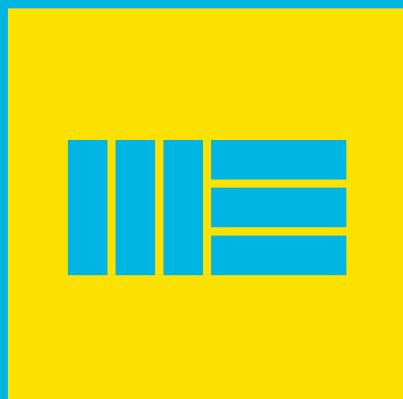


GREAT WILSEY PARK PLOT D1 - COMMUNITY CENTRE

PLANNING STATEMENT ADDENDUM

17 MARCH 2025



CONTENTS

1.0	INTRODUCTION.....	3
2.0	PLANNING BACKGROUND	5
3.0	PROPOSED REVISIONS	7
4.0	CONSULTATION RESPONSES	12
5.0	CONCLUSION.....	15
	APPENDIX 1: DRAWING SCHEDULE	18

1.0 INTRODUCTION

1.1. Reserved Matters Application ('RMA') reference DC/24/1452/RM was submitted to West Suffolk Council ("WSC") on 2nd October 2024 on behalf of the HJ Pelly Settlement Trust ('the Applicant'), and seeks approval of details for the appearance, scale, layout, landscaping and access ('the Reserved Matters') of the proposed Community Centre located within part of Plot D1 of the Great Wilsey masterplan development ('the Site'), in addition to the discharge of relevant conditions, described as follows:

"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" ("The Application" / "Proposed Development")

1.2. Following submission of the Application, consultation with WSC officers and consultees has continued, including with the Integrated Care Board ('ICB'). As a result of these discussions, minor revisions are sought to Reserved Matters Application ref. DC/24/1452/RM to ensure the Site integrates successfully with the remaining parcels in Plot D1 and provides the optimal solution for the delivery of the proposed Community Centre.

1.3. This Planning Statement Addendum details the minor revisions proposed to the RMA as part of this supplementary submission, including consultation undertaken by the Applicant, and provides an assessment of the proposals against the relevant controls established by the Outline Planning Permission ('OPP') reference DC/15/2151/OUT and other material planning considerations.

1.4. This Addendum should be read in conjunction with the full Planning Statement prepared by Montagu Evans LLP and the suite of technical reports and drawings included as part of this supplementary submission detailed at **Table 1.1 Schedule of Supplementary Submission Documents** below. Where "*Addendum Report*" is indicated, this should be read in conjunction with the corresponding full technical report submitted in October 2024. A complete revised drawing schedule is provided at **Appendix 1**.

No.	Document	Author	Condition (if applicable)	Addendum / Replacement
1	Covering Letter	Montagu Evans LLP	N/A	
2	Design and Access Statement Addendum	Pollard Thomas Edwards Architects	N/A	Addendum

No.	Document	Author	Condition (if applicable)	Addendum / Replacement
3	Planning Statement Addendum (<i>this document</i>)	Montagu Evans LLP	N/A	Addendum
4	Transport Statement	RHDHV	Condition 28	Replacement
5	Drainage Technical Note	RHDHV	Condition 37 & 38	Replacement
6	Lighting Strategy for Bats (<i>incl. Outdoor Lighting Report & Lighting Design Layout</i>)	HDS	Condition 44	Replacement
7	Sustainability Statement	XC02	N/A	Replacement
8	Planning Drawings (<i>full details provided at Appendix 1</i>)	Pollard Thomas Edwards Architects	N/A	Replacement

Table 1.1. Schedule of Supplementary Submission Documents

1.5. The remainder of this Addendum Statement is structured as follows:

- **Section 2** outlines the planning background for the revisions sought to the RMA, including the post-submission consultation held by the Applicant;
- **Section 3** details the revisions sought as part of this supplementary submission and provides an assessment against the controls established by the OPP and other material planning considerations;
- **Section 4** details the Applicant's responses to consultee comments received in respect of the RMA, including the revisions incorporated following consultation; and
- **Section 5** concludes this Addendum Statement with confirmation of compliance of the proposed revisions with the approved development parameters.

