

PARAMETER PLAN STATEMENTS

Density Parameter Plan (SW5100002-25)

- The development will provide for an average density of approximately 47 dwellings per hectare across the site.
- There will be three density bands.
- Higher density development (between 45-55 dwellings per hectare) will be located around the Central Plaza in order to strengthen and define the urban form.
- Medium density development (between 35-45 dwellings per hectare) will be located close to the Relief Road along the rural-urban fringe in order to minimise the visual impact of the development.
- Lower density development (below 35 dwellings per hectare) is proposed along Wratting Road and part of Anne Suckling Road, close to Boyton Hall.

Building Height Parameter Plan (SW5100002-26)

- Building heights will vary between 1.5 and 3.5 storeys.
- Proposed building heights will be higher towards the centre of the development site, close to the primary school and the local centre.
- The primary school will comprise a building of approximately 10 to 15 metres and the local centre will be a maximum of 3.5 storeys.
- Building heights will reduce moving away from the central area towards the more sensitive northern and western fringes.
- Building heights along the northern development edge, in close proximity to the Relief Road, will be between 1.5 and 2.5 storeys in order to minimise the impact of the development along the rural-urban edge.

Access Parameter Plan (SW5100002-27)

- The proposed development provides for a northern Relief Road which will run in an east-west direction linking Withersfield Road to the west and Wratting Road to the east.
- The Relief Road will incorporate two new roundabouts and will be of a single carriageway width. The road will be designed such that it will have an upper speed limit of 50mph.
- Primary vehicular access into the site will be from the proposed Relief Road roundabouts located centrally and to the eastern end of the Relief Road.
- Secondary vehicular access points will also be provided along Anne Suckling Road, and Hales Barn Road.
- There will be vehicular access from Howe Road into the new development, although there will be a bus gate centrally located close to the primary school to prevent rat-running.
- Pedestrian and cycle links will be provided within the development to encourage alternative travel modes and these will link the new neighbourhood with established routes into the central Haverhill area.
- Bus linkages to the surrounding areas and to the town centre will be provided as part of the development proposals.

Land Use Parameter Plan (SW5100002-28)

- The proposed, mainly residential, development comprises approximately 48 hectares of land and includes a relief road from Wratting Road to Withersfield Road.
- There will be up to 1,150 dwellings, of which 755 dwellings will be delivered by 2016.
- The development will include a range of types and sizes of dwellings.
- There will be a primary school located centrally on a site of approximately 1.6 hectares.
- The other non-residential element will comprise a local centre of approximately 750 sq m net floor space for retail / office use and 300 sq m net floor space for D1 community use.
- A Central Plaza will link the local centre and the primary school.
- Anne Suckling Way Park will run in a north-south direction through the development.
- Open space will be provided in compliance with St Edmundsbury Borough Council's Open Space and Children's Playspace Standards.
- Recreational facilities, a playing pitch and allotments will be provided on the site.

Landscape Parameter Plan (SW5100002-29)

- A landscape buffer is to be provided along the northern and southern boundary of the proposed Relief Road.
- The landscape buffer will extend between 10 metres to 25 metres either side of the Relief Road and will comprise a mix of woodland, shrub and grassland planting.
- Existing landscape features are to be retained wherever possible.
- A landscape infrastructure and green network will provide a green framework for the development.
- The primary landscape network will comprise a variety of features including a wildlife zone and Anne Suckling Way Park.
- The secondary landscape structure will be made up on linear parks and areas of open space.
- Tertiary landscape features will include green verges and tree planting areas.
- Children's equipped play areas will be provided throughout the site. These will generally be located in the green corridors and Anne Suckling Way Park.

Urban Design Framework Parameter Plan (SW5100002-30)

- A northern Relief Road will be provided which will run in an east-west direction linking Withersfield Road to Wratting Road.
- A landscape buffer is to be provided along the northern and southern boundary of the proposed Relief Road.
- A landscape infrastructure and green network will provide a green framework for the development.
- A primary school and local centre will be centrally located and linked by a Central Plaza.
- Anne Suckling Way Park will run in a north-south direction through the development.
- Bus linkages to the surrounding areas and to the town centre will be provided as part of the development proposals.
- Pedestrian and cycle links will be provided within the development which will link into established routes into the central Haverhill area.