



# GREAT WILSEY PARK

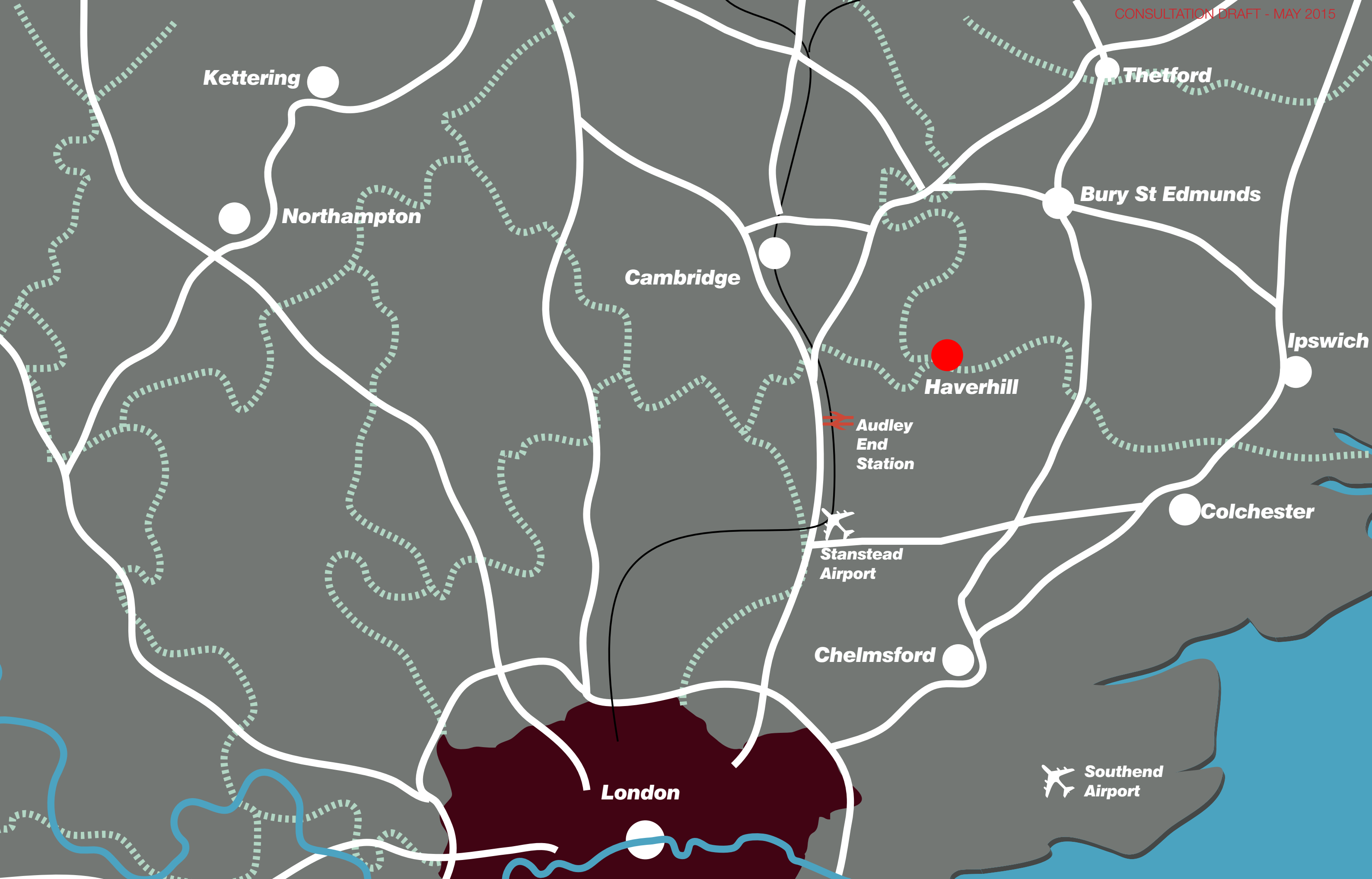


MASTERPLAN - May 2015



**Hallam Land  
Management**





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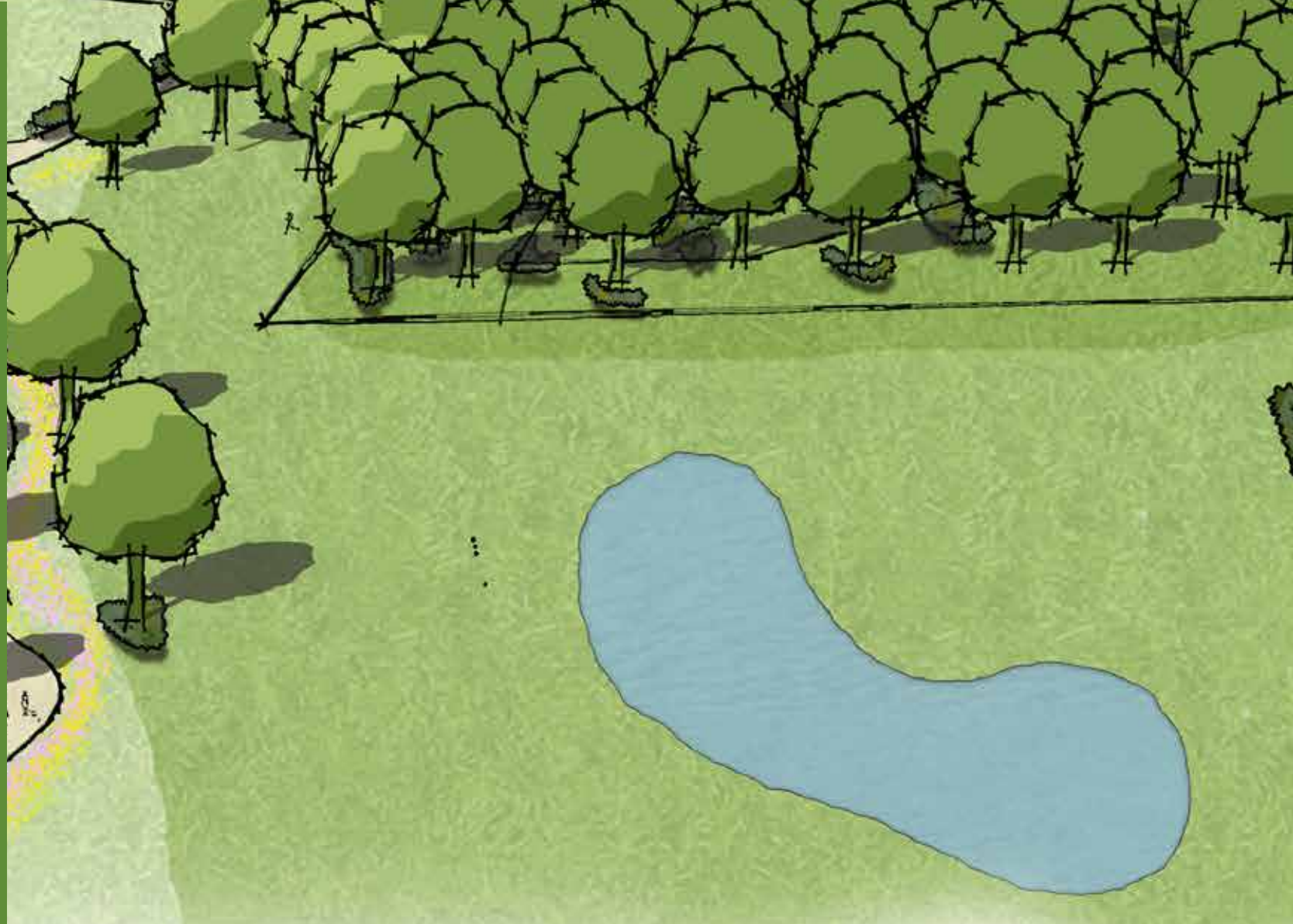
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# **1** *Vision*





# Our Vision



1.1 Development at Great Wilsey Park has the potential to deliver a comprehensive, inclusive and sustainable, mixed use urban extension to the North East of Haverhill. Development will:

- accommodate a balanced mix of high quality homes, (including affordable homes and self build housing), employment, and new facilities and services required to support a new community;
- maximise accessibility for all in the widest sense, ranging from walking and cycling at a local level, to the delivery of a dedicated bus service;
- effectively integrate into its locale by establishing an appropriate interface between development and the wider countryside to the north and north east. Robust screening of development is to be provided to the south east between proposed development and residents within Calford Green;
- develop a coherent set of proposals which protect and enhance the site's landscape character and visual amenity, improve connectivity and which enhance site wide biodiversity. The existing network of mature hedgerows, trees and woodland will be protected and used as the basis for the site's Green Infrastructure network;
- create a new linear Country Park through the site from Haverhill Road, in the north, to Coupals Road in the south. The Country Park is to include opportunities for natural play, informal recreation, Sustainable Drainage (SuDS) and allotments;
- deliver an exemplar scheme which demonstrates the highest standards of urban design, and incorporates best practice in sustainable construction and the use of renewable energy technologies; and
- The design of the development will be landscape led and will embrace current guidance for the design and development of 'Garden Suburbs', which includes well connected and biodiverse public parks, high quality gardens, tree lined streets and open spaces, opportunities for people to grow their own food and links with the community in order to get local people involved in the management of their open spaces.



# A Masterplan for Great Wilsey Park

## **Purpose of the Masterplan Document**

1.2 This document sets out the vision for the new neighbourhood on the north east side of Haverhill, known as Great Wilsey Park. Its purpose is to:-

- provide a land use based framework masterplan, identifying key areas and placemaking components;
- demonstrate how Great Wilsey Park responds to the form and character of Haverhill and preserves the setting of Calford Green and Sturmer as separate settlements;
- provide clear development parameters within which proposals can be developed;
- outline the transport principles for Great Wilsey Park, showing movement patterns and access principles;
- explain the landscape approach for Great Wilsey Park; and
- detail an indicative phasing strategy.

1.3 The document builds on the Council's adopted concept statement to provide a greater level of detail and explanation. An outline planning application will follow the masterplan, providing a further level of detail concerning the development of Great Wilsey Park.

## **Policy Context**

1.4 The adopted Haverhill Vision 2031 provides a framework for managing the continued growth in Haverhill for the next 20 years. Policy HV4 identifies Great Wilsey Park as a strategic growth site.

1.5 The concept statement attached as Appendix 6 to the Haverhill Vision 2031 details scope for around 2,500 homes and a development that will:

- maintain the identity and segregation of Kedington and Little Wratting;
- provide new high quality strategic public open space and recreation facilities;
- protect by appropriate means the Scheduled Ancient Monument at Wilsey Farm;
- provide improved public transport, foot and cycle links to the town centre and other significant leisure, employment and service destinations;
- deliver additional education, community and leisure facilities to meet the needs of this development, located in a way that can achieve positive integration with the wider area;
- deliver around 2500 homes of mixed tenure and size, including affordable homes; and
- provide opportunities for B1 use class local employment.
- prevent the coalescence of development with Calford Green, Kedington and Little Wratting;
- integrate development into the existing town;
- provide walkable neighbourhoods with access to education, community, employment and leisure facilities; and
- minimise the impact of the development on the surrounding countryside.

1.6 The issues identified in the concept statement have informed the preparation of this masterplan.

## **Engagement**

1.7 The allocation of Great Wilsey Park for residential development has been the subject of extensive engagement with the community in Haverhill.

1.8 St Edmundsbury Core Strategy, which was adopted in December 2010, was the subject of three rounds of public consultation prior to its adoption and has allocated the site to deliver around 2,500 homes.

1.9 The North East Haverhill Concept Statement was then adopted by the Council in May 2013. This was prepared in accordance with the Council's Concept Statement Protocol which requires Concept Statements to have been the subject of extensive consultation with Council Members and also community involvement. That involvement included extensive workshop sessions with the public and key consultees to explore options for the development of the site.

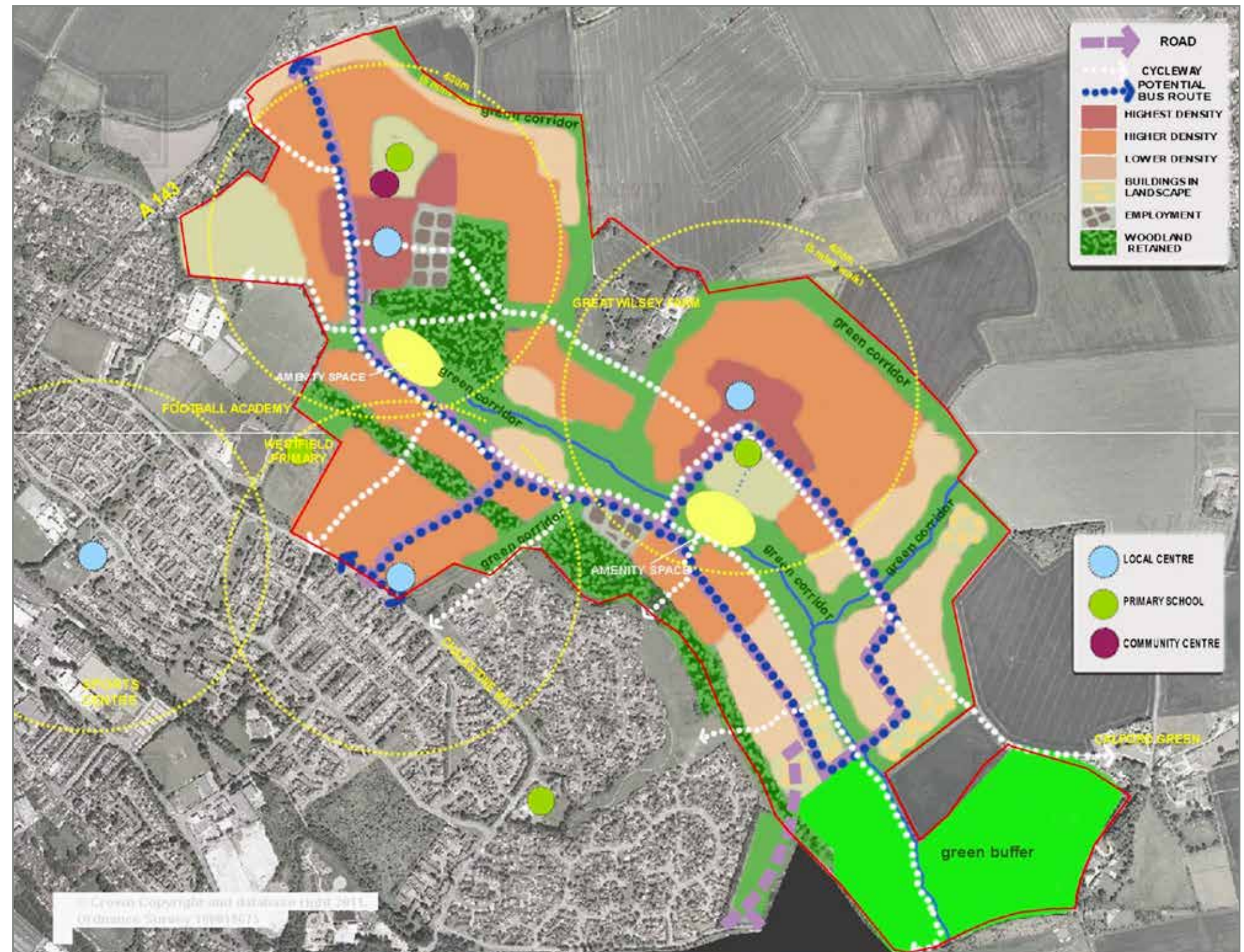
1.10 The Haverhill Vision 2031 was then adopted by the Council in September 2013. The Vision documents were developed by St Edmundsbury Borough Council working with neighbouring authorities, partner organisations and local communities and were also the subject of numerous rounds of public consultation.



1.11 The Haverhill Vision 2031 explains that the principle of extending the town towards the north-east has already been approved in the Local Plan Core Strategy following consultation and examination and that before development can commence at Great Wilsey Park, a masterplan will need to be prepared and adopted identifying how the area is to be developed over the longer term. The content of the masterplan is required to accord with the Local Plan and the content of the Concept Statement.

1.12 This Masterplan has therefore been prepared in partnership with St Edmundsbury Borough Council and has also been the subject of engagement with numerous local stakeholders. As we move forward, both this Masterplan and ultimately the planning application to be submitted to the Council will also be the subject of consultation with the local community as a whole.

