

**GREAT WILSEY PARK,
HAVERHILL –
PARCELS A3 AND A5
PLANNING STATEMENT**

Quality Assurance

Site name:	Great Wilsey Park, Haverhill
Client name:	Redrow Homes Limited
Type of report:	Planning Statement
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Date	9 th June 2025
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1.0 Introduction

- 1.1 This Planning Statement has been prepared by Bidwells LLP on behalf of Redrow Homes Eastern Ltd referred hereafter as “the applicant.”
- 1.2 The Planning Statement supports the next residential Reserved Matters Application (RMA) to come forward under the outline consent at Great Wilsey Park. This application brings forward housing parcels A3 and A5, as described within the Outline Consent and its Parameter Plans, for a total of 198 dwellings.
- 1.3 A site location plan has been submitted to identify the parcels subject to this application. The red also includes the access to the parcels, for validation purposes only. No changes are proposed to the consented infrastructure outside of the parcels and immediate section of the primary street running between the two parcels.
- 1.4 This statement seeks to draw together the various assessments and documentation which inform the preparation of the scheme and have been submitted with the application in order to assist the Local Planning Authority (LPA) in determining the planning application.
- 1.5 Full details of all planning application documents and drawings which comprise the submission is provided in the Schedule of Application Documents appended to this document.
- 1.6 The remainder of this Statement is arranged as follows:
- Section 2 describes the background to the site;
 - Section 3 provides an overview of the application proposals;
 - Section 4 describes the pre-application discussions that have taken place and demonstrates how these have helped to shape the development proposals;
 - Section 5 considers the relevant planning policy framework against which the proposals will be considered;
 - Section 6 sets out the case in support of each of the proposed development
 - Section 7 provides conclusions in relation to the merits of each of the proposed application submissions and clarifies the Applicants' proposed approach to planning conditions.

2.0 Background

- 2.1 The full site is a sustainable urban extension located at the north-east edge of Haverhill and lies within the parishes of Little Wratting and Kedington. The site was allocated in the 2010 Core Strategy and the 2014 Haverhill Vision 2031 for the development of up to 2,500 new homes alongside public open space and recreation facilities, employment opportunities and education, community and leisure facilities; a development that is now known as 'Great Wilsey Park'.
- 2.2 To guide the coordinated development of the whole of the allocated area, the following Supplementary Planning Guidance Documents were adopted:
- North East Haverhill Concept Statement (adopted May 2013)
 - North East Haverhill (Great Wilsey Park) Masterplan (adopted May 2015)
- 2.3 St Edmundsbury Borough Council granted outline planning permission on 15 August 2018 for residential development of up to 2,500 units (including Use Classes C2/C3), two primary schools, two local centres for retail, commercial and employment use (Use Classes A1/A2/A3/A4/A5, B1 and D1/D2), open space and landscaping and associated infrastructure that form Great Wilsey Park, Haverhill (ref: DC/15/2151/OUT).
- 2.4 On 23 Sep 2023, permission was granted for the submission of details for the reserved matters for the first housing parcels: A1, A2 and A8 (ref: DC/19/1940/RM).
- 2.5 This Reserved Matters Application is pursuant to the Outline Consent and brings forward housing parcels A3 and A5.

Outline Application

- 2.6 Condition 3 of the Outline Decision Notice lists the Approved Plans, in accordance with which any Reserved Matters must be prepared. The Condition lists two sets of Parameter Plans; the Parameter Plans and the Alternative Parameter Plans. The creation of two sets of Parameters arose from two options for access to the site from Chalkstone Way. Both sets of Parameter Plans have equal weight.
- 2.7 Condition 3 was amended under a Non-Material Amendment Application (Application reference NMA(B)/15/2151) to differentiate between approved drawings and the parameter plans. As part of the amendment it also replaced 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 in order to make non-material changes to the road hierarchy requirements and building height parameters.
- 2.8 The parameter plan references applicable to this application are set out below:
- Section a) The development hereby permitted shall be carried out in accordance with the approved plans:
- Red Line Plan 5055-PL-01 B

- Chalkstone Way Access Plan Original 10173 HL 02 J
- 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

Section b) The development hereby permitted shall be substantially in accordance with the approved Parameter Plans:

- Building Heights Parameter Plan 5055-ES-03 A
- Building Heights Parameter Plan Alternative 5055-ES-03 E
- Density Parameter Plan 5055-ES-02
- Density Parameter Plan Alternative 5055-ES-02 D
- Land Use Parameter Plan dwg no 5055-ES-01 rev N
- Land Use Parameter Plan Alternative dwg no 5055-ES-01 rev O
- Road Hierarchy Parameter Plan 5055-ES-04 A
- Road Hierarchy Parameter Plan Alternative 5055-ES-04 F
- Public Rights of Way Parameter Plan 5055-ES-05 A
- Public Rights of Way Parameter Plan Alternative 5055-ES-05 F

