

BLOOR HOMES EASTERN

GREAT WILSEY PARK, HAVERHILL

HIGHWAYS TECHNICAL NOTE (PARCELS A14, A15 & E2)

Report Ref.

2503710_A-ACE-XX-00-RP-C-0103

November 2025

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Appendix C	Site Layout
Appendix D	Approved Road Hierarchy Parameter Plan
Appendix E	Approved Public Rights of Way Parameter Plan

Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	Draft for Review	AA	SAF	DRAFT	20.11.2025
-	Submission	AA	AA 	SAF 	26.11.2025

Distribution

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1. Introduction

- 1.1. Ardent Consulting Engineers (ACE) has been appointed by Bloor Homes Eastern to provide transport and infrastructure support for the proposed development at Great Wilsey Park, Haverhill.
- 1.2. An outline planning application (planning reference DC/15/2151/OUT) was submitted in October 2015 for a *'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'*. Outline planning consent was subsequently granted in August 2018.
- 1.3. The overall proposals seek to construct the development across 3 different phases. Phase 1 (including the infrastructure to support Phase 1 of the site) is currently under construction. The indicative phasing plan is shown at **Appendix A** for reference.
- 1.4. In addition to the above, planning consent was granted in August 2025 (under planning reference DC/25/0204/RM) for the section of road required to provide access into Phase 2 of the development.
- 1.5. The overall development proposals are split across 22 different parcels. A copy of the approved land use parameter plan is shown at **Appendix B** for reference, with an extract provided overleaf at **Figure 1.1**.



Figure 1.1: Approved Land Use Parameter Plan (Source: FCPR Ref. 5055-ES-01 Rev. 0)

1.6. This Highways Technical Note has been prepared to accompany a Reserved Matters (RM) application for zones A14, A15 and E2 of the development. The proposals (which form part of Phase 3) seek to provide a total of 250 residential dwellings with associated infrastructure and community allotment gardens.

1.7. A full description of the proposals is as follows:

'Reserved matters application - submission of details under outline planning permission DC/15/2151/OUT – means of access; appearance, landscaping, layout and scale for 250 dwellings (including 72 affordable) (parcels; A14; and A15); allotments (parcel E2); associated internal roads, car parking, amenity and public open space; pumping station and diversion of overhead HV cable; including application to partially discharge conditions 4; 6; 7; 8; 9; 12; 15; 28; 30; 37; 38; 39; 40; 41, 42; 44; 45 and 46'.

1.8. The RM application is submitted to West Suffolk Council (WSC) as the local planning authority. Suffolk County Council (SCC) is the local highway authority responsible for roads in the surrounding area.

1.9. Following this introduction, the remainder of this report is structured as follows: -

- **Section 2** describes the site location and existing situation;
- **Section 3** outlines the proposed highway infrastructure; and
- **Section 4** provides a summary and sets out the conclusions.

2. Existing Situation

- 2.1. The wider Great Wilsey Park development is located to the north-east of Haverhill, within the county of Suffolk. The site broadly lies adjacent with the existing urban edge of Haverhill, spanning the land between the A143 Haverhill Road to the north and the B1061 Coupals Road to the south.
- 2.2. The location of the wider site in its immediate context with Haverhill is shown at **Figure 2.1** below with the site boundary outlined in red.