[Further details to be added once this consultation has taken place.]







# 2 *Context*



# Site Location



- 2.1 Great Wilsey Park lies to the north east of Haverhill, which in turn is located some 30km to the southeast of Cambridge within the county of Suffolk.
- 2.2 The site broadly lies contiguous with the existing urban edge of Haverhill spanning the land between Haverhill Road (A143) to the north and Coupals Road (B1061) to the south. To the south west the site benefits from a road frontage with Chalkstone Way which in turn provides both road and footpath links south west into Haverhill.
- 2.3 Notable features surrounding the site include an existing golf driving range to the south, Haverhill Golf Club further to the south off Coupals Road, the Samuel Ward Academy and the Westfield Community Primary School and Sports Academy to the west of the site and Great Wilsey Farm to the north (centre).
- 2.4 A tributary of the River Stour bisects the site in a north west to south east direction with levels falling generally into this central valley.

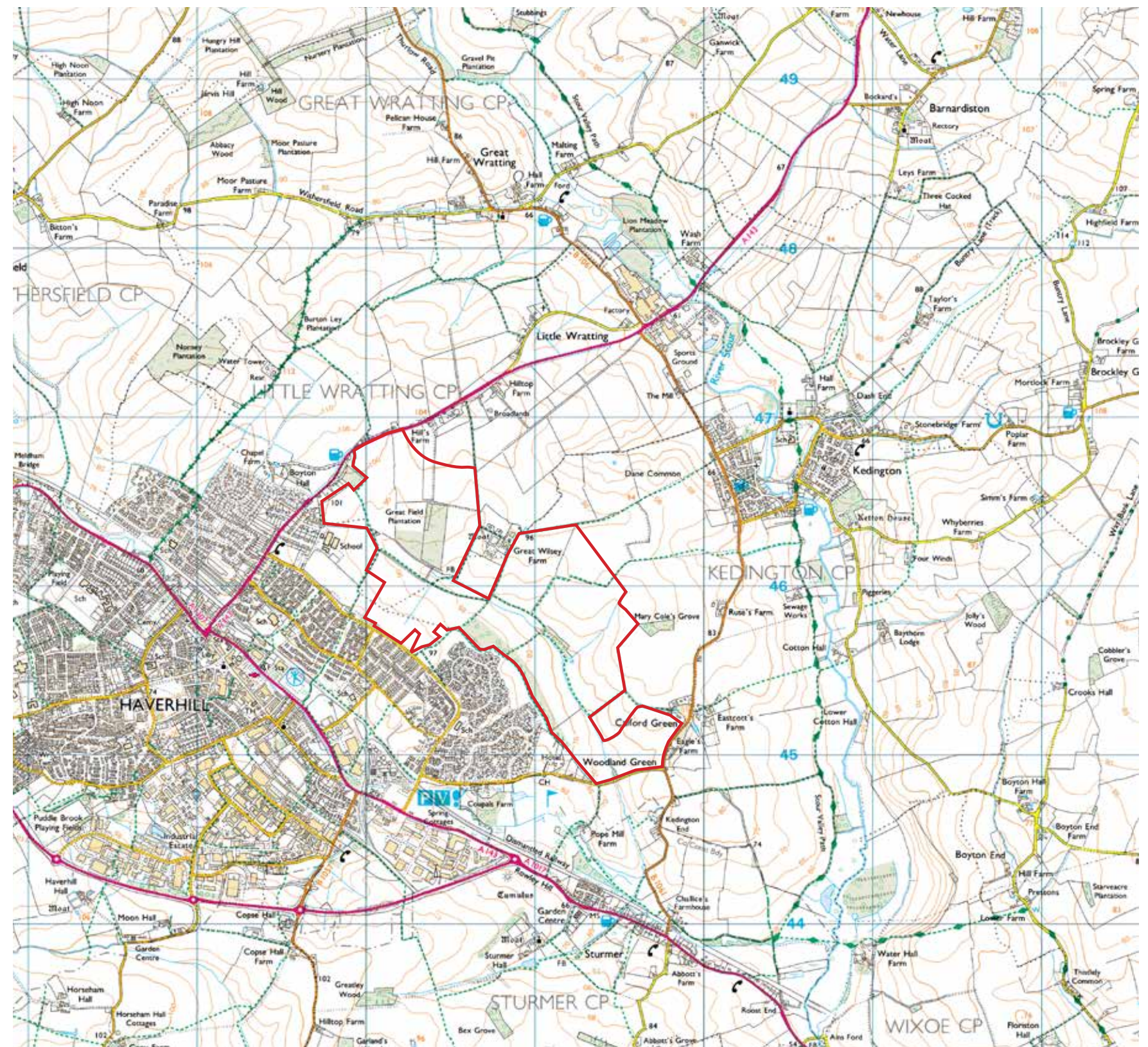


Figure 02: SITE LOCATION  
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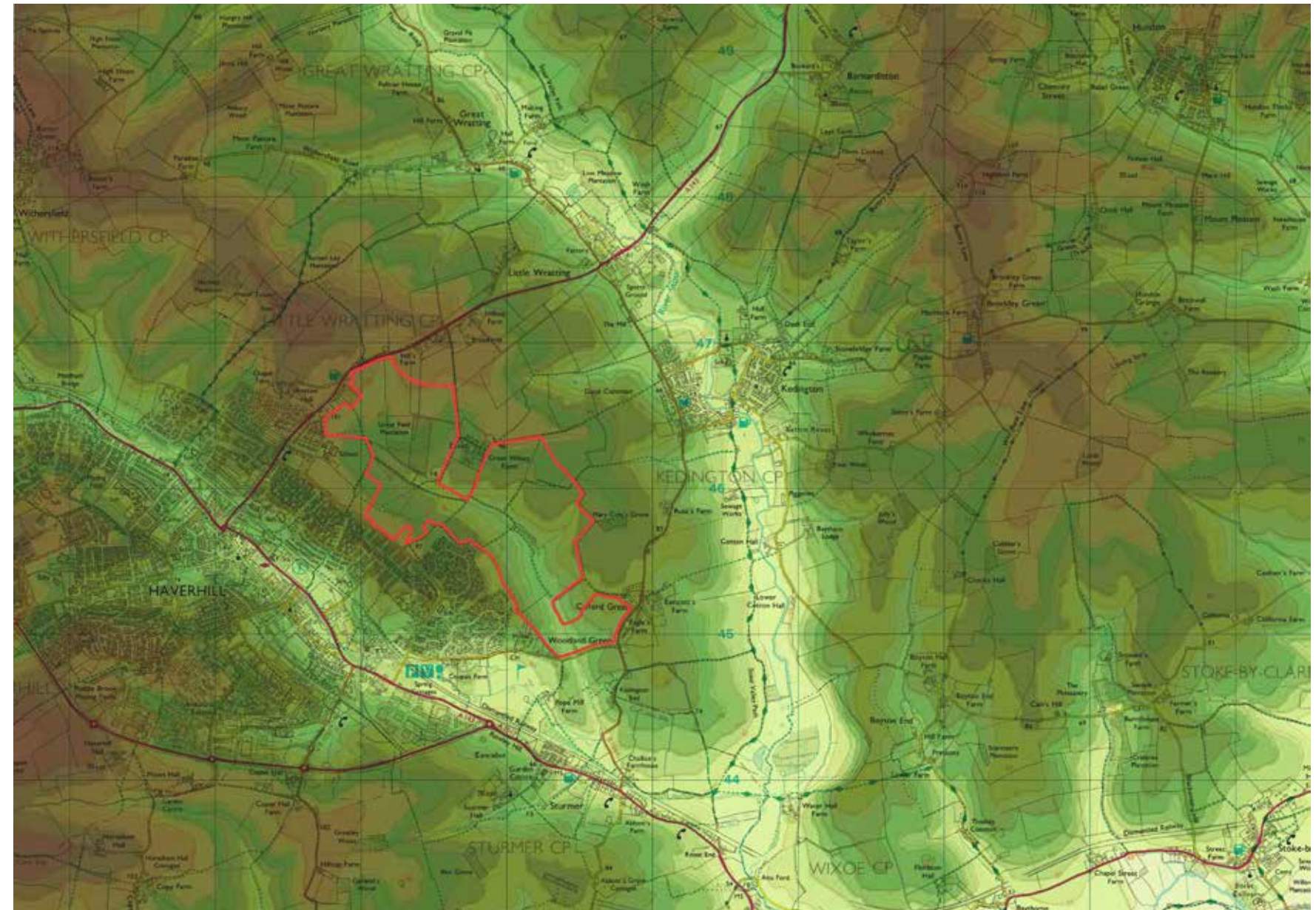




# Landuse and Topography



- 2.5 Great Wilsey Park is currently in use for arable cropping and pasture. Fields are typically medium sized, irregular in shape and subdivided by native hedgerows with a good number of hedgerow trees. Hedgerows are typically in good condition albeit a number of gaps are evident particularly through the centre of the site. In addition to hedgerow trees the site includes a number of woodland blocks and woodland belts. The largest of these is the Great Field Plantation to the west of Great Wilsey Farm, whilst others include a belt of immature woodland planting to the south of Great Wilsey Farm, Mary Cole's Copse to the east and planting between the site and Wilsey- Haverhill to the south.
- 2.6 Topography is characterised by moderate gradients with levels falling from approximately 95m Above Ordnance Datum (AOD) on the northern boundary to approximately 70m AOD in the south eastern corner. Beyond the site's boundaries the land continues to rise to the north and north east to form a long low ridge at around 105m AOD. This ridge crucially separates the site from the village of Kedington further to the north east. To the south of the site a second ridge at around 95m AOD rises away from the site. The existing urban edge of Haverhill occupies the rising ground to the south and south west respectively.



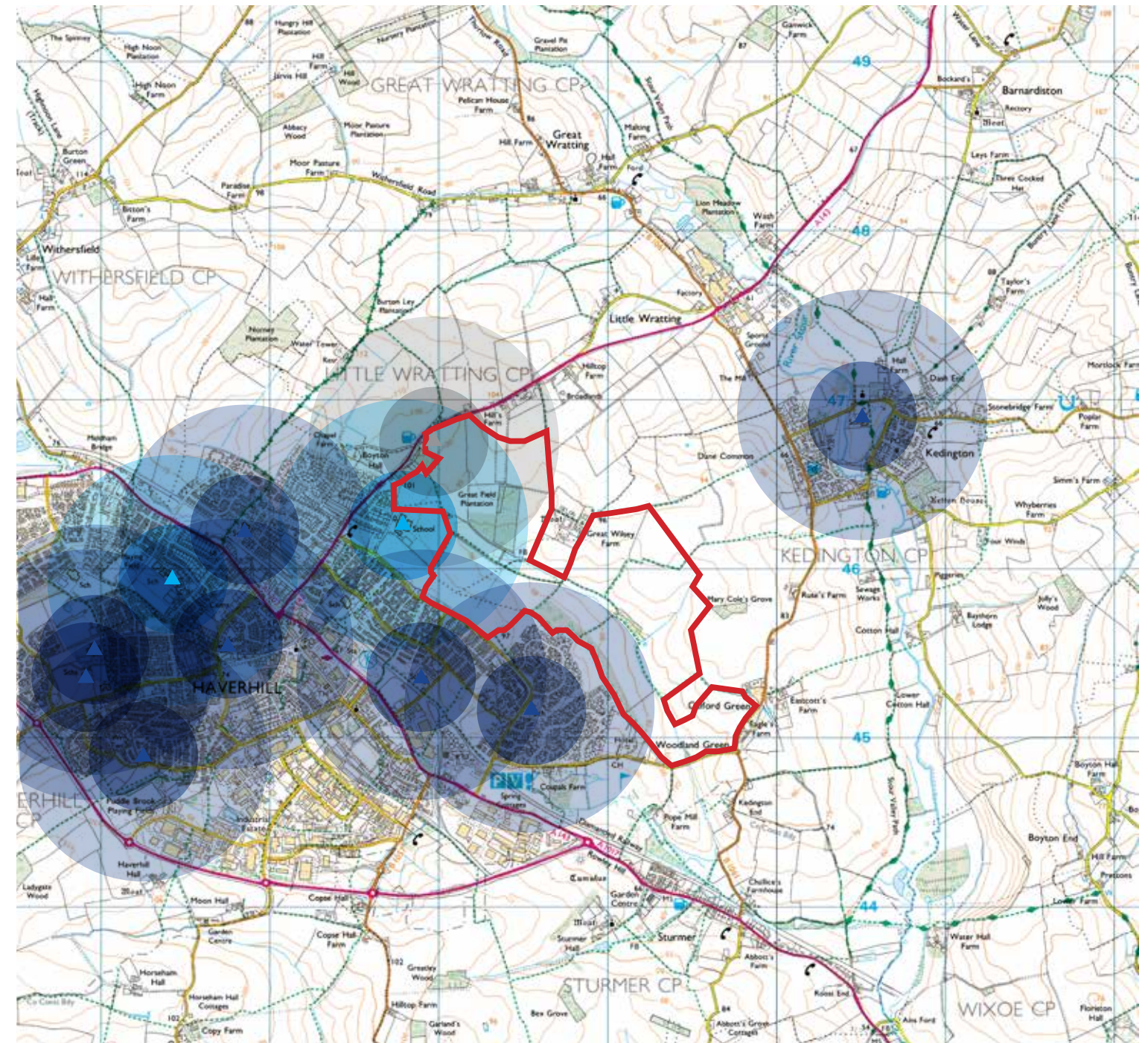
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Figure 04: TOPOGRAPHY  
N.T.S



# Local Facilities

- 2.7 Haverhill benefits from a wide range of local and community facilities dispersed around the settlement in a pattern consistent with it's growth.
- 2.8 School coverage forms a broad ring around the settlement with 2 schools, namely the Samuel Ward Academy and Westfield Community Primary School located within 800m of the Great Wilsey Park. One or possibly two new infant / primary schools within the site would be consistent with existing coverage and could be positioned so as to ensure that all residents lie within a 10 minute walking radius.
- 2.9 Healthcare coverage across Haverhill tends to cluster towards the centre of the town. Additional outreach healthcare provision within Great Wilsey Park would benefit not only new residents but existing residents to the north east of Haverhill and the villages to the south, east and north such as Calford Green and Kedington.
- 2.10 Supermarkets tend to be focussed around the town centre with the exception of a Sainsbury Superstore to the north of Haverhill located adjacent to the A1037. Smaller convenience stores also tend to cluster around the town centre, although a small number of Londis stores and corner shops are also located to the south west and north east, the closest being a Londis located on Ingham Road. New local centres including convenience shops within Great Wilsey Park would not only benefit new residents but would equally benefit the residents to the north east of the town alongside those people living in surrounding villages such as Calford Green and Little Wrating for example.

