

Great Wilsey Park, Haverhill

A3 AND A5 PARCEL LANDSCAPE REPORT

MAY 2025

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ARCHITECTURE

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Great Wilsey Park - A3 & A5 Parcel

1868-EXA-XX-XX-RP-L-90300_Landscape Report

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1 Introduction

1.1 Executive Summary

Exterior Architecture Ltd (ExA) is appointed by Redrow Homes Ltd (Redrow) as part of a wider multidisciplinary team to develop and agree landscape approaches to the progression of new areas of residential based development on land at Great Wilsey Farm, Haverhill, known as Great Wilsey Park (GWP).

The progression of the Landscape Strategy for the Housing Reserved Matters Application builds upon the work undertaken and documented on the first Housing Reserved Matters Application (Housing RMA 1, ExA_1868_903) and the consented Outline Planning Application No: DC/15/2151/OUT dated 15 August 2018.

This submission is to be read in conjunction with additional information on overall landscape strategy and phasing strategy as illustrated in ExA's documents Landscape Strategy Doc (ExA_1868_900), Infrastructure RMA Doc (ExA_1868_902), and Site Wide Phasing Doc (ExA_1868_901) which have been submitted as supporting information in a previous RMA application to discharge other outline planning conditions. This document is to be read in conjunction with the other A3/A5 Housing RMA drawings which are listed in the Appendix of this submission.

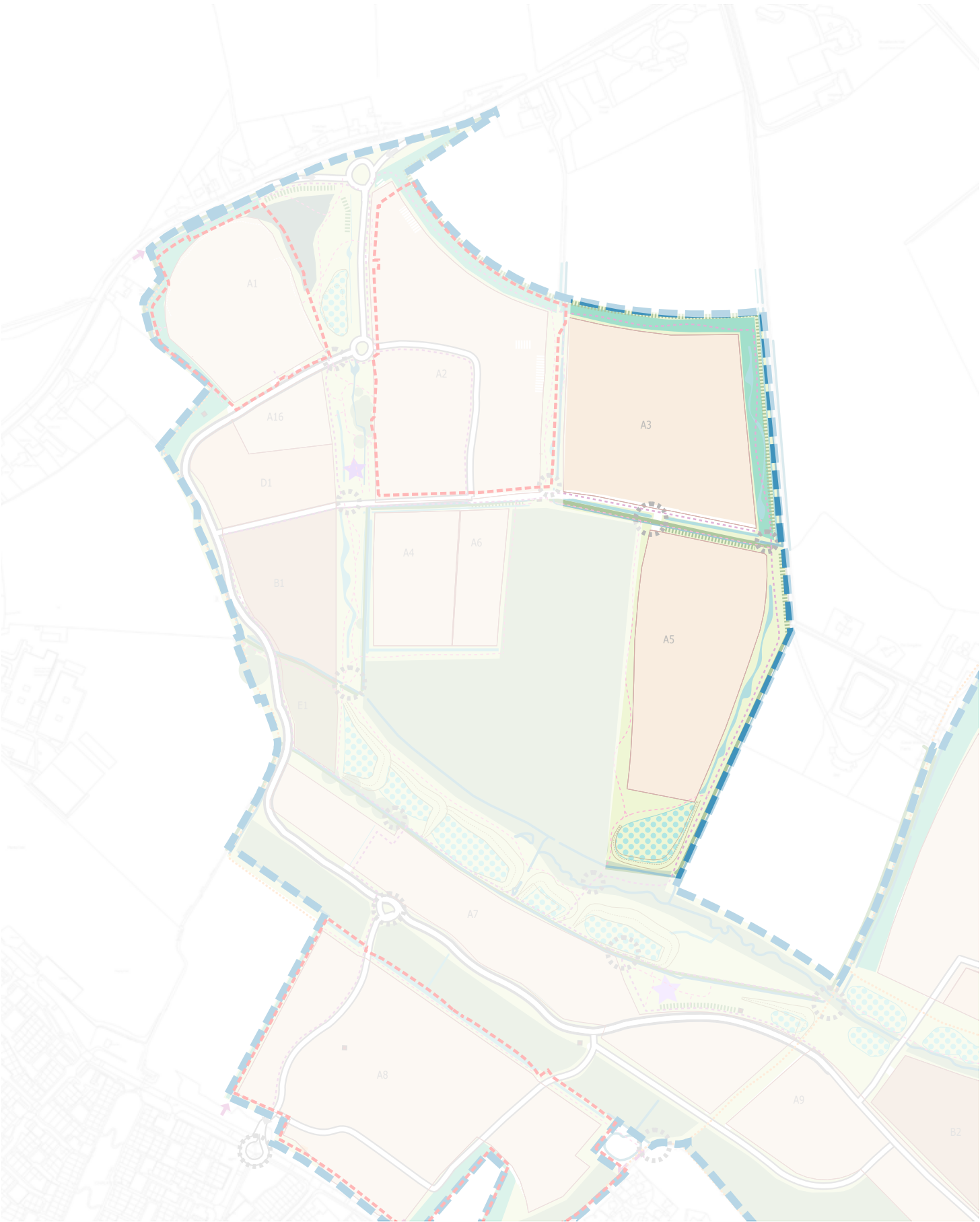
Purpose of this Document

This document addresses the landscape and public open spaces associated residential parcels A3 and A5 which are located within Phase 1 of Redrows land acquisition at Great Wilsey Farm. Figure 1 illustrates the extent of Phase 1 and the relevant land parcels for this application.

