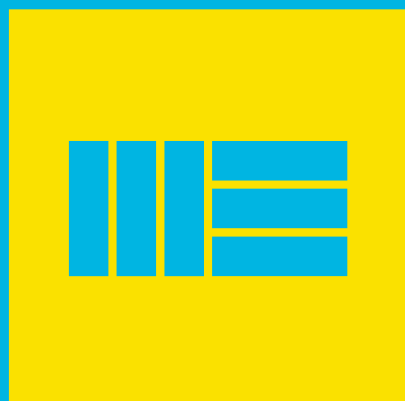


# GREAT WILSEY PARK PLOT D1 - COMMUNITY CENTRE

## PLANNING STATEMENT

SEPTEMBER 2024



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# 1.0 INTRODUCTION

- 1.1. This Planning Statement has been prepared by Montagu Evans LLP on behalf of The HJ Pelly Settlement Trust (“the Applicant”) in support of a Reserved Matters Application (“RMA”) submitted in respect of the Community Centre proposed within Plot D1 of the Great Wilsey Park masterplan development.
- 1.2. This RMA is made pursuant to Condition 1 of the Great Wilsey Park outline planning permission (“OPP”) granted on 15 August 2018 (ref. DC/15/2151/OUT) by West Suffolk Council, and seeks approval for the appearance, scale, layout, landscaping, and access of the proposed Community Centre located within part of the first Mixed-Use Local Centre (Plot D1) (“the Site”), as defined by the approved Parameter Plans.
- 1.3. This is the fourth RMA submitted for the Great Wilsey Park sustainable urban extension and the first RMA pursuant to Plot D1. All relevant planning history is summarised in **Section 2** of this Statement.
- 1.4. The proposed Community Centre (Use Class F2(b)) comprises a two-storey multi-use building, associated car parking and cycle storage, a mobility hub, dedicated open space and landscaping, servicing and other associated works. The proposed mix of ancillary uses within the proposed Community Centre building includes:
  - Two community halls, both divisible into two separate spaces, with ancillary changing and storage facilities, in addition to reception area and management / office spaces;
  - A café, equipped with kitchen and storage space;
  - Office and co-working space, including a variety of meeting rooms;
  - Three “incubator” retail spaces; and
  - A nursery with capacity for a 73-place day nursery, accommodating 146 children across morning and afternoons, with dedicated buggy store and secure play space.
- 1.5. The application description is as follows:

*“Reserved Matters application for access, appearance, landscaping, layout, and scale of the local community centre (Class F2(b)) within Parcel D1 pursuant to outline permission DC/15/2151/OUT, comprising community space which will also provide café, office, retail and nursery space (Class E) with associated internal roads, car and cycle parking, mobility hub, landscaping, play space, public open space and servicing.”*
- 1.6. This Statement provides an assessment of the proposed development against the parameter plans, conditions and other relevant controls approved under outline permission ref. DC/15/2151/OUT and other material considerations. A summary of the primary controls relevant to this RMA are summarised as follows:
  - **Parameter Plans**, as defined by Condition 3 of the outline permission, including:

- 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 5055-ES-01 rev N
  - Land Use Parameter Plan Alternative 5055-ES-01 rev O
  - Road Hierarchy Parameter Plan 5055-ES-04 A
  - Road Hierarchy Parameter Plan Alternative 5055-ES-04 G
  - Public Rights of Way Parameter Plan 5055-ES-05 A
  - Public Rights of Way Parameter Plan Alternative 5055-ES-05 F
- **Condition 13 (Local Centre Strategy)**, a Local Centre Strategy was prepared and submitted by Hallam Land Management in February 2019 in respect of the Mixed-Use Local Centre located within Plot D1, within which the Site is located. The condition was subsequently discharged 24<sup>th</sup> July 2019 (ref. DCON(C)/15/2151). An overview of the controls contained within the approved Strategy is provided in **Section 2** of this Statement.
  - **Informative 5**, requiring the marketing of Local Centres located within Plots D1 and C1 pursuant to Conditions 13 and 14, respectively, to include the potential for a total of a 73-place nurseery, providing places for 146 children in either Local Centre.
  - **Section 106 Schedule 3, Clause 2**, which requires the safeguarding of the Healthcare Land located within Plot D1 extending 0.3ha until the expiry of the Healthcare Land Period. Further detail is provided in **Section 2** of this Statement.
- 1.7. This Statement should be read in conjunction with the suite of documents and plans submitted as part of this Reserved Matters Application. A complete schedule of the submitted information is provided at **Appendix A**.
- 1.8. This application also seeks the discharge a number of conditions pursuant to permission reference DC/15/2151/OUT of relevance to the proposals, including:
- Condition 4 (Ecology)
  - Condition 9 (Ground Levels, Services, & Hard Surfacing)
  - Condition 6 (Storage of Refuse)
  - Condition 10 (Noise)
  - Condition 28 (Manoeuvring and Parking of Vehicles)
  - Condition 31 (Workplace Travel Plan)
  - Condition 37 (Foul Water Strategy)
  - Condition 38 (SuDS)
  - Condition 44 (Lighting Strategy for Bats)
- 1.9. Table 6.2 within **Section 6** of this report details the information submitted in respect of each condition.
- 1.10. The remainder of this Statement is structured as follows:
- **Section 2** describes the background to the Site, including the Site's location, local context and relevant planning history;
  - **Section 3** provides an overview the application proposals;

- **Section 4** outlines the stakeholder engagement undertaken prior to submission of the RMA, including pre-application discussions with West Suffolk Council ('WSC') and Suffolk County Council ('SCC') officers and community consultation with local residents and business owners;
- **Section 5** summarises the relevant planning policy context;
- **Section 6** provides an assessment of the proposals against the controls established by the outline planning permission and other material planning considerations; and
- **Section 7** concludes the Statement with confirmation of compliance of the proposed development with the planning policy framework and approved development parameters.

# 2.0 OVERVIEW OF THE PLANNING POSITION

## Site Location and Local Context

- 2.1. The Site extends approximately 0.93ha and forms part of Plot D1 of the Great Wilsey Park development, as defined by the Parameter Plans approved under outline permission DC/15/2151/OUT, granted by West Suffolk Council on 15 August 2018. The Site Location Plan is provided at Figure 1 below:

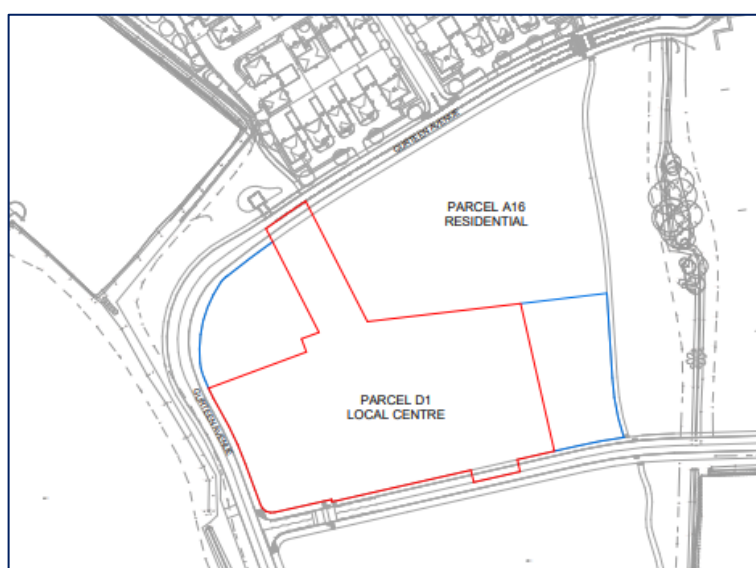


Figure 1: Site Location Plan (ref. GWP-PTE-XX-XX-DR-A-000100)

- 2.2. Great Wilsey Park is a sustainable urban extension located to the north-east of the town of Haverhill, comprising a strategic allocation within the St Edmundsbury Core Strategy and Haverhill Vision 2031, adopted in 2010 and 2014, respectively, for the development of up to 2,500 new homes, two Local Centres, and two new schools alongside the creation of extensive green infrastructure and community and leisure facilities.
- 2.3. Plot D1 extends a total of 1.3ha and is situated within the northwest of the Great Wilsey Park masterplan area. Residential parcels lie to the north and northeast of the Site within parcels A1, A2, A3 and A16. To the south of Plot D1 lies Plot B1, designated within the masterplan to form a primary school. The Great Wilsey Park spine road extends along the northern, western and southern perimeters of Plot D1, as approved under RMA reference DC/19/0834/RM, with primary access to the wider development taken from Haverhill Road to the north. A secondary access will be formed to the southwest of Great Wilsey Park via Chalkstone Way.
- 2.4. To the west of the Site lies the safeguarded area for the potential expansion of the Samuel Ward Academy, separated from the spine road by proposed planting. To the east of the Site lies part of the remainder of Plot D1, followed by the north-south green corridor as approved under the outline planning permission.
- 2.5. Two RMAs have been submitted and approved for Great Wilsey Park, comprising the details of the Great Wilsey Park spine road (ref. DC/19/0834/RM) and the first residential RMA for Parcels A1, A2 and A8 for the development of 499 dwellings (DC/19/1940/RM), granted in May 2020 and September 2020, respectively. Construction works have commenced, with a number of dwellings now completed and occupied. A third RMA

submitted in respect of infrastructure works submitted in February 2020 (ref. DC/20/0358/RM) is awaiting determination. Full details of the relevant planning history of the site is provided at **Table 2.1**.

