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Date: 15th December 2025

Our Ref: 25.004

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

Sent via Email

Dear Charlotte,

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

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

Outline Approval

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

> *"(Means of Access to be considered) - Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure").*

Reserved Matters Application

This Reserved Matters Application seeks permission for:

> *"Reserved matters application - submission of details under outline planning permission DC/15/2151/OUT – means of access; appearance, landscaping, layout and scale for 95 dwellings (including 42 affordable) (parcel A9); associated internal roads, car parking, , amenity and public open space; pumping station and diversion of overhead HV cable; including application to partially discharge conditions 4; 6; 7; 8; 9; 12; 15; 28; 30; 37; 38; 39; 40; 41, 42; and 44."*

This application relates to land parcels A9, and B2 only and has been submitted alongside a parallel RMA covering Parcels A14, A15, and E2. While each application must be assessed on its individual merits, it is important to consider their interrelationship and how they collectively contribute to the delivery of the wider site.

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

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

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

Submission

The application has been submitted via the Planning Portal (**Ref: PP-14049004**) and the associated fee of **£39,975.00** has been paid.

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

Yours sincerely

[redacted]

James Bailey
Director
James Bailey Planning Ltd.

[redacted]

APPENDIX ONE: DOCUMENT REGISTER

DOC#	Reports & Plans	Author	Report/Plan reference
-	Application Form and Certificates	James Bailey Planning Ltd (JBPL)	
1	Covering Letter	James Bailey Planning Ltd (JBPL)	
2	Planning Statement (to include affordable housing statement & Key Stakeholder Engagement)	James Bailey Planning Ltd (JBPL)	November 2025
3	Health Impact Assessment	James Bailey Planning Ltd (JBPL)	JBPL 2025
4	Site Location Plan	Finc	24.2068A9-B2.0001B
5	Planning Layout	Finc	24.2068A9-B2.1000-1P
6	Coloured Planning Layout	Finc	24.2068A9-B2.1000-1N
7	Design and Access Statement	Finc	A9-B2 October 2025
8 (a-b)	Housing Tenure Plan (including Affordable Units)	Finc	a) 24.2068.2060B b) 24.2068.2061B
9 (a-b)	Materials Layout Plan	Finc	a) 24.2068A9-B2.2030D b) 24.2068A9-B2.2031D
10 (a-b)	Boundary Treatment Plan	Finc	a) 24.2068A9-B2.2020C b) 24.2068A9-B2.2021C
11	Boundary Treatment Details	Finc	24.2068A9-B2.2500B
12 (a – b)	Hard Surfaces Plan	Finc	a) 24.2068A9-B2.2150D b) 24.2068A9-B2.2151D
13	Density Plan	Finc	24.2068A9-B2.2120E
14 (a-b)	Refuse & Recycling Strategy Plan (Condition 6)	Finc	a) 24.2068A9-B2.2050D b) 24.2068A9-B2.2051D
15 (a - b)	Parking & Cycling Strategy Plan (Condition 28)	Finc	a) 24.2068A9-B2.2000E b) 24.2068A9-B2.2001E
16 (a - b)	Storey Heights Plan	Finc	a) 24.2068A9-B2.2010B b) 24.2068A9-B2.2011B
17 (a - b)	Character Areas Plan	Finc	a) 24.2068A9-B2.2110C b) 24.2068A9-B2.2111C
18 (a - c)	Street Scenes	Finc	a) 24.2068A9-B2.3000 C b) 24.2068A9-B2.3001 C c) 24.2068A9-B2.3002 C
19	Site Sections	Finc	24.2068A9-B2.3200.A
20	House Types Pack- Floor Plans & Elevations	Bloor Homes	Sent Separately
21	Schedule or Accommodation	Bloor Homes	24.2068A9-B2.1000G
22 (a and n)	Site Landscaping Plans (Condition 8)	Bloor Homes	a) EA232-LS-002a b) EA232-LS-003a c) EA232-LS-004a d) EA232-LS-005a