This document will cover the design vision and masterplans of the two housing parcels, and will look at each parcel in further detail. This document will cover the design strategies such as Green and Blue Infrastructure, Ecology, Access and Materials, Health and Wellbeing which make up these housing parcels.

Masterplan at Outline Planning

The landscape strategies across the scheme are set out in ExA's Landscape Strategy Doc ExA_1868_900 and are based on the consented Alternative Illustrative Masterplan, Approved Alternative Parameter Plans, the supporting Design and Access Statement (DAS) and certain chapters from the Environmental Statements (ES). The Landscape Strategy Document has guided the design of the landscape areas within the Housing RMA with the key strategies summarised in this document.



1 Introduction

1.2 Housing RMA Vision Summary

The image below highlights landscape vision that was set out that start of Phase 1. The vision has been developed on biocultural design principles and are to be interwoven through landscape elements across the Housing RMAs.

‘Create opportunities to strengthen biocultural relationships for the benefit of both people and nature’



1 Introduction

1.3 Housing RMA Landscape Vision

Biocultural landscape design is an approach which integrates ecological enhancements and place making to create a landscape, which improves the well-being of both parties. The vision pillars established in the adjacent image will underpin the landscape design and create a connected community and landscape.



Culture & Community

- Create well connected, legible and navigable neighbourhoods promoting sustainable travel
- Comfortable and safe active travel routes, including routes for recreation, interaction and engagement with natural systems
- Restore and enhance the local character creating a sense of place
- Develop adaptable public realm space for future proofing



Ecology & Biodiversity

- A sustainable, landscape-led approach to development
- A sensitive approach to existing natural areas allowing users to enjoy the existing natural beauty
- Exposed, connected, functional and interactive blue infrastructures, including to mitigate flooding, provide cooling, and enhance habitats such as retention ponds and SuDS



Biocultural Landscapes

- An approach to intergrate ecological enhancements and place-making to create a landscape which improves well-being for both parties
- Encourage community participation as its centre, an effective placemaking process capitalizes on a local community assets

02 Project Overview

2 Project Overview

2.1 Overall Illustrated Masterplan

The opposite masterplan illustrates the development of the Phase 1 landscape and how A3 and A5 are fitting into the wider landscape development with the already consented housing parcels, infrastructure and strategic development along the boundary of Phase 1 and the neighbouring residential property and adjacent farmland.



2 Project Overview

2.2 Phase 1 Character Areas

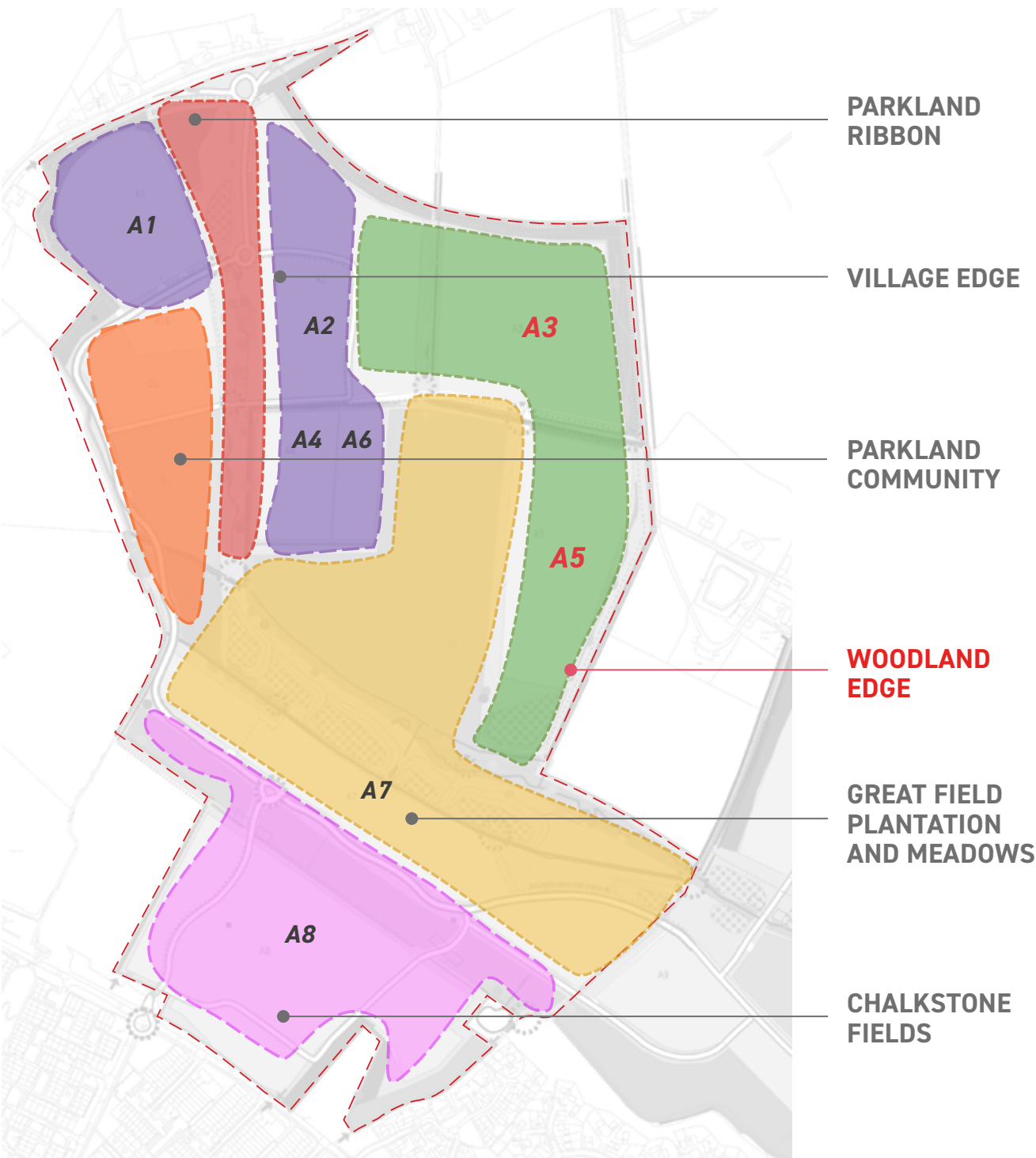
Establishing a clear and identifiable overall character for the development is an important part of creating a unique identity for the Great Wilsey Park. The original vision for the development explores the character of the site by focusing on housing typology and individual elements of the landscape. This leads to a series of separate elements rather than a cohesive legible identity.