## Education



Primary School



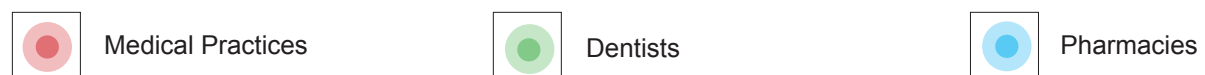
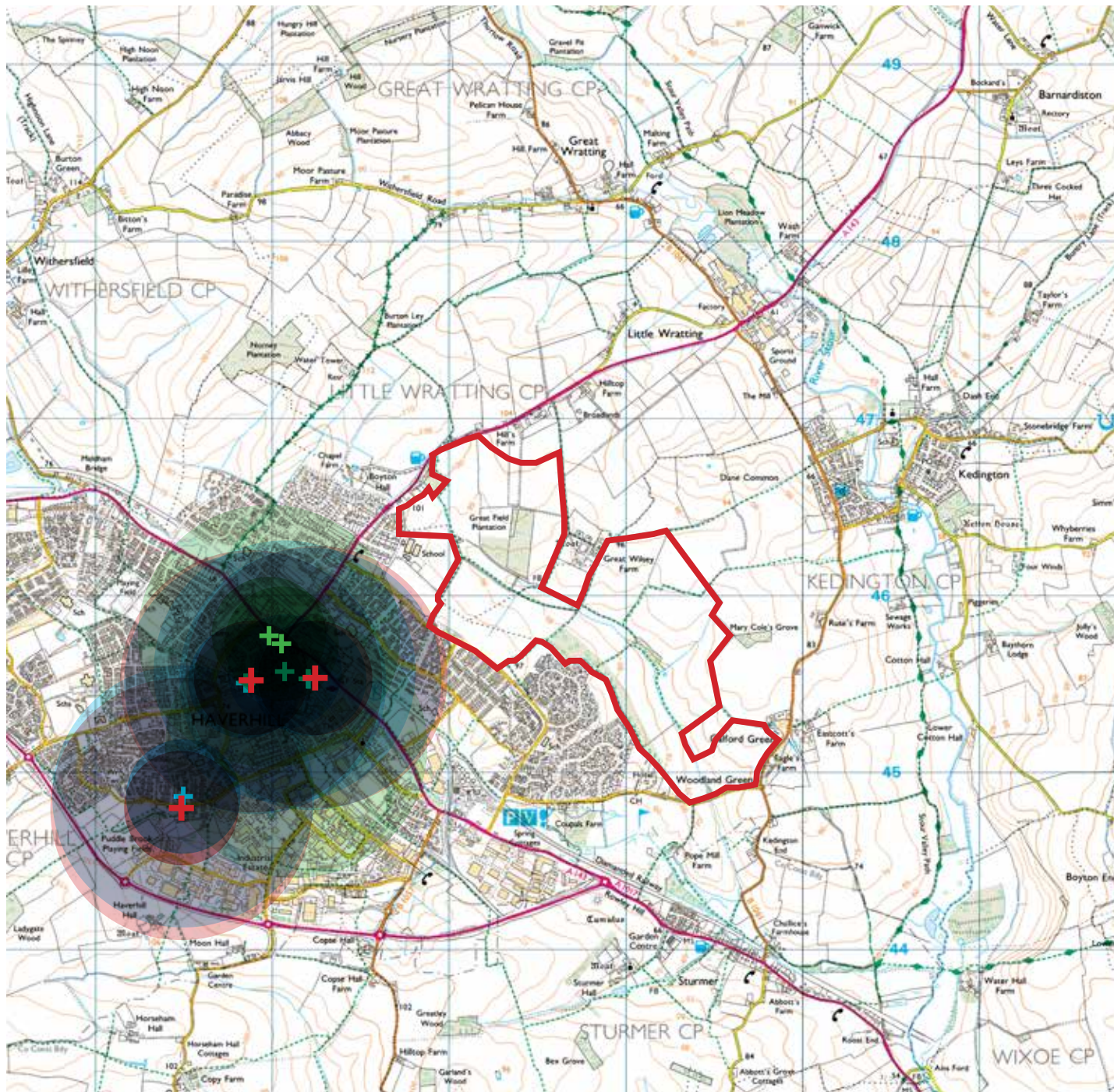
Secondary School



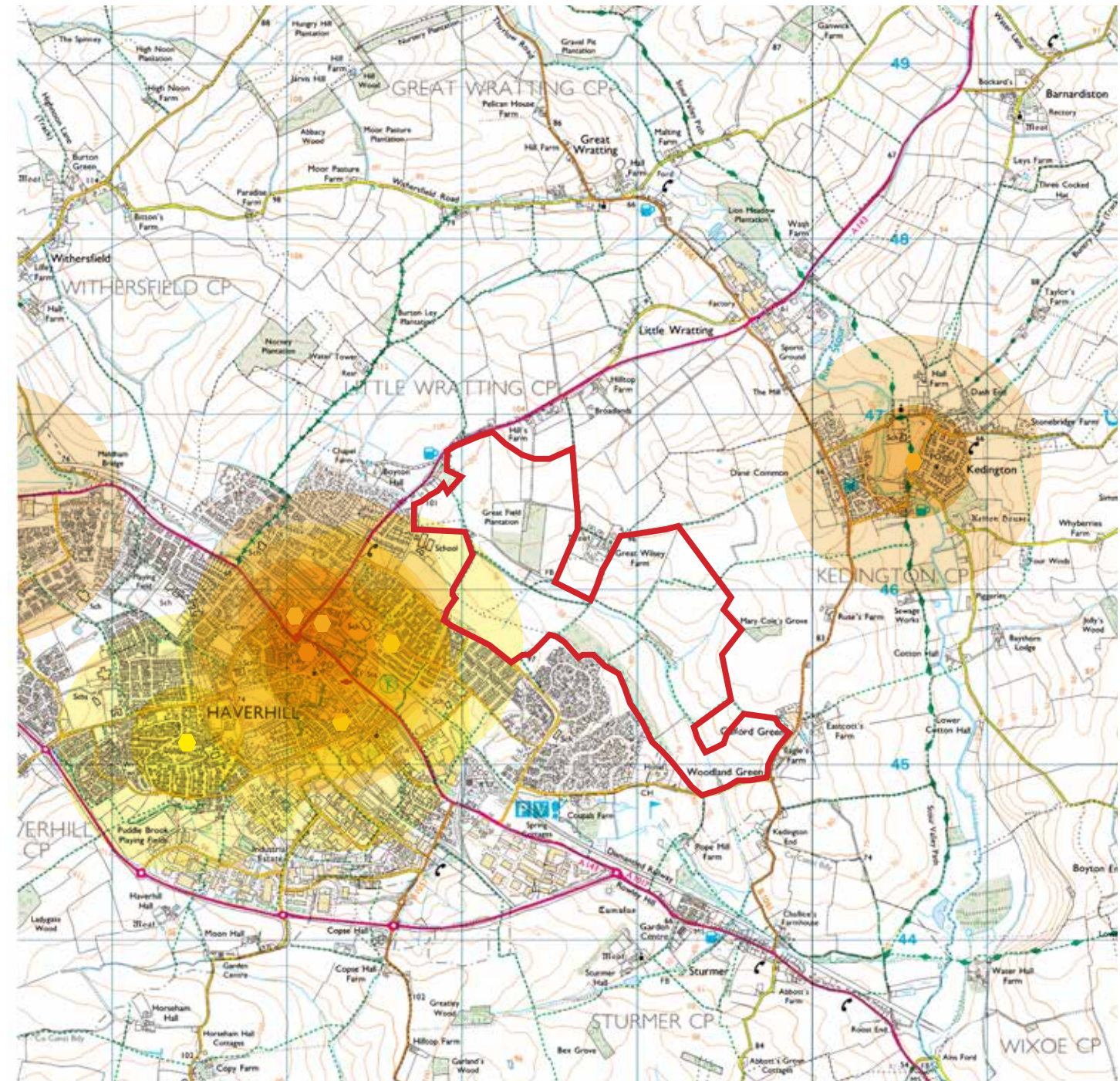
Independent School



## Healthcare



## Retail / Shopping







# **3 Constraints**



# Landscape Character



3.1 The Suffolk Landscape Character Assessment notes with respect to landscape condition that *"Much of the area has a rather well kept appearance with strong linkages of hedgerows and woodland..."*.

3.2 The Suffolk Landscape Character Assessment records Haverhill and the surrounding landscape as falling within the 'Undulating Estate Farmlands' landscape typology with fingers of the 'Rolling Valley Farmlands' typology passing around the eastern and southern boundaries.

3.3 The 'Undulating Estate Farmlands' landscape typology has the following Key Characteristics of relevance to the site:

- Undulating arable landscape;
- Organic field pattern rationalised by estate ownership;
- Oak, ash and field maple as hedgerow trees;
- Complex arrangements of plantations especially in the north;
- Ancient woodlands;
- Landscape parks and ornamental tree species;
- Substantial open areas created for airfields and by post WWII agricultural improvement;

- Dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads especially in the north;
- Settlements more clustered and less dispersed in the south;
- Rich stock of mediaeval and Tudor timber-framed and brick buildings and moated sites; and
- A landscape of well wooded farmland in many places often with a well-kept appearance.

3.4 The following Land Management Guidelines apply to the Undulating Estate Farmlands Landscape Type:

- Reinforce the historic pattern of sinuous field boundaries;
- Recognise localised areas of late enclosure hedges when restoring and planting hedgerows;
- Maintain and restore greens and commons;
- Maintain and increase the stock of hedgerow trees;
- Maintain the extent, and improve the condition, of woodland cover with effective management;
- Restore, maintain and enhance the historic parklands and the elements within them; and
- Maintain and restore the stock of moats and ponds in this landscape.

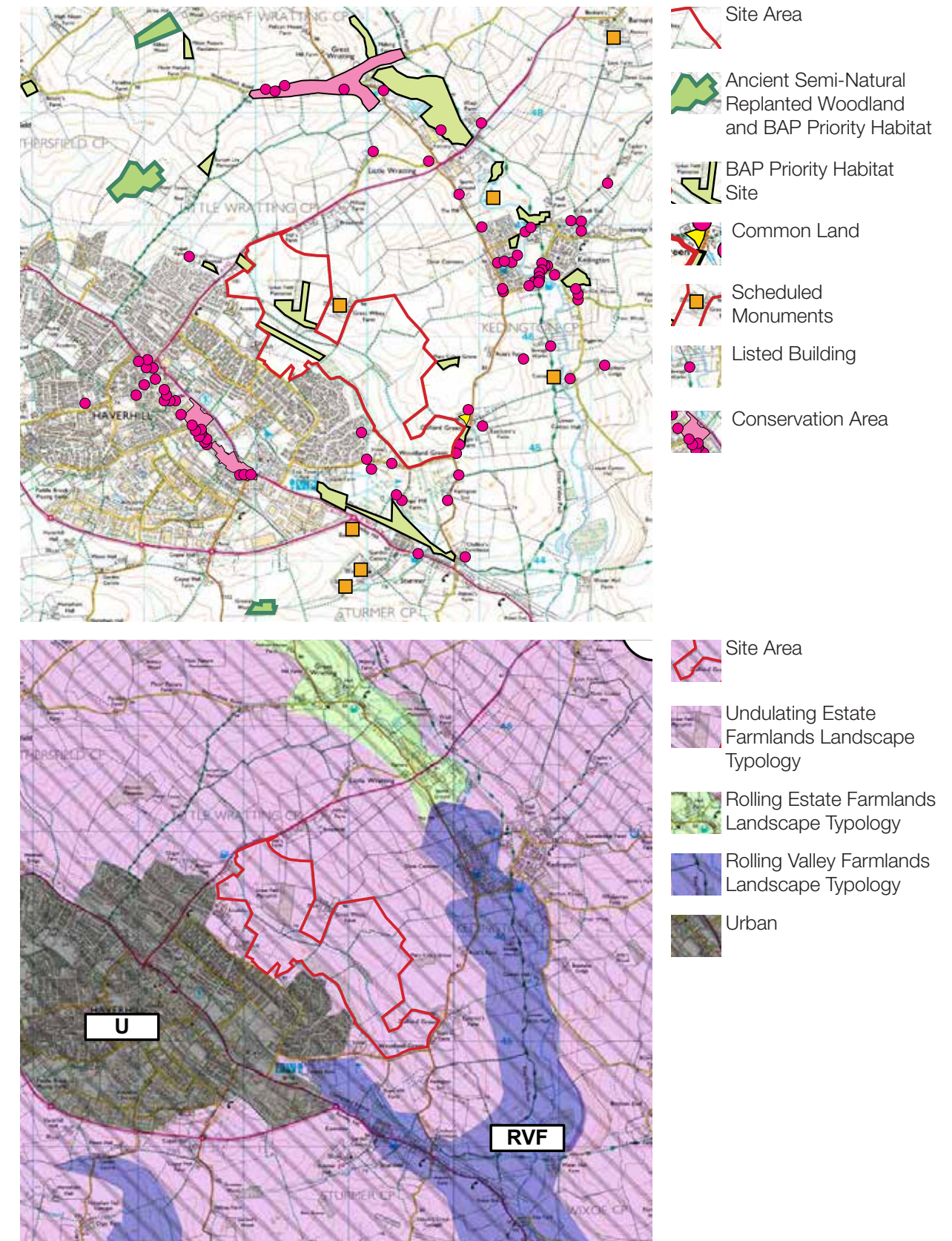


Figure 06: TOP - KEY LANDSCAPE FEATURES  
BOTTOM - LANDSCAPE CHARACTER  
N.T.S.



## Landscape Character Continued..

- 3.5 Great Wilsey Park accords with the description given to the 'Undulating Estate Farmlands' landscape typology. Hedgerows were observed as being well managed with few notable gaps, fields often included wide field margins and woodland lacked obvious signs of degradation and neglect, albeit the tree stock tended to have a fairly uniform age structure. As a consequence this landscape is considered to have a moderate to good landscape condition.
- 3.6 The site is not subject to a landscape designation for its inherent value. However at a local level multiple footpaths are considered of value as these cross the area providing local people with access to open space and the wider countryside. Woodland blocks, the watercourse through the centre of the site and Great Wilsey Farm and moat provide identifiable landmarks within an otherwise agricultural landscape.
- 3.7 The existing urban edge of Haverhill, on rising ground to the south of the site, exerts a considerable influence over the site, alongside existing recreational pressures placed upon the site from people living close by.
- 3.8 Critically development should avoid those areas considered to be of higher landscape sensitivity and value, namely existing woodland blocks such as Great Field Plantation and Marys Coles Copse, the River Stour Tributary through the centre of the site, existing hedgerows and hedgerow trees and the immediate surrounds of Great Wilsey Farm.
- 3.9 The development should put in place suitable measures to screen and / or offset development from Calford Green to the south east and Little Wrattling to the north as a result of more open views between the site and these residents.
- 3.10 Furthermore provision should be made to retain and extend existing Public Rights of Way through the site as the value placed on these routes at a local level is of significance. Existing routes will be surfaced and signed in order to protect their landscape amenity and to maximise their use for both existing and proposed new residents.
- Dedham Vale AONB and The Stour Valley**
- 3.11 The Dedham Vale AONB and Stour Valley Partnership have submitted a request to Natural England to extend the boundary of the Dedham Vale AONB. The Dedham Vale AONB occupies an area of around 90km which lies to the west of Manningtree and stretches to within a mile of Bures to the west. Figure 7 shows the AONB designation along with the proposed extended project area of the Stour Valley.
- 3.12 The project area follows the Stour Valley and includes land either side of the river, up to the existing edge of Haverhill.



3.13 The River Stour Valley as defined by the project area is considered to be a valued landscape. Policy DM13 within the Joint Development Management Policies Document (Feb 2015) notes the following in respect to valued landscapes:

*“Development will be permitted where it will not have an unacceptable adverse impact on the character of the landscape, landscape features, wildlife, or amenity value...”*

*All proposals for development should be informed by, and be sympathetic to, the character of the landscape. Landscape Character Types are identified in the Suffolk Landscape Character Assessment. However, the ‘Type’ boundaries are only indicative, being mapped for the whole county at a scale of 1:50,000. Therefore, the character of the site and setting of a proposal should be individually assessed.*

*All development proposals should demonstrate that their location, scale, design and materials will protect, and where possible enhance the character of the landscape, including the setting of settlements, the significance of gaps between them and the nocturnal character of the landscape.*

*Developers/applicants will be required to submit, where appropriate, landscaping schemes with applications for planning permission and for the approval of reserved matters.*

*Where any harm will not significantly and demonstrably outweigh the benefit of the proposal, development will be permitted subject to other planning considerations.*

*However, it is essential that commensurate provision must be made for landscape mitigation and compensation measures, so that harm to the locally distinctive character is minimised and there is no net loss of characteristic features.*

*Where this is not possible development will not be permitted.”*





# Views

3.14 The extent of visibility over Great Wilsey Park from the surrounding area varies significantly. To the south west alongside Chalkstone Way the site has an open character and views across the landscape are possible from existing residential properties on the edge of Haverhill. An existing immature woodland belt to the south of Great Wilsey Farm acts to limit views northwards.

This woodland belt is to be retained and supplemented with further planting around the site's periphery to further soften views. A visual connection between existing and new development is however important to ensure that development integrates into Haverhill rather than becoming isolated from it.

3.15 Further to the south and south east existing woodland planting along the boundary of the site wholly restricts views into the site from residents within the Wilsey area of Haverhill.

Given the sensitivity of this woodland belt it will be essential to retain this woodland and in doing so to maintain this degree of screening.

3.16 Residents within Calford Green to the south east currently benefit from open views across the southernmost part of the site.