2.0 PLANNING BACKGROUND

- 2.1. The OPP for the Great Wilsey Park masterplan development was granted by WSC on 15 August 2018 (ref. DC/15/2151/OUT). As stipulated by the signed S106 agreement for the OPP, 0.3 ha of land within Plot D1 is required to be safeguarded for the potential delivery of healthcare / public health services by the ICB until the expiry of the healthcare land period (that being Autumn 2025). Should the land period expire, a financial contribution is required to be paid by the Applicant to the ICB towards the enhancement of existing health services.
- 2.2. When Reserved Matters Application ref. DC/24/1452/RM was submitted to WSC in October 2024, the ICB had not confirmed its intentions regarding the safeguarded 0.3 ha of land within Plot D1. As such, the Community Centre proposals were designed to futureproof the effective integration of the Community Centre and potential healthcare parcel should the ICB confirm transfer of the land for the development of health services; namely through the development of a shared car parking solution to maximise placemaking principles and ensure efficient use of Plot D1.
- 2.3. Following submission of the Reserved Matters Application, the ICB confirmed on 24 October 2024 that it will not be requesting the transfer of land and therefore a financial contribution will be paid by the Applicant in lieu at the appropriate time, in accordance with the signed S106 agreement. As such, a number of minor revisions are proposed to the RMA to ensure effective use of the remaining parcels of land within Plot D1, to prevent the overprovision of car parking, and to ensure the safeguarded land remains free of development in accordance with the provisions of S106 agreement, until such time an alternative proposal for this parcel is developed.
- 2.4. The proposed Community Centre building and landscaping principles remain as previously proposed, including the mix of uses, quantum of development, and height, scale and massing. The proposed revisions to the site layout are summarised below, and incorporate design revisions requested by WSC officers and consultees during consultation following submission of the RMA:
 - Rationalisation of the car parking court to ensure the delivery of the appropriate quantum of car parking;
 - Revision to the red line boundary
 - Provision of additional greening and tree planting to the proposed car parking area;
 - Provision of access points to the remaining parcels in Plot D1 for future development;
 - Creation of a simpler two-way route to the car parking court;
 - Introduction of a substation; and
 - The addition of further ecological enhancements, including the introduction of bat boxes, swift boxes and bee bricks.

- 2.5. Full details of the revisions proposed are provided in Section 3 of this Statement, as well as within the Design and Access Statement Addendum prepared by Pollard Thomas Edwards ('PTE') accompanying this supplementary submission.

3.0 PROPOSED REVISIONS

3.1. The following Section provide detail on the proposed revisions to the RMA and includes an assessment of the proposals against the controls and parameters established by the OPP. The parameters of the OPP include:

- The approved **Parameter Plans** secured by Condition 3 of the outline permission, most notably:
 - Building Heights Parameter Plan 5055-ES-03 A
 - Building Heights Parameter Plan Alternative 5055-ES-03 F
 - Density Parameter Plan 5055-ES-02
 - Density Parameter Plan Alternative 5055-ES-02 D
 - Land Use Parameter Plan 5055-ES-01 rev N
 - Land Use Parameter Plan Alternative 5055-ES-01 rev O
- The **Local Centre Strategy** submitted and approved pursuant to condition 13 of the outline permission, application reference DCON(C)/15/2151.
- **Informative 5**, which requires the marketing of Local Centres located within Plots D1 and C1 pursuant to Conditions 13 and 14, respectively, to include the potential for a total of a 73-place nursery, providing places for 146 children in either Local Centre.
- **Schedule 3, Clause 2** of the signed Section 106 Agreement which stipulates the terms of the 0.3 ha of healthcare land to be safeguarded within Plot D

3.2. As outlined in **Section 2**, the proposed Community Centre building remains as previously submitted in October 2024, inclusive of the appearance, form, massing, uses, and positioning. The proposed revisions are therefore limited to site layout, landscaping and access only. The revisions proposed are in response to the consultation responses received following submission of the RMA, including from the ICB in respect of the 0.3ha safeguarded land, as detailed within this Statement.

Post-Submission Consultation

3.3. The Applicant undertook further consultation with WSC and Suffolk County Council ('SCC') planning and highways officers following submission of the RMA in October 2024. Meetings were held on 15th January 2025 and 23rd January 2025 following confirmation from the ICB in October 2024 that the transfer of the 0.3ha safeguarded land within Plot D1 will not be requested. As such, the revisions proposed by this supplementary submission have been informed directly by advice received from officers. Further detail on the Applicant's response to each of the consultee responses received following submission of the RMA is detailed in **Section 4**.

