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Ms Penelope Mills
Planning Department
West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
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23rd September 2024

Dear Penelope

RESERVED MATTERS APPLICATION - PLOT D1 OF GREAT WILSEY PARK, HAVERHILL

On behalf of The HJ Pelly Settlement Trust (“the Applicant” / “the Trust”), please find enclosed a Reserved Matters Application (“RMA”) pursuant to part of Plot D1 of Outline Planning Permission reference DC/15/2151/OUT granted by West Suffolk Council on 15th August 2018 for the Great Wilsey Park development. This RMA 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, described 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.”

The application has been submitted and payment made via the Planning Portal (ref. PP-13090575).

Background

The Great Wilsey Park sustainable urban extension was granted Outline Planning Permission (ref. DC/15/2151/OUT) on 15th August 2019 for the following description of development:

“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”

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.

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 1**.

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 th 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 th 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 rd 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 th 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 th July 2019

Table 1 – summary of relevant planning history

Development Controls

As summarised above, outline planning permission 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

Condition 13 of the outline planning permission also requires the submission and approval of a **Local Centre Strategy**. As detailed in Table 1, a Local Centre Strategy was prepared and submitted by Hallam Land Management in February 2019 to discharge condition 13 of the outline planning permission, which was subsequently discharged 24th July 2019 (ref. DCON(C)/15/2151). Forthcoming development within Plot D1 is therefore required to have due consideration to the principles agreed within the approved Local Centre Strategy

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 nurseery, providing places for 146 children in either Local Centre.

Finally, **Section 106 Schedule 3, Clause 2** requires the safeguarding of the Healthcare Land located within Plot D1 extending 0.3ha until the expiry of the Healthcare Land Period.

An assessment of the proposed Community Centre and associated works against the development controls as set out above is provided throughout the submission documentation, as detailed in Table 2 below. A full assessment of each reserved matter is provided within the accompanying Planning Statement, prepared by Montagu Evans LLP, which concludes that the proposed development is in accordance with the relevant controls pursuant to the outline planning permission.

Conditions

This RMA also seeks to satisfy the details of the following conditions of relevance to the development proposals pursuant to the Outline Planning Permission:

- Condition 1 (Submission of RMA)
- 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)

Table 1 below details in the information submitted in respect each condition.

Application Drawings and Documentation

This RMA is comprised of the following planning drawings and document:

No.	Title	Reference	Author	Condition
Drawings				
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		

No.	Title	Reference	Author	Condition
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	
Documents				
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"> - PC5895-RHD-RE-ZZ-DR-D-0520 Existing and proposed levels - PC5895-RHD-RE-ZZ-DR-D-0530 Services plan - PC5895-RHD-RE-ZZ-DR-D-0540 Construction depth Plan 	RHDHV	Condition 9
7	SuDS Strategy	<ul style="list-style-type: none"> - 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	Condition 38
8	Foul Water Strategy	<ul style="list-style-type: none"> - 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	RHDHV	Condition 28

No.	Title	Reference	Author	Condition
		<ul style="list-style-type: none"> - 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 		
10	Workplace Travel Plan	PC5895-ITP-XX-XX-RP-CY-0001-P02-Condition 31-Travel Plan	RHDHV	Condition 31
11	Lighting Strategy for Bats	<ul style="list-style-type: none"> - 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	

Closing

The application fee of £20,592 plus £70.00 service charge to Planning Portal has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications, Requests and Site Visits) (England) Regulations 2015 (as Amended 2017).

We would be grateful if West Suffolk Council could confirm that our application is complete and will be validated shortly. Should you have any queries or require any further information, please contact Anna Harrhy (anna.harrhy@montagu-evans.co.uk / 07919 696 473) or Rachel Power (rachel.power@montagu-evans.co.uk / 07825 523 375) at this office.

Yours sincerely,

Montagu Evans LLP



Enc.