Planning History

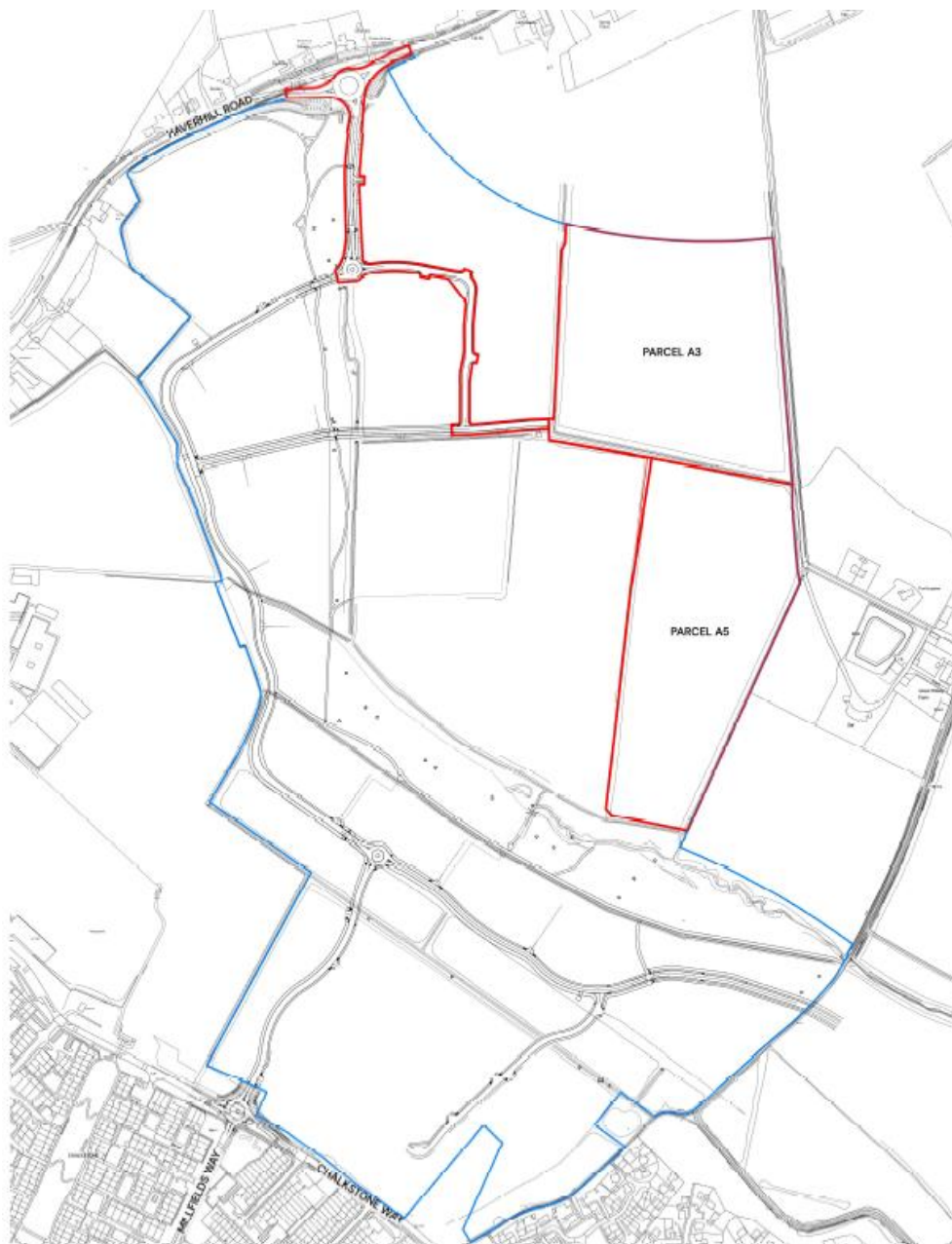
2.9 The following planning history is considered relevant to the application.

APPLICATION	REFERENCE	DECISION
Outline consent for residential development of up to 2,500 units, two primary schools, two local centres including retail, community and employment uses, open space, landscaping and associated infrastructure	DC/15/2151/OUT	Approved August 2018
Infrastructure RMA	DC/19/0834/RM	Approved May 2020
NMA to amend condition 3 to update road hierarchy parameter plan and Building heights parameter plan	NMA(B)/15/2151	Approved November 2019

First Residential RMA – Parcels A1, A2 and A8	DC/19/1940/RM	Approved September 2020
RMA to divert and underground the HV Cable over parcels A3 and A5.	DC/20/0358/RM	Pending Determination (to be combined into this application)
RMA to update the approved house types on the southern part of parcel A2 to meet updated building regulations, including the alteration of apartments to houses	DC/23/1927/RM	Approved March 2024
RMA for the Local Centre	DC/24/1452/RM	Approved May 2025
RMA for a section of Road south of Parcel A7	DC/25/0204/RM	Pending determination

3.0 The Proposals: Overview of the Parcels A3 and A5

- 3.1 This application is submitted for the approval of the Reserved Matters pursuant to the outline application (DC/15/2151/OUT) in relation to parcels A3 and A5. The Reserved Matters include access, appearance, landscaping, layout and scale for the area identified in red on the accompanying site plan to support the delivery of the housing parcels A3 and A5 at Great Wilsey Park. There are no changes proposed to the sections of road included in the site location plan, these have been included purely for validation purposes and have been delivered in line with the approved plans under the Infrastructure Reserved Matters Consent (DC/19/0834/RM).



3.2 The application description is:

“Reserved Matters application for 198 dwellings (parcels A3 and A5) and associated internal roads, car parking, landscaping, amenity and public open space and diversion of an overhead HV Cable. The Reserved Matters include access, appearance, landscaping, layout and scale. Application to partially discharge conditions 4, 6, 7, 8, 9, 28, 40, 41, 42 and 45.”