Site Layout

- 3.4. The proposed Community Centre building remains located on the southwestern corner of the Site. The car parking court is proposed centrally to Plot D1 and is separated from the building by four areas of soft landscaping. Two vehicular access points continue to form part of the proposals from both the north and south of Plot D1.
- 3.5. The proposals as submitted in October 2024 included a shared car parking solution to the east of the proposed Community Centre building to accommodate the car parking requirements of both the Community Centre and the future potential healthcare facility as permitted by the OPP, should it be brought forward by the ICB. This was proposed to ensure appropriate future-proofing measures were in place in respect of car parking and land use should the maximum healthcare facility permitted by the OPP be developed, allowing for the car parking to be shared and a more efficient use of land.
- 3.6. However, following confirmation from the ICB that the financial contribution will be accepted in lieu of the land transfer for the delivery of a healthcare facility in Plot D1, the extent of the developable area as part of this RMA is proposed to reduce from 0.93ha to 0.79ha, with the eastern boundary of the Site shifting to the west. An extract from the Proposed Site Plan is provided at Figure 2.1 below.

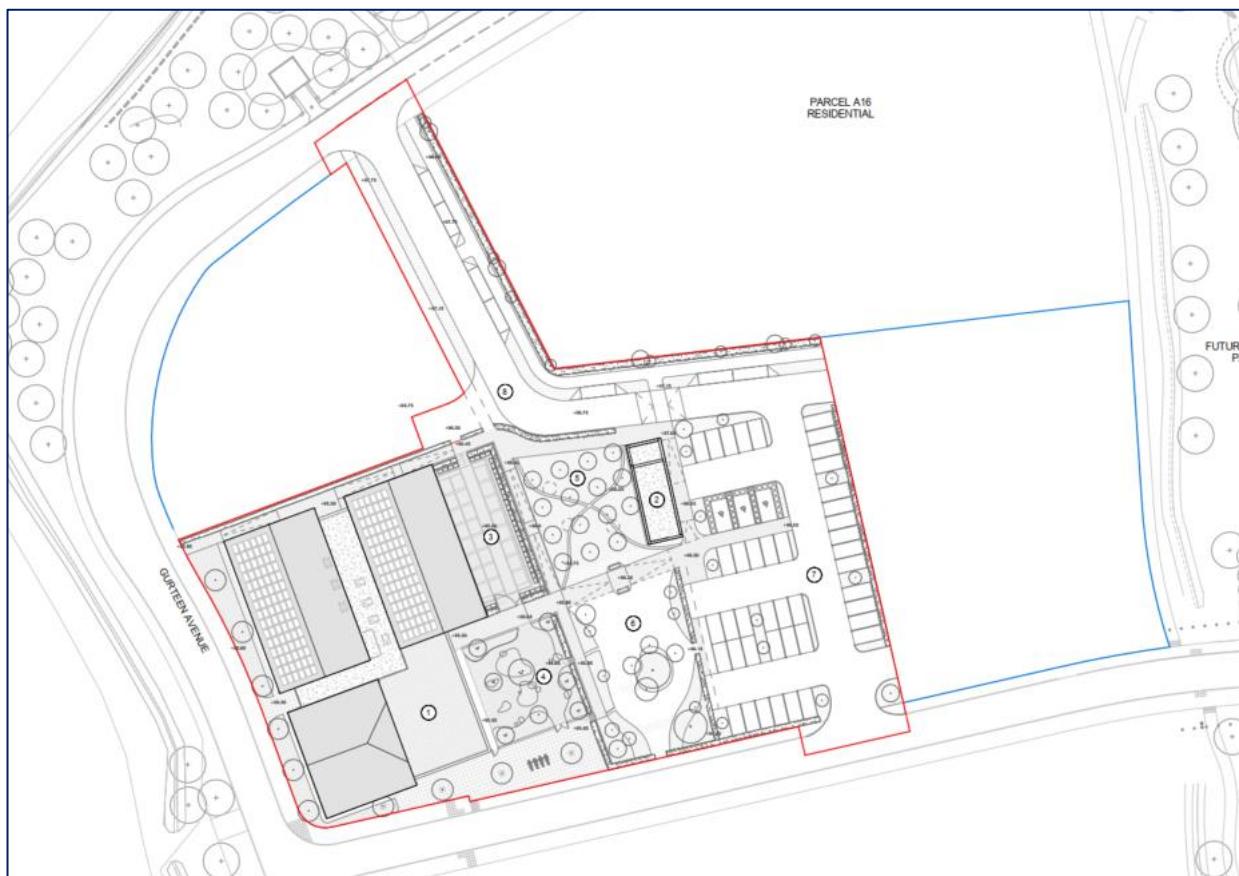


Figure 2.1 – excerpt from the Proposed Site Plan, prepared by PTE Architects.