## Planning History

- 2.6. The following table summarises the planning applications submitted to West Suffolk Council of relevance to the Site:

Reference	Description of Development	Decision
<i>Outline Applications</i>		
DC/15/2151/OUT	Outline Application (Means of Access to be considered) – Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure	Granted 15 <sup>th</sup> August 2018
<i>Reserved Matters Applications</i>		
DC/19/0834/RM	Submission of details for the reserved matters access, landscaping, layout and scale for the Spine Road and associated strategic infrastructure to support the delivery of the first phase of development at Great Wilsey Park.	Granted 28 <sup>th</sup> May 2020
DC/19/1940/RM	Submission of details for the reserved matters access, appearance, landscaping, layout and scale for 499 dwellings (parcels A1, A2 and A8) and associated internal roads, car parking, landscaping, amenity and public open space.	Granted 23 <sup>rd</sup> September 2020
DC/20/0358/RM	Submission of details under Outline Planning Permission DC/15/2151/OUT - the means of access appearance, landscaping, layout and scale for the HV Cable and associated infrastructure to support the delivery of the first phase.	Awaiting decision
<i>Non-Material Amendment Applications</i>		
NMA(B)/15/2151	Amend condition 3 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. Amend wording of the condition to differentiate between approved drawings and parameter plans.	Granted 12 <sup>th</sup> November 2019
<i>Discharge of Condition Applications</i>		

DCON(C)/15/2151	Application to Discharge Condition 13 (Local Centre Strategy) of DC/15/2151/OUT	Granted 24 <sup>th</sup> July 2019
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Table 2.1 – summary of relevant planning history

### Outline Permission

2.7. As summarised above, the OPP was granted for Great Wilsey Park in August 2018. Condition 3 pursuant to permission reference DC/15/2151/OUT defines the Parameter Plans applicable to all forthcoming development within the urban extension, comprising:

- 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 5055-ES-01 rev N
- Land Use Parameter Plan Alternative 5055-ES-01 rev O
- Road Hierarchy Parameter Plan 5055-ES-04 A
- Road Hierarchy Parameter Plan Alternative 5055-ES-04 G
- Public Rights of Way Parameter Plan 5055-ES-05 A
- 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

2.8. Condition 3 requires all forthcoming development at Great Wilsey Park to be in general accordance with the Parameter Plans listed above (as amended by non-material amendment application reference NMA(B)/15/2151). Of particular relevance to this RMA is the Land Use Parameter Plan 5055-ES-01 rev N and the Building Heights Parameter Plan Alternative 5055-ES-03 F. It should be noted that the approved Parameter Plan(s) and the Parameter Plan Alternative(s) do not differ in the controls applicable to Plot D1.

2.9. The approved Land Use Parameter Plan defines the maximum areas and land uses permitted for Plot D1, within which the Site is located, up to a total area of 1.3ha, as summarised in **Table 2.2** below.

Category	Former Use Class	Current Use Class <sup>1</sup>	Maximum Area
1	<ul style="list-style-type: none"> <li>• A1 (Shops)</li> <li>• A2 (Professional Services)</li> </ul>	<ul style="list-style-type: none"> <li>• E (Shops, Professional Services, Office,</li> </ul>	Up to 1,225 sqm total.

<sup>1</sup> The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect on 1 September 2020 and replaced several previous use classes with use Class E, combining former Classes A1 (shops), A2 (professional services) A3 (restaurants / cafés), B1 (offices) and part of D2 (sport and recreation).



	<ul style="list-style-type: none"> <li>• A3 (Café or Restaurant)</li> <li>• A4 (Public House)</li> <li>• A5 (Takeaway)</li> <li>• D1/D2 (Health Services, Public Halls, Education, Indoor and Outdoor Sport)</li> </ul>	<ul style="list-style-type: none"> <li>• Health Services, Café, Restaurant</li> <li>• F1 (Education, Museums, Libraries, Public Halls, Exhibition Halls, Places of Worship, Law Courts.</li> <li>• F2 (Community Space, Outdoor Sports, Indoor Sports)</li> <li>• Sui Generis (Public House)</li> </ul>	
2	<ul style="list-style-type: none"> <li>• C3 (Dwellinghouses)</li> </ul>	<ul style="list-style-type: none"> <li>• C3 (Dwellinghouses)</li> </ul>	Included within the maximum 2,500 homes.
3	<ul style="list-style-type: none"> <li>• B1 (Office)</li> <li>• D1/D2 (Health Services, Public Halls, Education, Indoor and Outdoor Sport)</li> </ul>	<ul style="list-style-type: none"> <li>• E (Shops, Professional Services, Office, Health Services, Café, Restaurant)</li> <li>• F1 (Education, Museums, Libraries, Public Halls, Exhibition Halls, Places of Worship, Law Courts.</li> <li>• F2 (Community Space, Outdoor Sports, Indoor Sports)</li> </ul>	<ul style="list-style-type: none"> <li>• Up to a 5,600 sqm total, including: <ul style="list-style-type: none"> <li>• between 450-2,000sqm for D1 (now Class E) <b>healthcare</b> uses.</li> <li>• up to 3,000sqm for B1 (<b>office</b>) uses (now Class E).</li> </ul> </li> </ul>

Table 2.2 – Summary of Maximum Areas and Land Uses for Plot D1

2.10. This RMA seeks approval for part of Plot D1 to deliver the approved Community Centre and associated landscaping, infrastructure and services. A detailed analysis of the proposed land uses against the maximum permitted areas defined by the parameter plans is provided at Table 6.1 in **Section 6** of this Statement.

2.11. The Building Heights Parameter Plan Alternative 5055-ES-03 F sets the maximum building heights for Plot D1, defined as up to 3-storeys (12m). Other parameters applicable to the Local Centre are summarised as follows:

- No fixed density.
- Primary and tertiary roads to all boundaries of the Local Centre.
- Retention of the public right of way along the western boundary of the Plot.
- Walking and cycling routes around the remainder of the local centre boundaries.
- Delivery of the local centre within an early phase.

2.12. The development proposed under this RMA is in broad accordance with the approved Parameter Plans, as required by Condition 3 of outline planning permission DC/15/2151/OUT. Further detail of the proposed development is provided within **Section 3** of this Statement, and an assessment of the proposals against all material planning considerations, including compliance with the controls of the OPP is provided at **Section 6**.

### Condition 13 – Local Centre Strategy

- 2.13. Condition 13 of outline permission DC/15/2151/OUT requires the submission and approval of a Local Centre Strategy for the Mixed-Use Local Centre approved for Plot D1. The Local Centre Strategy is required to define the maximum and minimum residential floorspace to be created within the parcel, the mix of uses to be permitted within the Local Centre, and details of the marketing strategy to let the Centre.
- 2.14. A Local Centre Strategy was prepared and submitted by Hallam Land Management in February 2019 in respect of Plot D1 as per the requirements of the Condition. The Condition was subsequently discharged by WSC on 24<sup>th</sup> July 2019 (ref. DCON(C)/15/2151).
- 2.15. The approved Local Centre Strategy sets out the vision for the delivery of Plot D1 to build upon the parameters defined within the approved Parameter Plans, summarised as follows:
- Potential for an anchor convenience store within the maximum former Use Class A1 (now Class E) floorspace as defined by the Land Use Parameter Plan 5055-ES-01 rev N.
  - Ground floor units to have higher floor to ceiling heights to provide flexibility for commercial occupiers.
  - Space within the design of the centre to allow external plant and equipment for individual units.
  - Adequate car parking to meet the needs of potential occupiers, well designed into the overall space and allowing flexibility for the needs of the different uses.
  - Provision of cycle parking.
  - Local centre design to provide workable delivery and waste collection provision.
  - The mix of non-residential uses with residential units on upper floors to require a sound design solution.
  - Space within the design of the external areas to allow for recycling facilities if necessary.
- 2.16. In respect of proposed land uses for the Local Centre, notwithstanding the uses defined within the Land Use Parameter Plan 5055-ES-01 rev N, the Strategy emphasises the importance of the delivery of community-based uses to support the new residents of Great Wilsey Park, such as a meeting room, café, and other facilities.
- 2.17. With regard to phasing, the approved Local Centre Strategy envisaged that a potential anchor retail store would be delivered ahead of the community uses to ensure the delivery of the required infrastructure for Plot D1 prior to the development of a Community Centre. However, anchor retail stores typically require a minimum of 1,000 dwellings to be delivered and occupied within the store's catchment area to become viable. In light of the current development programme for the remaining residential parcels approved by the outline permission, it is considered appropriate for the Community Centre to be delivered at this stage to serve the current residential homes delivered within Great Wilsey Park, as well as existing residents on the western edge of Haverhill, and Kedington to the east, to address the needs of this emerging community. The proposals do not prohibit a retail anchor store being developed within the remaining land in Plot D1 (outside the red line boundary for this RMA). A separate RMA for the remainder of Plot D1 will be submitted at a later date, and the current proposals demonstrate how the community centre sits as part of the wider local centre.

#### **Informative 5**

- 2.18. Informative 5 of the outline planning permission requires the marketing of Local Centres located within Plots D1 and C1 pursuant to Conditions 13 and 14, respectively, to include the potential for a total of a 73-place nursery, providing places for 146 children in either Local Centre. As discussed in **Sections 3** and **6** of this Statement, the proposed Community Centre building includes the provision of a nursery designed to accommodate 146 children across the mornings and afternoons in accordance with the requirements of Informative 5.

## **Section 106 – Schedule 3, Clause 2**

- 2.19. Schedule 3, Clause 2 of the signed Section 106 Agreement in place for the outline planning permission concerns the safeguarding of a 0.3ha area of land within Plot D1 for the potential delivery of healthcare / public health services by the Integrated Care Board (ICB). Clause 2 of Schedule 3 requires the Healthcare Land to be safeguarded until the expiry of the Healthcare Land Period, defined within the Agreement as five years from the date of commencement of development.
- 2.20. The Applicant has engaged in extensive pre-application discussions with stakeholders at West Suffolk Council to inform the design development of the proposals, including planning and design officers who, in turn, have liaised directly with the ICB (as detailed in **Section 4** of this Statement). Through these discussion, the ICB have indicated that they are unlikely to request the transfer of the safeguarded land to deliver the healthcare facility. As the Healthcare Land Period has not yet expired, and the ICB have not formally confirmed their position on the option, the proposed Site layout takes into consideration the potential future requirements of the Healthcare Land should the ICB intend to deliver the public health uses consented within Plot D1 pursuant to the Section 106 Agreement. The proposed development has therefore been designed to ensure flexibility to accommodate future aspirations for the safeguarded land once these become known.
- 2.21. Further detail of the proposed development is provided in **Section 3** of this Statement, in addition to the Design and Access Statement prepared by Pollard Thomas Edwards Architects (PTE) which supports this application.

# 3.0 PROPOSED DEVELOPMENT

3.1. This application seeks consent for all Reserved Matters pursuant to the outline permission (ref. DC/15/2151/OUT), including access, appearance, landscaping, layout, and scale for the delivery of the Community Centre consented on part of Plot D1 for Great Wilsey Park.

3.2. The application description is as follows:

*“Reserved Matters application for access, appearance, landscaping, layout, and scale of the local community centre (Class F2(b)) within Parcel D1 pursuant to outline permission DC/15/2151/OUT, comprising community space which will also provide café, office, retail and nursery space (Class E) with associated internal roads, car and cycle parking, mobility hub, landscaping, play space, public open space and servicing.”*

3.3. This application also seeks to discharge the following conditions pursuant to outline permission DC/15/2151/OUT:

- Condition 4 (Ecology)
- Condition 9 (Ground Levels, Services, & Hard Surfacing)
- Condition 6 (Storage of Refuse)
- Condition 10 (Noise)
- Condition 28 (Manoeuvring and Parking of Vehicles)
- Condition 31 (Workplace Travel Plan)
- Condition 37 (Foul Water Strategy)
- Condition 38 (SuDS)
- Condition 44 (Lighting Strategy for Bats)

3.4. A full schedule of submitted information is provided at **Appendix A**, with **Table 6.2** in **Section 6** of this Statement detailing the information, drawings, and documentation submitted in respect of each of the above conditions.

