

Date: 16th December 2025

Our Ref: 25.004

Mrs. Charlotte Waugh
West Suffolk District Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU

Sent via Email

Dear Charlotte,

Submission of Reserved Matters Application on Land at Great Wilsey Park, Haverhill

James Bailey Planning Ltd. (JBPL) is writing on behalf of Bloor Homes, to formally submit a Reserved Matters Application, in relation to Outline Planning Permission DC/15/2151/OUT.

Outline Approval

On August 15th 2018 outline planning permission was granted for:

“(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”.

Reserved Matters Application

This Reserved Matters Application seeks permission for:

“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; and 44.”

This application relates to land parcels, A14, A15, and E2 only and has been submitted alongside a parallel RMA covering Parcel A9. While each application must be assessed on its individual merits, it is important to consider their interrelationship and how they collectively contribute to the delivery of the wider site.



Both RMAs represent two phases of the overall development and will be delivered by Bloor Homes. As such, key elements including open space provision, affordable housing, green infrastructure, and the surface water drainage strategy have been designed holistically across both applications. This integrated approach ensures consistency in layout, connectivity, and infrastructure delivery, supporting a cohesive and sustainable development.

This application has been prepared to be in accordance with parameter plans approved as part of the outline application.

A full document register is provided in Appendix One of this Covering Letter.

Submission

The application has been submitted via the Planning Portal (**Ref: PP-14485204**) and the associated fee of [REDACTED] has been paid.

We hope this application and the information submitted is all in order, but please do let us know if you should require anything further.

Yours sincerely

[REDACTED]

James Bailey
Director
James Bailey Planning Ltd.

Tel: 01284 336 068
Email: james@jamesbaileyplanning.com

APPENDIX ONE: DOCUMENT REGISTER

DOC#	Reports & Plans	Author	Report/Plan reference
-	Application Form and Certificates	James Bailey Planning Ltd (JBPL)	
1	Covering Letter	James Bailey Planning Ltd (JBPL)	
2	Planning Statement (to include affordable housing statement & Key Stakeholder Engagement)	James Bailey Planning Ltd (JBPL)	November 2025
3	Health Impact Assessment	James Bailey Planning Ltd (JBPL)	JBPL 2025
4	Site Location Plan	Finc	24.2068A14-15-E2.0001B
5	Planning Layout	Finc	24.2068A9-E2.1000-1P
6	Coloured Planning Layout	Finc	24.2068A9-E2.1000-1N
7	Design and Access Statement	Finc	A14-15 E2 October 2025
8 (a-c)	Housing Tenure Plan (including Affordable Units)	Finc	a) 24.2068A14-15-E2.2060B b) 24.2068A14-15-E2.2062B c) 24.2068A14-15-E2.2063B
9 (a-c)	Materials Layout Plan	Finc	a) 24.2068A14-15-E2.2030D b) 24.2068A14-15-E2.2032D c) 24.2068A14-15-E2.2033D
10 (a-c)	Boundary Treatment Plan	Finc	a) 24.2068A14-15-E2.2020C b) 24.2068A14-15-E2.2022C c) 24.2068A14-15-E2.2023C
11	Boundary Treatment Details	Finc	24.2068A9-B2.2500B
12 (a-c)	Hard Surfaces Plan	Finc	a) 24.2068A14-15-E2.2150D b) 24.2068A14-15-E2.2152D c) 24.2068A14-15-E2.2153D
13	Density Plan	Finc	24.2068A14-15-E2.2120E
14 (a-c)	Refuse & Recycling Strategy Plan (Condition 6)	Finc	a) 24.2068A14-15-E2.2050D b) 24.2068A14-15-E2.2052D c) 24.2068A14-15-E2.2053D
15 (a-c)	Parking & Cycling Strategy Plan (Condition 28)	Finc	a) 24.2068A14-15-E2.2000E b) 24.2068A14-15-E2.2002E c) 24.2068A14-15-E2.2003E
16 (a-c)	Storey Heights Plan	Finc	a) 24.2068A14-15-E2.2010B b) 24.2068A14-15-E2.2012B c) 24.2068A14-15-E2.2013B
17	Character Areas Plan	Finc	a) 24.2068A14-15-E2.2110C b) 24.2068A14-15-E2.2112C c) 24.2068A14-15-E2.2113C
18	Street Scenes	Finc	a) 24.2068.3003.B b) 24.2068.3004.A c) 24.2068.3005.A d) 24.2068.3006.A