The tree and planting strategy will be designed to contribute to each character area, as well as working as a whole to strengthen the character of the site and the wider area. By understanding the existing framework of planting we can develop a strategy to enhance the biodiversity and help to define a clear cohesive character for the Great Wilsey Park.

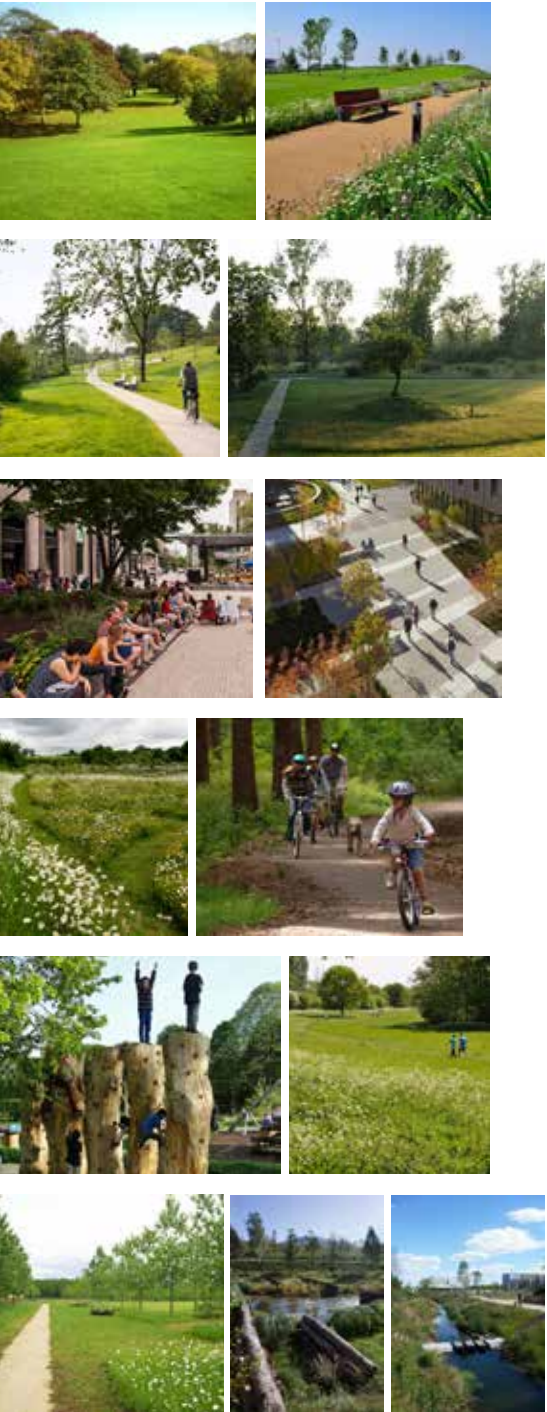
The site naturally separates into seven key character areas:

- > Parkland ribbon
- > Village edge
- > Parkland community
- > Woodland edge
- > Great Field Plantation and Meadows
- > Chalkstone Fields

The A3 and A5 housing parcels sit with the woodland edge character type due to the proximity to the existing and well-established woodland that is to stay within the center of Phase 1. The development of the design was considered alongside the established character area.



Character



3 Masterplan Site Strategies

3.1 Access and Movement

The adjacent diagram shows how the pedestrian and cycle routes in A3 and A5 sit within a wider network of walking and cycle trails. There is a paved and well-lit cycling route that circulates around the development, as well as a number of all-weather walking paths that also connect to the existing PRow path network.