3.3 The application is for an area of approximately 12.25 ha including the following principal elements:

- 198 dwellings consisting of 1, 2, 3, 4 and 5 -bedroom houses
- A mixture of 1, 2 and 2.5 storey homes in a variety of house types
- Secondary, tertiary and private roads including areas of shared surfaces and shared private drives
- Supporting drainage infrastructure including 2 main drainage basins and a scheme of SUDS
- Landscaping, including a tree planting strategy informed by the native tree species found in the Great Field Plantation
- Public Open Space, including a village green located in Parcel A3 and a Woodland Walk located within Parcel A5.
- To facilitate the delivery of this phase of development, the existing overhead High Voltage cable needs to be diverted and buried underground.

4.0 Pre-Application Engagement

4.1 Paragraph 40 of the revised NPPF (2024) states that *“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”*

4.2 In the course of the preparation of the residential RMA submission, a wide range of pre-application consultations have taken place with officers from both West Suffolk Council and Suffolk County Council.

West Suffolk Council and Suffolk County Council

4.3 In total, four formal pre-application meetings for the application proposals have been made to the Council regarding the proposed development. Pre-application discussions have covered a broad range of issues including the following:

- Character and Design
- SuDS
- Landscape/PROW
- Highways
- Ecology

4.4 Discussions have also been held with West Suffolk Planning Officers, where it was agreed that the live RMA for the diversion of the HV Cable would be brought into this RMA.

Workshops

4.5 In addition to these pre-application discussions, a total of five workshops were held to discuss more specific topics relevant to the application. Workshops were held on the following dates:

- Emerging Layouts Workshop - 22.05.23
- Highways and Refuse Workshop - 05.06.23
- Landscape and Ecology Workshop – 19.05.23
- Urban Design Workshop – 17.10.23
- Landscape, Ecology and Drainage Workshop – 18.10.23

Parish Council Meetings

4.6 An update meeting was held with Haverhill Town Council on 5 August 2024 to discuss progress with the site including the next parcels coming forward.

Newsletters

- 4.7 A newsletter providing details of the progress so far at the site and information about Parcels A3 and A5 has been distributed to the following parties:
- Neighbouring residents (including residents of Parcel A and properties to the north of the site)
 - Haverhill Parish Councillors.
 - Councillors Pat Hanlon and Lora-Jane Miller as the Councillor for the Haverhill East Ward.
 - Headteacher for Westfield Primary Academy
 - Headteacher for Samuel Ward Academy
- 4.8 The newsletter has been appended to this planning statement at Appendix 1.

5.0 Planning Policy

- 5.1 The following chapter sets out below the National and Local Planning Policy context within which this reserved matter application is brought forward.

Revised National Planning Policy Framework (updated December 2024)

- 5.2 The National Planning Policy Framework (NPPF) was published in March 2012 and subsequently revised in July 2018, February 2019, September 2023, December 2023 and most recently December 2024. The Framework identifies the Government's vision, objectives and goals for the planning system and provides a series of aids in the determination of planning applications. Throughout the Revised NPPF is the core theme of a presumption in favour of sustainable development, as outlined in Paragraph 11. The Government's approach to sustainable development is comprehensively set out in the Revised NPPF under a number of categories which provide guidance on how to achieve this goal.
- 5.3 The Revised NPPF does not affect the statutory status of the development plan as the starting point for decision making. Developments which accord with an 'up-to-date' Local Plan should be approved whilst those that conflict should be refused 'unless other material considerations indicate otherwise'.
- 5.4 The Revised NPPF is a key part of the Government's reforms to make the planning system less complex and more accessible; and to continue to promote sustainable development. At the outset, the Revised NPPF explains (Paragraph 7) that the purpose of the planning system is to contribute to the achievement of sustainable development. In Paragraph 8, the Revised NPPF updates the three dimensions to sustainable development:
- An Economic Objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - A Social Objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - An Environmental Objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy
- 5.5 Paragraph 38 states that 'Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'
- 5.6 The relevant chapters of the Revised NPPF to the proposed development include:

- Chapter 2: Achieving Sustainable Development
- Chapter 5: Delivering a Sufficient Supply of Homes
- Chapter 8: Promoting healthy and Safe Communities
- Chapter 9: Promoting Sustainable Transport
- Chapter 12: Achieving well designed places

Local Statutory Development Plan

5.7 The Local Statutory Development Plan consists of the following documents:

- Core Strategy (adopted 2010)
- Haverhill Vision 2031 (adopted 2014)
- Joint Development Management Policies (2015)
- Proposals Map (2015)

5.8 On 1 April 2019, Forest Heath District Council and St Edmundsbury Borough Council became a single district council called West Suffolk Council. West Suffolk have commenced a review of the local plan which will set out the long-term planning and land use policies for the area. A Regulation 18 Consultation is due to take place in November 2019.

5.9 Notwithstanding the Outline Planning Permission that is in place, there are a number of policies within these documents which could be of relevance to the determination of this application, which are as follows:

Core Strategy (adopted 2010)

- CS2 Sustainable Development
- CS3 Design and Local Distinctiveness
- CS5 Affordable Housing
- CS7 Sustainable Transport
- CS12 Haverhill Strategic Growth

Haverhill Vision 2031 (adopted 2014)

- HV1 Presumption in Favour of Sustainable Development
- HV4 Strategic Site – Northeast Haverhill
- HV18 Green Infrastructure in Haverhill

Joint Development Management Policies (adopted 2015)

- DM2 Creating Places – Development Principles and Local Distinctiveness
- DM6 Flooding and Sustainable Drainage
- DM7 Sustainable Design and Construction
- DM11 Protected Species