- 3.7. The proposed revision to the development area and the associated update to the redline boundary ensures the full 0.3 ha of land to the east of the Community Centre required to be safeguarded in accordance with Schedule 3, Clause 2 of the S106 Agreement remains free from development, whilst also ensuring that there is not an overprovision of car parking on the Site; maintaining flexibility for future development opportunities on the remaining parcels in Plot D1 in accordance with the OPP.
- 3.8. The principle of the proposed revision to the car parking court was supported by WSC and SCC officers on the basis of preventing an over provision of car parking across Plot D1; acknowledging that the design principles of the site layout, including the location of landscaping character areas, car parking court, and position of the building, remains as previously submitted.
- 3.9. As such, it is considered that the proposed site and building layouts, inclusive of the revisions proposed by this addendum submission, remain in accordance with the parameter plans, Local Centre Strategy, and provisions of the S106 established by the OPP.

Car Parking & Vehicular Access

- 3.10. As outlined above, the car parking court proposed in October 2024 sought to accommodate the parking requirements of both the Community Centre and the maximum-sized potential healthcare facility permitted by the OPP. To accommodate this, part of the previously proposed parking court encroached into the 0.3 ha safeguarded land to ensure Plot D1 operated successfully as a whole and removing the need for any future medical facility to deliver its own parking provision.
- 3.11. However, following the ICB's confirmation that the land transfer is not required, the car parking court is proposed to reduce in size from 77 spaces to 52 spaces. The proposed reduction ensures the appropriate quantum of car parking is delivered to serve the uses in the proposed Community Centre only, supporting Policy CS7 of the adopted Core Strategy which requires development to encourage the use of sustainable transport, whilst maintaining the 0.3ha of safeguarded land in Plot D1 as required by the OPP.
- 3.12. To facilitate the proposed reduction in car parking spaces, the layout of the car parking court is proposed to be simplified to enable two-way traffic movement through the Site, rather than the previously proposed one-way system. As part of the 52 spaces proposed, a total of three blue badge car parking spaces are to be provided, two of which will be fitted with Electric Vehicle ('EV') charging facilities, as well as 8 other standard EV spaces (totalling 19% of spaces compared to 17% as previously proposed). A further 40% of spaces will also be provided with passive provision.
- 3.13. A revised Transport Statement has been prepared by RHDHV and accompanies this supplementary submission, in addition to swept path analyses. The Statement has been prepared accordance with the requirements of Condition 28 of the OPP and details the methodology used to determine the appropriate quantum of car parking to serve the development.

- 3.14. To ensure successful integration of the remaining parcels in Plot D1, two vehicular access points to the eastern parcel are proposed to be introduced to the north and south of the Site. The access points enable a future application to connect directly to the tertiary road proposed as part of this RMA, ensuring vehicular traffic can be managed effectively and prevent a requirement for additional junctions to be taken from the main spine road.
- 3.15. Similarly, in addition to the proposed revisions to the car parking court, two car parking spaces which were previously proposed along the Site's northwestern boundary with the remaining development parcel within Plot D1 are proposed to be omitted, to facilitate a future vehicular connection to the northwestern parcel. The pedestrian north-south footpath proposed along this boundary remains an integral part of the proposals, with a landscaped grass verge separating the carriageway and the pavement; ensuring wider pedestrian connectivity is retained. The principle of the revision was discussed with planning and highway officers at WSC and SCC whereby it was agreed that the proposed revision is necessary for ensuring future connectivity with adjacent parcels to ensure Plot D1 operates successfully as a whole.
- 3.16. The proposed revisions to the car parking court, including the improvements to its operation, reduction in car parking spaces and introduction of future connection points to adjacent parcels, is considered to be in accordance with the principles established by the OPP and ensure an efficient and well-functioning Community Centre. Full details of the car parking and access revisions are provided within the accompanying Design and Access Statement prepared by PTE and the Transport Statement prepared by RHDHV in accordance with condition 28 of the OPP.