Pedestrian Circulation

- > Providing a connected walking and/or cycling route that supports health & well-being
- > Informal play space for active recreation
- > Places to pause and dwell at picnic tables and benches
- > Inclusive and multi generational play opportunities
- > Integrated way finding to support the play and health & well-being strategy



Cycle Path



Public Right of Way

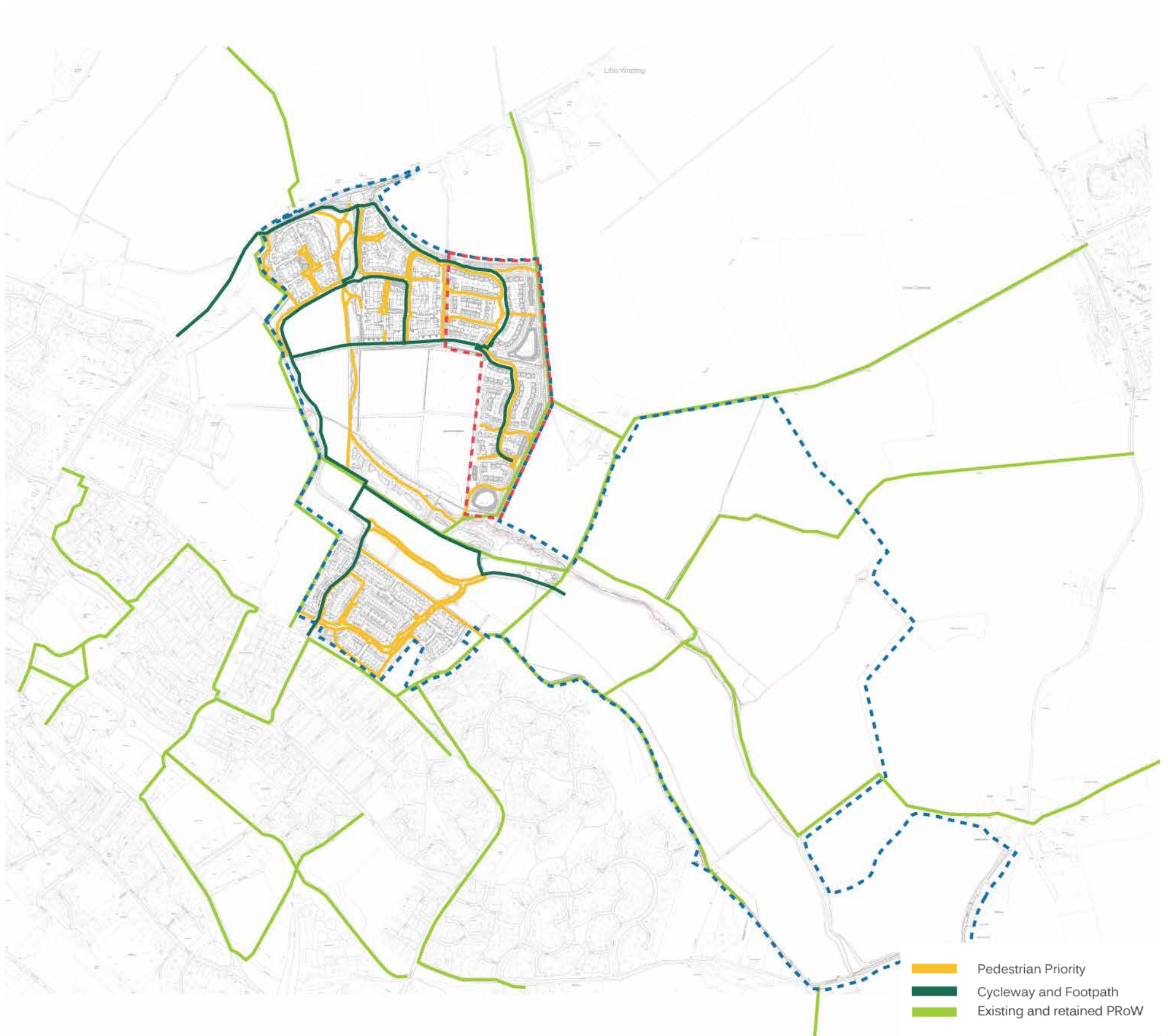


Footpath along SuDS



Mown Path in the woods

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3 Masterplan Site Strategies

3.2 Green and Blue Infrastructure

The adjacent diagram shows how the site benefits from a wide variety of existing green and blue infrastructure features. The landscape proposals aim to enhance and extend the existing Green Infrastructure framework increasing the variety and quantity of habitats whilst maintaining some key landscape character traits. This approach will include the creation of a variety of grassland types, woodland copses, hedgerows, scrub, wetland and pond areas.

Ecological features enhanced and created within the housing RMAs include:

- Native Broad Leaf Woodland
- Native Dense Scrub
- Grassland
- Native Mixed Hedgerow
- Native Wetland
- Field Margins