- DM12 Mitigation, Enhancement, Management and Biodiversity
- DM13 Landscape Features
- DM20 Archaeology
- DM22 Residential Design
- DM42 Open Space, Sport and Recreation
- DM44 Rights of Way
- DM45 Travel Assessments and Travel Plans
- DM46 Parking Standards

Supplementary Planning Guidance

5.10 The Supplementary Planning Guidance documents pertinent to the preparation of the proposed housing RMA are as follows:

- North-east Haverhill Concept Statement (adopted May 2013)
- Northwest Haverhill Masterplan (adopted May 2015)
- Open Space, Sport and Recreation Facilities (adopted December 2012)
- West Suffolk Affordable Housing (adopted November 2019)
- West Suffolk Climate Change and Sustainable Building Planning Advice Note (adopted January 2023)
- Space Standards for West Suffolk (adopted December 2017)

Emerging West Suffolk Local Plan

5.11 The West Suffolk Local Plan was submitted to the Secretary of State for independent examination on 24 May 2024. The Inspector published a series of questions for additional representations to be submitted by the representors for sites (under regulation 20). The current Local Development Scheme targets adoption for July 2025.

5.12 Although the progress of the emerging Local Plan is noted, as a Reserved Matters application the proposals put forward in this application are to be considered under the Local Plan relevant to the Outline permission.

6.0 Affordable Housing Statement

- 6.1 The S106 agreement sets out the requirements for affordable housing under the definitions and the Third Schedule.
- 6.2 The S106 sets the requirement for 30% of the total number of dwellings approved under the Outline to be of an affordable tenure. Of the total 30%, the mix is to be split with 80% as rental dwellings and 20% as Intermediate Dwellings.
- 6.3 Paragraph 1.8.1 of the Third Schedule states that 23% of the first 850 dwellings brought forward for Reserved Matters Consent shall be of an affordable tenure. Each Reserved Matters shall also include with 23% of the dwellings being submitted for approval under each RM as an affordable tenure, in line with the tenure mix set out above.
- 6.4 The proposed affordable housing schedule is set out below demonstrating a 23% provision of affordable housing for the Reserved Matters:

PRIVATE MIX				
	A3	A5	Composite	
1 bed	0	0	0	
2 bed	0	0	0	
3 bed	42	17	59	
4 bed	42	51	93	
TOTAL	84	68	152	
AFFORDABLE MIX				
	A3	A5	Composite	
1 bed	2	2	4	
2 bed	10	8	18	
3 bed	10	6	16	
4 bed	4	4	8	
TOTAL	26	20	46	
TOTAL PRIVATE AND AFFORDABLE	110	88	198	23% AFFORDABLE

7.0 Planning Assessment

Background

7.1 From the consideration of the Site and surroundings, the planning context of the submission being a Reserved Matter relating to an Outline Planning Permission, the nature of the proposals, policy context and the matters discussed throughout the pre-application engagement, the following are considered to be the key issues for assessment in considering the determination of the planning application:

- Compliance with the Outline Consent and Approved Parameter Plans
- Housing Provision
- Design and Visual Impact (evolution and approach)
- Landscape and Open Space
- Transport
- Car Parking
- Cycle Parking
- Drainage
- Ecology
- Sustainability
- Lighting

Compliance with the Outline Consent and Approved Parameter Plans

7.2 The outline planning permission has already granted consent for a mixed-use development which comprises up to 2,500 dwellings, two primary schools, two local centres including retail, community and employment uses, open space, landscaping and associated infrastructure.

7.3 The outline planning permission approved a series of parameter plans relating to land use, building heights, density, road hierarchy and public rights of way, which establishes the context and certain specifications and standards to be applied in the site's development.

7.4 The accompanying Design and Access Statement demonstrates that the housing parcels know as Parcels A3 and A5, are in accordance with the following approved parameter plans:

- Landuse Parameters (5055-ES-01 - Rev O)
- Density (5055-ES-02 – Rev D)
- Building heights (5055-ES-03 – Rev F)
- Road Hierarchy (5055-ES-04 – Rev G)
- Public Rights of Way (5055-ES-05 – Rev F)

7.5 To take each of these in turn:

- **Landuse** – the parameter plan sets a requirement for these two parcels to be a C3 use with green infrastructure. The parcels contain only residential development and are supporting by green infrastructure.
- **Density** – The parameter plan sets a requirement for these parcels to have a density of 20-25 dwellings per hectare (dph). The density for these parcels is in compliance with this at 20-25 dph.
- **Building Heights** – Parcels A3 and A5 are both shown as up to 2 storeys or 8m on the building heights parameter plan. The proposals are in broad accordance with the parameter plan, with the majority of dwellings at a 2 storey height, with 2.5 storeys in strategic locations such as end of vistas, or corner plots to frame the view and create a sense of place.
- **Road Hierarchy** – The proposed road layout is in broad accordance with the parameter plan. The hierarchy remains in line with the parameters, however, there has been a slight change in the alignment of the road to improve the entrance to the parcel. In addition to this, a new street typology was introduced referred to as ‘the lanes’, as a solution to maintain the rural edge of the parcels, address pre-app comments relating to the orientation of units and providing natural surveillance over the green link, while also meeting the refuse collection requirements.
- **Public Rights of Way** – The PROW parameter plan identifies an existing PROW along the eastern boundary of the application and following a diagonal alignment along the southern boundary. Various proposed PROW routes are also identified in relation to these two parcels. The proposed development maintains all these routes. The existing PROW is retained along the eastern boundary and is brought into the southern open space to link up to the wider network. The proposed PROW routes are maintained as well, most notably the north south connection between parcels A2 and A3 and the north south connection to the west of parcel A5 which will be maintained as a non-lit route, due to the proximity to the Great Field Plantation.