Given the rural nature of Calford Green and its small intimate village character it will be important to maintain a green buffer between development and existing residents alongside additional woodland planting as appropriate to ensure adequate screening of development.

3.17 To the east and north east the site is wholly screened from residents within Kedington as a consequence of intervening topography. A long low ridgeline stretches north west to south east between the site and Kedington.

Development is to be restricted to the south side of this ridgeline with additional new tree and hedgerow planting along the site boundary to ensure development is screened.

3.18 To the north views from Little Wrattling south into the site tend to be open albeit views tend to be restricted to the short and middle distance given that Great Field Plantation provides a significant degree of screening to land further to the south.

A degree of separation and screening between the development and Little Wrattling is considered advantageous in order to soften views over new development.

3.19 In summary where views over new development are possible there will inevitably be an adverse impact on the views currently afforded to existing people. Large sections of the site are however afforded a high level of natural screening and visual containment as a consequence of changes in topography and the overlapping screening effects of field boundaries and woodland blocks. Furthermore new strategic woodland planting will ensure that views are softened and screened and in particular that those residents in Calford Green, Little Wrattling and the moated site at Great Wilsey Farm are adequately buffered.



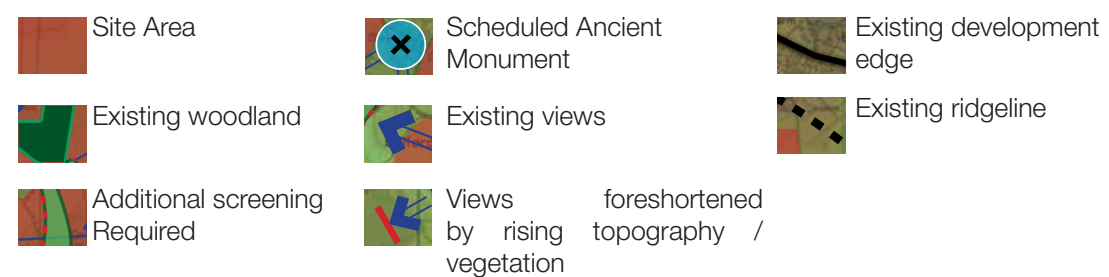
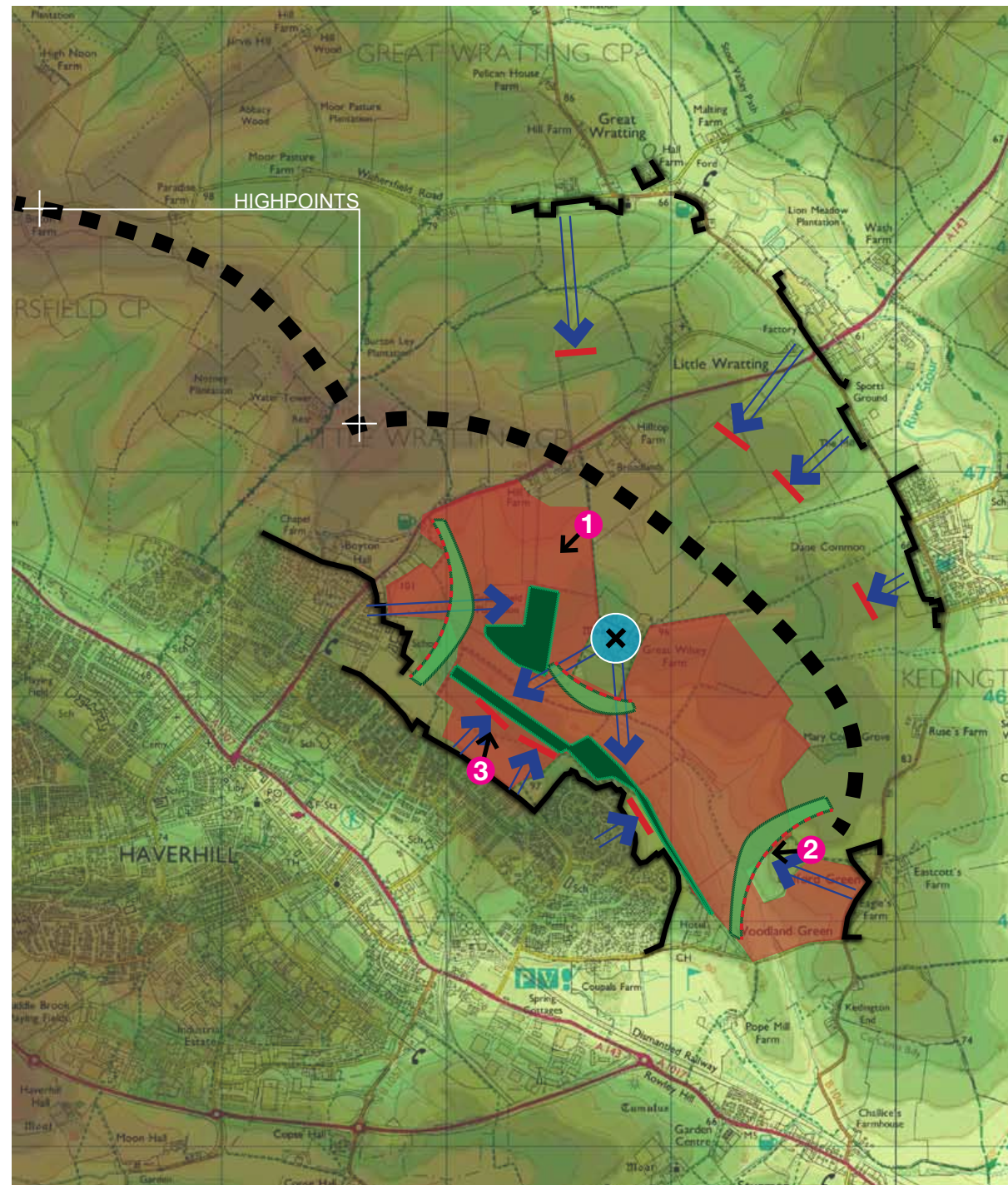


Figure 08: LANDSCAPE ANALYSIS  
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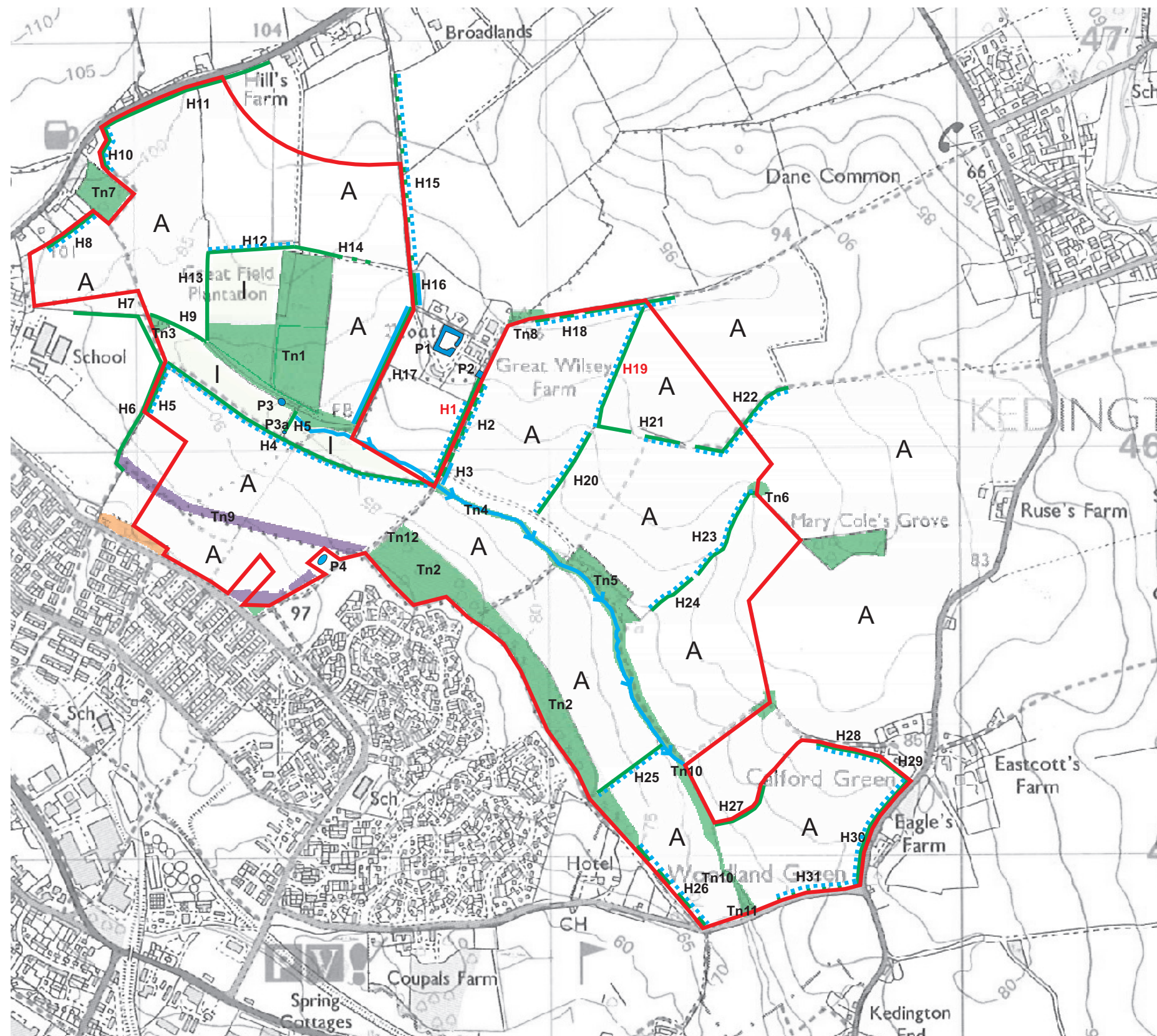
Figure 09: TYPICAL VIEWS  
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# Ecology

- 3.20 There are no sites of international or national importance within or directly adjacent to Great Wilsey Park. There are also no non-statutory designated sites present within the site boundary.
- 3.21 The most recent surveys across the site record that the dominant habitats within Great Wilsey Park comprised of field compartments in arable use, defined by hedgerows, woodland compartments, tree groups and riparian habitats. Some field compartments were open and undefined with grassland margins or field ditches. Areas of common and plant species that are typically associated with disturbed and nutrient rich soils, including common nettle, hogweed, cow parsley and teasel were present, however these were largely isolated to field margins and areas of recently disturbed land.
- 3.22 A total of 31 hedgerows were present throughout the site, of these 2 were assessed as being 'important' under the Hedgerow Regulations, as they contained a diversity of woody species and structural features. 6 hedgerows were classified as moderate to high value in accordance with Hedgerow Evaluation and Grading System (HEGS), with a further fourteen classified as moderate value.
- 3.23 A tributary of the River Stour runs through the centre of the site, this was densely over shaded in sections and void of any aquatic or marginal vegetation. At times this watercourse does not flow and only shallow pools of standing water remain.
- 3.24 Reptiles (grass snake and common lizard) were associated with field margins in the north of Great Wilsey Park; initial surveys in 2014 have found that great crested newts are absent from ponds within the immediate surroundings. Bat surveys have found a total of nine species within the site, with the majority of the activity coming from common pipistrelles *Pipistrellus pipistrelles*; however *Myotis*, *Nyctalus*, *Plecotus* and *Barbastella* were also recorded less frequently.
- 3.25 The retention of the existing hedgerow network, to include new planting to enhance their structure and connectivity, alongside the creation of additional new habitats such as waterbodies will strengthen navigational and foraging routes for the local bat population; such habitats will also benefit a range of other species including nesting birds.
- 3.26 Habitat creation will seek to create a mosaic of habitat types in order to encourage reptiles, water vole, otter and dormouse populations to utilise the site's Green Infrastructure.
- 3.27 Development at Great Wilsey Park will protect and enhance existing tree lines, trees, woodland, and the watercourse and will enhance these features with new planting and habitat creation. The development's Green Infrastructure network should seek to develop interconnected spaces to maintain wildlife corridors through the site and links to the surrounding countryside.
- 3.28 Both existing and proposed habitats within the site will be subject to a Landscape and Biodiversity Management Plan. This will ensure existing habitats are brought under active management, protected and enhanced and new habitats are supported whilst they establish.
- 3.29 Planning applications for development should ensure that they are accompanied by the following surveys (undertaken in accordance with published best practice guidance):
- Phase 1 Habitat Survey and Hedgerow Survey;
  - Reptile Survey;
  - Great Crested Newt Survey;
  - Water Vole;
  - Bat Activity Survey; and
  - Breeding Bird Survey.





- Great Wilsey Park
- Arable Fields
- Semi-Improved Grassland
- Amenity Grassland
- Semi-Natural Broadleaf Woodland
- New Plantation Woodland
- Target note
- Hedgerow with Reference Number
- Hedgerow of Importance Under the REGS
- Pond
- Stream
- Dry Ditch with Reference Number
- Wet Ditch with Reference Number



# Trees

- 3.30 The most recent audit of trees across the site (2014 - FPCR Environment and Design Ltd) recorded a total of 71 individual trees, 30 groups of trees, 7 woodlands and 24 hedgerows. The tree stock was predominantly distributed adjacent to the eastern boundaries of the site and along the central water course. Tree cover across the site predominantly comprised of early mature and mature specimens most of which were native species. Higher concentrations of tree cover were found in areas associated with broadleaved woodlands, coniferous plantation blocks or newly planted copses of trees.
- 3.31 The western portion of the site provided only limited mature tree cover mainly positioned within field boundary hedgerows.
- 3.32 Species across the site mainly consisted of English oak, ash, English elm, field maple, hawthorn and blackthorn. Trees were typical of specimens growing in areas of open countryside and having seen little in the way of targeted management. Most were of fair and good overall condition.
- 3.33 Development at Great Wilsey Park will seek to protect trees wherever practicable. Development will seek to retain and effectively incorporate the existing tree stock and supplement this with new tree planting in order to increase the overall amount of trees present across the area.



Figure 11: TYPICAL IMAGES FROM THE SITE ILLUSTRATING THE RANGE OF HABITATS AND TREE TYPES PRESENT.



# Heritage and Archaeology

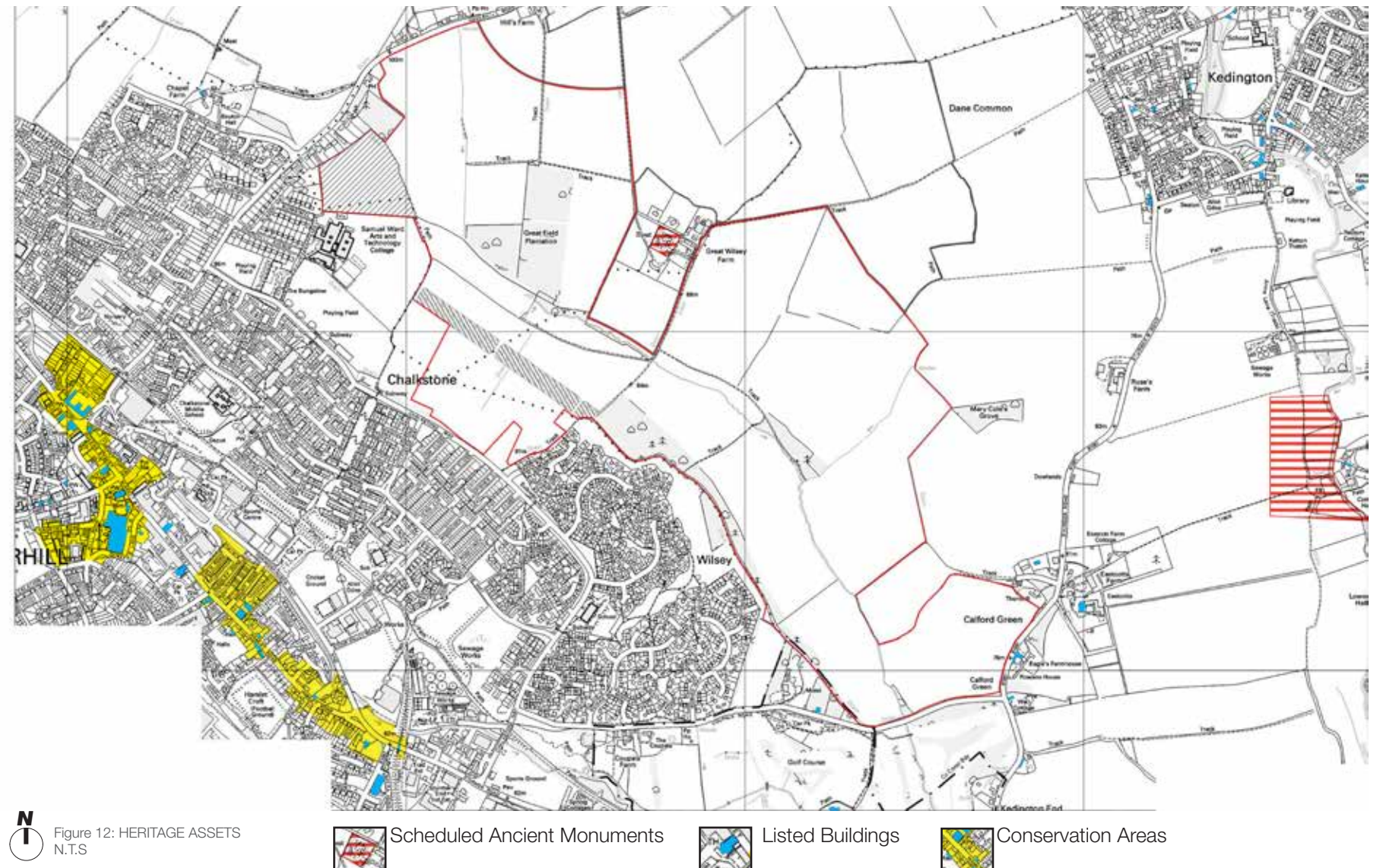


3.34 There are 64 designated heritage assets within c. 0.5km of the proposed boundary. No heritage assets exist within the site itself, but a scheduled monument (of very high significance) and three Grade II Listed buildings (of high significance) are present adjacent to the site boundary. These assets are considered to be at most risk of impact from the proposals. Seven further Grade II listed buildings are present in close proximity to the site, all of which have the potential to be affected by new development. Further work is required to establish which sites are most likely to experience effects.