## Site Layout

3.5. The Site lies within part of Plot D1 of the Great Wilsey Park development, as shown by **Figure 1**. Vehicular access to the Site is proposed from the Great Wilsey Spine Road (as approved by RMA reference DC/19/0834/RM), which extends along the Site’s northern, western and southern boundary, from the north and southeast of the Site via new bell mouth junctions.

3.6. The tertiary road within the Site extends the length of the Site’s northeast perimeter with residential Parcel A1, before leading directly to the proposed shared car park forming the eastern-most section of the Site. The northern vehicular entrance allows access and egress for refuse, servicing and delivery vehicles to the community centre, as well as access for private vehicles to the shared parking court positioned in the east of the Site via a one-way system.

3.7. The secondary access from the Spine Road is proposed to the southeast of the Site directly from the shared car park via a second bell mouth.

3.8. The proposed Community Centre building is located on the southwestern corner of the Site, separated from the shared car parking court by landscaped public realm, comprising a community square, cobble courtyard,

community orchard, and open wildflower planting; creating an attractive and pleasant pedestrian and visitor environment. Full details are provided within the accompanying Design and Access Statement prepared by PTE submitted as part of this application.

- 3.9. A mobility hub is proposed to the east of the community centre building and will comprise cycle storage and equipment for cycle repairs for staff and visitors, as well as electric bike/scooter charging, sited adjacent to the parking court.
- 3.10. The Community Centre building is proposed to be serviced from the northeast of the building via a dedicated delivery and servicing area and vehicular turning head. Full details are provided within the accompanying Transport Statement and associated drawings prepared by Royal Haskoning DHV ('RHDHV') in accordance with the requirements of Condition 28 of the outline planning permission; sought to be discharged pursuant to the RMA proposals.
- 3.11. To the northwest of the Site lies the remaining area within Plot D1 for the provision of a future anchor retail store, and to the east lies the area of land to accommodate the potential future healthcare development or suitable alternative, followed by the future linear park approved under outline planning permission DC/15/2151/OUT; full details of which are to be submitted to WSC in due course under a separate RMA.

## **Design**

### Internal Layout and Proposed Land Uses

- 3.12. The Community Centre building (Class F2(b)) is proposed to be located on the southwestern corner of the Site and will comprise a two-storey building, separated from the Spine Road along the Site's western and southern boundaries by a strip of soft landscaping. The building is proposed to be accessed from the eastern and western elevations, connected by an entrance and reception corridor extending through the centre of the building to increase visitor connectivity and visibility within the building.
- 3.13. On the ground floor to the north of the entrance corridor lies the double-height main hall, positioned on the northeastern corner of the building, as well as the second, smaller multi-use games area to the northwest. Both halls are divisible into smaller spaces to accommodate the requirements of a range of users, and are supported by ancillary storage areas, changing rooms and WCs in the centre. The halls are designed to ensure flexibility of use, including but not limited to for community or parish meetings, badminton, volleyball or other sporting activities, or for larger charity or private hire events, including weddings and birthday celebrations.
- 3.14. The main hall is proposed on the eastern corner of the building to enable spill-out use of the proposed sunken "Pelly Square" public space proposed immediately east of the building; screened from the shared parking court and future residential parcels by the proposed community orchard to the east of the courtyard.
- 3.15. A staircase and two lifts are also proposed on the northern side of the ground floor to service the proposed first floor nursery, as well as a sizeable buggy storage room, and two smaller community meeting rooms with a shared kitchenette, which have been flexibly designed to meet the needs of a variety of uses.
- 3.16. The Community Centre reception desk is proposed to the south of the entrance corridor positioned in the centre to ensure complete visibility of both entrance points. Also to the south of the corridor lies the proposed café which will benefit from an external garden frontage to the east, and supported by a fully-equipped kitchen area and storage spaces. There are three small business "incubator" retail spaces proposed in the southeastern corner of the building; accessed internally from the proposed café or externally by visitors to the south of the

Site, to enable interaction with both pedestrians and internal users of the space to maximise interest and trade between the complementary uses.

- 3.17. The western corner of the ground floor of the proposed Community Centre is to comprise shared office and workspaces, with central co-working and private meeting rooms provided to accommodate a range of user requirements.
- 3.18. The first floor of the proposed Community Centre is to form the nursery as consented under the outline planning permission to accommodate up to 73 children from 0-4years (pre-school) accessed from the ground floor via a staircase and two lifts.
- 3.19. The northwestern and northeastern corners of the first floor accommodate the double-heighted ceiling of the community halls below, with classroom teaching space located to the southwestern corner of the first floor. The central portion of the first floor comprises ancillary storage and staff room spaces for the nursery, including WCs and kitchen, as well as views into the double-height reception area at ground level to increase natural surveillance.
- 3.20. A central multi-purpose nursery dining and activity area is proposed between classrooms at first floor level, in addition to a dedicated and secure outdoor nursery playspace on the southeastern corner of the building.
- 3.21. **Table 3.1** details the quantum of proposed uses within the proposed community centre building:

Land Use	Quantum (GIA)
Retail ( <i>former Class A1, current Class E(a)</i> )	30.80 sqm
Café, including kitchen ( <i>former Class A3, current Class E(b)</i> )	124.40 sqm
Co-Working ( <i>former Class B1, current Class E(g)(i)</i> )	232.50 sqm
Community Halls ( <i>former Class D1, current Class F2(b)</i> )	821.30 sqm
Nursery ( <i>former Class D1, current Class E(f)</i> )	570.90 sqm
Circulation Areas	375.10 sqm
Plant / Refuse Areas	78.00 sqm
<b>Total</b>	<b>2,223 sqm</b>

Table 3.1. Quantum of proposed land uses.

### External Appearance

- 3.22. A material palette is proposed of buff brick, blackened timber and terracotta hung tile, providing a variety of textures to visually delineate between different volumes of the proposed Community Centre building. The form and appearance of the proposed building has been developed to complement the language and materials of the local vernacular and neighbouring residential buildings.

- 3.23. Blackened timber is proposed to identify the two multi-use community halls; creating a complementary contrast with the adjacent green spaces. The simple pitched roof form references the large agricultural buildings common throughout the District, with a colour-matched tile proposed for the building's roof.
- 3.24. Terracotta hung tile is proposed for part of the southern volume of the building to separately define the nursery on the first floor. The tile is proposed to wrap the roof and façade as a single material to create a focal feature for a prominent corner of the building.
- 3.25. For the circulation space, entrances and café elevations, buff brick is proposed to form a central link connecting the separate elements together. The colonnaded brickwork signifies the entrance and canopy to the café, as well as the retail incubator units. The buff brick connects the built forms and acts as a muted but contrasting backdrop to the two primary materials – proposed to define their separate volumes, while also highlighting the entrances, café and incubator units as distinct from the other uses.
- 3.26. Full details of the proposed Community Centre building design are provided in the accompanying Design and Access Statement prepared by PTE submitted as part of this application.

### **Landscaping and Public Realm**

- 3.27. The proposed landscaping design has been developed using the principles outlined and approved within the outline masterplan for Great Wilsey Park. The strategy seeks to integrate the Site into the wider green infrastructure provision, particularly the Linear Park located to the east of Parcel D1, whilst also providing a mixture of spaces which will seek to enhance biodiversity and serve the variety of users of the proposed Community Centre.
- 3.28. Four distinctive landscaping areas are proposed to complement the internal circulation of the building, with clear routes through the site for pedestrians connecting the building to the identified Linear Park to be located to the east of Plot D1.
- 3.29. “Pelly Square”, proposed to the east of the large community hall, will provide a formal public square setting. The area as designed can be easily enclosed to become a secure outdoor overspill space for private functions which may take place within the building, and is proposed to be delineated from other public areas by low level planting and paving. The Square is proposed to be fully accessible for all users, with an impermeable wall proposed to the rear of the planting to maximise safety and sound mitigation.
- 3.30. To the south of Pelly Square, adjacent to the café proposed on the building's southeastern corner, is the ‘Cobbled Courtyard’. The Courtyard is proposed to act as a natural café spill-out area and informal play area for local children. The space will be enclosed with shrub planting spaced between paved areas.
- 3.31. To the east of the Courtyard, separating the enclosed café spill-out space from the parking court, is the “Parkland” area. Dense woodland planting in this area is proposed, in addition to a wildflower planting area. Proposed to the north of the Parkland is the “Community Orchard”, which is proposed to contain a variety of species, interspersed with paths and walkways along the clear desire lines of future users.
- 3.32. Full details of the proposed landscaping strategy, including proposed species mixes, are provided within the accompanying Design and Access Statement prepared by PTE.

## **Car and Cycle Parking**

### Car Parking

- 3.33. The approach to the proposed car parking strategy for the Site has been discussed with officers at West Suffolk Council at length throughout the pre-application engagement process, as detailed in **Section 4** of this Statement. The accompanying Transport Statement prepared by RHDHV (document reference PC5895-ITP-XX-XX-ME-CY-0001) in accordance with the requirements of Condition 28 of the outline planning permission details the methodology used to determine the appropriate quantum of car parking to serve the development, whilst maximising the efficiency of the Site and maintaining placemaking principles of the proposed Community Centre and the wider Plot.
- 3.34. As the mixture of uses proposed as part of the Community Centre are anticipated to operate as a combined offering, it is considered appropriate to consolidate the quantum of parking based on the likelihood of linked trips and peak usage throughout the day. The capacity and location of the proposed parking court also considers the likely requirements of the remainder of Plot D1, including the potential healthcare uses and convenience retail store, in addition to the potential overflow demand of the primary school to be developed on Plot B1 to the south of the Site. This approach ensures successful masterplanning and integration of the Site into the wider vision for the Great Wilsey Park extension, as agreed with WSC officers as part of pre-application discussions.
- 3.35. As it is currently unknown whether the healthcare uses identified for Plot D1 will be delivered, in addition to the floorspace requirements of a future facility, the shared parking court ensures appropriate flexibility should the maximum healthcare provision permitted by the outline planning permission be brought forward, totalling 2,000 sqm. A total of 77 car parking spaces are therefore proposed within the shared parking court located along the Site's eastern boundary and the proposed tertiary road, including four wheelchair parking spaces and 13 equipped with Electric Vehicle Charging Points (EVCP); ensuring adequate parking provision for the proposed uses of the Community Centre, as well as contingency for the potential healthcare space (which would be located to the immediate east of the parking court) and primary school demand during peak hours.