7.6 The location mix of storey heights, proposed landscape corridors and open space, key building frontages and road alignment proposed in this submission are considered to be in broad accordance with the Outline Consent and the Parameter Plans.

Design Evolution

7.7 The design evolution is explored in the supporting Design and Access Statement. Various Pre-application meetings were held with the Local Authority and key stakeholders including:

- Suffolk County Council Highways
- Lead Local Flood Authority
- Place Services Ecology
- Place Services Landscaping
- West Suffolk Public Rights of Way team
- West Suffolk Refuse Team

7.8 A summary of the main design evolution is set out below:

- Alteration to establish an outward facing perimeter
- The introduction of additional green space in the form of Village Greens and Pocket Parks.

- Clear east-west links providing car-free connectivity to the wider network of green links.
- The introduction of a new road typology known as ‘the lanes’ to create a new character area while ensuring compliance with all policy requirements including refuse.
- Higher proportions of terraced/interlinked properties introduced to frame the green spaces.
- Bat hop introduced between parcels A3 and A5.
- Planting to link to the Great Field Plantation species.
- Introduction of a number of drainage features in the parcels.

Design Approach

- 7.9 The proposed design approach has been influenced by the approved parameter plans which outline the location of developable land, public open space, ecology/attenuation areas and existing footpaths. The design approach has also been influenced by the principles set out in the adopted Masterplan document and, whilst not an approved document, the Design and Access Statement that was submitted with the outline planning application.
- 7.10 The rural context of the two parcels have been integrated into the layout to ensure the parcels provide a distinction from previous RMAs and to transition between the rural edge and the more suburban centre of Great Wilsey Park.
- 7.11 The main design principles have been established to create distinctive character areas which respond to the neighbouring context. The main character areas for A3 include:
- The Village Green
 - The Neighbourhood Core
 - The Rural Edge
- 7.12 Planning policy DM22 requires that all development proposals maintain or create a sense of place and/or character through designs that respond to the existing built environment by utilising the characteristics of the locality to create buildings and spaces with a strong sense of place. The development proposals are in accordance with this policy by taking influence from the existing building environment and creating an inclusive community.
- 7.13 Each of these areas have been formed through the housetypes, the architectural design, the landscape planting and the highway form. These character areas are explored in the supporting Design and Access Statement submitted as part of this application. A brief summary of the main approaches to these areas is set out below.
- The Village Green**
- 7.14 This character area is formed by dwellings fronting onto the centrally located village green, providing a strong frontage onto the space. The proposed housetypes and road structure provides a defined and formal frame for the village green and to enclose the public open space, creating a natural change in the street scene and to encourage slower speeds through the space.
- 7.15 To reflect the rural context of these parcels, the building heights have been kept to two storeys with the occasional two and half stories in appropriate locations to act as landmark buildings.

The Neighbourhood Core

- 7.16 This character area has been primarily located within the central parts of A3 and A5, designed at a slightly higher density than the rural edge character areas, through the use of a mix of semi-detached and terraced housing of two storeys in height. This will create a strong sense of enclosure and will be accessed via shared surface streets, facilitating slower speeds and encouraging social interaction and a vibrant street scene.

The Rural Edge

- 7.17 This character area has the strongest interaction and relationship with the surrounding countryside. To reflect this context, the appearance, density, highway typologies, building line, density and building heights have all be carefully designed to soften the transition between the built-up area within the parcel, the landscape buffer and the rural countryside to the east. This character area is typically made up of larger family homes, with irregular footprints allowing the integration of the soft landscaping to contribute to the softening of the building line.
- 7.18 The proposals are in accordance with planning policy DM2, which requires all development to recognise and address key features, characteristics, landscape/townscape character and local distinctiveness.
- 7.19 Planning policy DM22 requires that all development proposals maintain or create a sense of place and/or character through designs that respond to the existing built environment by utilising the characteristics of the locality to create buildings and spaces with a strong sense of place. The development proposals are in accordance with this policy by taking influence from the existing urban and rural environment and providing a transition between the rural countryside to the east and the urban parcels.

Appearance

- 7.20 The expectations for residential design are set out in Policy DM22 of the Joint Development Management Planning Policies document. The policy requires proposals for new development to meet criteria set out to achieve high quality design, which creates a safe and welcoming environment and ensures appropriate levels of permeability and accessibility, promoting sustainable transport.
- 7.21 The submitted Design and Access statement prepared by Pegasus, provides full considerations of the design of the submission proposals, demonstrating how the proposals responded to and are appropriate for the context of the application site.
- 7.22 The proposals seek to continue the network of streets and green links established in earlier phases of the development.
- 7.23 A3 and A5 provides a high-quality public realm creating a mix of open spaces and landscape which promotes interaction for new and existing residents. The mix of housetypes and their interaction with the street scene help to foster a strong sense of place and community.