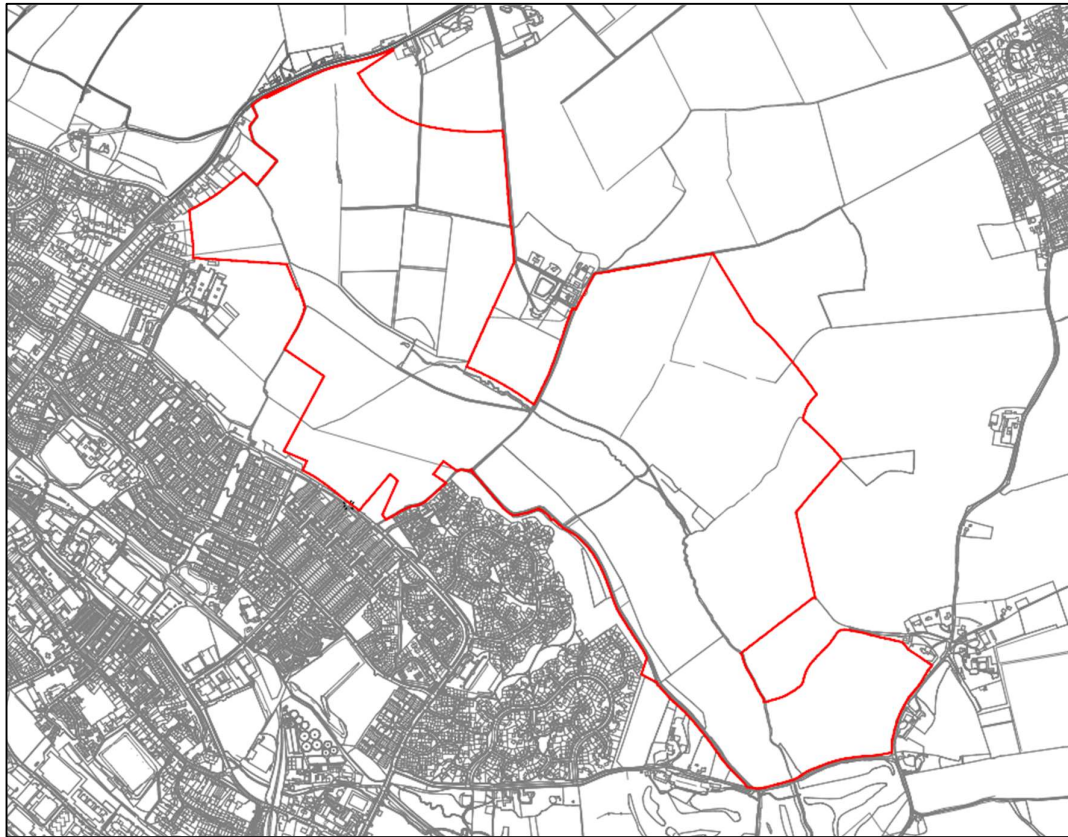


Figure 2.1: Approved Application Redline (Source: FCPR Ref. 5055-PL-01 Rev. B)

- 2.3. The wider site comprises an area of 168.34 hectares and is currently in use for arable cropping and pasture.
- 2.4. Primary access to the Great Wilsey Park development is taken from 2 separate newly constructed roundabouts, located along the northern frontage of the site from the A143 Haverhill Road and along the south-western frontage from Chalkstone Way.

- 2.5. The overall development proposals are split across 22 different parcels with the construction of various parcels within Phase 1 underway.
- 2.6. Parcels A14, A15 and E2 (which are the focus of this RM application) are located in the south-eastern portion of the site. The parcels comprise a total area of 14.71 hectares and are centred approximately at Ordnance Survey grid co-ordinates 569115mE, 245416mN.

3. Proposed Development

3.1. The proposals relevant to this RM application (parcels A14, A15 and E2) seek to provide a total of 250 residential dwellings with associated infrastructure and community allotment gardens.

3.2. A full description of the proposals is as follows:

'Reserved matters application - submission of details under outline planning permission DC/15/2151/OUT – means of access; appearance, landscaping, layout and scale for 250 dwellings (including 72 affordable) (parcels; A14; and A15); allotments (parcel E2); associated internal roads, car parking, amenity and public open space; pumping station and diversion of overhead HV cable; including application to partially discharge conditions 4; 6; 7; 8; 9; 12; 15; 28; 30; 37; 38; 39; 40; 41, 42; 44; 45 and 46'.

3.3. A breakdown of the proposed mix of residential dwellings is provided below: -

Private

- 25 x 2-bed houses;
- 77 x 3-bed houses;
- 73 x 4-bed houses; and
- 3 x 5-bed houses.

Affordable Rent

- 10 x 1-bed houses;
- 37 x 2-bed houses;
- 10 x 3-bed houses; and
- 3 x 4-bed houses.

