



DC/25/1099/RM, for Parcels A3 and A5 at Great Wilsey Park.

Planning Committee 20th October 2025

TOPIC	TC COMMENT	APPLICANT RESPONSE	HTC UPDATED COMMENTS Planning Committee 20 th October 2025
Waste Collection and Accessibility	<p>Our Councillors were confused by the response from Waste Service regarding whether waste collection will be carried out by the local Waste Team on non-adopted roads.</p> <p>The A3/A5 Refuse Vehicle Swept Path Analysis (Sheets 1 and 2) indicates that several properties will be required to move their bins a considerable distance to reach collection points. This raises concerns about accessibility, particularly for elderly or disabled residents, and the practicality of long-distance bin movements.</p>	<p>Bin Collection will occur from the adopted highway only. The majority of properties will have kerbside collection. There are a few instances where properties are accessed off a private drive. These properties are served by a bin collection point located on the edge of the adopted highway.</p> <p>This is illustrated on the Refuse Strategy Plans which show the collection distances across both parcels and the locations of the bin collection points.</p> <p>Building Regulations set a maximum distance of 30m for residents to move bins to collection points, which is not exceeded on either Parcel. The Council also offer a service to those who are unable to present their bins to the necessary location</p> <p>https://www.westsuffolk.gov.uk/bins/assisted-bin-collections.cfm</p>	<p>The Town Council acknowledges that the proposed arrangements meet the current Building Regulations, however, the Council considers that meeting the minimum standard should not be the sole objective. Wherever possible, the development should seek to exceed minimum requirements to enhance accessibility and convenience for all residents.</p> <p>The Council would also encourage the promotion of West Suffolk Council's assisted collection service for residents who are unable to present their bins to the collection point.</p>

Parking Arrangements – Properties 9-12	<p>The Proposed Site Layout shows that properties numbered 9, 10, 11, and 12, four-bedroom semi-detached homes, are allocated triple-stacked parking. This arrangement is highly impractical and likely to result in significant inconvenience for residents, including restricted vehicle access, increased likelihood of disputes, and potential safety issues.</p>	<p>An audit was undertaken prior to the submission of the application to reduce the level of triple parking to only necessary locations. These properties are accessed from a private drive rather than directly from the Secondary Street to the south. There will be no impact to the highway in this location. This approach has been accepted previously on Parcels A1, A2 and A8, where triple parking was included in only necessary locations.</p>	The Town Council's OBJECTION stands
Lack of Bungalow Provision	<p>The current plans do not include any bungalows. This omission fails to address the housing needs of older residents or those requiring single-level living due to mobility challenges. A more inclusive housing mix should be considered.</p>	<p>The mix has been discussed at length through pre-application discussions with both the Case Officer and the Housing Officer and has been established to address the need identified by the officers. Should Bungalow provision be in demand, this can be considered on future phases.</p>	<p>The Town Council acknowledges that the proposed housing mix has been developed through pre-application discussions with the Case Officer and Housing Officer, however, the Council would still like to see a greater provision of bungalows within the development to better meet the needs of older residents and those with limited mobility.</p> <p>What was the basis on which the current mix has been determined by the officers?</p>

Sustainability and Infrastructure Concerns	<p>Public Transport Access</p> <p>There is no clear provision for bus services to serve this parcel of development. Accessibility to the High Street and Town Centre must be considered, especially for wheelchair users and those without private transport.</p>	<p>The application has been brought forward in line with the approved Outline Parameter Plans and approved layout plans for Parcels A1, A2 and A8, which set out the road hierarchy.</p> <p>Future discussions with bus service providers will dictate where the service will be provided. A variety of accessible paths are provided through both Parcels to connect to the remainder of the site and beyond, ensuring safe and suitable access to public transport for all users.</p>	<p>Until there is a clear plan provided, the Town Council's OBJECTION still stands</p>
	<p>Healthcare Services</p> <p>The plans do not address the provision of essential services such as access to doctors and dentists. With increased population density, pressure on existing healthcare infrastructure will only intensify.</p>	<p>The application is being brought forward pursuant to the Outline Consent where strategic issues such as healthcare were considered. Land was safeguarded in Parcel D1, Local Centre, for healthcare if the NHS sought a new building. It is understood, through discussions with the Case Officer, that the healthcare provision has been explored recently as part of the Local Centre application, where the NHS confirmed it does not wish to build new provision on the site. Redrow will instead be making a financial contribution towards expanding existing Healthcare provision in the local area, as set out in the signed s106 agreement that forms part of the outline consent.</p>	<p>NEUTRAL</p> <p>There needs to be long-term planning between Planning Officers and healthcare providers.</p>

Urgency of Local Centre Development	Members also raised that the local centre must be prioritised and constructed at the earliest opportunity. Delaying its development will leave new residents without access to vital amenities and undermine the sustainability of the wider scheme	This is beyond the scope of this application and is not due to be delivered by the applicant (Redrow Homes).	No further comment.
-------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------	---------------------