Landscape and Open Space

- 7.24 The Landscape design approach to streetscape and urban design context associated A3 and A5 responds to the varying architectural responses forming distinctive characters areas across the site.
- 7.25 A number of proposed landscape characteristics including east-west landscape pedestrian routes with formal residential boundaries, simple palettes of planting which take lead from the existing species from the surrounding countryside and Great Field Plantation helping to define the character of various spaces, informal seating, contrasting surface treatments and naturalistic and sustainable play elements.
- 7.26 Streets within A3 and A5 will provide clear routes for wayfinding; mark the entry into a residential neighbourhood and create a clear threshold; promote slower traffic speeds; address the needs of residents in properties on the street and promote local ownership; function as informal public open space; create a unique local identity; positively contribute to the overall proposed character and legibility of the area; introduce seasonal variety through planting design; adopt sustainable urban drainage principles, where applicable; and provide opportunities for residents to play and socialise, fostering community spirit.
- 7.27 Seven landscape character areas have been created which respond to the existing context and proposed layout. These include:
- **A2 and A3 Green Link**

Providing north south connectivity through a fully pedestrianised link, incorporating planting and drainage features. The link also provides bridged connections over the swale between A2 and A3 ensuring the successful integration of the A3 into A2.
 - **A3 and A5 Green Link**

This link provides an east west connection between the existing public right of way along the eastern boundary of the site and the wider development. The link retains a number of high-quality existing trees and is supplemented with additional tree planting. The link includes a proposed bat hop adjacent to the woodland entrance.
 - **A3 and A5 Edge**

The A3 and A5 edge provides the buffer between the countryside and the development. A new structural woodland is proposed to be planted in line with the requirement secured through the Land Use Parameter Plan and S196 agreement. A proposed connection into the existing PRow is included which continues the north south connectivity through the development linking into the play space to the south. It is proposed that a combination of formal footpaths and mown paths are provided.
 - **Woodland Edge and Integration**

The proposed planting mix has taken inspiration from the existing species in the woodland. This seeks to integrate the woodland into the new development. An informal unlit mown path is proposed to respect the ecological constraints and protect the link as a dark corridor for bat movements. This corridor promotes ecological and natural features with the inclusion of log piles, wildflower meadow planting and natural trim trail stations to support health and wellbeing.
 - **The Village Green**

Responding to the rural context, inspiration has been taken from traditional rural Suffolk villages through the introduction of a village green. This will form a central focal point within the parcel, creating a space for the natural creation of communities and providing a space for them to gather. The Village Green will include flexible lawn space for recreation, amenity planting and flowering meadow grass framing the green, a feature tree with a circular bench.

- **SUDS Features and Swales**

New drainage ponds are proposed to the south of A3 and the south of A5, tied into the proposed swales and ditches running through the parcels. These features contribute to the landscape character and provide further opportunities for ecological enhancements and opportunities for a variety of planting mixes.

7.28 The application is supported by a Landscape Statement and a suite of hard and soft landscaping drawings.

Access and Parking

7.29 Access to the Redrow RMA site has been provided in accordance with the approved Parameter Plans. Matters pertaining to access of the site were considered at the Outline Planning stage and remain unaltered by the proposed application. The site will be accessed off Haverhill Road (A143), through the spine road approved under the Infrastructure RMA. Information has been provided on tracking and visibility splays as part of the RMA to support the proposals.

7.30 A parking strategy plan has been provided to support these proposals, which has been influenced by Suffolk County Councils Guidance for Parking 2019 and is in line with policy requirements set out in planning policy DM46.

7.31 The total provision for the RMA site is broken down as follows:

Car Parking

- A total of 178 allocated residential car parking spaces
- 56 no. garage parking spaces (5 additional to the required provision)
- 22 on street visitor parking spaces.

7.32 Cycle parking will be in garages where provided or in a secured, covered store within the dwelling curtilage such as rear garden sheds in accordance with policy DM46.

7.33 In accordance with policy CS7 Sustainable Transport and the approved Public Rights of Way Parameter Plan under the outline consent, the site comprises a network of footpaths and cycle paths within the green amenity space to prioritise walking and cycling through the space.

7.34 Additionally, the design of the internal road layout is configured to encourage low traffic speeds through the use of raised table and curved alignments to increase safety and enjoyment for pedestrians and cyclists, ensuring their position at the top of the hierarchy as outlined in policy CS7.

Drainage

- 7.35 Surface water run-off rates within the development will be managed using on-site Sustainable Urban Drainage Systems (SuDS). The SuDS basins are incorporated within the Landscape Buffer and structural planting along the site's eastern boundary and the southern edge of Parcel A5 as shown on the layout plans.
- 7.36 The proposed drainage strategy is in line with the details submitted as part of the Infrastructure RMA and policy DM6 of the local planning requirements.

Ecology

- 7.37 An Ecological Assessment has been submitted as part of this application (ref: 11409.EcoAs.dv3) and in relation to Condition 4 of the outline permission (ref: DC/15/2151/OUT) which requested further ecological surveys to be undertaken at the time of the submission of the reserved matters.
- 7.38 The surveys, carried out in 2022 and 2023, concluded that with the adoption of safeguards and enhancements detailed within the report, adverse effects arising from the development can be avoided or adequately mitigated. Development will therefore be undertaken in accordance with these recommendations in accordance with the outline planning permission.
- 7.39 The following documents relating to ecology have been prepared by Ecology Solutions and are submitted in support of this reserved matters application:
- Biodiversity Monitoring Strategy- this document has been prepared pursuant to condition 45 of the outline approval which requires the submission of details with each Reserved Matter Application and addresses requirements of Policy DM12 in terms of the monitoring of biodiversity. The details provided relate to the monitoring strategy for the retained and newly established habitats as part of the development, as well as the mitigation of protected and priority fauna species associated with those habitats.
 - Ecological Implementation Strategy- this document has been prepared pursuant to condition 42 of the outline approval which requires the submission of details with each Reserved Matters Application and addresses requirements of Policy DM12 in terms of the mitigation, enhancement and management of biodiversity. The details provided in this document relate to the land covered by the Residential RMA. Particular attention has been paid to the mitigation measures set out in Volume 2 Section 9 of the Environmental Statement, relevant appendices and subsequent Addendum.
 - Protected Species Survey Report- this document is a live 'work draft' report and sets out the results of the survey work undertaken on site updated frequently following ongoing surveys on site. This document addresses the requirements set out in condition 4 of the outline permission and Policy DM11 which sets out the requirements for measures: – To reduce disturbance to a minimum; and
 - To reduce disturbance to a minimum; and
 - To maintain the population identified on site/provide adequate alternative habitats to sustain at least the current levels of population.
 - Dormice