Affordable Shared

- 8 x 2-bed houses; and

- 4 x 3-bed houses.

3.4. The site layout is contained within **Appendix C**, with an extract provided below at **Figure 3.1**.

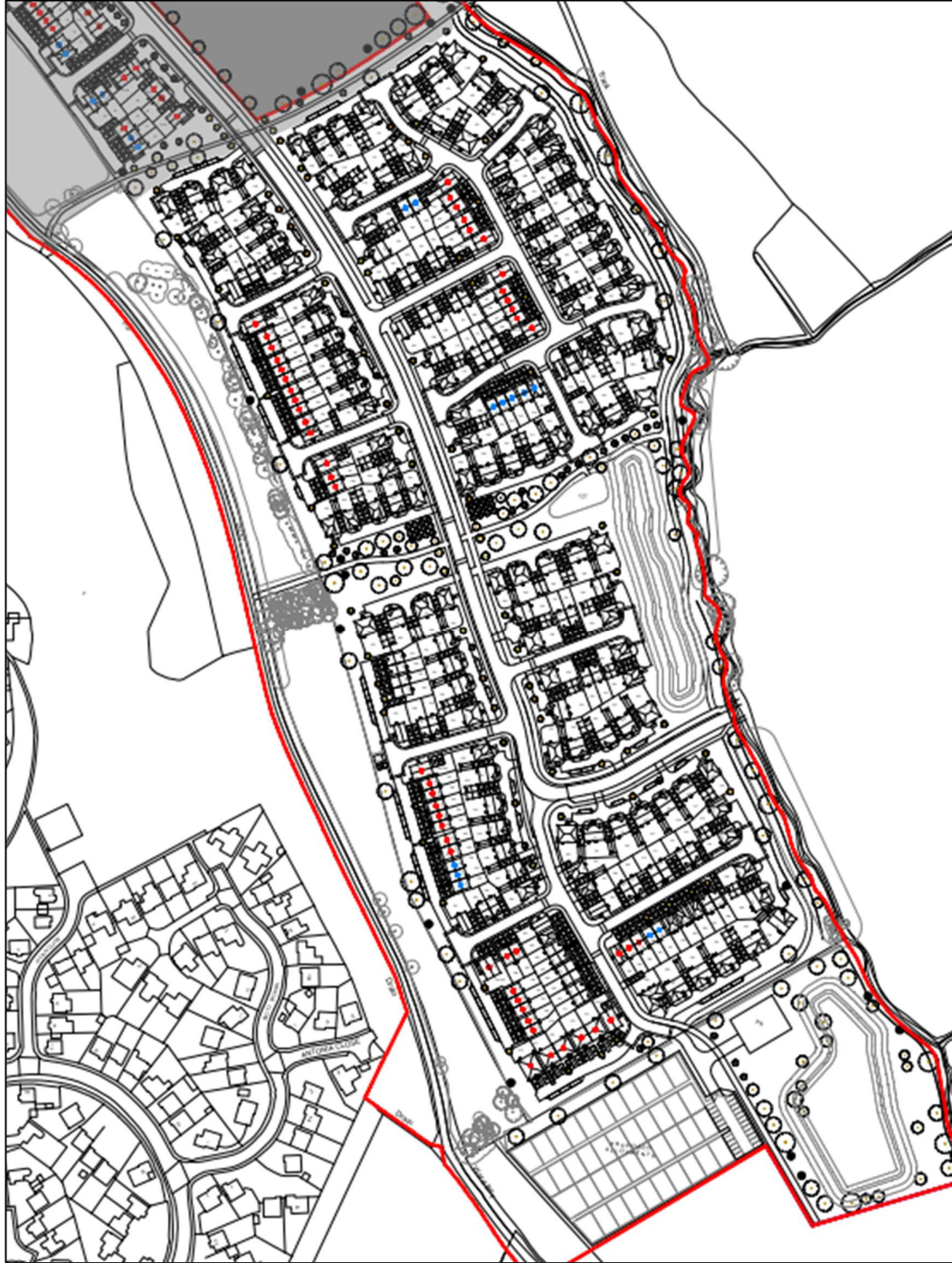


Figure 3.1: Site Layout Extract (Source: Bloor Homes Ref. EA232-PD-003)

3.5. The following description is pertinent to the highways and transport aspects of the proposed scheme.

Access

3.6. Parcels A14, A15 and E2 are proposed to be accessed via a continuation of the primary upper spine road in the northern portion of the site.