Woodland



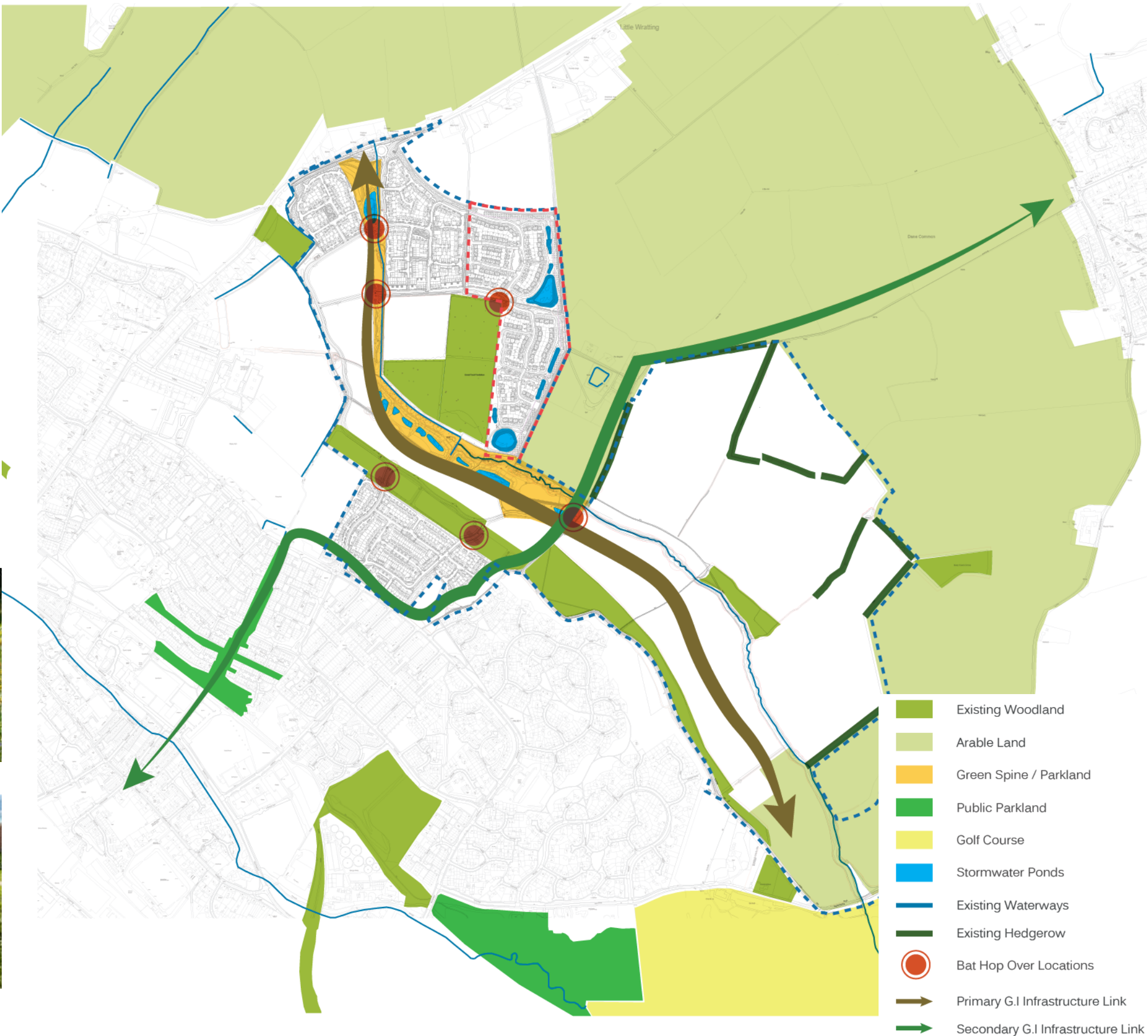
Meadow



Integrated SuDs pond



Existing ditch network



3 Masterplan Site Strategies

3.3 Play and Well-being

The development of the parcels A3 and A5 aim to fit into a wider offering of play and well-being across the development of GWP and beyond the site boundary. The development ensures key connection to walking routes, play spaces and ecological features.

- > Providing a connected walking and/or cycling route that supports health & well-being
- > Informal play space for active recreation
- > Places to pause and dwell at picnic tables and benches
- > Inclusive and multi generational play opportunities
- > Integrated way finding to support the play and health & well-being strategy.