Sustainability

- 7.40 In accordance with policy DM1 Presumption in Favour of Sustainable Development and paragraph 11 of the NPPF (December 2024), sustainable construction techniques are at the centre of the proposals.
- 7.41 The new homes within Parcels A3 and A5 will be built to the standards as outlined in the latest Building Regulations, meaning that energy and resource use will be minimised in material selection, as well as building with a highly insulated fabric to ensure operational efficiency. Every dwelling will be equipped with an Air Source Heat Pump (ASHP) to avoid gas connections.
- 7.42 The design of the site incorporates green spaces, which provides opportunities for social and community cohesion, fostering sustainable communities. In addition, the proposed mix of housing types and tenures works towards the creation of a truly varied and mixed community.

ES Conformity

- 7.43 The Environmental Statement was prepared as part of the Outline Application. Since this document, three addenda have been provided to update the assessments set out in the original ES. The Addendum submitted in support of this application assesses the proposals put forward within the Residential RMA and provides an assessment of the significance of the design changes.
- 7.44 The assessment concluded that the design proposals would not have a significant impact on the environment.

8.0 Conclusion

- 8.1 As demonstrated above and within the accompanying application content, the reserved matters application will deliver much needed homes at Great Wilsey Park. The RMA accords with the Parameter Plans, approved by the outline permission (DC/15/2151/OUT) and has given due consideration to the principles and aspirations set out in the approved masterplan document for Great Wilsey Park.
- 8.2 This proposal complies with the current adopted West Suffolk Council Local Plan policies.
- 8.3 The applicants' approach in this Reserved Matters application has been to provide a robust and comprehensive submission that provides all the necessary details for the determination of the application without the need for any matters to be reserved by planning condition.
- 8.4 Paragraph 39 of the NPPF requires local planning authorities to approach decision-taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems. Decision-takers at every level should seek to approve applications for sustainable development where possible and work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
- 8.5 In accordance with the above we respectfully request that West Suffolk Council consent this application without unnecessary delay or condition.

APPENDIX 1

CONSULTATION NEWSLETTER



Welcome to Community Matters, a newsletter from Redrow, to keep you up to date with the latest plans at Redrow's new neighbourhood, Great Wilsey Park, in Haverhill.



Redrow Homes at Great Wilsey Park

About Redrow

Redrow was established in 1974. Today it is one of the most successful and acclaimed homebuilders in the country, building over 5,400 premium new homes a year across England and Wales. Over Redrow's history, spanning more than 50 years, it has earned a unique reputation for delivering high quality, award-winning homes that are built in well-chosen locations with excellent place making. Great Wilsey Park is a Redrow Eastern development. This region is currently delivering homes across Essex and Hertfordshire with developments in locations such as Witham, Basildon, Silver End, Ingatestone, Bocking, Goffs Oak, Saffron Walden and Stevenage. To find out more about available homes visit www.redrow.co.uk.

Working with the community



Pupils at Barnardiston Hall Preparatory School took part in a creative competition to imagine housing of the future, filling a time capsule with the work they'd produced and burying it at Great Wilsey Park.

About Great Wilsey Park








Outline planning permission was granted in 2018 for the development of land known as Great Wilsey Park in Haverhill, to deliver 2,500 new homes, two new primary schools, two local centres including retail, community and employment uses, landscaping and other infrastructure.

In May 2020, the detailed design - Reserved Matters Application (RMA) - approved the infrastructure plans for access, landscaping, layout, and scale for the spine road for the first phase of the development. In September 2020, a residential RMA approved the appearance, landscaping, layout and scale for 499 dwellings – Parcels A1, A2 and A8 on the map, plus associated internal roads, car parking, landscaping, amenity and public open space.

With over 145 new homes occupied, Redrow is now making a Reserved Matters Application for the two land parcels shown as A3 and A5, and we are keen to share our plans with the local community.

Land Use Plan *Showing the individual parcels of land.*



- LEGEND**
-  Application Boundary - Total Area 168.34Ha.
 -  Residential Development Use Class C3 - Total Area 74.75Ha.
 -  Proposed Extra Care Residential Use Class C2/C3 - Total Area 1.5Ha.
Total Residential = 2500 units at an average density of 32.7 dph.
 -  Proposed Schools - Total Area 4.2Ha (comprising of a 2FE School 2.2Ha and a 1FE School 2.0Ha).
 -  Mixed-use Local Centre - Total Area 0.6Ha - comprising:
 - i. Up to 1,225sqm – use classes A1/2/3/4/5 and D1/2;
 - ii. Residential units (included within the 2,500 units above).
 -  Mixed-use Local Centre - Total Area 1.3Ha - comprising:
 - i. Up to 1,225sqm – use classes A1/2/3/4/5 and D1/2;
 - ii. Residential units (included within the 2,500 units above);
 - iii. Up to 5,600sqm of uses comprising B1 and D1/2 (of which between 450-2,000sqm will be for D1 healthcare uses and up to 3,000sqm will be B1 uses).
 -  Proposed Community Allotment Gardens - Total Area = 1.5Ha (comprising 1 plot of 0.6Ha and another at 0.9Ha).