### Cycle Parking

- 3.36. A mobility hub is proposed to be located to the west of the car parking court to encourage active travel and maximise the sustainability of the proposal throughout its life. The hub will provide a total of 40 secure and covered cycle spaces, comprised of 30 two-tier racks (12 long-stay spaces and 18 short-stay space) in addition to standard and accessible Sheffield stands for wider spaced cycles to be stored.
- 3.37. The hub will also provide space and equipment for cycle repairs, in addition to a community notice board and a parcel collection/drop-off point for the neighbourhood. Full details are provided within the accompanying Design and Access Statement prepared by PTE and Transport Statement by RHDHV.

## **Servicing**

- 3.38. The Community Centre is proposed to be serviced from the north of the building. A loading bay and turning head is therefore proposed adjacent to the building's northern elevation positioned away from the public highway and parking court to ensure no disruption to vehicular or pedestrian access to the Community Centre.
- 3.39. It is anticipated that service vehicles will enter the site from the north and reverse into the loading bay, before exiting to the north in a forward gear. This arrangement prevents the need for service vehicles to navigate the car park and avoids limits conflict with pedestrians. Full details, including swept path drawings and analysis is



provided in the Transport Statement prepared by RHDHV, in addition to the Design and Access Statement prepared by PTE which form part of this application.

# 4.0 STAKEHOLDER ENGAGEMENT

4.1. The Applicant team has engaged extensively with a range of stakeholders during the preparation of the development proposals, including discussions with planning, design, highways and economic officers from West Suffolk Council and Suffolk County Council as part of formal pre-application engagement, a community exhibition event held with local residents, and discussions held with local businesses and similar community-led facilities within the District.

4.2. The following Section details the pre-application engagement held prior to the submission of this RMA.

## **Pre-Application Discussions**

4.3. Four pre-application meetings have been held with officers at West Suffolk Council and Suffolk County Council, as summarised below:

- **Pre-Application Meeting 1** – held on 19<sup>th</sup> January 2024 with attendance from planning and design officers at WSC, covering land-use and quantum, concept design, and organisation of uses.
- **Pre-Application Meeting 2** – held on 11<sup>th</sup> March 2024 with attendance from planning, design, and economic development officers at WSC, highways officers from Suffolk County Council, and officers from the LLFA, covering flooding and drainage, parking provision and connectivity, retail and commercial uses and design.
- **Pre-Application Meeting 3** – held 1<sup>st</sup> May 2024 with attendance from planning, design, economic, family and communities and strategic development officers at WSC, covering site layout, parking provision, noise considerations, external design and facilities management.
- **Pre-Application Meeting 4** – held 18<sup>th</sup> July 2024 with attendance from planning and energy and sustainability officers at WSC, covering the proposed sustainability strategy for the facility.

4.4. The design team has worked positively and proactively with WSC and SCC officers throughout the pre-application process, with the final proposals being reflective of the advice and input received to ensure the delivery of the highest quality community centre, establishing a sense of place, and providing real value to the community which it will serve.

4.5. In respect of the facilities to be provided by the Community Centre and the functionality of the proposed internal layout, WSC officers noted the importance of flexibility of the ground-floor space to ensure a variety of groups are suitably and appropriately catered for. In particular, an opportunity was identified that the two ground floor community rooms (proposed to be served by a shared kitchenette accessed from both rooms), could be used to provide medical care services, such as vaccinations or out-patient care. In response, the rooms have been designed to meet NHS specification to provide the opportunity for such functions within the building should the need arise.

4.6. Similarly, in respect of both the main and secondary community halls, the spaces have been designed to be divisible into smaller spaces, with access maintained to all storage spaces and changing facilities, to enable the building to serve a variety of functions simultaneously.

4.7. WSC officers also raised the importance of safety and security, particularly in respect of the proposed first floor nursery uses. In response, the building reception desk is proposed to be located in the centre of the building's

ground floor, directly opposite the stair core, lifts and buggy spaces which solely serve the proposed nurse's room and accessed from the internal corridor, to maximise natural surveillance.

- 4.8. Regarding highways and transport matters, SCC officers advised on the proposed car parking quantum and layout, in addition to servicing and the functionality of the tertiary roads. It was requested by SCC that further consideration be given to additional parallel parking spaces to maximise the quantum of parking available; noting the likelihood of shared trips between the Site, the future anchor retail store to the northwest, the primary school plot to the south and the potential future healthcare facility within Plot D1. In response, car parking has been maximised, both along the tertiary road and within the parking court, appropriate to the scale and uses proposed within the Site, as well as those intended to be brought forward in the future; whilst ensuring placemaking and design quality are maintained.
- 4.9. WSC officers also noted the importance of ensuring the successful management and operation of the community centre to secure its longevity. In response, the Applicant has appointed Augarde and Partners who have prepared the enclosed Outline Business Plan to support the application.

#### **Public Exhibition Event**

- 4.10. A public exhibition was held on Saturday 28<sup>th</sup> April 2024 at The New Croft to provide local residents, business owners and Members with the opportunity to review the proposals and offer valuable feedback either verbally to the Applicant team, or via written forms. Flyers which advertised the details of the event were distributed to nearly 5,000 homes and businesses within Haverhill, Kedington and the newly-occupied homes delivered within Great Wilsey Park.
- 4.11. Approximately 70 people attended the event, with strong support shown for the development proposals and ideas shared for the use of the centre following completion. Feedback focused on the need for a facility to support all ages of the community and local interest in being part of this future centre and the services it can offer. The data from the feedback forms has been inputted by Augarde & Partners into the business and operational models prepared for the Trust.
- 4.12. Further details of the exhibition boards shown and the feedback received is provided within the Design and Access Statement prepared by PTE submitted as part of this application.

#### **Local Businesses**

- 4.13. During early design development of the proposals, the Applicant team engaged lengthily with existing business owners and managers of similar facilities within the Borough to further develop understanding of the requirements of successful Community Centres; most notably The New Croft managed by the Haverhill Community Sports Association. Full details of the local businesses engaged with is provided within the Design and Access Statement prepared by PTE submitted as part of this application.

#### **Neighbouring Developers**

- 4.14. The Applicant team maintains ongoing engagement with the residential delivery teams and housebuilders for the residential parcels under construction within Great Wilsey Park.

# 5.0 PLANNING POLICY

5.1. The determination of the Reserved Matters Application supported by this Statement comprises an assessment of its compliance with the relevant controls set by the outline planning permission, which has already established the principle of the proposed development. The following Section provides an overview of the national and local planning policy context and relevant material planning considerations for reference.

## **The Development Plan**

5.2. On 1 April 2019, West Suffolk Council was formed through the amalgamation of the former St Edmundsbury area and the Forest Heath area. The Site and the wider Great Wilsey Park fall within the former St Edmundsbury area. The Statutory Development Plan for the Site therefore comprises:

- Core Strategy (2010) (former St Edmundsbury area (SEBC))
- Haverhill Vision (2014)
- Joint Development Management Policies Document (2015)
- Policies Map (2015)

5.3. Notwithstanding the outline planning permission granted for Great Wilsey Park, consideration has been had in the development of the RMA proposals for the adopted planning policies. Those of relevance to the Site include:

### Core Strategy (2010)

- Policy CS2 (Sustainable Development)
- Policy CS3 (Design and Local Distinctiveness)
- Policy CS7 (Sustainable Transport)
- Policy CS9 (Employment and the Local Economy)
- Policy CS10 (Retail, Leisure, Culture and Office Provision)
- Policy CS12 (Haverhill Strategic Growth)

### Haverhill Vision (2014)

- HV1 (Presumption in Favour of Sustainable Development)
- HV4 (Strategic Site – North East Haverhill)
- HV8 (New and Existing Local Centres and Community Facilities)
- HV18 (Green Infrastructure in Haverhill)

### Joint Development Management Policies (2015)

- Policy DM1 (Presumption in Favour of Sustainable Development)
- Policy DM2 (Creating Places - Development Principles and Local Distinctiveness)
- Policy DM3 (Masterplans)
- Policy DM6 (Flooding and Sustainable Drainage)
- Policy DM7 (Sustainable Design and Construction)
- Policy DM10 (Impact of Development on Sites of Biodiversity and Geodiversity Importance)

- Policy DM12 (Mitigation, Enhancement, Management and Monitoring of Biodiversity)
- Policy DM13 (Landscape Features)
- Policy DM36 (Local Centres)
- Policy DM41 (Community Facilities and Services)
- Policy DM42 (Open Space, Sport and Recreation Facilities)
- Policy DM45 (Transport Assessments and Travel Plans)
- Policy DM46 (Parking Standards)

### **Other Material Considerations**

- 5.4. Other material considerations include the National Planning Policy Framework (2023), National Planning Policy Guidance, and Local Guidance, including Supplementary Planning Document (SPGs), Planning Advice Notes (PANs) and Neighbourhood Plans.

#### National Planning Policy Framework (NPPF) (2023)

- 5.5. The revised National Planning Policy Framework (the “NPPF”) was published on 20th December 2023. The NPPF sets out the Government’s approach to planning matters and is a material consideration in the determination of planning applications.
- 5.6. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a ‘golden thread’ running through decision-taking (paragraph 11), and goes on to state that:

*“For decision-taking this means:*

- *c) approving development proposals that accord with an up-to-date development plan without delay; or*
- *d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - o *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - o *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

- 5.7. A revised draft NPPF and accompanying Written Ministerial Statement was published on 30 July 2024. Paragraph 11 of the NPPF, as discussed above, is proposed to be strengthened further to engage the presumption in favour of sustainable development for well-designed, high-quality developments. Consultation of the draft NPPF will take place between 30<sup>th</sup> July 2024 and 24<sup>th</sup> September 2024.

#### Planning Practice Guidance (PPG)

- 5.8. In March 2014, the Government published Planning Practice Guidance (“PPG”) to provide additional detail to policies contained within the NPPF. The PPG is regularly updated and replaces several previous circulars and guidance to provide a simplified single source of guidance at the national level. The PPG is a material consideration in the determination of applications.