Residential pocket parks



Play area and trim trail



Fitness station



Playable suds feature

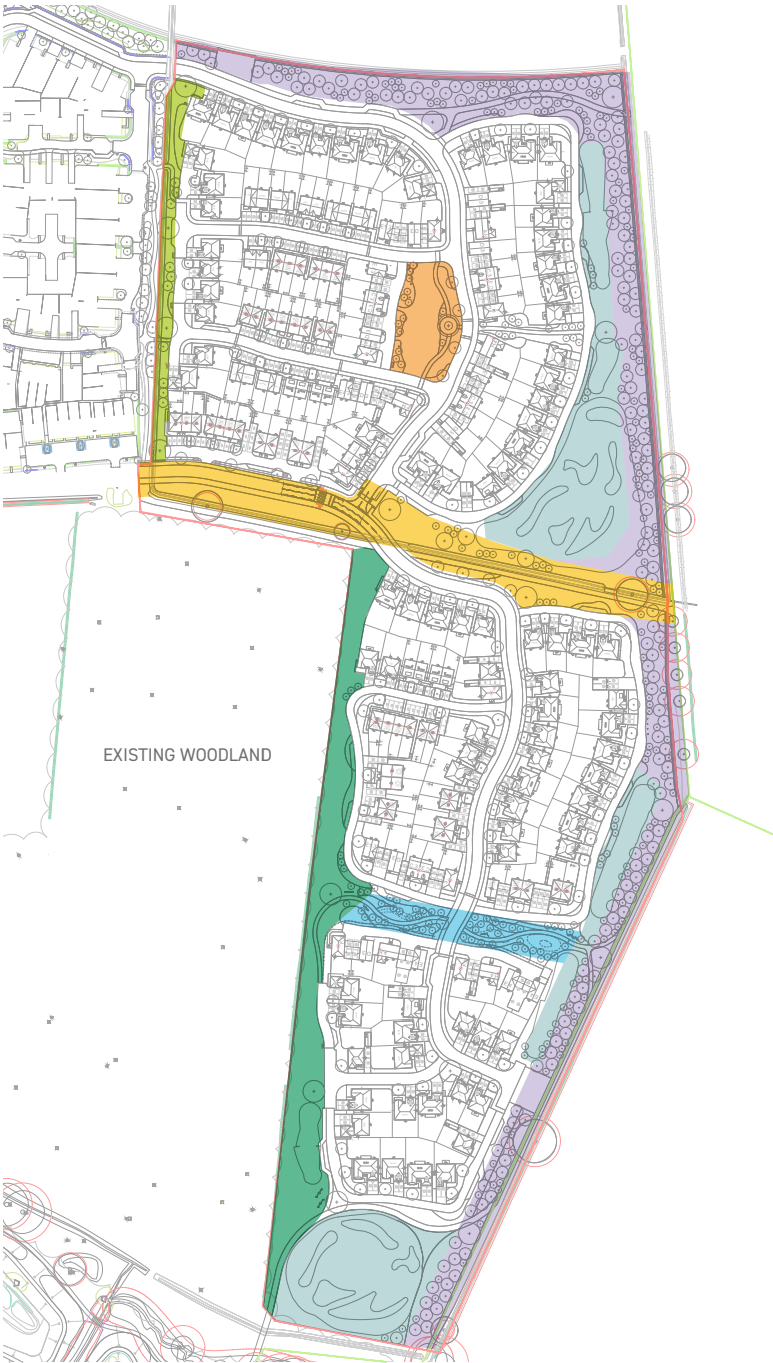


04 A3 & A5 Landscape Masterplan

2 Site Masterplan

2.3 A3 & A5 Character Area

Whilst the overarching character area of A3 and A5 fit within the woodland edge typology the landscape areas have been broken down further into character areas relating to the feature and use.



A2 & A3 - GREEN LINK

- > Green buffer between A2 and A3
- > Self-binding gravel paths connecting north/south and east/west
- > Bridge connections to link A2 and A3 and wider development



A3 & A5 - GREEN LINK

- > Retention of existing trees
- > New access road with gateway trees to identify entrances to A3 and A5
- > Bat hop located adjacent to woodland entrance
- > Connection to PRow in east



WOODLAND EDGE AND INTEGRATION

- > Ecological features such as bug hotels and log piles
- > Opportunities for play-on-the-way to support health and well-being
- > Ecologically diverse meadow planting



SuDS FEATURES AND SWALES

- > A3 and A5 SuDS feature to south of parcels
- > Meadow planted SuDS features
- > Swales adjacent to streetscape



STRATEGIC TREE BELT

- > Green tree lined buffer to site boundary
- > Integrated SuDS system

A3

- > Connection to PRow in northern corner of the site



A5

- > Connection to PRow to centre of A5 parcel
- > Retain existing large tree as a feature focal point in central location to end of street



*Photo of existing tree

THE VILLAGE GREEN

- > Informal, open social space
- > Tree and shrub planting framing lawn
- > Edible species for urban foraging
- > Central feature tree



WOODLAND WALK

- > Verdant pocket with cycle and pedestrian movement
- > Natural, meandering character
- > Connecting tree canopies to bridge between the bordering woodlands



4 A3 & A5 Masterplan

4.1 Illustrated Masterplan

The residential parcels of A3 and A5 are at the edge of the Phase 1 boundary, sitting between the existing woodland, A2 residential parcel and the Great Wilsey Farm. There is a distinct change in character between the two parcels.

A3 is an extension of the A2 parkland landscape with a village feel, consisting of feature tree planting, tree lined avenues set around a central village green.

A5 is situated between woodland buffers and draws upon the woodland character with a strategic green woodland link in the centre of the parcel and an integrated SuDS basin to the south of the parcel.

- 1 Village Green
- 2 PRow Connection
- 3 Woodland Walk
- 4 A2 Link
- 5 Integrated SuDS Basin
- 6 Bat Hop
- 7 Woodland Pocket Park
- 8 Pedestrian Connection to Wider Development
- 9 Structural Woodland Buffer



