



06/11/2024

Penny Mills
West Suffolk Council

By email only

Thank you for requesting advice on this application from Place Services' landscape advice services. This provides advice to planning officers to inform West Suffolk Council planning decisions with regard to potential landscape impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/24/1452/RM

Location: Zone D1 Land NE Haverhill Wilsey Road Little Wrating

Proposal: Reserved matters application - a. submission of details under DC/15/2151/OUT for access, appearance, landscaping, layout, and scale of the local community centre (Class F2(b)) within Parcel D1 pursuant to outline permission DC/15/2151/OUT, comprising community space which will also provide cafe, office, retail and nursery space (Class E) with associated internal roads, car and cycle parking, mobility hub, landscaping, play space, public open space and servicing, including detail reserved by conditions 4, 6, 9, 10, 28, 31, 37, 38 and 44 of DC/15/2151/OUT.

Dear Charlotte,

Thank you for consulting Place Services on the above application.

With reference to the above-named application and submitted documents received by Place Services on 11/10/2024, asking for Landscape comments. Our comments on the Reserved Matters Application as submitted are provided below.

Policy Context

- Haverhill Vision 2031 (2014): Policy HV4 'Strategic Site – North-East Haverhill' states: "138ha of land at north-east Haverhill is allocated for development in accordance with the provisions of Policy CS12 of the Core Strategy".
- Core Strategy (2010): Policy CS12 'Haverhill Strategic Growth' should also be considered.

Zone D1 within the Great Wilsey Park (North-East Haverhill) development is subject to Outline Permission DC/15/2151/OUT.

Review of submitted information

The application has been supported by a Design and Access Statement. Our comments and recommendations regarding the submitted information and outlined below:



Access

- Whilst we recognise that the Potential healthcare/residential area to the east is outside the red line boundary for this application, we would expect to see the central path through Zone D1 be continued through to the Linear Country Park to enhance pedestrian permeability.

Appearance and Landscaping

- At present, the hard landscaped car park has very limited soft landscaping to break up the expanse of hard surfacing. Since Image 3 in Section 7.3 'Landscape Strategy' demonstrates the intention to mediate the transition from a structured civic space to the informal linear park, we would have expected to see more planting. The car park is located within the 'naturalistic' area of the transitional landscaping, however only a small area of grass and 6 trees have been proposed. We therefore expect additional trees and planting to break up the car parking spaces.
- As above, the submitted DAS goes into detail regarding the different areas of the Landscaping however omits the car park. We advise this space is included and not neglected from the wider landscape considerations of Zone D1 as it is equally as important to enhance this space in accordance with the overall design principles.
- Clarification is required regarding the proposed surfacing for the paths running through the proposed orchard space. A brick runner bond is indicated in the DAS (Section 7.8) however this is not included on any plans.
- Large stock size trees should be proposed within the Parkland space to give an instant sense of maturity within the scheme.
- Boulders and landscape features are welcomed as informal play. These should also be indicated on submitted plans and should be separated from surrounding roads by placing them to utilise existing barriers.
- We would recommend that the minimum sized tree should have a 10-12cm girth. Street trees and focal/feature trees should be larger to provide a sense of maturity to the scheme. Currently there are trees at open space/gateway locations that should be planted larger, for instance, in the POS.
- Rabbit proof fencing should be proposed instead of individual guards where large groupings of shrubs are proposed.
- We would expect details of tree pit design to be provided and where trees are proposed in close proximity to hard landscaped / surfaced areas or equipment, details of root barrier systems should also be provided.



- Details of root barrier systems have not been provided. It is advised that details of root barrier systems should be submitted for trees in proximity to hard surfaces / landscaped areas. Please provide further details of the proposed root barrier membranes for the trees along the road frontage to allow for successful establishment.
- A Landscape Management Plan should be provided for review. The details should include the long-term design objectives, management responsibilities and maintenance schedules, specifications, and periods for all hard and soft landscaped and wooded areas (with the exception of private curtilages), together with a timetable for the implementation of the Landscape Management Plan.

Layout and Scale

- We inclusion of informal social spaces amongst the proposed orchards. We therefore advise that further submitted Soft Landscape Plans indicate areas to be maintained as social spaces, which will then be integrated into the submitted Landscape Management Plan. We would welcome all surrounding grassland be managed as meadow and left longer between cuts.
- The approved Local Centre Strategy states that that parameters require the maximum building height to be no more than 12m. Confirmation of this is required.
- An additional pedestrian entrance from the car park to the Parkland may be beneficial.

The application includes the submission of details for Condition 4 (Ecology), Condition 9 (Ground Levels, Services, & Hard Surfacing), Condition 6 (Storage of Refuse), Condition 10 (Noise), Condition 28 (Manoeuvring and Parking of Vehicles), Condition 31 (Workplace Travel Plan), Condition 37 (Foul Water Strategy), Condition 38 (SuDS) and Condition 44 (Lighting Strategy for Bats).

Condition 38 (SuDS)

We recognise that the submitted Drainage Technical Note (Dwg no. PC5895-RHD-XX-XX-TN-D-0001) states that *“there is no need for SUDs features in the local centre or the resultant maintenance as they are present in the site-wide drainage strategy which the design and maintenance strategy has been dealt with via the RMA submissions for the wider site infrastructure”*.

- We advise that a permeable surface such as block-paving is used within the proposed car parking area to contribute towards SuDS.

Please contact me with any queries.

Yours sincerely

Megan Cowell BA (Hons)
Landscape Consultant



Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.