3.7. The adjacent parcel (where access will be taken from) is subject to a separate RM application.

3.8. The primary (upper tier) spine road is already partially constructed as part of the works for Phase 1.

Internal Road Network

3.9. The internal highway layout has been designed in accordance with the approved road hierarchy parameter plan, submitted as part of the outline planning application (planning reference DC/15/2151/OUT). A copy of the plan is included at **Appendix D** for ease of reference.

3.10. The proposed road types associated with this application are within the parameters set out in the road hierarchy plan. The proposed road network contained in this application is as follows:

- Primary (upper tier) Spine Road – 6.2m carriageway width with a combined 3m wide footway / cycleway on the northern side and a 2m wide footway on the southern side. A 1m wide verge is provided on the southern side of the carriageway and a 3m wide verge is provided on the northern side to incorporate a swale (as previously agreed with SCC);
- Tertiary Street – 5.5m carriageway width with either 2 x 2m wide footways or 1 x 2m wide footway and 1 x combined 3m wide footway / cycleway;
- Shared Surface – 5.5m carriageway width with a combined pedestrian and vehicular shared surface. 1m wide service margins are provided on both sides of the carriageway; and

- Shared Private Drive / Parking Court / Private Access to Allotments – 4.1m – 5.5m carriageway width serving up to 5 no. units. 6m clearance is provided for all parking bays in a parking court.

3.11. **ACE Drawing 2503710_A-ACE-XX-00-DR-C-0506A** shows the proposed road hierarchy as set out above.

3.12. Pedestrian and cycle connections have been provided throughout the development to connect with existing and proposed Public Rights of Way (PRoW) within the site. A copy of the approved PRoW parameter plan, permitted as part of the outline planning application (planning reference DC/15/2151/OUT) is included at **Appendix E** for ease of reference.

Traffic Calming

3.13. All internal roads will be subject to a comprehensive mix of traffic calming features including a speed restraint bend, speed tables and raised table junctions.

Visibility

3.14. 2.4m x 25m junction visibility splays are provided at all internal junctions in accordance with Suffolk Design Streets Guide / Manual for Streets standards for a design speed of 20mph. Additionally, 17m forward visibility splays have been provided on the speed restraining bend.

3.15. All visibility splays are shown on **ACE Drawing 2503710_A-ACE-XX-00-DR-C-0504A**.

Turning

3.16. All adopted roads throughout the development have been provided with sufficient turning heads to accommodate both refuse collection vehicles and fire tenders.

3.17. Turning areas have also been provided on all private drives to accommodate the turning movements of cars and small delivery vehicles.

Fire Access

3.18. All units within the development can be accessed within 45m of a fire tender with a 20m reverse distance if required into the private drive / access. Longer reverse distances can be agreed with the local fire authority if required.

3.19. Fire tenders entering the site are able to turn internally and do not have to reverse beyond a 20m distance.

3.20. **ACE Drawing 2503710_A-ACE-XX-00-DR-C-0504A** shows the swept paths of a fire tender turning where applicable and the 20m maximum reverse distance in which will be sign posted to warn the fire authority of the approaching limit.

Refuse

3.21. Refuse is to be collected internally of the site, with a refuse vehicle able to enter the site from all access points and get within acceptable collection distances of all properties / collection points (residents should not carry waste more than 30m, and waste collection vehicles should be able to get within 25m of the storage point).

3.22. **ACE Drawing 2503710_A-ACE-XX-00-DR-C-0504A** shows the swept paths of a refuse vehicle turning where applicable.