Substation

- 3.17. Following submission of the RMA in October 2024, it became apparent that a substation is required to be positioned centrally on the Site to serve the wider Great Wilsey Park masterplan area. As such, a small substation is proposed immediately north of the proposed mobility hub, positioned to the east of the community orchard and west of the car parking court. Full details of the proposed substation are provided within the accompanying Design and Access Statement and drawing GWP-PTE-XX-ZZ-DR-A-305000-C2-Mobility Hub Plan & Elevations prepared by PTE.
- 3.18. The proposed layout of the Site and the infrastructure to be delivered, including the necessary vehicular access, parking infrastructure, and the addition of a substation, is considered to maintain the design principles of the submitted proposals, and remains in accordance with the controls of the OPP and other material planning considerations.

Landscape

- 3.19. As outlined in the full Planning Statement prepared by Montagu Evans LLP in October 2024, local landscaping is not defined within any approved control as part of the OPP.

3.20. The landscaping principles outlined in detail in the Design and Access Statement prepared by PTE and the full Planning Statement prepared by Montagu Evans LLP are proposed to be retained as part of this addendum submission. These spaces include four principle character areas; namely the Pelly Square, located immediately adjacent to the largest community hall positioned in the building's northeastern corner; the Café Courtyard, located immediately east of the café space proposed for the building's southeastern corner; the Community Orchard, to the west of the mobility hub; and the Parkland, proposed for the south of the orchard.

3.21. However, as a result of the proposed reduction of the development area to ensure the full 0.3 ha of the eastern parcel of Plot D1 remains free of development, as is required by the signed S106 agreement, each of the proposed character areas are required to proportionately reduce in size in comparison with the original proposal.

3.22. Whilst the minor reduction in landscaped area is regrettable, the proposed landscaping continues to integrate positively with the proposed site layout and adjoining development parcels, promoting biodiversity and ecological enhancements, as well as providing the opportunity for community involvement in active spaces. As such, it is considered that the proposals remain in accordance with the controls established by the OPP, in addition to other material planning considerations. Full details of the revised landscaping proposals are provided within the accompanying Design and Access Statement Addendum prepared by PTE included in this supplementary submission.

4.0 CONSULTATION RESPONSES

4.1. This Section provides detail on the Applicant's response to comments provided by statutory consultees on the RMA as submitted. Table 4.1. below summarises the key items raised by consultees, the Applicant's design response, where applicable, and confirms where further detail has been provided as part of this supplementary submission.

No.	Consultee	Summary of Comments Raised	Design Response
1	WSC Waste Management	<ul style="list-style-type: none"> - Requested confirmation that the refuse storage and collection management complies with the emerging "Simpler Recycling" requirements. - Requested further clarification on the storage and presentation points for commercial waste 	<ul style="list-style-type: none"> - The Applicant confirms the proposed refuse storage is designed in compliance with the Simpler Recycling workplace recycling guidance. - The waste collection for all Community Centre uses is proposed to be centrally managed, with collections to be made from the north side of the proposed building to prevent refuse vehicles stopping on the spine road adjacent to the future primary school to the south of the Site. - Further detail on refuse is provided in Section 3 of the accompanying Design and Access Statement Addendum.
2	Haverhill Town Council	<ul style="list-style-type: none"> - Provided general comments on the lack of provision of retail and healthcare facilities in the area. 	<ul style="list-style-type: none"> - The Applicant clarifies that retail incubator space is proposed as part of the community centre uses, positioned on the building's southeastern corner, with opportunities for further convenience retail development within the remaining parcels of Plot D1, as permitted by the OPP. - As outlined in the full Planning Statement prepare by Montagu Evans LLP, a variety of meeting rooms with access to kitchenettes are proposed for the ground floor of the community

			centre which, subject to demand, could be utilised for private or NHS-run out-patient clinics.
3	Place Services (Ecology and Landscaping)	<ul style="list-style-type: none"> - Requested the provision of integrated bat and swift boxes, in addition to further understanding of connective routes for nocturnal wildlife. - Requested the central footpath through the car parking court is extended to the linear park to the east of Plot D1. - Requested the provision of additional large trees within the car parking court. - Requested the use of rabbit-proof fencing. - Requested additional justification for the low-level bollard lighting. 	<ul style="list-style-type: none"> - Page 24 of the accompanying Design and Access Statement Addendum provide additional detail on the two integrated Ibstock bat boxes proposed on the southern elevation of the proposed building, designed to match the hung tiles for the proposed elevation. - Three swift boxes are proposed to be located on the eastern elevation of the proposed building. Full details are provided on page 24 of the accompanying Design and Access Statement Addendum. - Following the proposed reconfiguration of the car parking court, the footpath connections are now proposed along the northern boundary of the site. Future RMA for the eastern parcel will be encouraged to continue the pedestrian green link through to the linear park to the east of Plot D1. - Additional trees are proposed to be located within the car parking court to provide additional shading and greening. Full details are provided on page 22 of the accompanying Design and Access Statement Addendum. - Consideration of the requirements for rabbit proof fencing to be considered where necessary. - An updated Lighting Strategy for Bats, prepared by HDS in accordance with the requirements of Condition 44, accompanies this submission and

