategy for Bats.

Details of the proposed footway cycleway are shown on drawing PB8301-RHD-DE-A3-DR-D-0150_PO2. The proposed unadopted footpath falls within the green infrastructure and links up to the proposed adopted share cycleway and Footpath. The existing public right of way will be diverted onto the new footway/cycleway.

This application therefore 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 main phase of development at Great Wilsey Park.

The application description is considered as follows:

“Reserved Matters application for the diversion of the HV Cable and associated infrastructure to support the delivery of the first phase of development at Great Wilsey Park. The Reserved Matters include access, appearance, landscaping, layout and scale and related partial discharge of conditions 4, 7, 8, 9, 40, 41, 42, 44, and 45.”

The application is for an area of 3.56 ha and includes the following principal elements:

- Strategic Green Infrastructure;
- Landscaping;
- Public Open Space;
- Drainage; and
- Utility Services.

The application is supported a schedule of submission and by the following documents and plans which provide detailed information on the delivery and implementation of strategic landscape and open space, drainage, ecology and highways:

- Landscape Statement prepared by Exterior Architecture;
- Location Plan prepared by Exterior Architecture;

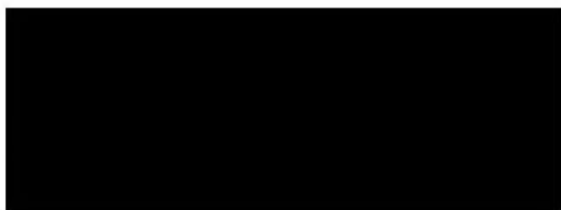
- Site Location Plan prepared by Exterior Architecture;
- General Arrangement Plan 1-6 prepared by Exterior Architecture;
- Housing proximity Plan prepared by Exterior Architecture;
- Maintenance Access Plan prepared by Exterior Architecture;
- Illustrative Masterplan prepared by Exterior Architecture;
- Planting Plans 1-6 prepared by Exterior Architecture;
- Biodiversity Monitoring Strategy prepared by Ecology Solutions;
- Ecological Implementation Strategy prepared by Ecology Solutions;
- Landscape and Ecological Management Plan prepared by Ecology Solutions;
- Protected Species Survey Report prepared by Ecology Solutions;

The accompanying fee of £2,028.00 was paid by Redrow Homes Limited.

I trust that the above and enclosed are self-explanatory, but should you require any further information to allow your full consideration of this application, then please contact me as soon as possible and prior to the determination of the application.

I look forward to receiving confirmation that this application has been registered and validated in due course.

Yours sincerely



Emma Thompson BA (Hons) MSc MRTPI
Principal Planner, Planning

Enclosures

Copy Chris Gatland (Redrow)