4 A3 & A5 Masterplan

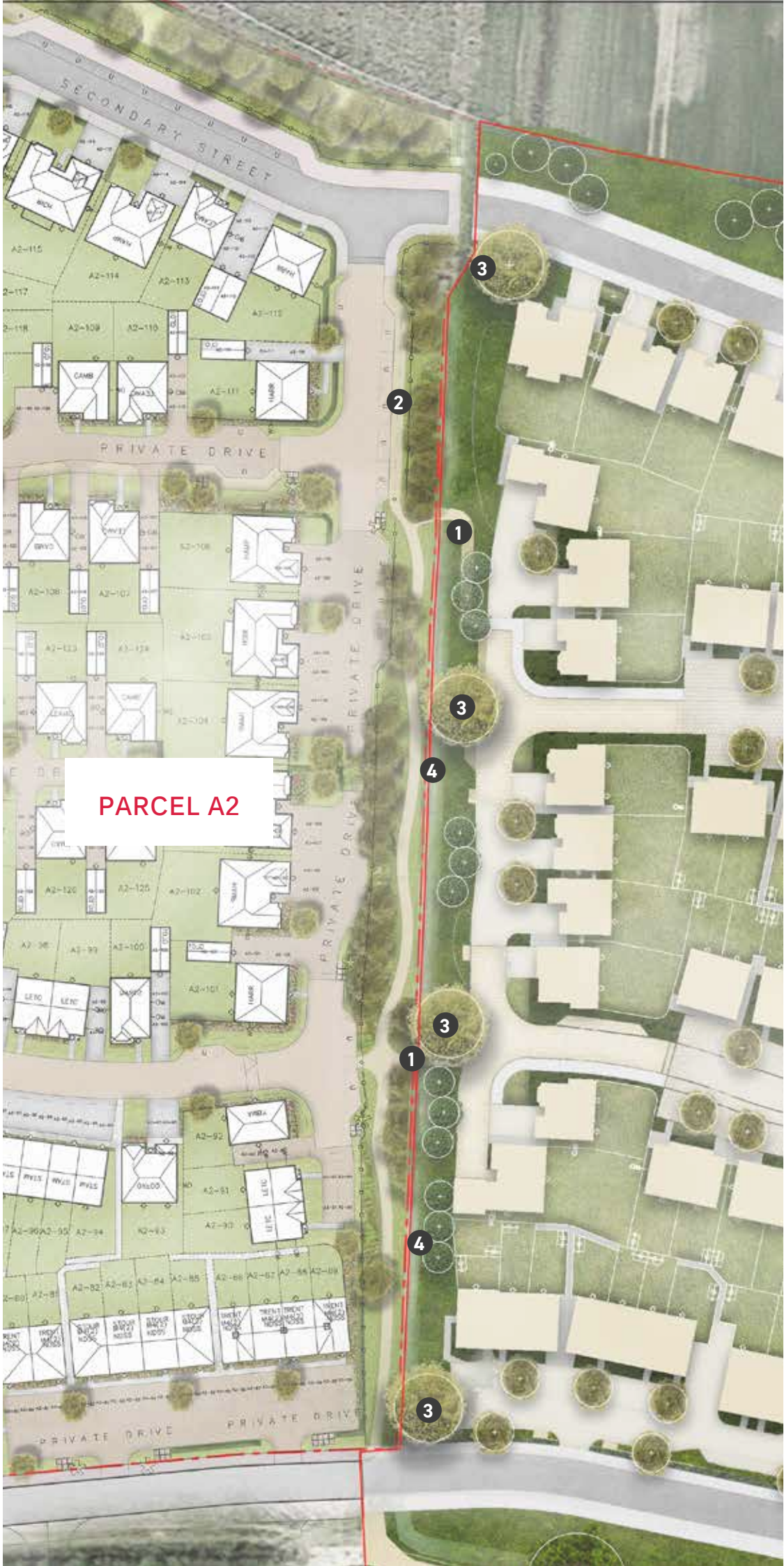
4.2 A2 & A3 Green Link

The green link between A2 and A3 provides access between the two parcels and enhances the landscape surrounding the existing ditch without effecting the existing profile of the ditch and its associated drainage. The bridge access points across the ditch are highlighted with feature trees that fit within a wider tree strategy.

- > Green buffer between A2 and A3
- > Self-binding gravel paths connecting north/south in the A2 parcel
- > Bridge connections to link A2 and A3



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- 1 Footbridge connecting to Parcel A2
- 2 Self-binding gravel path
- 3 Marker/ Gateway tree, pause and dwell moment
- 4 Existing ditch between A2 and A3

4 A3 & A5 Masterplan

4.3 The Village Green

The Village Green sits within the heart of A3 and draws upon the classic village green character. The Village Green is a landmark within the development parcel, creating an open space for the community to enjoy. A large feature oak tree and circular bench is the focal point within the green, able to be seen from the surrounding roads and green link. A formal path gently weaves through the park, framed by simple timber benches for pause and rest. Adjacent to the path is a central informal recreation space buffered from the road and adjacent properties with seasonal amenity planting.

- > Drawing upon a 'Village Green' typology
- > Informal, open flexible space
- > Tree and shrub planting
- > A meeting point



- 1 Flexible lawn space for recreation
- 2 Buffer planting and street trees
- 3 Feature tree with circular bench as meeting point
- 4 Self-binding gravel path
- 5 Amenity planting and flowering grass meadow framing village green
- 6 Green link through residential parcel

4 A3 & A5 Masterplan

4.4 A3 Public Right of Way Connection

The strategic woodland along the boundary of A3 provides a strong buffer to the adjacent Great Wilsey Plantation, whilst this is a structural tree belt there is the opportunity for ecological features and informal pathways to be established through the woodland.

- > Green tree lined buffer to site boundary
- > Mown paths
- > Connection to PRoW in northern corner of the site which extends beyond the site boundary



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- 1 Self-binding gravel path
- 2 Bridge and kissing gate over existing ditch to connect to PRoW
- 3 Grass swale adjacent to structural woodland planting
- 4 Structural woodland belt
- 5 Existing hedgerow and ditch
- 6 Green link connection from Village Green

4 A3 & A5 Masterplan

4.5 A3 & A5 Green Link

The design of the green link between A3 and A5 retains existing landscape features whilst integrating new green and blue infrastructure forming a gateway to the A5 residential parcel.