Highway Adoption

3.23. The proposed extents of highway land to be offered to SCC for adoption under S.38 of the Highways Act 1980 are shown on **ACE Drawing 2503710_A-ACE-XX-00-DR-C-0504A**.

Parking

3.24. Parking is to be provided in accordance with SCC's Guidance for Parking (October 2023) document across the scheme.

3.25. The standards require the following minimum level of on-site car parking to be provided:

- 1-bed houses - 1 space per dwelling;
- 2-bed houses - 2 spaces per dwelling;
- 3-bed houses - 2 spaces per dwelling;
- 4+ bed houses – 3 spaces per dwelling; and
- Visitors – 0.25 spaces per dwelling.

3.26. Based on the above, **Table 3.1** below identifies the minimum required level of parking.

Table 3.1: Required Level of Parking

Dwelling Type	No. of Units	SCC Parking Standards (spaces per dwelling)	Required Provision	
			Allocated	Visitor
1-bed house	10	1	10	-
2-bed house	70	2	140	-
3-bed house	91	2	182	-
4-bed house	76	3	228	-
5-bed house	3	3	9	-
Total	250	-	569	63

3.27. It is proposed to provide a total of 668 residential parking spaces across the site at an average of 2.67 spaces per dwelling. The breakdown of parking is as follows: -

- 498 allocated parking spaces;
- 101 allocated garage parking spaces and
- 69 visitor parking spaces.

3.28. All parking bays are provided at 5m x 2.5m in line with SCC standards. Swept paths have been checked using AutoTrack to determine each bay can be accessed / egressed accordingly.

3.29. Cycle parking is also be provided in accordance with the SCC's Guidance for Parking (October 2023) document which requires 2 cycle spaces per dwelling. All housing plots are to have cycling spaces provided internally of the units or property boundary.

4. Summary and Conclusions

- 4.1. ACE has been appointed by Bloor Homes Eastern to provide transport and infrastructure support for the proposed development at Great Wilsey Park, Haverhill.
- 4.2. The Great Wilsey Park development is located to the north-east of Haverhill, within the county of Suffolk. The wider site broadly lies adjacent with the existing urban edge of Haverhill, spanning the land between the A143 Haverhill Road to the north and the B1061 Coupals Road to the south.
- 4.3. The overall development proposals are split across 22 different parcels with the construction of various parcels within Phase 1 underway.
- 4.4. This Highways Technical Note has been prepared to accompany a RM application for zones A14, A15 and E2 of the development which are located in the south-eastern portion of the site. The zones comprise a total area of 14.71 hectares and are centred approximately at Ordnance Survey grid co-ordinates 569115mE, 245416mN.
- 4.5. The RM application is submitted to WSC as the local planning authority. SCC is the local highway authority responsible for roads in the surrounding area.
- 4.6. The proposals (which form part of Phase 3) seek to provide a total of 250 residential dwellings with associated infrastructure and community allotment gardens.
- 4.7. Access is proposed to be taken via a continuation of the primary upper tier spine road in the northern portion of the site. The adjacent parcel (where access will be taken from) are subject to a separate RM application. The primary (upper tier) spine road is already partially constructed as part of the works for Phase 1.
- 4.8. The internal highway layout has been designed in accordance with the approved road hierarchy parameter plan, submitted as part of the outline planning application (planning reference DC/15/2151/OUT).
- 4.9. Pedestrian and cycle connections have been provided throughout the development to connect with existing and proposed Public Rights of Way (PRoW) within the site.
- 4.10. Car and cycle parking for the site is provided in line with SCC's Guidance for Parking (October 2023) document across the scheme.

4.11. Having fully considered the highways matters relating to the proposed development, we consider that planning permission should be granted.

Drawings



NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS (SEE CON NOTES) AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
- NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
- ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.
- SPINE ROAD DESIGNED IN ACCORDANCE WITH ADJACENT PHASE.
- THIS DRAWING IS BASED ON DRAWING NUMBER EA232-90-003.