			<p>provides additional detail in respect of the lighting measures proposed and how lighting has been designed in accordance with the Bat Lighting Mitigation Strategy approved as part of the OPP.</p>
4	Suffolk County Council Highways	<ul style="list-style-type: none"> - Requested further detail on the interaction between the pedestrian footways and the servicing yard to the north of the building. - Requested further detail on how the mobility hub will be illuminated. - Queried the suitability of the one-way access route through the proposed car parking court. 	<ul style="list-style-type: none"> - Additional tracking details prepared by RHDHV accompany this addendum submission (drawing ref. PC5895-RHD-ZZ-HH-DR-D-0053-P03). Additional details are provided within Section 3 of the accompanying Design and Access Statement Addendum. - An updated Lighting Strategy for Bats, prepared by HDS accompanies this submission and provides further detail on the lighting proposed for the proposed mobility hub. - Following consultation with SCC and WSC, the proposal for a one-way system through the car parking court has been omitted and replaced with a simplified two-way strategy. Full details are provided within the accompanying Design and Access Statement Addendum prepared by PTE.
5	Suffolk Wildlife Trust	<ul style="list-style-type: none"> - Requested the provision of swift boxes and bee bricks within the design. 	<ul style="list-style-type: none"> - Three swift boxes are proposed to be located on the eastern elevation of the proposed building, and two bee bricks are proposed for the southern elevation to match the brickwork of the retail and café units. Full details are provided on page 24 of the accompanying Design and Access Statement Addendum

5.0 CONCLUSION

- 5.1. Reserved Matters Application reference DC/24/1452/RM was submitted to West Suffolk Council (“WSC”) on 2nd October 2024 on behalf of the HJ Pelly Settlement Trust (‘the Applicant’), and seeks approval of details for the appearance, scale, layout, landscaping and access (‘the Reserved Matters’) of the proposed Community Centre on part of Plot D1 of the Great Wilsey masterplan development. The RMA also seeks approval of details pursuant to conditions 4, 6, 9, 10, 28, 31, 37, 38 and 44 of the OPP.
- 5.2. Following submission of the RMA, the ICB confirmed its intention to accept the financial contribution in lieu of the transfer of 0.3 ha of safeguarded land as per the provisions of the signed S106 Agreement for the OPP. As a result, this addendum submission proposes a number of minor revisions to the proposed site layout, access and landscaping of the proposed Community Centre. The revisions proposed also seek to respond to the comments raised during the consultation period from statutory consultees
- 5.3. This Statement has detailed the revisions sought and provides an assessment of the reserved matters against the controls established by the OPP, summarised as follows:

Appearance

- 5.4. Whilst the appearance of development within Great Wilsey Park is not explicitly defined by any parameter plan or other control pursuant to the OPP, the design principles of the proposed development remain consistent with the design submitted as part of the RMA in October 2024. The design of the proposed Community Centre and building and mobility hub remains unchanged, inclusive of the proposed uses, layout, position, height, scale, massing and materiality.
- 5.5. The addition of a substation is proposed as part of this supplementary submission to be located to the north of the proposed mobility hub. The provision of the substation is necessary to serve the wider masterplan area and has been designed with the same material palette as the proposed Community Centre and mobility hub structures.
- 5.6. In response to comments received during the statutory consultation period, the addition of swift boxes and bee bricks, alongside the proposed bat boxes, are also proposed to be added to the southern and eastern façades of the Community Centre building. The boxes and bricks will be integrated into the building design, using similar materials and tones to successfully incorporate the ecological enhancements into the appearance of the building.
- 5.7. The appearance of the proposals, inclusive of the revisions proposed as part of this supplementary submission, therefore fully accords with the parameters of the outline planning permission and other material planning considerations, including Policy CS3 (Design and Local Distinctiveness) of the adopted Core Strategy (2010), and Policy DM2 (Creating Places) of the Development Management Policies Document (2015).