#### Supplementary Planning Guidance (SPGs) and Planning Advice Notes (PANs)

- 5.9. WSC has adopted a number of Supplementary Planning Guidance (SPGs) and Planning Advice Note (PAN) documents to provide additional guidance for applicants in the determination of planning applications for development proposals. Those of particular relevance to the proposals include:

- West Suffolk Climate Change and Sustainable Building Planning Advice Note – published January 2023
- Biodiversity Net Gain Interim Planning Guidance Note for Suffolk – published May 2023
- Haverhill - North-East Concept Statement – published May 2013.

#### Emerging West Suffolk Local Plan

5.10. West Suffolk Council is in the process of preparing the emerging West Suffolk Local Plan 2040 (WSLP) which, once adopted, will supersede all currently adopted development plan documents, excluding Neighbourhood Plans. Regulation 19 Consultation on the Submission Version of the WSLP between 30<sup>th</sup> January and 12<sup>th</sup> March 2024. The Plan was submitted to the Planning Inspectorate on 24<sup>th</sup> May 2024 for Examination in Public.

# 6.0 PLANNING ASSESSMENT

- 6.1. The following Section assesses the Reserved Matters of appearance, scale, layout, landscaping, and access of the proposed development against the relevant controls and other material considerations pursuant to outline planning permission DC/15/2151/OUT. Full details of the information, drawings and documentation submitted to discharge relevant planning conditions pursuant to the outline permission are also provided at Table 6.2.
- 6.2. The primary controls defined by the outline planning permission of relevance to this RMA against which the proposals are to be assessed are detailed in **Section 2** of this Statement and include:
- The approved **Parameter Plans** secured by Condition 3 of the outline permission, most notably:
    - 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 5055-ES-01 rev N
    - Land Use Parameter Plan Alternative 5055-ES-01 rev O
  - The **Local Centre Strategy** submitted and approved pursuant to condition 13 of the outline permission, application reference DCON(C)/15/2151.
  - **Informative 5**, which requires the marketing of Local Centres located within Plots D1 and C1 pursuant to Conditions 13 and 14, respectively, to include the potential for a total of a 73-place nurse, providing places for 146 children in either Local Centre.
  - **Schedule 3, Clause 2** of the signed Section 106 Agreement which stipulates the terms of the 0.3 ha of healthcare land to be safeguarded within Plot D1.c

## Layout

### Site Layout & Land Use Quantum

- 6.3. The approved Land Use Parameter Plan (ref. 5055-ES-01 rev N) stipulates the location and quantum of the approved mix of land uses approved by the outline planning permission by development Plot. The layout of the approved Plots themselves are not defined by any approved parameter plan; the detail of which is to be considered through reserved matters applications.
- 6.4. Plot D1 totals up to 1.3 ha and is permitted to comprise a combination of uses for the development of the largest of two mixed-use local centres. This RMA is for part of Plot D1 only, extending 0.93 ha, for the Community Centre; offering a total floorspace provision of 2,233 sqm GIA and comprising a combination of community uses (Class F2(b)) and ancillary commercial, business and service uses (Class E).
- 6.5. **Table 6.1** details the quantum of the proposed uses to be delivered within the Community Centre assessed against the available floorspace permitted by the outline planning permission for Plot D1. The remaining floorspace areas permitted for Plot D1 to be considered under future reserved matters application(s) are also noted.

Category	Land Use	Maximum Quantum Permitted by Outline Planning Permission	Quantum Proposed by RMA	Remaining Quantum for Plot D1
<b>Category 1</b> Former Use Classes A1/2/3/4/5 and D1/2 (current Classes E(a)/(b)/(c)/(d)/(e)/(f), F1, F2 and Sui Generis)	Retail (former Class A1, current Class E(a))	Within 1,225sqm	30.80 sqm	-
	Café, including kitchen (former Class A3, current Class E(b))	Within 1,225sqm	124.40 sqm	-
<b>Category 1 Total</b>		<b>1,225 sqm</b>	<b>155.20 sqm</b>	<b>248.50 sqm</b>
<b>Category 2</b> Residential Units (Class C3)	Residential Units (Class C3)	<b>Within the maximum 2,500 units</b>	<b>0</b>	-
<b>Category 2 Total</b>		<b>Within the maximum 2,500 units</b>	<b>0</b>	<b>Within the maximum 2,500 units</b>
<b>Category 3</b> Former Use Classes B1 and D1/2 (current Classes E(d), E(e)), F1, F2, Sui Generis)	Co-Working / Office (former Class B1, current Class E(g)(i))	3,000 sqm	232.50 sqm	-
	Community Halls (former Class D1, current Class F2(b))	Within the maximum 5,600 sqm	821.30 sqm	-
	Nursery (former D1, current Class E(f))	Within the maximum 5,600 sqm	570.90 sqm	-
<b>Category 3 Total</b>		<b>Up to 5,600 sqm, incl: Healthcare = max. 2,000 sqm Office = max. 3,000 sqm</b>	<b>1,624.70 sqm</b>	<b>3,975.3 sqm</b> (2,000 sqm reserved for healthcare)
<b>Overall Total</b>		<b>6,825 sqm</b>	<b>2,233 sqm</b> (incl. circulation and plant space)	<b>4,592 sqm</b> – of which a maximum of 2,000 reserved for healthcare.

Table 6.1. Assessment of proposed land use quantum against approved parameters.

6.6. The floorspace and land uses proposed as part of the community centre are compliant with the quantum defined in the approved Land Use Parameter Plan (5055-ES-01 rev N). The proposed quantum also ensure



that delivery of other uses permitted for Plot D1, including the maximum quantum of healthcare uses totalling 2,000sqm, can be delivered through future RMAs. The proposed land uses and their quantum therefore comply with the controls of the outline planning permission.

- 6.7. The proposed building will benefit the local community, by providing multifunctional community halls, a café, and meeting spaces, as per the requirements specified within the approved Local Centre Strategy submitted in respect of Condition 13 of the outline planning permission.
- 6.8. Placemaking principles have been applied throughout the design development of the Site to ensure that the Local Centre at Plot D1 will be able to function successfully once delivered in full. The proposals are in accordance with the Local Centre Strategy approved in respect of Condition 13, the approved parameter plans pursuant to the outline planning permission and the adopted Core Strategy Policy CS3 (Design and Local Distinctiveness).
- 6.9. Vehicular access to the Site is to be provided via two new bell mouth junctions located to the north and the south of Plot D1 from the approved Great Wilsey spine road. Reserved matters for the spine road were approved on 28<sup>th</sup> May 2020 by WSC (ref. DC/19/0834/RM) in accordance with the locations designated by the approved Land Use Parameter Plan (5055-ES-01 rev N) and Road Hierarchy Parameter Plans (5055-ES-04 A / 5055-ES-04 G). The vehicular access proposed as part of this RMA will therefore serve the entirety of Plot D1 in full once delivered.
- 6.10. The proposed car parking court is to be accessed via the proposed tertiary road and will be located centrally within Plot D1 on the Site's southeastern extent, separated from the proposed building to the west by landscaped public realm. A mobility hub is also proposed to be located to the west of the car parking court and will contain the required cycle parking storage for the community centre in accordance with the Cycle Parking Standards contained within the Suffolk Guidance for Parking adopted in October 2023 and Core Strategy Policy CS7 (Sustainable Transport).
- 6.11. To ensure that Plot D1 is developed efficiently and successfully, the proposed car parking court assumes the consolidation of linked trips to maximise the developable area for the delivery of the Local Centre facilities, whilst also considering the future needs of the potential healthcare facility. The remaining area to the east of the Site within Plot D1 enables the delivery of the largest possible healthcare centre permitted by the outline planning permission (2,000 sqm) should this be brought forward, with a significant proportion of any facility's car parking requirements delivered within the parking court proposed by this RMA.
- 6.12. The proposed layout of the Site and the infrastructure to be delivered, including the necessary vehicular access and parking infrastructure via the proposed tertiary road, is in accordance with the controls of the outline planning permission.

#### Site Layout

- 6.13. The approved parameter plans and Local Centre Strategy provide flexibility in terms of the layout of proposed buildings within each Plot. The internal layout of the Centre is therefore to be considered against the Reserved Matters.
- 6.14. The relationship between the proposed Community Centre building and the surrounding plots has been considered from the outset of the scheme proposals; ensuring the functionality of the building is maximised for the variety of end users anticipated. Two entrances to the building are proposed via the eastern and western elevations to serve pedestrians entering the Site, either from the car park or the residential parcel to the east,

or via the spine road from the southwest of the Site; linking to the primary school to be delivered on Plot B1 to the south, or from the potentially expanded Samuel Ward Academy to the west.

- 6.15. The retail, co-working and café spaces are proposed to be located along the building's southern extent on the ground floor to activate a prominent corner of Plot D1, whilst attracting passing trade following school drop off and pick up times.
- 6.16. The multi-use halls are located to the north of the entrance corridor and can be subdivided into smaller spaces to serve the needs of multiple groups. Positioning the largest hall to the north enables the proposed public realm to be maximised for use by the community for a range of events.
- 6.17. The halls are proposed to be double height to accommodate a range of sporting and community events, including badminton and basketball games and tournaments. The design development of the halls has been informed by the Sports Needs Assessment (March 2022) commissioned by WSC in consultation with Badminton England which forms part of the evidence base of the emerging West Suffolk Local Plan. The assessment concluded that there is a shortfall of badminton courts within West Suffolk to meet current demand as well as future demand based on projected population increase and housing demand. The assessment also noted that the majority of existing facilities within the Borough are located within schools or are only available for block-booking by sports clubs; thereby restricting their availability. The halls have therefore been designed to be multi-purpose; thereby allowing a variety of users to book and utilise each of the spaces at different times, whilst addressing an identified acute need.
- 6.18. The nurse's room is proposed on the first floor along the southern side of the building to ensure safeguarding from overlooking at ground level and maximising the use of natural light for a pleasant and secure environment for children and staff. Each classroom has direct access to a central multi-use play space, reading space, and circulation zone leading onto the outdoor play area proposed on the southeast corner of the building. The nursery space has been designed to accommodate 73 morning and afternoon child spaces for ages between 0-3+, and is therefore in accordance with Informative 5 of the outline planning permission.
- 6.19. Two lifts and a sizeable buggy and pram storage area are proposed to be accessed from the central corridor on the ground floor; ensuring ease of accessibility for those with additional needs and makes efficient use of space in accordance with the adopted development Management Policy DM2 and the Haverhill North-east Concept Statement.
- 6.20. The layout of the proposed Community Centre, is therefore considered to be in accordance with the parameters of the outline planning permission for Great Wilsey Park and other material planning considerations, including adopted planning policy.