Other site news

In addition to the proposals for parcels A3 and A5, we are pleased to be able to provide an update on a series of amendment applications which have been recently approved.

The National Building Regulations specify certain standards to which buildings must be constructed, with a series of amendments coming into force in June 2022. This included updates to Part L which relates to the conservation of fuel and power, requiring new homes to produce less carbon emissions. These are applied to any new home not already under construction.

As Reserved Matters consent was granted on parcels A2 and A8 in 2020, the homes that were not under construction required updating to meet the new requirements. To update the plans and improve the energy efficiency of the homes and other minor amendments, three applications were submitted in November 2023:

- A S96a (Non-Material Amendment/NMA) for the north part of Parcel A2 and the central part of Parcel A8 (Application Reference NMA(C)/19/1940) – approved 16th February 2024
- An application to discharge three conditions attached to the Outline Consent, in relation to the above parcels (Application Reference DCON(O)/15/2151) – discharged 17th May 2024:
 - a. Condition 6 (refuse and recycling)
 - b. Condition 8 (Soft Landscaping) and
 - c. Condition 28 (Parking)

- An RMA for the southern part of Parcel A2 (Application Reference DC/23/1927/RM) – approved 15th March 2024

The amendments applied for under these applications do not alter the number of units, location of the roads, or the strategic landscaping. These are minor amendments, which predominantly seek to bring the already consented scheme in line with the new building regulations to improve the energy performance of the new homes.

The amendments can be summarised as follows:

- The most significant change is to the Gateway area (along the southern edge of A2, as illustrated in the street scenes). Here we have replaced the apartments with terraced and semi-detached houses.
- There are some instances where plots have been substituted with different house types to ensure compliance with Part L.
- All homes provide upgraded insulation and energy performance and include an air source heat pump instead of a gas boiler.
- Some bin collection points have been moved to reflect the updated Suffolk County Refuse Guidance.
- Landscaping has been amended to reflect the changes outlined.

The plans and reports submitted as part of these applications can be viewed via the West Suffolk Public access site: www.westsuffolk.gov.uk.



Parcel A5



Parcels A3 and A5 – Our Proposals

The proposals for parcels A3 and A5 include 198 new homes across the two land parcels, with associated infrastructure. 23% of the homes will be affordable housing, which will meet the Government’s Nationally Designed Space Standards (NDSS).

Our proposals are landscape led with the addition of significant new planting and new public open spaces including:

- A new green lane in the centre of A5 providing pedestrian and cycle only links between the Public Right of Way (PROW) along the eastern boundary and the new footpaths to the west.
- The introduction of a new village green at the centre of the A3 scheme for the enjoyment of residents and wider community.
- The addition of typical Suffolk features, planting and ecological features like bug hotels and log piles, to reflect the rural ‘woodland edge’ character area on parcels A3 and A5.
- A structural tree belt providing screening functions and an attractive frontage to the eastern boundaries of both parcels.
- Natural ‘play-on-the-way’ features, such as stepping logs, boulders and balance beams for children, made out of natural materials, reflective of their surroundings. These features can be found along the internal footpaths within the parcels.
- A formal inclusive play feature in the Village Green for children, and a trim trail including balance ropes, leap logs and climbing nets.
- Places to pause and dwell at picnic tables and benches.
- Integrated wayfinding to support the play and health and well-being strategies.
- Connecting and improving the existing PROW to the new routes proposed through the development, creating a network of footpaths and cycleways.
- Sustainable Urban Drainage Systems (SUDS), including swales, rain gardens and basins.

Parcel A3



What's coming next?

Redrow is currently going through the pre-application stage of the application process, where the proposals are being discussed with West Suffolk Council (the Local Planning Authority) and Suffolk County Council. Any comments received in response to this newsletter will be reviewed and incorporated, where possible and appropriate, into the design proposals.

The submission of the RMA is anticipated for August 2024, when discussions with the local authorities have been completed.

Details of the application will be available to view on the West Suffolk Public Access System, via the link below.

www.westsuffolk.gov.uk

What's happening when?

As a new neighbourhood of this size makes its way through planning, dates can frequently change, but we're working to the following:

July 2024	Consultation
August 2024	Planning application submission
Late 2024	Application approval

Want to know more?

This newsletter is being circulated in relation to this planning application. It is being sent to residents and local stakeholders adjacent to Great Wilsey Park.

We welcome your questions, comments and feedback on our plans by 16th August 2024. You can contact us as follows:

By email to our planning consultants: gwppublicconsultation@bidwells.co.uk

By post to: **Great Wilsey Park, Redrow Eastern, 2 Aurum Court, Southfields Business Park, Redrow, Sylvan Way, Basildon SS15 6TU**



Discover a new Redrow Home at Haverhill

Great Wilsey Park, Redrow Eastern, 2 Aurum Court, Southfields Business Park, Redrow, Sylvan Way, Basildon SS15 6TU

Visit www.redrow.co.uk



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