3.35 Within Haverhill town centre are two conservation areas, each considered to be of high significance as they contain highly graded designated heritage assets and a number of Grade II listed buildings within or in close proximity to their boundaries. Development at Great Wilsey park does not border these conservation areas nor does it form part of their wider setting.

3.36 Development at Great Wilsey Park will be designed to avoid or minimise potential detrimental impacts to heritage assets identified as being at risk of harm through architectural excellence, environmental performance and high quality. Indeed opportunities exist to enhance the setting of heritage assets through good design which better reveals the significance of the affected heritage assets.

3.37 In accordance with NPPF and local plan policies, a desk-based assessment has been undertaken by CgMS to clarify the archaeological potential of land at Great Wilsey Farm, Haverhill.



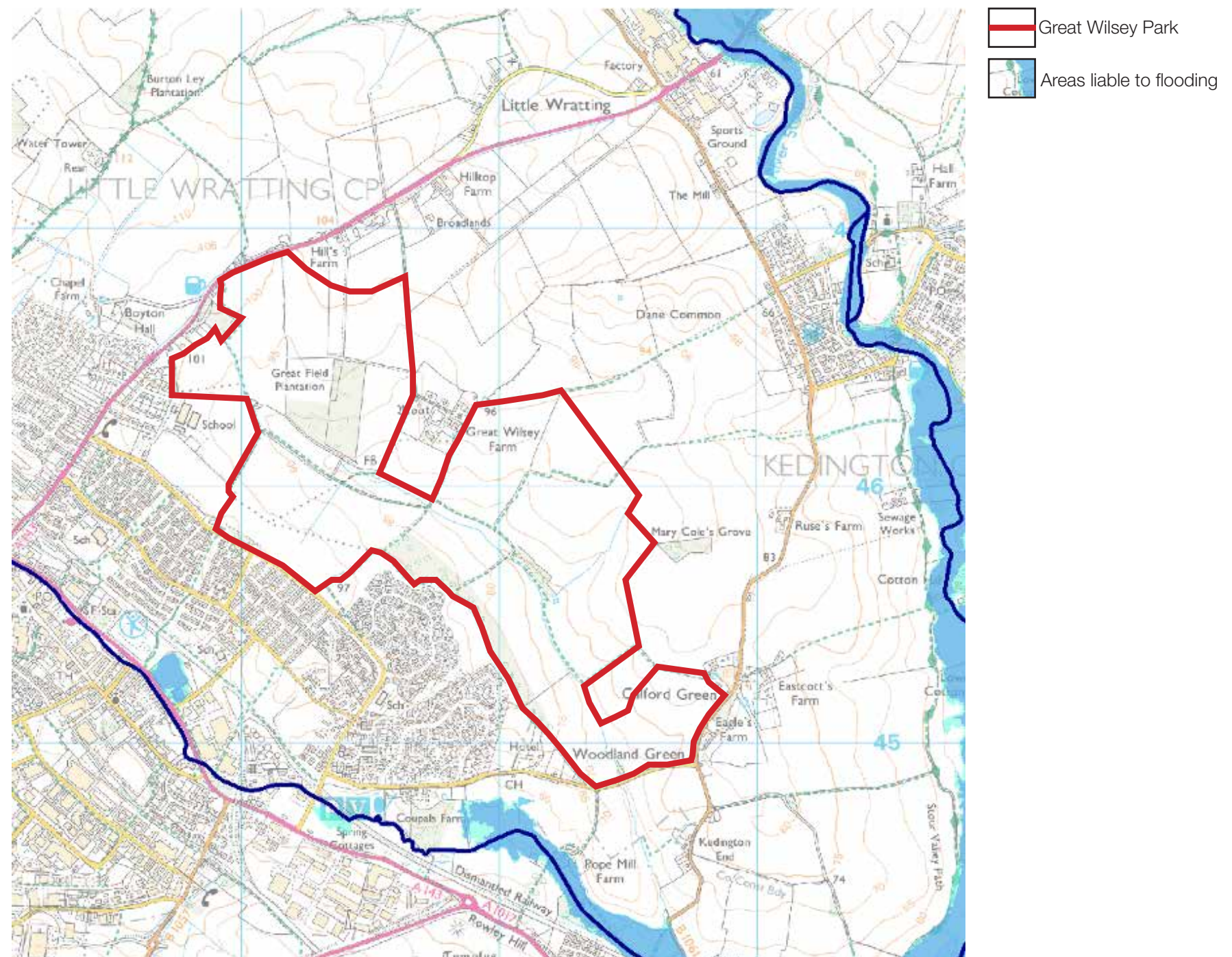
3.38 The assessment has established that the site is considered to have moderate potential for Iron Age remains and localised areas (i.e. adjacent to the moated sites) of high potential for medieval remains. The site is considered to have low potential for remains of all other periods but the presence of Bronze Age and Roman remains cannot be ruled out. Should archaeological remains be present, they may be impacted by construction operations. However, non-designated archaeological assets are not considered to be a constraint on development.

3.39 It is anticipated that further archaeological investigation will be required by Suffolk County Council prior to the determination of a future planning application. It is envisaged that these works would comprise a geophysical survey followed by trenching. Should these evaluation works have positive results, further archaeological investigation may be required as a condition of planning permission.



# Flooding and Drainage

- 3.40 A Drainage and Flood Risk Appraisal was undertaken by Bidwells LLP in 2009 to investigate the provision of foul drainage and surface water drainage and to establish any associated flood risk for Great Wilsey Park.
- 3.41 The appraisal concluded that the closest significant flood risk is at Stour Brook in the centre of Haverhill, although subsequent anecdotal evidence suggests that some localised flooding has been experienced along Wratting Road. There were no areas proposed for development within the site at risk of fluvial flooding. A detailed flood risk assessment will need to accompany any planning applications for the site.
- 3.42 Capacity in the local foul sewage network and the receiving Haverhill Sewerage Treatment Works is not precisely known but is understood to be limited. A detailed investigation will need to be undertaken as part of the planning process, alongside a formal representation to Anglian Water to consider the site within their development framework.
- 3.43 Development within the site will incorporate a Sustainable Drainage System (SuDS) as appropriate to the variety of conditions present across the site. This system will ensure that outflow from the development does not exceed existing greenfield rates.





# Transport and Access



3.44 The road network of Haverhill is dominated by the A1017, which forms the developed southern boundary of the town and provides a transport link to Cambridge. The A1307 and the A143 provide an alternative route for east to west vehicle movements through the town. The A143 continues northbound from the town centre, linking Haverhill to Bury St Edmunds via a number of villages.

3.45 The A143 and the A1307 form a roundabout junction in the centre of the town, known locally as the Cangle Junction. This junction is identified as the primary point of traffic congestion and delay within the local road network in present day conditions.

3.46 The site is well located to make use of a wide variety of local facilities and amenities within Haverhill, with good footpath and cycle links south and west into the town centre. The emerging proposals seek to ensure that existing routes are safeguarded whilst additional footpath and cycle routes are provided to link the development into Haverhill. Similarly existing routes between the site and surrounding villages are to be retained and enhanced in order to capitalise on access opportunities between the site and wider countryside.

3.47 Numerous public transport routes operate across Haverhill. Those that operate adjacent to the proposed site include the 13, 13A, 14, 14A, 15 and 15A.

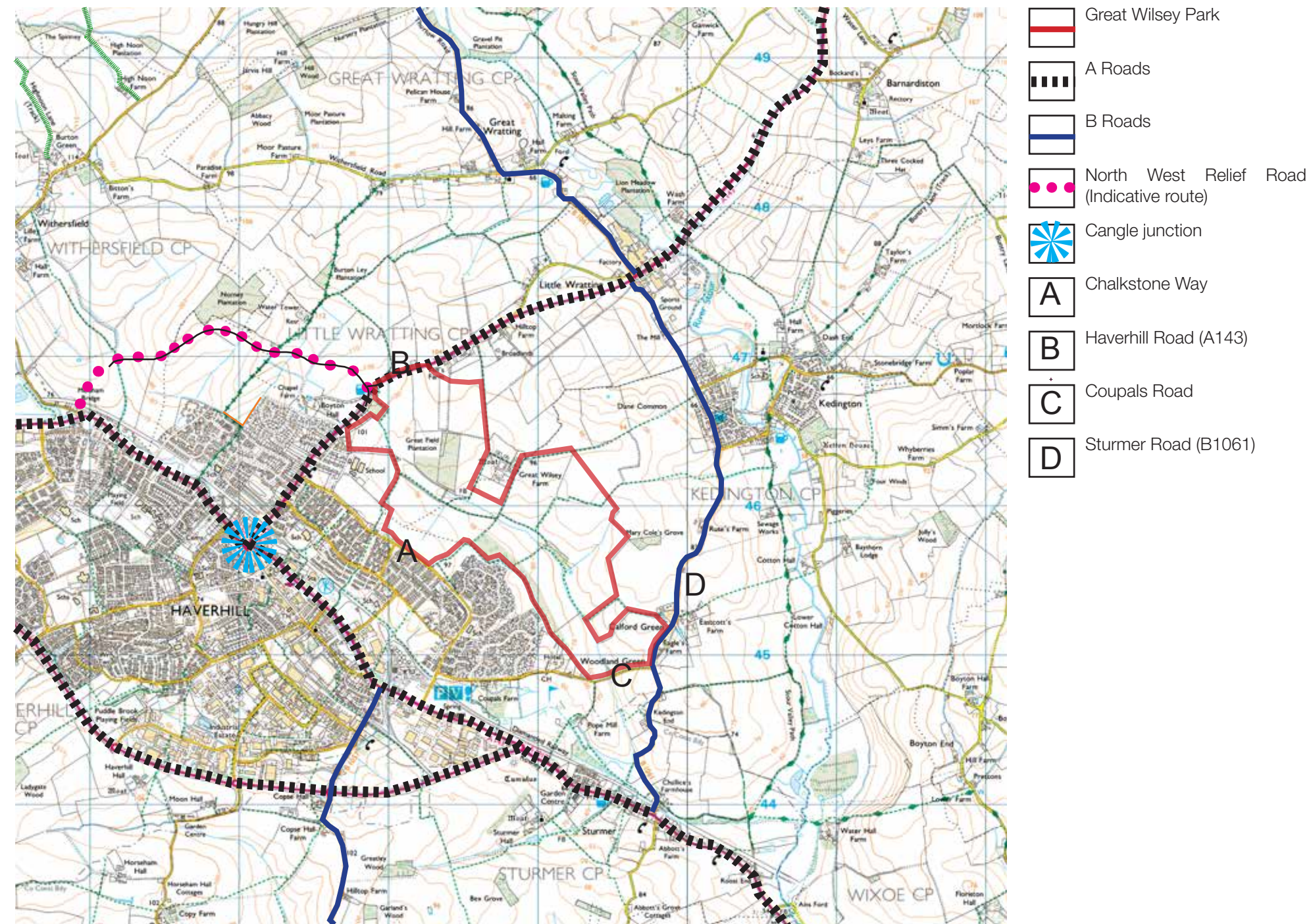


Figure 14: EXISTING ROAD NETWORK  
N.T.S.



# Footpaths

## **Footpath links into Haverhill**

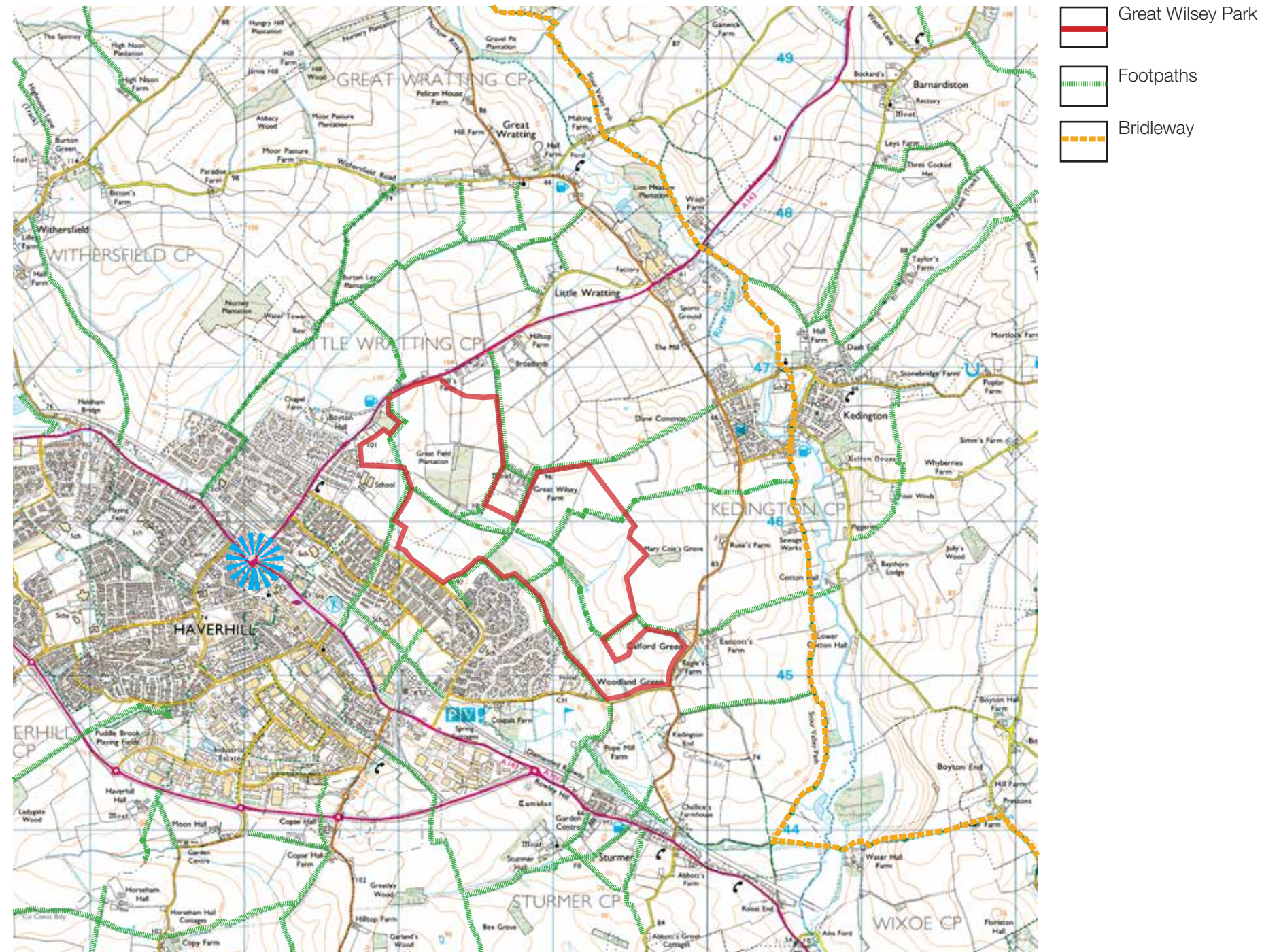
3.48 The site is well located in relation to the rest of Haverhill, with good footpath links to the town centre. Footway provision is provided along the A143 to the south where it continues through the Cangle junction and onto the A1307. Within the A1307 a zebra crossing provides a safe crossing point for pedestrians across this route. To the south of Chalkstone Way and adjacent streets existing footways permeate into Haverhill via the local road network.