Scale

- 5.8. The proposed height and massing of the Community Centre building remains as previously proposed. A such, the proposed scale of development is in broad accordance with the approved Parameter Plans and other controls stipulated by the OPP.

Layout

- 5.9. The layout of each plot approved by the OPP in the Great Wilsey masterplan area is not explicitly defined by any parameter plan. The approved land uses, including the location and quantum of each use, is outlined in the approved Land Use Parameter Plan (ref. 5055-ES-01 rev N). In respect of Plot D1, Schedule 3, Clause 2 of the signed S106 Agreement also stipulates that 0.3 ha of land is required to be safeguarded until the expiry of the Healthcare Land Period, being Autumn 2025.
- 5.10. Revisions to the site layout are proposed as part of this supplementary submission following confirmation from the ICB of its intention pursuant to the 0.3 ha of land within Plot D1. The RMA as submitted in October 2024 proposed a shared parking solution between the proposed Community Centre and the maximum sized potential healthcare facility that could be brought forward by the ICB in accordance with the provisions of the OPP. This solution was proposed to ensure car parking was not overprovided across the Plot, enabling all parcels within Plot D1 to operate successfully as a whole.
- 5.11. Following confirmation from the ICB that the land transfer will not be requested, the details of the future use of the 0.3 ha of safeguarded land are unknown. As such, the proposed car parking court is proposed to reduce in size, along with the associated reduction on developable area within this RMA, to provide an appropriate quantum of car parking provision whilst ensuring that the 0.3 ha of safeguarded land remains free of development until such time a detailed proposal is brought forward.
- 5.12. To provide sufficient flexibility for a future proposal on the eastern parcel of Plot D1, two vehicular access points are proposed to be incorporated into the car parking court to enable access to the remaining parcel directly from the Community Centre site. The proposed revisions therefore ensure effective integration of the Community Centre with the remaining development parcels and provides an efficient and cohesive use of land when viewing Plot D1 as a whole.
- 5.13. It is therefore considered that the proposed Community Centre development, inclusive of the revisions proposed by this supplementary submission, fully accord with the controls established by the OPP, including Schedule 3, Clause 2 which requires the safeguarding of 0.3 ha of land.

Landscaping

- 5.14. Areas of strategic landscaping and green infrastructure are designated within the approved Land Use Parameter Plan (5055-ES-01 rev N) under the outline planning permission, however local landscaping is not defined within any approved control and is therefore for consideration under reserved matters applications.
- 5.15. The design principles of the landscaping proposals remain as previously submitted to WSC in October 2024, inclusive of the four character areas located immediately east of the proposed Community Centre, as well as soft landscaping around the Site's perimeter. Whilst the extent of each character area is required to reduce in size in comparison to the October 2024 proposals to accommodate the required revisions to the developable area, additional trees are proposed to be located in the car parking court, in direct response to feedback received from statutory consultees.
- 5.16. The proposed landscaping, inclusive of the revisions proposed by this supplementary submission, are therefore in clear accordance with the controls established by the OPP.

Access

- 5.17. The approved Road Hierarchy Parameter Plan (ref. 5055-ES-04 A) and Road Hierarchy Parameter Plan Alternative (ref.5055-ES-04 G) as amended and approved under Non-Material Amendment application ref. NMA(B)/15/2151 stipulates the hierarchy of the primary and tertiary road network connecting all development parcels within Great Wilsey Park. These controls do not extend to defining internal roads within each parcel or the access points to parcels from the primary road network and are therefore matters reserved for consideration under each RMA.
- 5.18. Vehicular access to the Site remains as per the RMA submission in October 2024, with two access points proposed from the primary spine road; one from the north adjacent Plot A16, and one from the south opposite the future primary school parcel. The details as submitted in October 2024 proposed a one-way vehicular access system for visitors to the Community Centre. The proposed revisions to the site layout look to simplify the layout of the car parking court to enable a two-way system for vehicular access, with pedestrian access remaining as previously proposed.
- 5.19. The proposed access routes to and through the Site for pedestrians, cyclists and vehicles, inclusive of the revisions proposed by this supplementary submission, are therefore in accordance with controls of the outline planning permission and the broader vision and ambition for the masterplan area, including adopted planning policy considerations

Conclusion

- 5.20. Overall, it is concluded that the proposed development, inclusive of the revisions sought by this supplementary submission, is in accordance with the controls applicable to the Site, including parameter plans, the approved Community Centre Strategy pursuant to Condition 13 of the outline planning permission, relevant clauses of the S106 agreement and all relevant conditions and informatives.