- > Retention of existing trees
- > New access road with gateway trees to identify entrances to A3 and A5
- > Connection to PRoW in east
- > Proposed bat hop adjacent to woodland entrance



- | | | | |
|---|---|---|--|
| 1 | Bat hop connecting to existing woodland | 5 | Informal connection through to A5 maintained |
| 2 | Gateway marker trees linking to wider tree strategy | 6 | Informal existing farm track retained |
| 3 | A3 retention basin | 7 | Existing ditch retained |
| 4 | Existing trees and hedgerow retained | | |



4 A3 & A5 Masterplan

4.6 A5 Edge

The connection to the PRoW has been considered to ensure there a sloped path from the PRoW that runs along the adjacent site's driveway and where it enters the site.

- > New tree planted edge to the site
- > Connection to PRoW
- > Path connecting A5 'Woodland Walk' to the A5 edge, PRoW and SuDS feature to the south

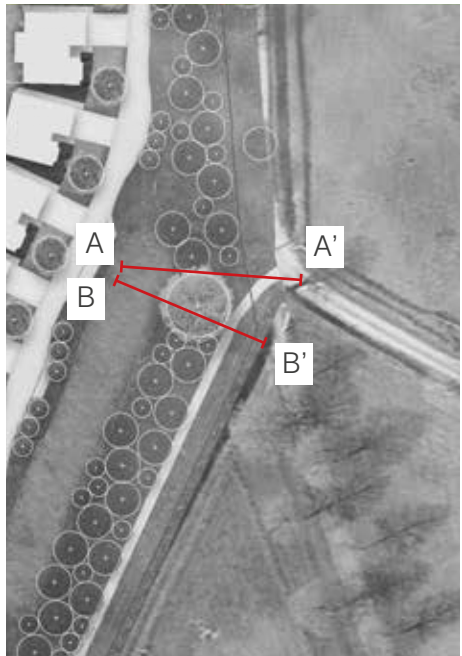
- 1 Existing trees to be retained
- 2 Connection to PRoW from Great Wisley Farm
- 3 Existing ditch and existing hedge row to be retained
- 4 Planting buffer, woodland whip species with locations for marker trees to be identified
- 5 Pedestrian connections
- 6 Feature tree as per planting strategy



4 A3 & A5 Masterplan

4.7 A5 Public Right of Way Connection

Section AA'

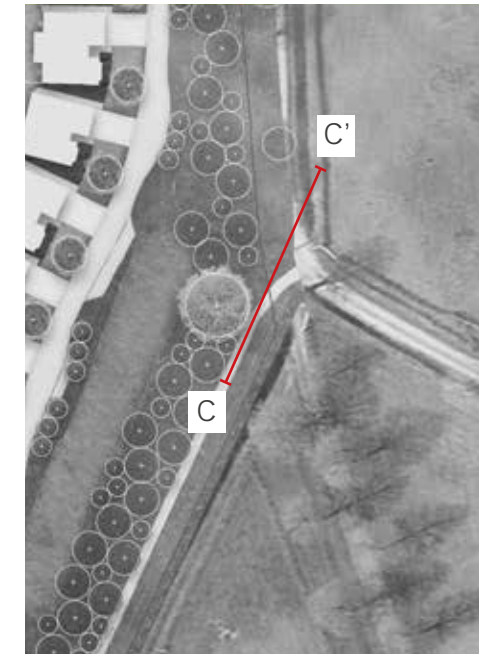


Section BB'



4 A3 & A5 Masterplan

4.7 A5 Public Right of Way Connection



Section CC'



4 A3 & A5 Masterplan

4.8 A5 Woodland Walk

The Woodland Walk is a key landmark within the landscape of A5. The green pocket park creates a strong and verdant link between the surrounding woodland belts. This space has been designed to bridge the two woodlands and create a key link for both residents and fauna. A formal path weaves gently from east to west, with natural play along the way features.

- > Verdant pocket with cycle and pedestrian movement
- > Bridging the woodland surrounding through the development
- > Natural, meandering character



- 1 Winding self binding gravel path through a woodland tree mix and understory planting
- 2 Boulders and balancing logs set into a slight depression
- 3 Surface of PRoW enhanced
- 4 Gateway/ marker trees
- 5 Connection to southern SuDs basin and play space

4 A3 & A5 Masterplan

4.9 A5 Woodland Edge

The treatment of the edge of the woodland protects the existing character and ecological features, such as the active badger sets. The wildflower meadow planting creates a natural transition between the woodland and residential properties.

- > Integrated into the woodland edge
- > Wildflower meadow adjacent to the woodland
- > Log piles and other ecological features
- > Mown paths to provide additional pedestrian route
- > Trim trail stations to support a health and well-being strategy

- 1 Laneway
- 2 Wildflower meadow adjacent to existing woodland
- 3 Pedestrian connections

Woodland Transition



4 A3 & A5 Masterplan

4.10 A5 SuDS Feature

The naturalised SuDS basin to the south of A5 has been integrated within the landscape, framed by trees and seasonal amenity planting. An all-weather path connects pedestrians and cyclists to the wider reaches of the GWP development, including to a southern play space.

- > Sloped sides with planted edges
- > Integrated into the 'woodland' character
- > PRoW continues adjacent to site boundary

- 1 Woodland edge meadow planting
- 2 PRoW to continue along boundary line with cleared path
- 3 Existing ditch, trees and hedgerows to be retained
- 4 Planting buffer, woodland whip species with locations for marker trees to be identified
- 5 Bridge connection to southern play space
- 6 Self-binding gravel path