3.49 The development will ensure that safe and convenient connections for both pedestrians and cyclists are provided both within the site network and into the existing Haverhill community.

## **Public Rights of Way**

3.50 The site is crossed north, east, south and west by an extensive network of Public Rights of Way which provide access to all surrounding settlements such as Kedington, Calford Green and Little Wrating. Footpath links also extend beyond these settlements to link Great Wilsey Park with the wider landscape.

3.51 Development within the site will retain and enhance the existing Public Right of Way network.







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# Constraints Summary

## Topography / Landform

- 3.52 Topography is characterised by moderate gradients with levels falling evenly towards the river valley through the centre of the site. An existing ridge line to the north acts to screen the site from the wider countryside and as such **development should not straddle this feature but should instead be contained between the ridge and the existing urban edge of Haverhill.**

## Landuse and Vegetation

- 3.53 The site is currently in use for arable cropping, comprising of a number of medium to large sized rectilinear fields defined by hedged field boundaries. Tree coverage includes isolated hedgerow trees, a woodland belt along the site's southern boundary, Great Field Plantation to the north west and an immature belt of woodland to the south of Great Wilsey Farm. **The development should retain existing woodland and hedgerows and use these features as the basis of the site Green Infrastructure network.**

## Drainage

- 3.54 Reference to the EA Flood Zone Mapping confirms the site lies within Flood Zone 1 and as such constitutes a sequentially preferable location for development. As noted above the site levels fall generally in a south easterly direction, with the site discharging to a tributary of the River Stour running through the site. **Development will ensure that a Sustainable Drainage System is included which regulates runoff to current greenfield rates.**

## Public Rights of Way (PROW)

- 3.55 The site contains a well established network of public footpaths linking Haverhill to the south and west with Kedington to the east, Calford Green to the south east and Little Wrating to the north. Footpaths tend to follow existing hedged boundaries, farm access tracks or the watercourse through the centre of the site. **PROWs should be retained and enhanced with surfacing and signage as appropriate.**

## Heritage / Archaeology

- 3.56 A Scheduled Ancient Monument comprising of a moated site lies to the north of the site within Great Wilsey Farm. Further heritage assets lie to the south of the site within Haverhill. **It will be essential that the setting of this monument is adequately protected and development screened with new woodland planting to both the east and west of the farm.**

## Protected Species / Biodiversity

- 3.57 The site supports a range of habitats and protected species. **The development should protect existing species and diversify habitats in order to enhance site wide biodiversity.**

## Site Access

- 3.58 Site access is currently limited to a farm access serving Great Wilsey Farm to the north and to a second track along the site's southern boundary from Coupals Road. New dedicated access points from Haverhill Road and Chalkstone Way will be required.

**The site does however have suitable frontage with these roads to permit new access points to be constructed in accordance with highway standards.**

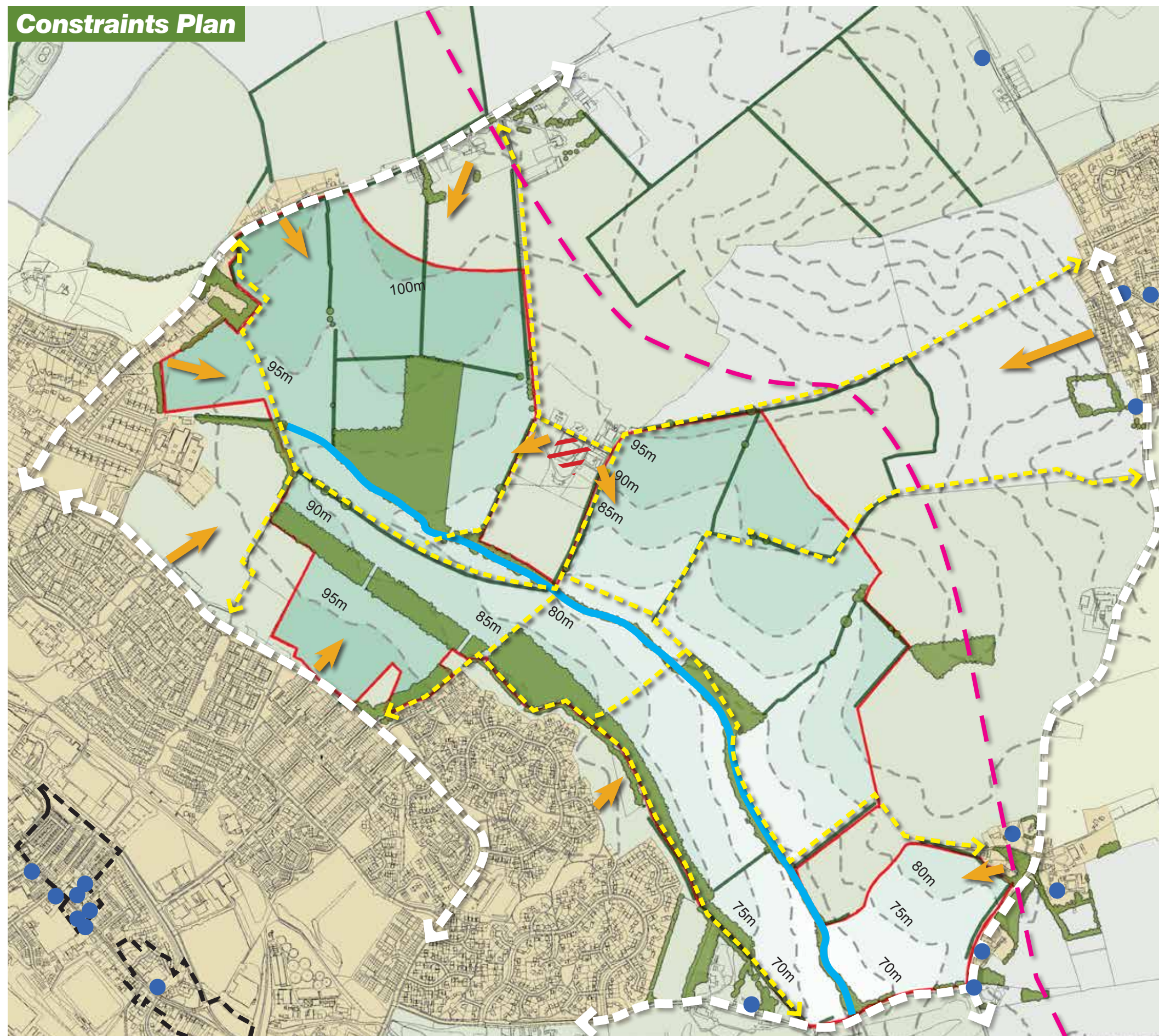
## Cangle Junction / Proposed North West Relief Road













- 3.59 The A143 and the A1307 form a roundabout junction in the centre of the town, with this junction identified locally as the Cangle Junction. This junction is identified as the primary point of traffic congestion and delay within the local road network in present day conditions. As such this junction also places a restriction on the quantum of development that may be released to the north of Haverhill until such time as the North West Relief Road is constructed. The Haverhill Vision 2031 considers that the North West Relief Road will need to be constructed before development to the north east of the town may come forward.

- 3.60 Further assessment of capacity has been conducted by Brookbanks Consulting (2014). The study concludes that a phased delivery of development to the north west can be achieved prior to the completion and opening of the North West Relief Road. Brookbanks have also identified the need of an upgrade at Cangle Junction in future years which will release further capacity at peak times. The Cangle Junction upgrade will allow the release of circa 1000 dwellings prior to the delivery of the North West Relief Road.



# Constraints Plan



-  Great Wilsey Park
-  Roads Bounding the Site
-  Public Rights of Way
-  Views Towards Site
-  Trees and Woodland
-  Hedgerows
-  Contours within the Site
-  Contours outside the Site
-  Ridge to the north-east of the Site
-  Scheduled Ancient Monuments
-  Conservation Areas
-  Listed Building

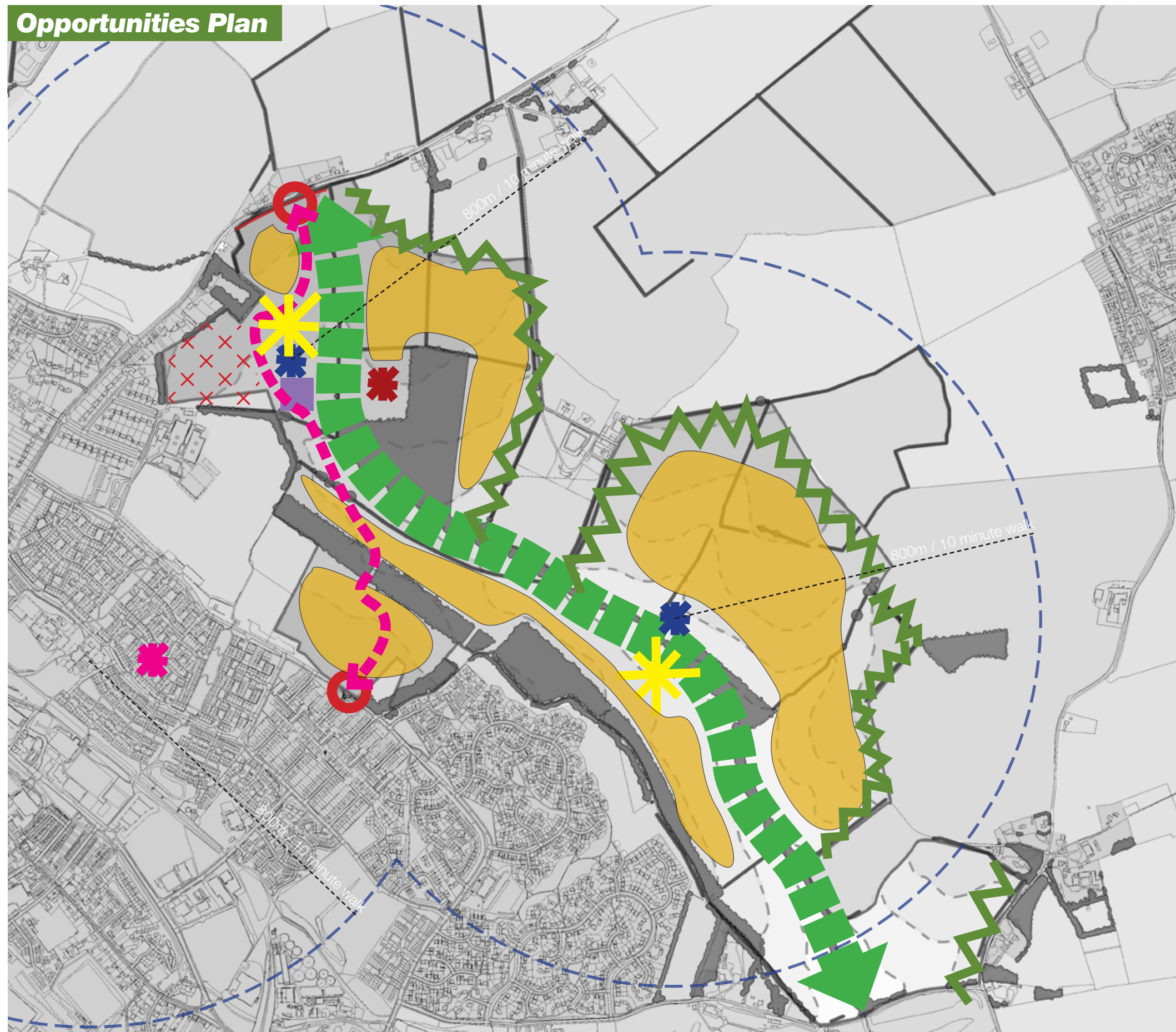




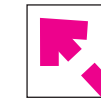
# **4** *Development Framework*



## Opportunities Plan



Potential for new access points onto the local road network.



Potential primary link between Haverhill Road and Chalkstone Way. Primary Route to serve potential new employment uses.



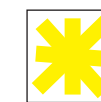
Potential to create a new linear Country Park through the centre of the site along the existing watercourse.



Potential for high quality housing in a mix of styles and sizes with a focus on creating distinctive new neighbourhoods



Potential site for employment uses / healthcare well linked to primary route through the development and close to Haverhill Road.



Proposed primary school linked to local centre to create community / neighbourhood hub.



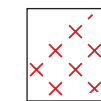
Proposed local centre within 400m / 5 minute walk of the development. Development positioned to link into existing neighbourhood.



Existing local centre within 400m / 5 minute walk of the development.



Proposed Extra Care (housing for the elderly) closely related to local centre as part of community / neighbourhood hub.



Potential to gift land to the Samuel Ward Academy.



Structure planting for screening wildlife connectivity.



# Development Framework

4.1 The Development Framework outlines the principles of urban structure and layout, specifically the distribution of landuses, the design of development blocks, plot arrangement, green infrastructure, the layout of streets and pedestrian routes and an indication of the development's townscape character.

## **Great Wilsey Park - Place**

4.2 Great Wilsey Park has the capacity to provide an enduring and sustainable mixed use development of up to 2500 new homes, including homes for first time buyers, families, affordable homes, self build, executive houses and specialist houses for the elderly.

4.3 It is envisaged that Great Wilsey Park will be comprised of three distinct neighbourhoods linked via a linear 'Green Spine' or Country Park. These neighbourhoods have been termed for the purposes of identification - Great Wilsey Meadows, Chalkstone Fields and Mary Cole's View.

4.4 Each neighbourhood centres around a Community Hub (local shops and a primary school) either proposed within the development or in the case of Chalkstone Fields, at an existing local centre on Strasbourg Square located within 800m of the site.

4.5 Proposed employment land within the Site has been located to be easily accessible from the site's main access, from Haverhill Road, making this as attractive as possible to businesses. This employment use has also been located to relate well to the proposed school, local centre and green infrastructure proposed at the heart of the Great Wilsey Meadows Neighbourhood.

## **Great Wilsey Park - People**

4.6 The community of Great Wilsey Park are the life force of the development. It is therefore essential that every effort is taken to provide for community needs by enabling gathering and interaction as well as promoting health and well being.

4.7 At present two schools are to be provided within the site. Each school is linked via the developments central Green Spine and main road corridor. Schools will offer a valuable community resource and out of hours use for wider community events and or formal sports provision should be explored.

4.8 Within the employment area Great Wilsey Park will include, an estates office which will not only provide offices for an on site management company, (should one be set up) but also space for meeting rooms and the dissemination of local news and events. The estates offices may also cater for space for the police.

4.9 Linked to the employment area a dedicated health centre seeks to build on existing provision within Haverhill and extend provision to the north and east.

4.10 Furthermore the development will provide allotments, a community orchard, thought provoking play for all ages and extensive areas of both formal and informal recreation.

## **Townscape Character**

4.11 Indicative townscape character is illustrated on Figure 18. At this stage character areas are principally intended to shape the form of the development.

4.12 Further detail concerning architectural detailing, materials and street widths are to be agreed with the Local Planning Authority at the detailed design stage.

## **Formal Character**

4.13 These areas have an 'urban' form. They relate to the existing urban edge of Haverhill and centre around proposed new community hubs. The key characteristics of these areas are a consistent building line and rhythm, a greater percentage of linked frontages and narrow plan forms, more regular street pattern and formal landscape treatments such as avenue tree planting and uniform boundary treatments (walls, railings etc).