### **Scale**

- 6.21. The Community Centre is proposed to be a two-storey building, with 30-degree roof pitches to both the double-height multi-use halls and the nursery. These three separate volumes are proposed to interlock, joined via the flat roof containing the circulation zones in the centre of the building mass; helping to visually delineate between the proposed uses contained within the building. The Design and Access Statement prepared by PTE details the design evolution of the massing studies considered, which explored varying configurations of orientation, roof pitch and overall form.
- 6.22. The Building Heights Parameter Plan (ref. 5055-ES-03 F) approved under Condition 3 of the outline permission (as amended under Section 96a application ref. NMA(B)/15/2151) stipulates that buildings within Plot D1 are permitted to be up to 3-storeys in height, or approximately 12m. The overall height of the proposed building

slightly exceeds the 12m guide stipulated by the Parameter Plans, however this slight deviation is necessary to ensure the community facility is fit-for-purpose and sufficiently flexible to accommodate a range of end users and activities (such as sporting events which necessitate double-height ceilings and appropriate floor to ceiling heights). As such the proposed massing is considered to be in broad accordance with the approved Parameter Plans and other controls of the outline planning permission.

- 6.23. As a multi-purpose building, the scale of the building as proposed prioritises visitor and staff experience whilst ensuring the external design is attractive, reflective of the local vernacular and is of a scale which complements the surrounding built form. The scale of the proposed Community Centre is therefore considered to be appropriate for its setting and function, whilst maximising place-making and design principles as required by Development Management Policy DM2 (Creating Places - Development Principles and Local Distinctiveness) and the requirements outlined in the approved Local Centre Strategy pursuant to Condition 13 of the outline planning permission.
- 6.24. The proposed scale of development is in broad accordance with the approved Parameter Plans and other controls stipulated by the outline planning permission.

### **Appearance**

- 6.25. The appearance of development within Great Wilsey Park has not been explicitly defined by any parameter plan or other control pursuant to the outline planning permission; the detail of which is therefore to be considered by reserved matters applications.
- 6.26. The overall vision for Great Wilsey Park, as detailed within the application documentation for the outline planning permission, sets out aspiration for the built form to reflect elements of local distinctiveness from the immediate context, taking cues from the surrounding vernacular whilst creating distinctive places. This aspiration is reflected within the Haverhill Vision 2031 document published by WSC in 2014 which stipulates that the design and development of new Local Centres should be sympathetic to any sensitive environmental features whilst generating a strong sense of place to engender community interaction.
- 6.27. The appearance and elevational concept of the proposed building has therefore been informed by the history of the local area of Haverhill, most notably the textile industry and weaving, which assists in delivering the proposed vision of three separate building volume designs connected centrally.
- 6.28. The community halls in the north of the proposed building are proposed to be paired in a blackened timber; offering a sustainable material that is considered to integrate positively with the local context. The façade is proposed to include vertical projecting fins which will add a 'woven' element into the external appearance of the volume, alongside a window placement and rhythm reflective of the industrial heritage of the local area.
- 6.29. The nursery elevation is proposed to be clad in terracotta hung tile which wraps both the façade and the roof as a clear complementary contrast to the darker hues of the blackened timber proposed for the community halls. The use of red terracotta tile is proposed as a draw from Haverhill's history as a mill town; portrayed through its predominately red façade buildings. For the circulation spaces, including the café, retail spaces, and the building entrances, buff brick is proposed as a neutral element which connects to the bolder palettes of the nursery and community halls, whilst also being reflective of the local vernacular of Haverhill.
- 6.30. The appearance of the proposed Community Centre fully accords with the parameters of the outline planning permission and other material planning considerations, including Policy CS3 (Design and Local Distinctiveness) of the adopted Core Strategy (2010), and Policy DM2 (Creating Places) of the Development Management

Policies Document (2015). Full detail on all architectural elements proposed is provided within the accompanying Design and Access Statement prepared by PTE.

## Landscaping

- 6.31. Areas of strategic landscaping and green infrastructure are designated within the approved Land Use Parameter Plan (5055-ES-01 rev N) under the outline planning permission, however local landscaping is not defined within any approved control and is therefore for consideration under reserved matters applications.
- 6.32. As outlined in Section 3 of this Statement and within the Design and Access Statement prepared by PTE accompanying the application, four distinctive landscaping areas are proposed immediately east of the building, designed to complement the internal circulation of the building, offer separation between the car parking court and the building to provide a more pleasant environment for visitors to dwell, and provided visual and acoustic mitigation between the community centre and the neighbouring residential parcels.
- 6.33. The four proposed areas of landscaping comprise:
- a. Pelly Square – located immediately east of the largest multi-use community hall positioned in the building's northeastern corner. Structurally, the square will comprise permeable small unit paving sets lined with low level planting and hedging to clearly define the space, create a sense of enclosure, and highlight the adjacent north-south route; maximising legibility and wayfinding. Pelly Square as designed is intended to be the most formal of the landscaped spaces, offering potential spill out space for formal events which may take place within the largest community hall. The dense planting proposed and the lower level of the proposed square will create natural acoustic mitigation and visual screening for the neighbouring users.
  - b. Cobble Courtyard – proposed to be located immediately east of the café space proposed for the building's southeastern corner. The courtyard is intended to be an informal, relaxed space for users of the café to spill outside during warmer weather. Planting will include shrubs and ferns planted on mounded beds with species selected which provide year-round interest; creating paved routes through the space which provide informal play for children within an enclosed setting.
  - c. Community Orchard – members of the community voiced an interest during the public consultation event held with local stakeholders in becoming involved with the external space offered by the community centre. The Community Orchard is therefore proposed to enable greater community cohesion and intervention with the Centre through cultivating fruit trees. Species will be predominantly formed of apples and plums, interspersed with folly trees to reduce the quantities of fruit produced based upon community needs and maintenance aims if required, all whilst still providing seasonal interest and great biodiversity benefits. Key desire lines will be designated expressed as small paths between the trees. The orchard is proposed to be located immediately east of Pelly Square; providing greater visual interest when arriving to the centre from the car parking court, and helping to provide a sense of enclosure and privacy to the more formal Pelly Square.
  - d. Parkland – proposed as a more traditionally landscaped open space, the parkland area is proposed to be located to the south of the orchard and to the east of the cobble courtyard and will offer the community a space to sit and relax away from the building itself. The parkland will be bordered by a dense woodland edge, with wildflower meadows mediating between traditional grass areas and the woodland; offering year-round visual interest and rich ecological value.
- 6.34. Outside of the quartet of landscaped areas, soft planting is also proposed along the site's southern and western border in the form of mixed native species hedging and structured avenue planting, including tree planting. The

boundary treatments proposed seek to soften the edge of the southwestern corner of the site to visually screen from the spine road which wraps around the boundary of Plot D1. The planting also seeks to enhance biodiversity and assists with creating commuting or foraging corridors between the Site and the Linear Park proposed to the east of Plot D1 for local wildlife, in accordance with Development Management Policy DM12 (Mitigation, Enhancement, Management and Monitoring of Biodiversity) and Policy DM13 (Landscape Features)

- 6.35. Two integrated livestock bat boxes are also proposed to be located on the southern façade of the proposed building at first-floor level in accordance with the requirements of appendix 4.3 of the Environmental Statement submitted and approved under the outline planning permission, and condition 44.
- 6.36. Full details of the proposed landscaping is provided within the Design and Access Statement prepared by PTE submitted as part of the reserved matters application. The landscaping and green infrastructure provision proposed for the development has therefore been designed to consider and integrate positively with the proposed site layout and adjoining development parcels, including the linear park to be provided along the eastern boundary of Plot D1 as designated by the parameter plans; promoting biodiversity and ecological enhancements. The proposals also seek to respond directly to feedback received from local residents in respect of community involvement through the proposed orchard, whilst meeting the requirements of condition 44 pursuant to the outline planning permission.
- 6.37. The proposed landscaping clearly accords with the controls of the outline planning permission and the broader vision and ambition for the masterplan area, including adopted planning policy considerations.

#### **Access**

- 6.38. The approved Road Hierarchy Parameter Plan (ref. 5055-ES-04 A) and Road Hierarchy Parameter Plan Alternative (ref.5055-ES-04 G) as amended and approved under Non-Material Amendment application ref. NMA(B)/15/2151 stipulates the hierarchy of the primary and tertiary road network connecting all development parcels within Great Wilsey Park. These controls do not extend to defining internal roads within each parcel or the access points to parcels from the primary road network and are therefore matters reserved for consideration under each RMA.
- 6.39. The Road Hierarchy Parameter Plan Alternative (ref.5055-ES-04 G) identifies the northern and eastern boundaries of Plot D1 as the Primary Road (upper tier), with the southern boundary defined as Primary Road (lower tier). A reserved matters application in respect of the primary spine road, including the detail of a shared off-road cycleway, has been submitted and approved under reference DC/19/0834/RM and is in accordance with the Road Hierarchy Parameter Plans approved under Condition 3 of the outline planning permission.
- 6.40. Vehicular access to the Community Centre is proposed to be taken from the spine road in two locations; one from the north of the Site, adjacent to the Plot D1's boundary with residential parcel A16, and one from the south, via new bell mouth junctions. The junctions have been designed in accordance with all relevant guidance from Suffolk County Council as the local highway authority and are proposed to be positioned away from existing and proposed junctions to other development parcels approved within Great Wilsey Park, as well as pedestrian crossings and junctions with tertiary roads. The proposed access points also have full regard for the off-road cycle way to be delivered as part of the spine road development. Full details of the vehicular access to and through the Site is provided within the accompanying Transport Statement prepared by RHDHV and the Design and Access Statement prepared by PTE.
- 6.41. The proposed northern access point to the Site enables delivery, servicing and waste vehicles to enter and access the designated loading and servicing bay proposed on the northeastern corner of the building, in addition

to visitor and staff access to the car parking court located within of the Site. Service vehicles are provided with a turning head to enable exit to the north only, with all servicing to take place within the Site boundary.