			e) 24.2068.3007.A f) 24.2068.3008.A g) 24.2068.3009.A h) 24.2068.3010
19	Site Sections	Finc	a) 24.2068A14-15-E2.3100.C b) 24.2068A14-15-E2.3300.A
20	House Types Pack- Floor Plans & Elevations	Bloor Homes	Sent Separately
21	Schedule or Accommodation	Bloor Homes	24.2068A9-B2.1000G
22 (a and n)	Site Landscaping Plans (Condition 8)	Bloor Homes	a) EA232-LS-002a b) EA232-LS-003a c) EA232-LS-004a d) EA232-LS-005a e) EA232-LS-006a f) EA232-LS-007a g) EA232-LS-008a h) EA232-LS-009a i) EA232-LS-010a j) EA232-LS-011a k) EA232-LS-012a l) EA232-LS-013a m) EA232-LS-014a n) EA232-LS-015
23	Landscape Master Plan	Bloor Homes	EA232-LS-001f
24	Bat Hops Concept Plan	Bloor Homes	EA232-LS-100A
25	LEMP (Condition 7)	Bloor Homes	Bloor Homes: October 2025
26	Open Space & Play Strategy (Condition 15)	Bloor Homes	<u>See Landscape Plan EA232-LS-009a</u>
27 (a – b)	SUDs Cross Sections & Spot Levels	Bloor Homes	a) EA232-EN-401 b) EA232-EN-402
28	CGIs	Bloor Homes	EA232_Haverhill, Suffolk_Visuals_Bloor (24)
29	Green and Blue Infrastructure Plan	Bloor Homes	EA232-PD-850A
30 (a to j)	Drainage and SUDs Strategy (incl. Foul Water Strategy (Condition 37))	Ardent	a) 2503710_A-R02 Parcel A14 A15 and E2 Drainage and SuDS Strategy Part 1 b) 2503710_A-R02 Parcel A14 A15 and E2 Drainage and SuDS Strategy Part 2 c) 2503710_A-R02 Parcel A14 A15 and E2 Drainage and SuDS Strategy Part 3 d) 2503710_A-R02 Parcel A14 A15 and E2 Drainage and SuDS Strategy Part 4

		<ul style="list-style-type: none"> e) 2503710_A-R02 Parcel A14 A15 and E2 Drainage and SuDS Strategy Part 5 f) 2503710_A-R02 Parcel A14 A15 and E2 Drainage and SuDS Strategy Part 6 g) 2503710_A-R02 Parcel A14 A15 and E2 Drainage and SuDS Strategy Part 7 h) 2503710_A-R02 Parcel A14 A15 and E2 Drainage and SuDS Strategy Part 8 i) 2503710_A-R02 Parcel A14 A15 and E2 Drainage and SuDS Strategy Part 9 j) 2503710_A-R02 Parcel A14 A15 and E2 Drainage and SuDS Strategy Part 10 k) 2503710_A-R02 Parcel A14 A15 and E2 Drainage and SuDS Strategy Part 11 l) 2503710_A-R02 Parcel A14 A15 and E2 Drainage and SuDS Strategy Part 12 m) 2503710_A-ACE-XX-00-DR-C-0602 (P04) Parcel A14 A15 E2 Drainage &SuDS Strategy 1 of 2 n) 2503710_A-ACE-XX-00-DR-C-0603 (P04) Parcel A14 A15 E2 Drainage &SuDS Strategy 2 of 2 o) 2503710_A-ACE-XX-00-DR-C-0606 (P01) Parcel A14 A15 E2 Existing Drainage Catchment 1 of 2 p) 2503710_A-ACE-XX-00-DR-C-0607 (P01) Parcel A14 A15 E2 Existing Drainage Catchment 2 of 2 q) 2503710_A-ACE-XX-XX-DR-C-0651 Typical Basin Details r) 2503710_A-ACE-XX-XX-DR-C-0652 (P03) Typical Swale Details s) Channel Crossing Assessment Report v2.0 Part 1
--	--	--

			<ul style="list-style-type: none"> t) Channel Crossing Assessment Report v2.0 Part 2 u) Hydraulic Modelling Report v2.0
31 (a – b)	Preliminary FFLs	Ardent	<ul style="list-style-type: none"> a) 2503710_A-ACE-XX-XX-DR-C-0612 (P02) b) 2503710_A-ACE-XX-XX-DR-C-0613 (P02)
32 (a – b)	Estate Road & Footpath Details	Ardent	<ul style="list-style-type: none"> a) Road Hierarchy Plan 2503710_A-ACE-XX-00-DR-C-0506A b) Highways Technical Note 2503710_A-ACE-XX-00-RP-C-0103 Part 1 c) Highways Technical Note 2503710_A-ACE-XX-00-RP-C-0103 Part 2 d) Highways Technical Note 2503710_A-ACE-XX-00-RP-C-0103 Part 3
33	Section 38 Adoption Plan & Vehicle Tracking	Ardent	2503710_A-ACE-XX-00-DR-C-0504A
34	Lighting Strategy (Condition 44)	Ardent	SL0001/001/S38
35 (a – g)	Land Contamination (Condition 46)	RSK	<ul style="list-style-type: none"> a) Land Contamination 9081V1 Part 1 b) Land Contamination 9081V1 Part 2 c) Land Contamination 9081V1 Part 3 d) Land Contamination 9081V1 Part 4 e) Land Contamination 9081V1 Part 5 f) Land Contamination 9081V1 Part 6 g) Land Contamination 9081V1 Part 7
36 (a – f)	Topographical Survey	Interlock Surveys	<ul style="list-style-type: none"> a) PA718-220 Sheet 1 b) PA718-221 Sheet 2 c) PA718-222 Sheet 3 d) PA718-223 Sheet 4 e) PA718-224 Sheet 5 f) PA718-225 Sheet 6
37	Veteran Tree Management Plan	Haydens	11497-AIA- Rev B
38	Ecological Baseline Report (including surveys) (Condition 4)	Crossland Ecology	Crossland Ecology November 2025
39	Travel Plan (Condition 30)		P1602Q_20251107

December 2025
JBPL