## **Semi-Formal Character**

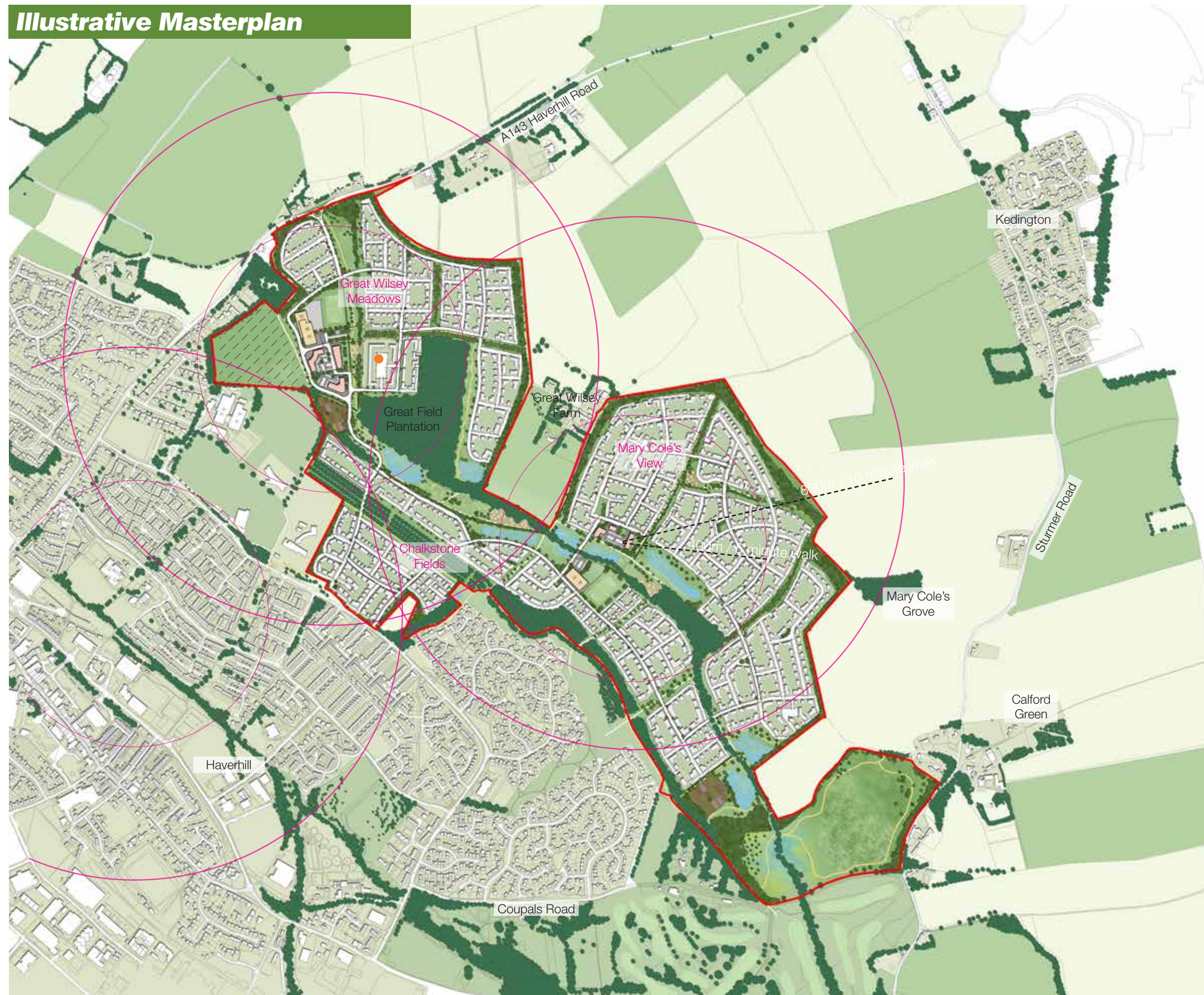
4.14 These areas have a 'sub-urban' form. The key characteristics of these areas are a consistent building line with a varied rhythm, a greater percentage of semi detached properties in a variety of plan forms, a varied street pattern and a variety of landscape treatments using planting and specified boundary treatments in strategic locations.

## **Informal Character**

4.15 These areas have a more 'rural' form. They principally relate to the development's periphery. The key characteristics of these areas are a varied building line and rhythm, a greater percentage of detached properties in a variety of plan forms, a varied street pattern and varied landscape treatment.



# Illustrative Masterplan



- Great Wilsey Park
- Residential Neighbourhood
- 1FE Primary School
- 2FE Primary School
- Mixed Use Local Centre - Shops and Apartments
- Mixed Use Local Centre - Shops, Healthcentre, B1 office space and Apartments
- Extra Care Units
- Community Allotments
- Land for Potential Expansion of Existing School
- Green Infrastructure - (Public Open Space, Woodland, SuDS, Play Areas)
- Proposed Screening Woodland
- Equipped Play Area
- Zone for Sustainable Drainage
- Existing Development / Urban Area
- Surrounding Landscape



# Landuse

4.15 The proposed landuses and their distribution have been carefully considered throughout the design and consultation process and responds positively to the constraints and opportunities presented by the site and its context.

4.16 The proposed landuses are summarised below:

## **New Homes and Affordable Housing**

- As noted in Section 4.2, Great Wilsey Park has the capacity to provide up to 2500 new homes. It is proposed to divide Great Wilsey park into three distinct neighbourhoods, each centred around either an existing or proposed Community Hub. Each neighbourhood will offer a range of housing sizes, catering for families, starter homes, executive homes and affordable housing.
- In addition an area of specialist housing for the elderly is proposed with strong links to a health centre and local shops.
- Housing within these neighbourhoods will vary in size, style and tenure, ensuring a variety and diversity across the site. All housing will be developed in accordance with standards for lifetime homes and a proportion will be designed as live - work units. Opportunities for self build plots should also be explored within the Mary Cole's View area alongside opportunities to create buildings within a landscape setting in lower density areas.

## **Community Hubs**

- Each local centre seeks to provide a variety of facilities, these could include convenience shopping, takeaways, a pharmacy, a cafe, and laundrette for example. In the locations proposed each local centre falls within 800m or a 10 minute walk of the area they serve, thereby acting as a hub for housing and providing links to the schools. The Local centre to the north of the site also provides essential services for employees within adjacent businesses and links to the proposed health centre.

## **Employment**

- It is envisaged that employment landuses will include small scale B1 - office development aimed at start up businesses or local firms in need of flexible space for expansion or contraction.

## **Health centre**

- It is envisaged that a modest new health centre, comprising of circa 4 GPs and space for visiting health care professionals such as physiotherapists etc is to be provided. In addition dedicated offices providing community meeting rooms and space for police liaison are to be included.



Figure 19: TYPICAL IMAGES ILLUSTRATING THE RANGE OF USES PROPOSED.



# Landuse Plan



-  EC Site Boundary - 167.4Ha
-  Residential Development - 74.75Ha
-  Specialist Housing for the Elderly - 1.5Ha
- Total Residential 2500 units at an average density of 32.7dph
-  Mixed Use Local Centres - 0.6Ha
-  Mixed Use Local Centre including Employment / Health Centre - 1.3Ha
-  Primary Schools - 3.7Ha  
(2FE = 2.2ha, 1FE 1.5ha each)
-  Community Allotments - 1.5Ha  
(comprising of 1 plot of 0.6ha and another at 0.9ha)
-  Land for Potential Expansion of Existing School - 4.8Ha
-  Green Infrastructure - 79.25Ha  
(Public Open Space, Woodland, SuDS, Play Areas)
-  Proposed Screening Woodland
-  Equipped Play Area
-  Zone for Water Attenuation
-  Existing Development / Urban Area
-  Surrounding Landscape



# The Green Spine

4.21 Great Wilsey Park offers a significant opportunity to create a new linear Country Park, creating a 'Green Spine' through the centre of the site. This green space will link Haverhill Road in the north with Coupals Road in the south.

4.22 The Country Park will comprise a series of interlinked green spaces of varying width and character in order to establish a diverse and engaging environment which balances public access and enjoyment with biodiversity enhancement.

4.23 The site's existing woodland blocks, watercourse and hedgerow network will form the basis of the Country Park. Development will be set back from this green space, with trees, hedgerows and woodland used to define the spine in place of built frontage wherever possible.

4.24 Key Principles:

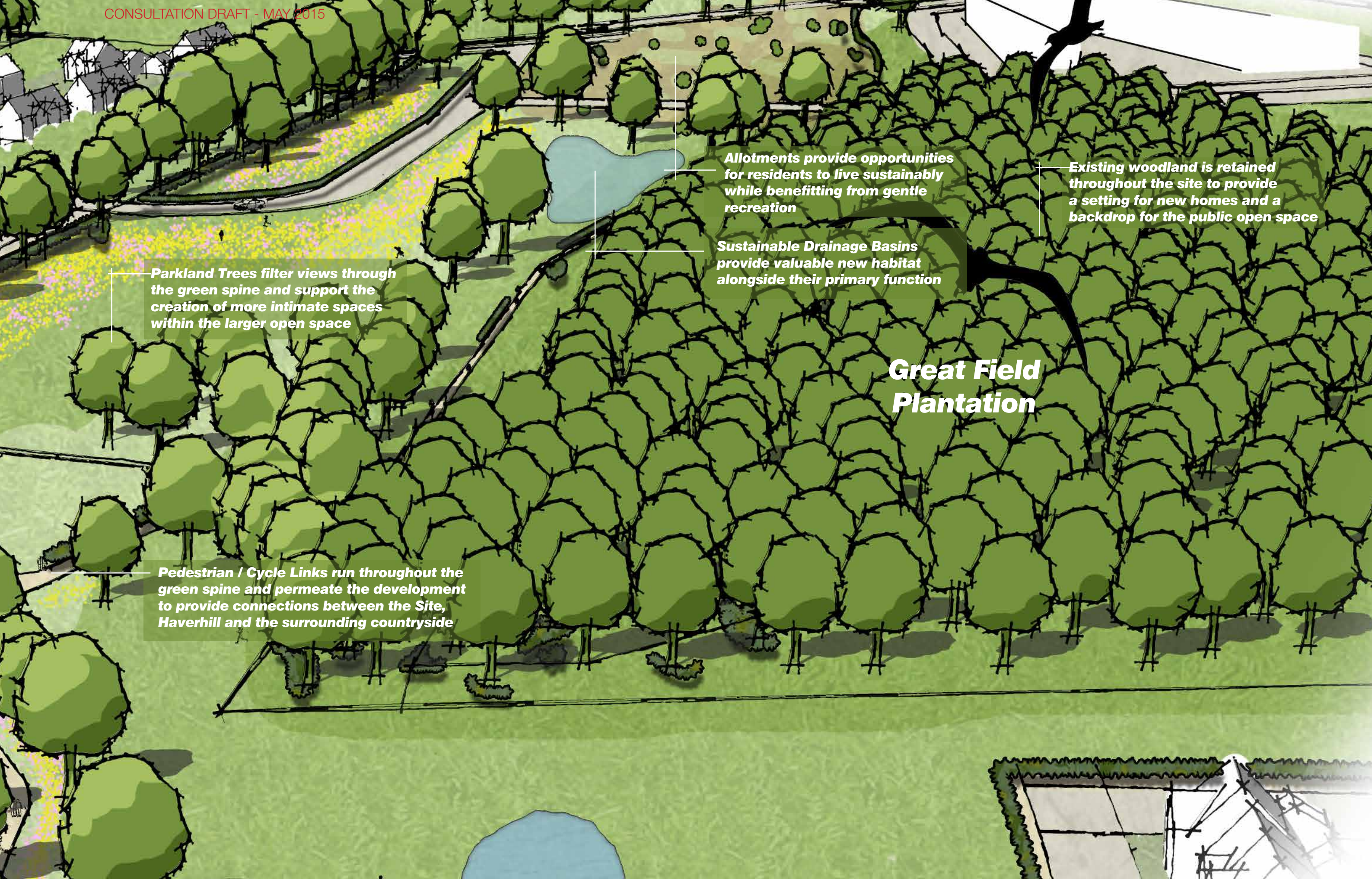
- the Country Park will be crossed by as few a number of vehicular routes as practicable. Where crossings are necessary these will be designed to promote pedestrian / cyclist priority where ever practicable;
- a continuous pedestrian / cycle link is to be provided along the length of the Country Park, linking each local centre and the allotments;
- an interlinked mosaic of habitats from clipped amenity grassland through to meadows, wetland, woodland and parkland trees will be created; and
- the Country Park will accommodate play space, allotments and orchard trees.



**Amenity Grassland and Meadow provide ample space for recreation while providing visual amenity and enhancing biodiversity**

**Play Areas will incorporate a range of equipment and other features to encourage outdoor play for children of all ages**





**Parkland Trees** filter views through the green spine and support the creation of more intimate spaces within the larger open space

**Allotments** provide opportunities for residents to live sustainably while benefitting from gentle recreation

**Existing woodland** is retained throughout the site to provide a setting for new homes and a backdrop for the public open space

**Sustainable Drainage Basins** provide valuable new habitat alongside their primary function

## **Great Field Plantation**

**Pedestrian / Cycle Links** run throughout the green spine and permeate the development to provide connections between the Site, Haverhill and the surrounding countryside



# A Community Heart

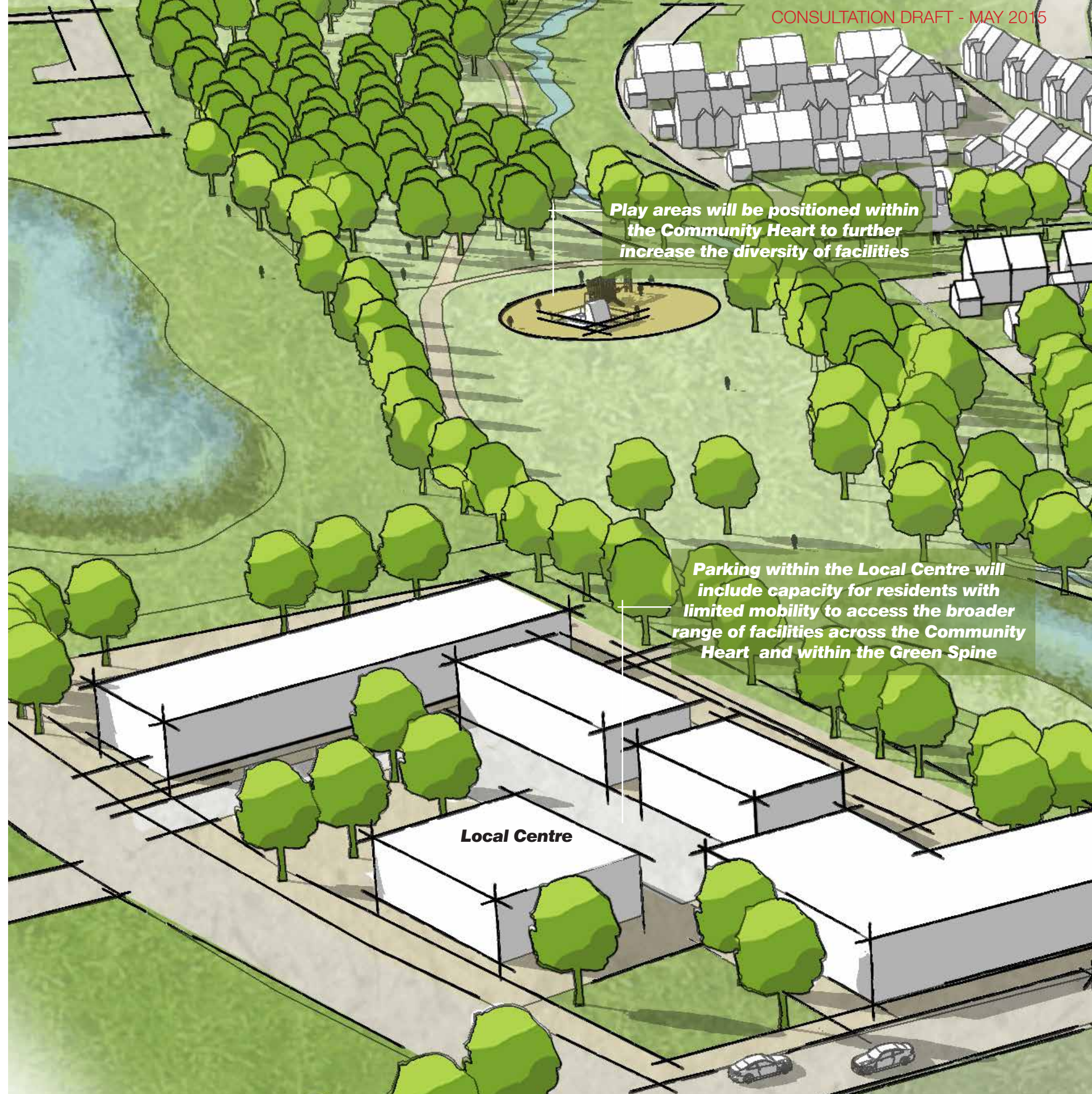
4.17 Two local centres are proposed, one serving the Great Wilsey Meadows neighbourhood, and one serving the Mary Cole's View neighbourhood. An existing local centre on Strasbourg Square Road lies within 800m of the Chalkestone Fields neighbourhood and as such additional facilities within this neighbourhood are not planned so as to prevent competition.