- 6.42. The southern exit enables access and exit from the shared car parking court for private vehicles. This strategy includes a one-way section of road between the turning head and the shared parking court to avoid the movement of large vehicles through the shared parking court; thus preventing conflict between pedestrians, cyclists and private vehicles with servicing vans.
- 6.43. As discussed in Section 3, a total of 77 car parking spaces are proposed to be provided within the shared parking court and along the internal tertiary road, designed in accordance with Suffolk County Council's Technical Guidance for Parking. The approach to the proposed car parking strategy for the Site was discussed with officers at West Suffolk Council at length throughout the pre-application engagement process, as detailed in **Section 4** of this Statement. The accompanying Transport Statement prepared by RHDHV (document reference PC5895-ITP-XX-XX-ME-CY-0001) has been prepared in accordance with the requirements of Condition 28 of the outline planning permission details the methodology used to determine the appropriate quantum of car parking to serve the development, whilst maximising the efficiency of the Site and maintaining placemaking principles of the proposed Community Centre and the wider Plot.
- 6.44. As the mixture of uses proposed as part of the Community Centre are anticipated to operate as a combined offering, it is considered appropriate to consolidate the quantum of parking based on the likelihood of linked trips. The capacity and location of the proposed parking court also considers the likely requirements of the remainder of Plot D1, including the potential healthcare uses and convenience retail store, in addition to the potential overflow demand of the primary school to be developed on Plot B1 to the south of the Site. This approach ensures successful masterplanning and integration of the Site into the wider vision for the Great Wilsey Park extension, as agreed with WSC officers as part of pre-application discussions.
- 6.45. As it is currently unknown whether the healthcare uses identified within the outline planning permission for Plot D1 will be delivered, in addition to the floorspace requirements of a future facility, the shared parking court ensures appropriate flexibility should the maximum healthcare provision permitted by the outline planning permission be brought forward, totalling 2,000 sqm. The proposed car parking provision, including four wheelchair parking spaces and 13 equipped with Electric Vehicle Charging Points (EVCP), ensure adequate parking provision for the proposed uses of the Community Centre, as well as contingency spaces for the potential healthcare use (which would be located to the immediate east of the parking court) and primary school demand during peak hours.
- 6.46. Cyclists are able to access the Site via the junctions from the off-road cycleway to be constructed alongside the primary spine road, as per the detailed approved under RMA DC/19/0834/RM. Cycle parking and storage is proposed within the mobility hub, to be positioned in the centre of the Site between the car parking court and the proposed dedicated landscaped areas to the east of the community centre building.
- 6.47. As discussed in **Section 3**, the hub will provide a total of 40 secure and covered cycle spaces, comprised of 30 two-tier racks (12 long-stay spaces and 18 short-stay space) in addition to standard and accessible Sheffield stands for wider spaced cycles to be stored.. The spaces have been designed in accordance with all relevant guidance published by SCC as the local highway authority and have been discussed in length as part of pre-application engagement with WSC and SCC officers. The mobility hub seeks to encourage active travel and maximise the sustainability of the proposal throughout its life, in accordance with the principles established by the masterplan, Core Strategy Policy CS7 (Sustainable Transport) and Aspiration 2 of the Haverhill Vision, which seeks to establish walkable neighbourhoods centred around community hubs.

- 6.48. Pedestrian access and movement through the site is provided through a network of connections to the footway along the primary spine road from north to south, connecting the residential parcels to the north and proposed primary school to the south, as well as east to west, establishing a clear route to the linear park and public right of way to be provided through the central green infrastructure zone along the eastern boundary of Plot D1.
- 6.49. The proposed access routes to and through the Site for pedestrians, cyclists and vehicles are therefore in accordance with controls of the outline planning permission and the broader vision and ambition for the masterplan area, including adopted planning policy considerations. Full details on the Site access points, car and cycle parking, and Site connectivity are provided within the accompanying Design and Access Statement prepared by PTE and Transport Statement by RHDHV.

### **Other Matters**

- 6.50. The following section provides an assessment of other technical matters considered in respect of the proposed community centre.

#### Sustainability

- 6.51. The proposed community centre seeks the development of a highly environmentally, economically and socially sustainable building, designed to serve the needs of the community. The outline planning permission does not comprise any controls in respect of sustainable design, carbon reduction, or energy efficiency, however the proposed building has been designed with regard to Policy DM7 (Sustainable Design and Construction) of the adopted Joint Development Management Policy document, which stipulates the expectation that new buildings adhere to the broad principles of sustainable design and construction, and optimise energy efficiency through the use of design, layout, orientation and materials. Policy DM7 is supported by the Climate Change and Sustainable Building Planning Advice Note (PAN) published by WSC in January 2023. The PAN provide further guidance for developers and householders regarding adopted and emerging development plan policy requirements.
- 6.52. Specifically for non-residential development, Policy DM7 requires proposals over 1,000 sqm to achieve BREEAM Excellent or equivalent, save for in specific circumstances whereby the minimum credits are not achievable due to inherent site constraints, or due to viability limitations.
- 6.53. To ensure the proposed community centre facility maximises sustainability principles throughout the life of the building, a bespoke sustainability strategy and framework has been developed following consultation with WSC officers which targets sustainability measures equivalent to, or in excess of, BREEAM Excellent standard for each of the relevant BREEAM categories. The strategy is detailed within the accompanying Sustainability Statement prepared by XCO2, which includes measures to maximise energy and carbon dioxide emission reduction, improving air quality and improving efficiency through enhanced building fabric, energy efficient lighting, and renewable energy generation, where feasible.
- 6.54. The proposed building is therefore in accordance with the controls of the outline planning permission and meets, with the aim of exceeding, development plan requirements in respect of sustainable design and construction.

#### Fire Safety

- 6.55. A Fire Safety Strategy Report has been prepared by BWC and supports the RMA. The Report provides an assessment of the proposed community centre building and concludes that the proposals demonstrate a level of fire safety equal to or greater than the general Building Regulation standard. The proposed community centre

is therefore in compliance with the controls and broader vision for the first mixed-use local centre approved under the outline planning permission.

### ES Compliance

- 6.56. The outline planning permission granted in August 2018 was supported by an Environmental Impact Assessment (EIA) and reported in an Environmental Statement (ES) prepared by Bidwells, as the outline masterplan proposals were considered likely to give rise to significant environmental effects.
- 6.57. An ES Statement of Conformity prepared by Bidwells supports this reserved matters application, and considers any relevant changes to the baseline conditions, whether the significance of the effects concluded still remain valid, whether any further measures are required, and if the proposed development results in any new cumulative effects.
- 6.58. The Statement of Conformity concludes that the overall findings of the ES submitted and approved under the outline planning permission and the associated reports which accompanied the original planning application submission for the Proposed Development remain valid and otherwise unchanged. The details of the Community Centre submitted under this reserved matters application are therefore considered to be in clear accordance with the controls and parameters of the outline planning permission, with no additional effects over and above those assessed and considered under the masterplan.

### **Planning Conditions**

- 6.59. This Application also seeks the discharge of a number of planning conditions pursuant to outline planning permission reference DC/15/2151/OUT of relevance to the proposals. Table 6.2 below details the information submitted in respect of each condition, which is to be read in conjunction with this Statement and the Design and Access Statement prepared by PTEA:

No.	Condition Wording	Information Submitted (Ref and Author)
Con 4	<p><u>Ecological Survey</u></p> <p>Any reserved matters planning application shall be supported by further supplementary ecological surveys to inform the preparation and implementation of corresponding phases of ecological measures required by the Environmental Statement. The supplementary surveys shall be of an appropriate type for the habitats and/or species affected by the proposals and survey methods shall follow national good practice guidelines.</p> <p>Reason: To ensure that wildlife habitats and protected species are not affected adversely by the development.</p>	<ul style="list-style-type: none"> <li>5055-E-Update Survey Issue, <i>FPCR</i></li> </ul>
Con 9	<p><u>Existing and Proposed Levels</u></p> <p>No development shall commence within any phase or reserved matters application until details of the following, for that particular phase or reserved matters application, drawn to a scale of not less than 1:200 have been submitted to and approved in writing by the Local Planning Authority:</p> <p>1. Existing and proposed ground levels. For attenuation ponds, existing and proposed ground levels and anticipated levels for: embayments, spits, smaller ponds and scrapes, reed and marshland habitats.</p>	<ul style="list-style-type: none"> <li>PC5895-RHD-RE-ZZ-DR-D-0520 - Existing and proposed levels, <i>RHDHV</i></li> <li>PC5895-RHD-RE-ZZ-DR-D-0530 - Services plan, <i>RHDHV</i></li> <li>PC5895-RHD-RE-ZZ-DR-D-0540 Construction depth Plan, <i>RHDHV</i></li> </ul>



	<p>2. The position and depth of all services to be laid, constructed or installed (including drains, cables, pipes, sewers and soakaways). Where this information is not available the site plan shall be marked up to show all routes available for this use and those areas not marked in this way shall be excluded from this use.</p> <p>3. The position and depth of construction of all hard surfaces including roads, footpaths, driveways, hardstanding and patios. The development shall be carried out in accordance with the approved details.</p> <p>The development shall be undertaken in accordance with the approved scheme.</p> <p>Reason: To ensure that the most important and vulnerable trees and hedges are considered as part of the design process and adequately protected during the period of construction and to ensure that adequate provision is made for the planting and establishment of new trees and habitats.</p>	
Con 10	<p><u>Noise</u></p> <p>Details of the local centres shall include a noise impact assessment and any mitigation measures necessary to control noise from activities within the buildings and by deliveries, plant and ventilation systems. Such details shall be submitted to and approved by the local planning authority and implemented before the use to which it relates is first commenced.</p> <p>Reason: To ensure that the residential development is protected from proposed noise sources.</p>	<ul style="list-style-type: none"> <li>• PC5895-100-105-RHD-XX-XX-RP-X-0002-Parcel D1 Community Centre Great Wilsey Park, <i>RHDHV</i></li> </ul>
Con 28	<p><u>Parking and Manoeuvring</u></p> <p>No development shall commence within any phase or reserved matters application until details of the areas to be provided for the manoeuvring and parking/garaging of vehicles including secure cycle storage, related to that phase or reserved matters application, have been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order)), the floorspace shown within the curtilage of any dwelling for the purpose of garaging and/or car parking shall be retained solely for the garaging and/or parking of private motor vehicles and for ancillary domestic storage incidental to the enjoyment of the associated dwelling and shall be used for no other purpose.</p> <p>Reason: To ensure the provision and long term maintenance of adequate onsite space for the parking and manoeuvring of vehicles are considered as part of the design process, and ensure that on-street parking and manoeuvring is not detrimental to highway safety.</p>	<ul style="list-style-type: none"> <li>• PC5895-ITP-XX-XX-ME-CY-0001-P02-Condition 28-Parking, <i>RHDHV</i></li> <li>• PC5895-RHD-ZZ-HH-DR-D-0050 Swept Path Analysis Sheet 1, <i>RHDHV</i></li> <li>• PC5895-RHD-ZZ-HH-DR-D-0051 Swept Path Analysis Sheet 2, <i>RHDHV</i></li> <li>• PC5895-RHD-ZZ-HH-DR-D-0060 Access Layouts, <i>RHDHV</i></li> <li>• Design and Access Statement, PTE</li> </ul>
Con 31	<p><u>Travel Plan</u></p> <p>Any submission of reserved matters pursuant to the requirements of Condition 1 of this outline planning permission that includes employment uses shall include, for the approval in writing of the local planning authority, details of the travel arrangements to and from the site for employees of the businesses, in the form of a Workplace</p>	<ul style="list-style-type: none"> <li>• PC5895-ITP-XX-XX-RP-CY-0001-P02-Condition 31-Travel Plan, <i>RHDHV</i></li> </ul>