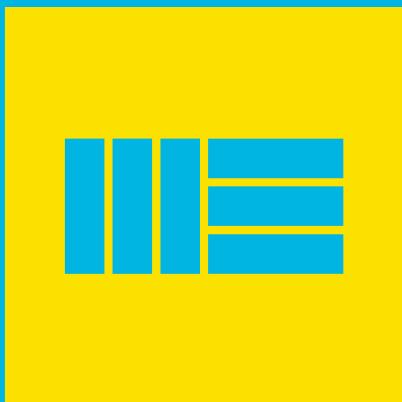
APPENDIX 1: DRAWING SCHEDULE

The following schedule details all drawings submitted pursuant to RMA reference DC/24/1452/RM. Where information has been superseded by this addendum submission, this is indicated in the final column.

No.	Title	Reference	Author	Condition	Superseded Rev.	Addendum Rev.
Drawings						
1	Site Location Plan	GWP-PTE-XX-XX-DR-A-300000	Pollard Thomas Edwards Architects ('PTEA')	-	C1	C2
2	Existing Site Plan	GWP-PTE-XX-XX-DR-A-300001	PTEA	-	C1	C2
3	Existing Site Sections	GWP-PTE-XX-ZZ-DR-A-302000	PTEA	-	C1	C2
4	Proposed Site Plan	GWP-PTE-XX-XX-DR-A-300002	PTEA	-	C1	C2
5	Proposed Ground Floor Plan	GWP-PTE-XX-00-DR-A-301000	PTEA	-	C1	C2
6	Proposed First Floor Plan	GWP-PTE-XX-01-DR-A-301001	PTEA	-	C1	C2
7	Proposed Roof Plan	GWP-PTE-XX-XX-DR-A-301002	PTEA	-	C1	C2
8	Proposed Site Sections	GWP-PTE-XX-ZZ-DR-A-302001	PTEA	-	C1	C2
9	Proposed East and West Elevations	GWP-PTE-XX-ZZ-DR-A-303000	PTEA	-	C1	C2
10	Proposed North & South Elevations	GWP-PTE-XX-ZZ-DR-A-303001	PTEA	-	C1	C2
10	Proposed Building Sections	GWP-PTE-XX-ZZ-DR-A-302002	PTEA	-	C1	C2

No.	Title	Reference	Author	Condition	Superseded Rev.	Addendum Rev.
11	Mobility Hub Plan & Elevations	GWP-PTE-XX-ZZ-DR-A-305000	PTEA	-	C1	C2
12	Swept Path Analysis Sheet 1	PC5895-RHD-ZZ-HH-DR-D-0050	RHDHV	Condition 28	P01	<i>To be removed</i>
13	Swept Path Analysis Sheet 2	PC5895-RHD-ZZ-HH-DR-D-0051	RHDHV	Condition 28	P01	<i>To be removed</i>
14	Haverhill Swept Path Analysis Sheet 1	PC5895-RHD-ZZ-HH-DR-D-0052	RHDHV	Condition 28	-	P03
15	Haverhill Swept Path Analysis Sheet 2	PC5895-RHD-ZZ-HH-DR-D-0053	RHDHV	Condition 28	-	P03
16	Haverhill Swept Path Analysis Sheet 3	PC5895-RHD-ZZ-HH-DR-D-0054	RHDHV	Condition 28	-	P04
17	Access Layouts	PC5895-RHD-ZZ-HH-DR-D-0060	RHDHV	Condition 28	P01	P02
18	Local Centre Drainage Strategy	PC5895-RHD-RE-ZZ-DR-D-0500	RHDHV	Condition 37 & 38	P01	P02
19	Existing and Proposed Levels	PC5895-RHD-RE-ZZ-DR-D-0520	RHDHV	Condition 9	P01	P02
20	Services Plan	PC5895-RHD-RE-ZZ-DR-D-0530	RHDHV	Condition 9	P01	P02
21	Construction Depth Plan	PC5895-RHD-RE-ZZ-DR-D-0540	RHDHV	Condition 9	P01	P02

MONTAGU EVANS
70 ST MARY AXE
LONDON
EC3A 8BE



WWW.MONTAGU-EVANS.CO.UK

London | Edinburgh | Glasgow | Manchester

WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALLY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.