KEY

- SITE BOUNDARY
- 2.4m x 25m VISIBILITY SPILL JUNCTION
- 17m FORWARD VISIBILITY SPILL
- SERVICE MARGIN / MAINTENANCE STRIP
- AREA OFFERED FOR SCC HIGHWAYS ADOPTION

VEHICLES USED:

Suffolk Refuse Vehicle
Overall Length 11.530m
Overall Width 2.490m
Overall Body Height 3.550m
Min Body Ground Clearance 0.050m
Track Width 2.490m
Lock to lock time 4.00s
Wall to Wall Turning Radius 11.250m

Fire Appliance
Overall Length 8.640m
Overall Width 2.550m
Overall Body Height 3.550m
Min Body Ground Clearance 0.347m
Track Width 2.550m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 8.900m

Car
Overall Length 4.572m
Overall Width 1.769m
Overall Body Height 1.488m
Min Body Ground Clearance 0.249m
Max Track Width 1.713m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 5.100m

Rev	Description	Drn	Chn	App	Date
1	CREW HATCH AMENDED	AA	AA	SAF	26.11.21
Purpose:		Status:			
DRAFT		-			

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Client: **BLOOR HOMES**

Project Title: **GREAT WILSEY PARK, HAVERHILL**

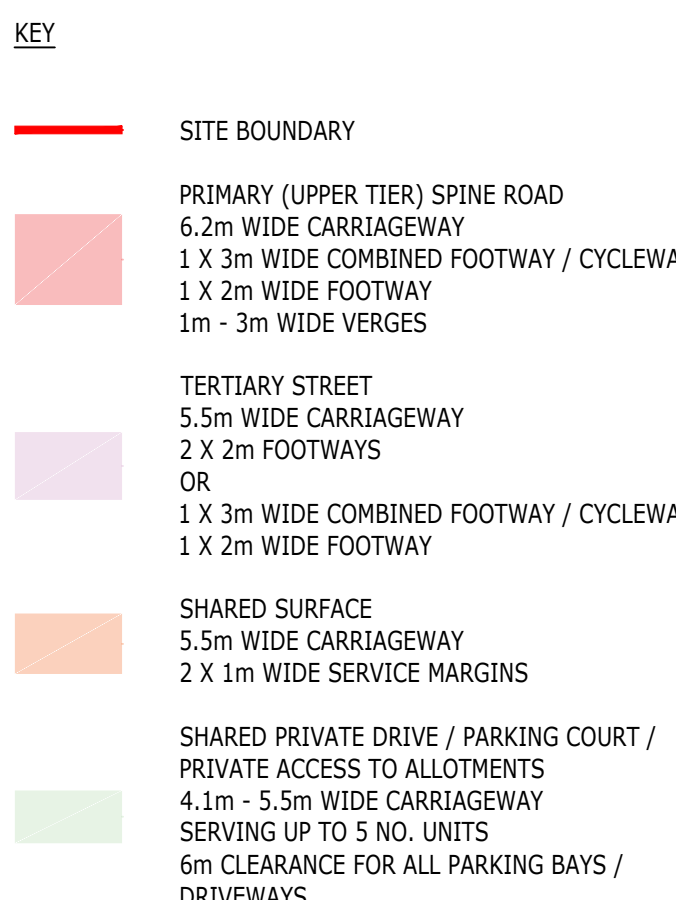
Drawing Title: **HIGHWAYS ADOPTION PLAN (PARCELS A14, A15 & E2)**

Drawn by AA	Checked by DV	Approved by IW	Revision A
Scale 1:500 @ A0	Date NOV 2025		

Drawing Number: **2503710** A-ACE-XX-00-DR-C-0504

0m 5m 25m
Scale: 1:500 @ A0

SEE INSET 1 FOR CONTINUATION



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BLOOR HOMES

Project Title:

GREAT WILSEY PARK, HAVERHILL

ROAD HIERARCHY PLAN (PARCELS A14, A15 & E2)

Drawn by AA	Checked by DV	Approved by IW	Revision A
Date 1:500 @ A0		Date NOV 2025	
Drawing Number			

2503710_A-ACE-XX-00-DR-C-0506