	<p>Travel Plan. The Travel Plan shall include details of how it will be periodically reviewed, monitored and, if necessary, updated by the applicant, developer or other nominated party through its defined lifespan, including the party or parties responsible for independently overseeing the monitoring process. No employment use shall commence or building be occupied within the relevant reserved matters site until the Travel Plan has been agreed. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhered to in accordance with the approved Travel Plan. (See Note 3)</p> <p>Reason: To promote sustainable means of travel in accordance with the NPPF, policies CS2, CS3 &amp; CS7 of the St Edmundsbury Core Strategy (2010) and policies DM2, DM22 and DM45 of the Joint Development Management Policies Document. This condition requires matters to be agreed with the reserved matters submission/s and prior to commencement to ensure appropriate travel planning measures are agreed at an early stage and that the approved travel plan is implemented.</p>	
Con 37	<p><u>Foul Water</u></p> <p>No phase or reserved matters application shall be commenced until a foul water strategy, including a timetable for implementation, for that particular phase or reserved matters application has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as specified in the approved scheme and thereafter the scheme shall be managed and maintained in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory method of foul drainage can be delivered at the appropriate time and to prevent environmental and amenity problems.</p>	<ul style="list-style-type: none"> <li>• PC5895-RHD-RE-ZZ-DR-D-0500 Drainage Strategy, <i>RHDHV</i></li> <li>• PC5895-RHD-XX-XX-TN-D-0001- Drainage Technical Note, <i>RHDHV</i></li> <li>• MD - East Network, <i>RHDHV</i></li> <li>• MD - Private Network, <i>RHDHV</i></li> <li>• MD - West Network, <i>RHDHV</i></li> </ul>
Con 38	<p><u>Sustainable Drainage</u></p> <p>No development shall take place within any phase or reserved matters application until details of the implementation, maintenance and management of the sustainable urban drainage scheme for that particular phase or reserved matters application have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented at such time(s) as may be specified in the approved scheme and thereafter the scheme shall be managed and maintained in accordance with the approved details. Those details shall include:</p> <ol style="list-style-type: none"> <li>i. A timetable for its implementation, and</li> <li>ii. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.</li> </ol> <p>Reason: To ensure that sufficient space and capacity is considered as part of the design process reduce the risk of flooding.</p>	<ul style="list-style-type: none"> <li>• PC5895-RHD-RE-ZZ-DR-D-0500 Drainage Strategy, <i>RHDHV</i></li> <li>• PC5895-RHD-XX-XX-TN-D-0001- Drainage Technical Note, <i>RHDHV</i></li> <li>• MD - East Network, <i>RHDHV</i></li> <li>• MD - Private Network, <i>RHDHV</i></li> <li>• MD - West Network, <i>RHDHV</i></li> </ul>

<p>Con 44</p>	<p><u>Lighting Strategy for Bats</u></p> <p>All reserved matters applications shall be supported by a lighting strategy for bats based on appendix 4.3 of the ES and the mitigation measures in the relevant sections of the ES and additional supporting reports. The lighting strategy must include:</p> <p>Plan of the phase of development being considered showing the lighting strategy and how it relates to the overall lighting strategy in figure 30 in the ES</p> <p>Location of features to be protected including existing and new linear features and associated unlit dark corridors or buffer</p> <p>Location and design of bat boxes, bricks and/or tubes to new buildings, woodland edges and suitable trees.</p> <p>Reason: To ensure that wildlife habitats and protected species are not affected adversely by the development.</p>	<ul style="list-style-type: none"> <li>• 25595-A-01, HDS</li> <li>• 25595-D-01A, HDS</li> <li>• 25595-R-01D, HDS</li> <li>• Design and Access Statement, PTE</li> </ul>
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*Table 6.2. Information submitted to discharge relevant conditions pursuant to this reserved matters application.*

# 7.0 CONCLUSION

- 7.1. This Reserved Matters Application is made pursuant to Condition 1 of the Great Wilsey Park outline planning permission granted on 15 August 2018 (ref. DC/15/2151/OUT) by West Suffolk Council, and seeks approval for the appearance, scale, layout, landscaping, and access of the proposed Community Centre located within part of the first Mixed-Use Local Centre (Plot D1) as defined by the approved Parameter Plans.
- 7.2. The proposed development to which approval of the reserved matters is sought comprises a singular, two-storey Community Centre building (Use Class F2(b)), with a central shared car parking court, two vehicular access points from the Great Wilsey Spine connected via an internal tertiary road, a mobility hub containing cycle storage and repair equipment, servicing bay, and significant public realm and landscaping works.
- 7.3. The Community Centre building itself is proposed to comprise two multi-purpose community halls, both divisible into two smaller spaces to accommodate a range of activities and users, each served by ancillary storage, changing and shower rooms. A café, co-working office space and three retail “incubator” spaces are also proposed for the ground floor of the building, with the first floor comprising a dedicated nursery space, equipped with classrooms, kitchenette, break-out space and external play area in the form of a terrace.
- 7.4. This Statement has assessed the planning considerations associated with each of the Reserved Matters for the proposed Community Centre against parameter plans and associated controls pursuant to the outline planning permission. Information has also been submitted to discharge a number of planning conditions of relevance to the proposals as necessary.
- 7.5. Overall, it is concluded that the proposed development is in accordance with the controls applicable to the Site, including parameter plans, the approved Community Centre Strategy pursuant to Condition 13 of the outline planning permission, relevant clauses of the S106 agreement and all relevant conditions and informatives.

# APPENDIX 1 – SCHEDULE OF APPLICATION DRAWINGS AND DOCUMENTATION

No.	Title	Reference	Author	Condition
<b>Drawings</b>				
1	Site Location Plan	GWP-PTE-XX-XX-DR-A-300000	Pollard Thomas Edwards Architects ('PTEA')	
2	Existing Site Plan	GWP-PTE-XX-XX-DR-A-300001	PTEA	
3	Existing Site Sections	GWP-PTE-XX-ZZ-DR-A-302000	PTEA	
4	Proposed Site Plan	GWP-PTE-XX-XX-DR-A-300002	PTEA	
5	Proposed Ground Floor Plan	GWP-PTE-XX-00-DR-A-301000	PTEA	
6	Proposed First Floor Plan	GWP-PTE-XX-01-DR-A-301001	PTEA	
7	Proposed Roof Plan	GWP-PTE-XX-XX-DR-A-301002	PTEA	
8	Proposed Site Sections	GWP-PTE-XX-ZZ-DR-A-302001	PTEA	
9	Proposed East and West Elevations	GWP-PTE-XX-ZZ-DR-A-303000	PTEA	
10	Proposed North & South Elevations	GWP-PTE-XX-ZZ-DR-A-303001		
10	Proposed Building Sections	GWP-PTE-XX-ZZ-DR-A-302002	PTEA	
11	Mobility Hub Plan & Elevations	GWP-PTE-XX-ZZ-DR-A-305000	PTEA	
<b>Documents</b>				
1	Covering Letter (this document)	-	Montagu Evans LLP ('MEv')	
2	Design and Access Statement (Including Accessibility, Statement of Community Involvement, Landscaping Strategy, Connectivity Plan and Visualisation)	-	PTEA	
3	Planning Statement	-	MEv	
4	EIA Statement of Compliance	-	Bidwells	
4	Existing and Proposed Levels	<ul style="list-style-type: none"> <li>- PC5895-RHD-RE-ZZ-DR-D-0520 Existing and proposed levels</li> <li>- PC5895-RHD-RE-ZZ-DR-D-0530 Services plan</li> <li>- PC5895-RHD-RE-ZZ-DR-D-0540 Construction depth Plan</li> </ul>	RHDHV	Condition 9
7	SuDS Strategy	<ul style="list-style-type: none"> <li>- PC5895-RHD-RE-ZZ-DR-D-0500 Drainage Strategy</li> <li>- PC5895-RHD-XX-XX-TN-D-0001-Drainage Technical Note</li> <li>- MD - East Network</li> <li>- MD - West Network</li> </ul>	RHDHV	Condition 38

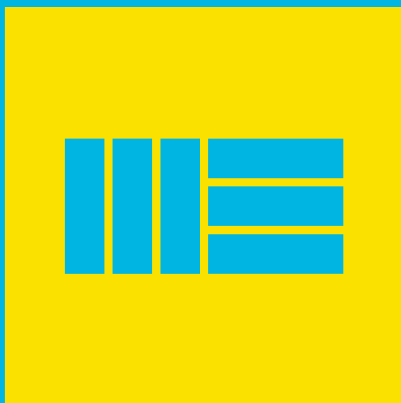
No.	Title	Reference	Author	Condition
		- MD - Private network		
8	Foul Water Strategy	- PC5895-RHD-RE-ZZ-DR-D-0500 Drainage Strategy - PC5895-RHD-XX-XX-TN-D-0001-Drainage Technical Note - MD - East Network - MD - West Network - MD - Private network	RHDHV	
9	Transport Statement	- PC5895-ITP-XX-XX-ME-CY-0001-P02-Condition 28-Transport Statement - PC5895-RHD-ZZ-HH-DR-D-0050 Swept Path Analysis Sheet 1 - PC5895-RHD-ZZ-HH-DR-D-0051 Swept Path Analysis Sheet 2 - PC5895-RHD-ZZ-HH-DR-D-0060 Access Layouts	RHDHV	Condition 28
10	Workplace Travel Plan	PC5895-ITP-XX-XX-RP-CY-0001-P02-Condition 31-Travel Plan	RHDHV	Condition 31
11	Lighting Strategy for Bats	- 25595-A-01 Outdoor Lighting Report - 25595-D-01A Lighting Design Layout - 25595-R-01D Lighting Impact Assessment	FPCR	Condition 44
12	Noise Impact Assessment	PC5895-100-105-RHD-XX-XX-RP-X-0002-Parcel D1 Community Centre Great Wilsey Park	RHDHV	Condition 10
13	Sustainability Statement (including BREEAM Pre-Assessment)		XCO2	
14	Outline Business Plan		Augarde and Partners	

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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.  
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.