			e) EA232-LS-006a f) EA232-LS-007a g) EA232-LS-008a h) EA232-LS-009a i) EA232-LS-010a j) EA232-LS-011a k) EA232-LS-012a l) EA232-LS-013a m) EA232-LS-014a n) EA232-LS-015
23	Landscape Master Plan	Bloor Homes	EA232-LS-001f
24	Bat Hops Concept Plan	Bloor Homes	EA232-LS-100A
25	LEMP (Condition 7)	Bloor Homes	Bloor Homes: October 2025
26	Open Space & Play Strategy (Condition 15)	Bloor Homes	See Landscape Plan EA232-LS-009a
27	SUDs Cross Sections	Bloor Homes	EA232-EN-400 Basin A
28	CGIs	Bloor Homes	EA232_Haverhill, Suffolk_Visuals_Bloor (24)
29	Green and Blue Infrastructure Plan	Bloor Homes	EA232-PD-850A
30 (a – i)	Drainage and SUDs Strategy (incl. Foul Water Strategy (Condition 37))	Ardent	a) 2503710_A-R01 Parcel A9 Drainage and SuDS Strategy Part 1 b) 2503710_A-R01 Parcel A9 Drainage and SuDS Strategy Part 2 c) 2503710_A-R01 Parcel A9 Drainage and SuDS Strategy Part 3 d) 2503710_A-R01 Parcel A9 Drainage and SuDS Strategy Part 4 e) 2503710_A-R01 Parcel A9 Drainage and SuDS Strategy Part 5 f) 2503710_A-R01 Parcel A9 Drainage and SuDS Strategy Part 6 g) 2503710_A-R01 Parcel A9 Drainage and SuDS Strategy Part 7 h) 2503710_A-R01 Parcel A9 Drainage and SuDS Strategy Part 8

			i) 2503710_A-R01 Parcel A9 Drainage and SuDS Strategy Part 9 j) 2503710_A-R01 Parcel A9 Drainage and SuDS Strategy Part 10 k) 2503710_A-ACE-XX-00-DR-C-0601 (P05) Parcel A9 Drainage and SuDS Strategy l) 2503710_A-ACE-XX-00-DR-C-0605 (P01) Parcel A9 Existing Drainage Catchment m) 2503710_A-ACE-XX-XX-DR-C-0651 Typical Basin Details n) 2503710_A-ACE-XX-XX-DR-C-0652 (P03) Typical Swale Details o) 2503710_A-ACE-XX-XX-DR-C-0653 (P01) Typical Attenuation Tank Details p) 30p Channel Crossing Assessment Report v2.0 Part 1 q) Channel Crossing Assessment Report v2.0 Part 2
31	Preliminary FFLs (Condition 9)	Ardent	2503710_A-ACE-XX-XX-DR-C-0611 P02
32 (a-b)	Estate Road & Footpath Details	Ardent	a) Road Hierarchy Plan 2503710_A-ACE-XX-00-DR-C-0505A b) Highways Technical Note 2503710_A-ACE-XX-00-RP-C-0102 Part 1 c) Highways Technical Note 2503710_A-ACE-XX-00-RP-C-0102 Part 2 d) Highways Technical Note 2503710_A-ACE-XX-00-RP-C-0102 Part 3
33	Section 38 Adoption Plan & Vehicle Tracking	Ardent	2503710_A-ACE-XX-00-DR-C-0503A
34	Lighting Strategy (Condition 44)	Ardent	SL0001/001
35 (a – g)	Land Contamination (Condition 46)	RSK	a) Land Contamination 9081V1 Part 1 b) Land Contamination 9081V1 Part 2

			c) Land Contamination 9081V1 Part 3 d) Land Contamination 9081V1 Part 4 e) Land Contamination 9081V1 Part 5 f) Land Contamination 9081V1 Part 6 g) Land Contamination 9081V1 Part 7
36 (a – f)	Topographical Survey	Interlock Surveys	a) PA718-220 Sheet 1 b) PA718-221 Sheet 2 c) PA718-222 Sheet 3 d) PA718-223 Sheet 4 e) PA718-224 Sheet 5 f) PA718-225 Sheet 6
37	Technical Note on Junction	Paul Basham	1028.0006/TN/1
38	Veteran Tree Management Plan	Haydens	11497-AIA- Rev B
39	Ecological Baseline Report (including surveys) (Condition 4)	Crossland Ecology	Crossland Ecology November 2025
40	Travel Plan (Condition 30)		P1602Q_20251107

December 2025
JBPL