4.18 Each of the proposed local centres links with a new two form entry primary school thereby creating a 'community hub' at the heart of each neighbourhood.

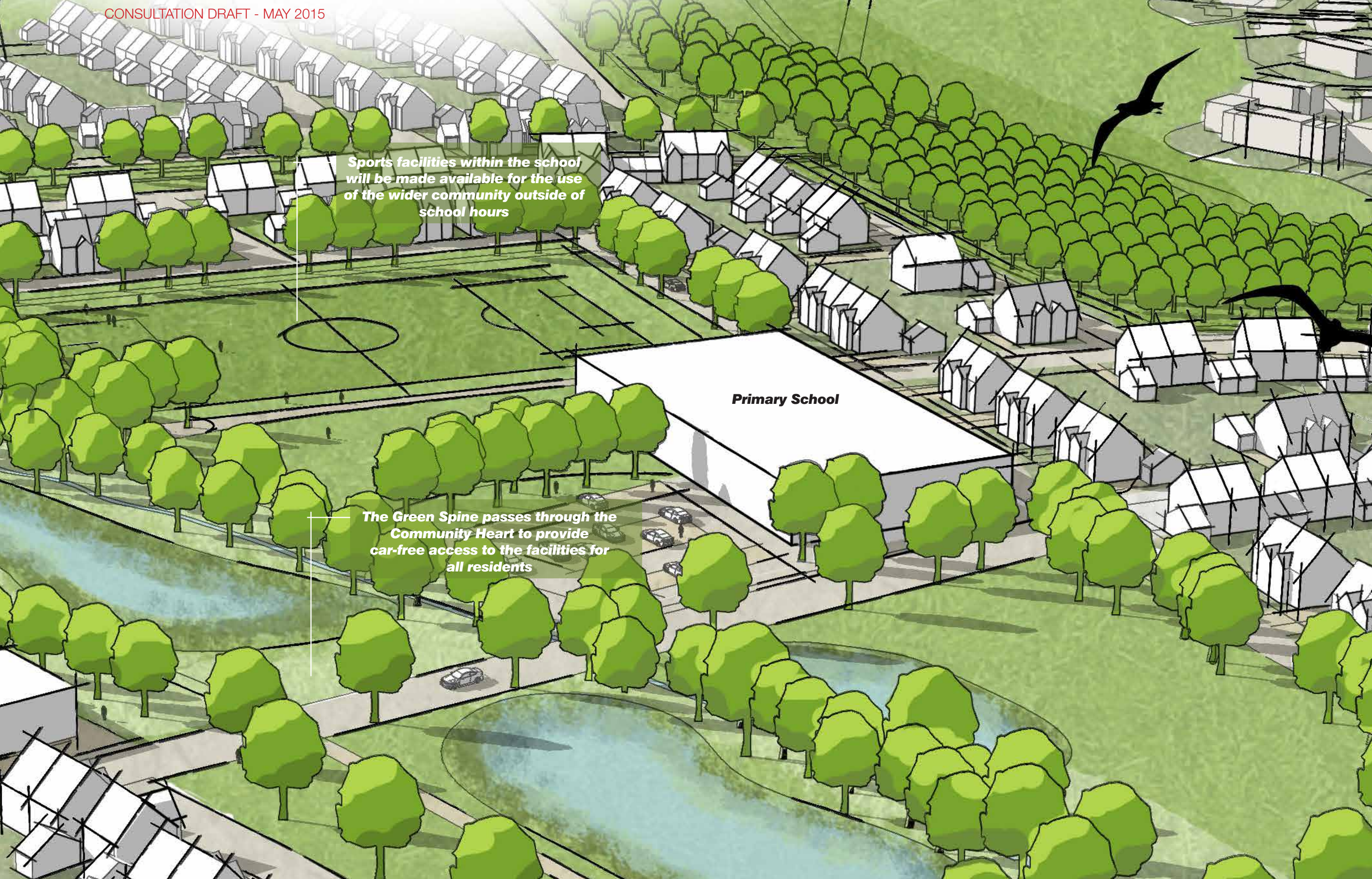
4.19 The positioning of these centres is crucial to ensure that as far as practicable all parts of the proposed development fall within 400m / 5 mins walk, or at least within 800m /10 mins walk of these facilities.

4.20 Key Principles:

- establish a compatible mix of uses;
- promote activity, a 'live' frontage with active surveillance throughout the day and night;
- ensure new buildings clearly define the street and any areas of public realm in order to create diversity and interest;
- ensure that each local centre is linked to the development's 'Green Spine' and that each relates well to this Country Park rather than backing onto this key public open space; and
- ensure good circulation and access for all, with a pedestrian friendly environment and adequate parking and public transport provision.







**Sports facilities within the school  
will be made available for the use  
of the wider community outside of  
school hours**

**The Green Spine passes through the  
Community Heart to provide  
car-free access to the facilities for  
all residents**

**Primary School**



# Building Heights and Densities

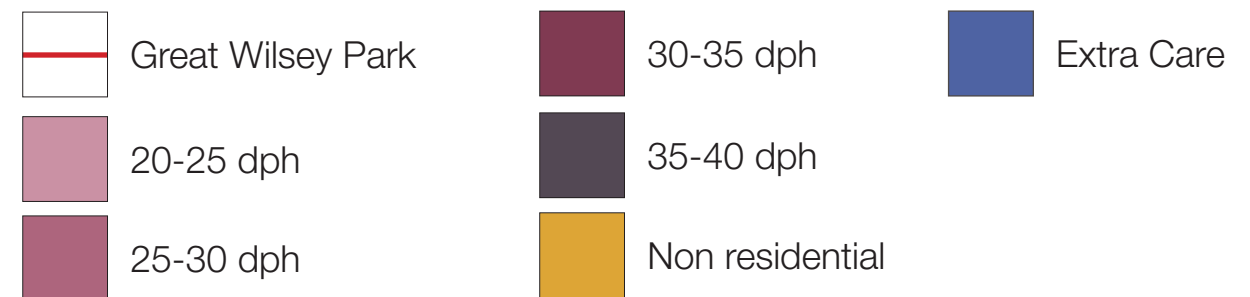
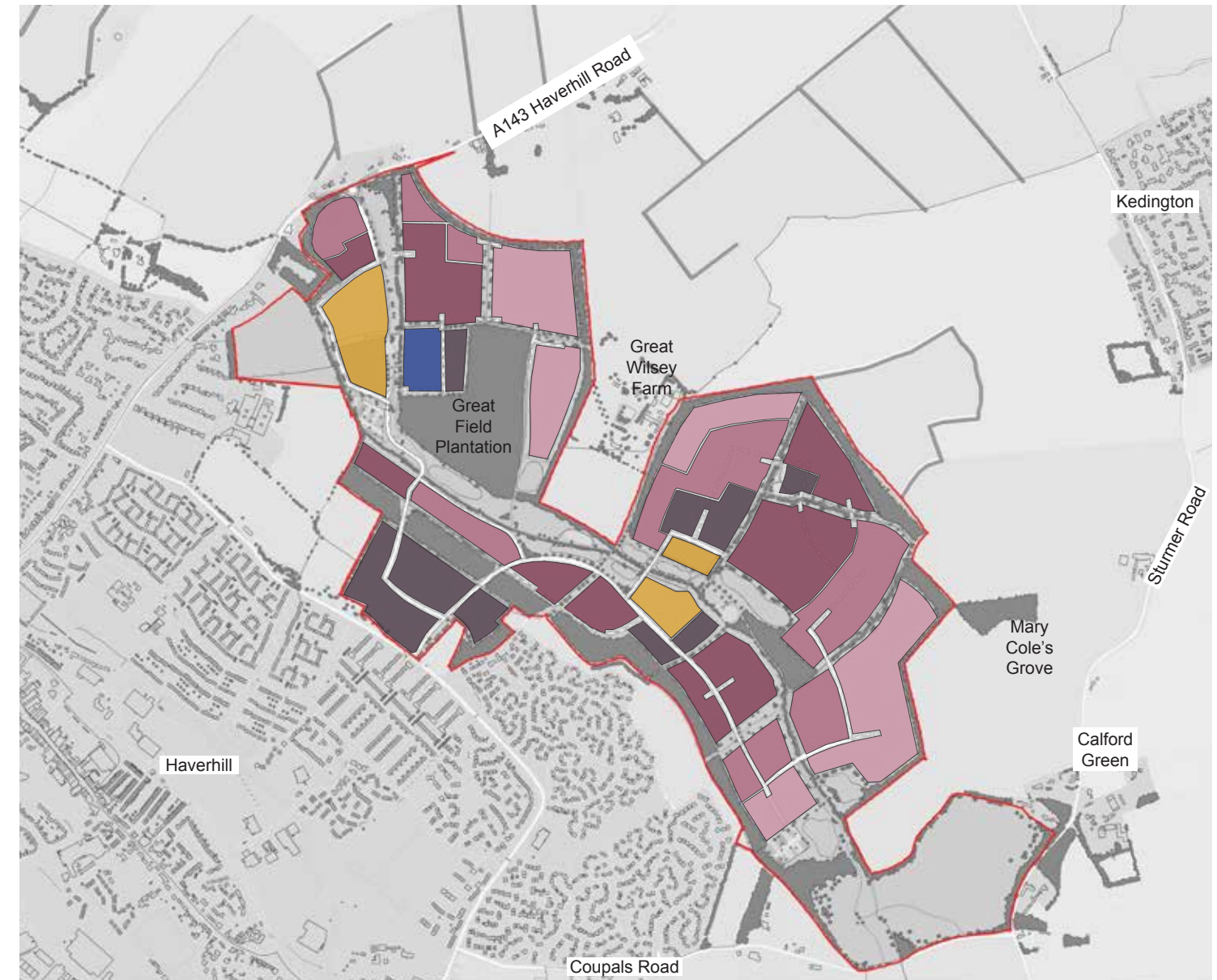
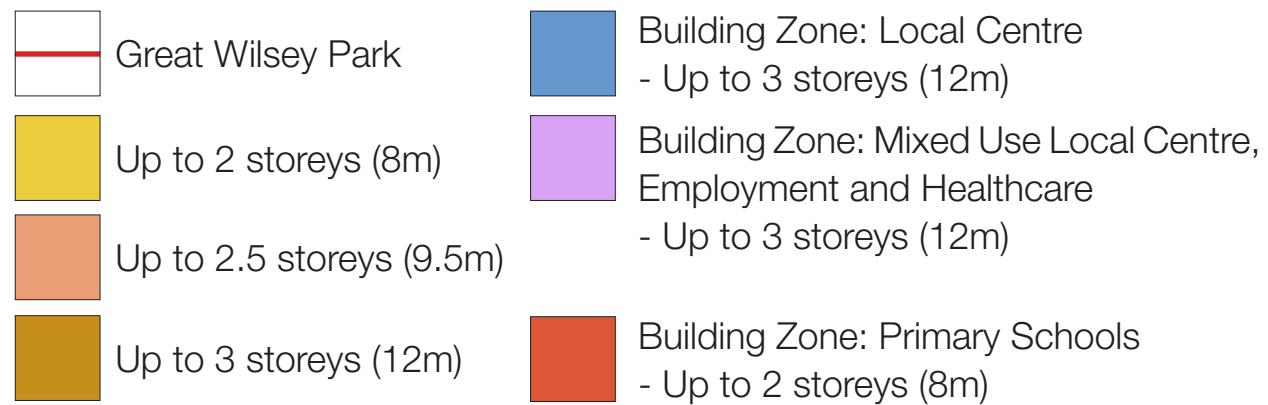
## **Indicative Building Heights**

- 4.25 The building heights illustrated on Figure 23 indicate the maximum heights within each development plot area.
- 4.26 Building heights will be restricted to 2 storeys to the north of the site where development sits on higher ground, adjacent to the open countryside. Development will similarly be restricted to 2 storeys where it adjoins Haverhill Road, fronts Little Wrattling, fronts Calford Green, to the south, and either side of Great Wilsey Farm. To the south alongside Chalkstone Way development will be restricted to 2 storeys, on higher ground, up to the edge of the existing woodland plantation through the development.
- 4.27 Through the centre of the development, on relatively lower lying land, alongside the proposed Country Park and adjacent to the proposed local centres development will be restricted to 2.5 storeys.
- 4.28 Development at 3 storeys will be restricted to the immediate vicinity of the local centres reflecting their higher intensity use and the potential for some apartments in these areas.

## **Indicative Density**

- 4.29 The densities illustrated on Figure 24 indicate the maximum densities within each development plot area. An average density of c 31 dwellings per hectare (dph) is proposed for the development as a whole.
- 4.30 The highest densities are to be focussed close to the two local centres and against the existing residential fringe of Haverhill where higher density development is already present.
- 4.31 Medium densities of between 30 to 35 dph will be focussed along the developments 'Green Spine' and in those areas close to the two community hubs. Densities will broadly decrease incrementally as one then progresses away from these centres and the spine towards the developments periphery.
- 4.32 The lowest densities of between 20 - 25 dph are proposed to the north-east and south-east where development fronts open countryside or lies close to Calford Green. The design and layout of these areas will be landscape-led in order to respect the context of the surrounding countryside and nearby villages.







# Access and Circulation

## **Site Access**

4.33 It is anticipated that development will commence in the northwest from Haverhill Road (A143) and move progressively south and east. Initially, it is envisaged that development could be accessed from a single point on the A143. As development proceeds in an easterly direction, a further access point can be delivered via Chalkstone Way to deliver subsequent development phases (refer to Section 6).

4.34 There is sufficient highway frontage onto the A143 to enable delivery of a suitably designed point of access. This access is currently envisaged to take the form of a roundabout, with associated diversion of the A143 into the site on both approaches along Haverhill Road (see Figure 26).

4.35 The opportunity to provide a road link to Chalkstone Way is also available. Unlike Haverhill Road, Chalkstone Way has a limited frontage to the public highway. Brookbanks Consulting has carefully considered the available options and developed preliminary details, which have been provided to the Highway Authority. Two options are to be considered, namely a signalised crossroads and a roundabout (see Figure 27).

## **The Street Hierarchy**

4.36 To ensure legibility and ease of access throughout the Great Wilsey Park, a hierarchy of street types will be established. This is founded on local and best practice approaches, where settlements are typically represented by a descending hierarchy of street and routes, all of which are connected to a principal street or through fare.

4.37 The Main Street or Primary Street will provide access to the development from Haverhill Road and Chalkstone Way. This route will link each access with one another and to the two proposed local centres / schools. To the north of the site the Main Street also provides direct links to employment uses. Secondary and Tertiary roads filter down from the Main or Primary Route providing links to each development block and house in turn.

## **Pedestrian and Cycle Routes**

4.38 Existing Public Rights of Way will be retained and enhanced with new surfacing, signage and seating. Further routes will be provided in order to complement the existing network and ensure each part of the development is linked to the central 'Green Spine', local centres and to the wider area.

## **Public Transport**

4.39 The development will accommodate a bus service along all or part of the primary route. The developer(s) will submit proposals for either a dedicated service or an extension to existing services along with associated transport infrastructure to include stops with real time display within 400m of all parts of the development.

## **Offsite Highway Works**

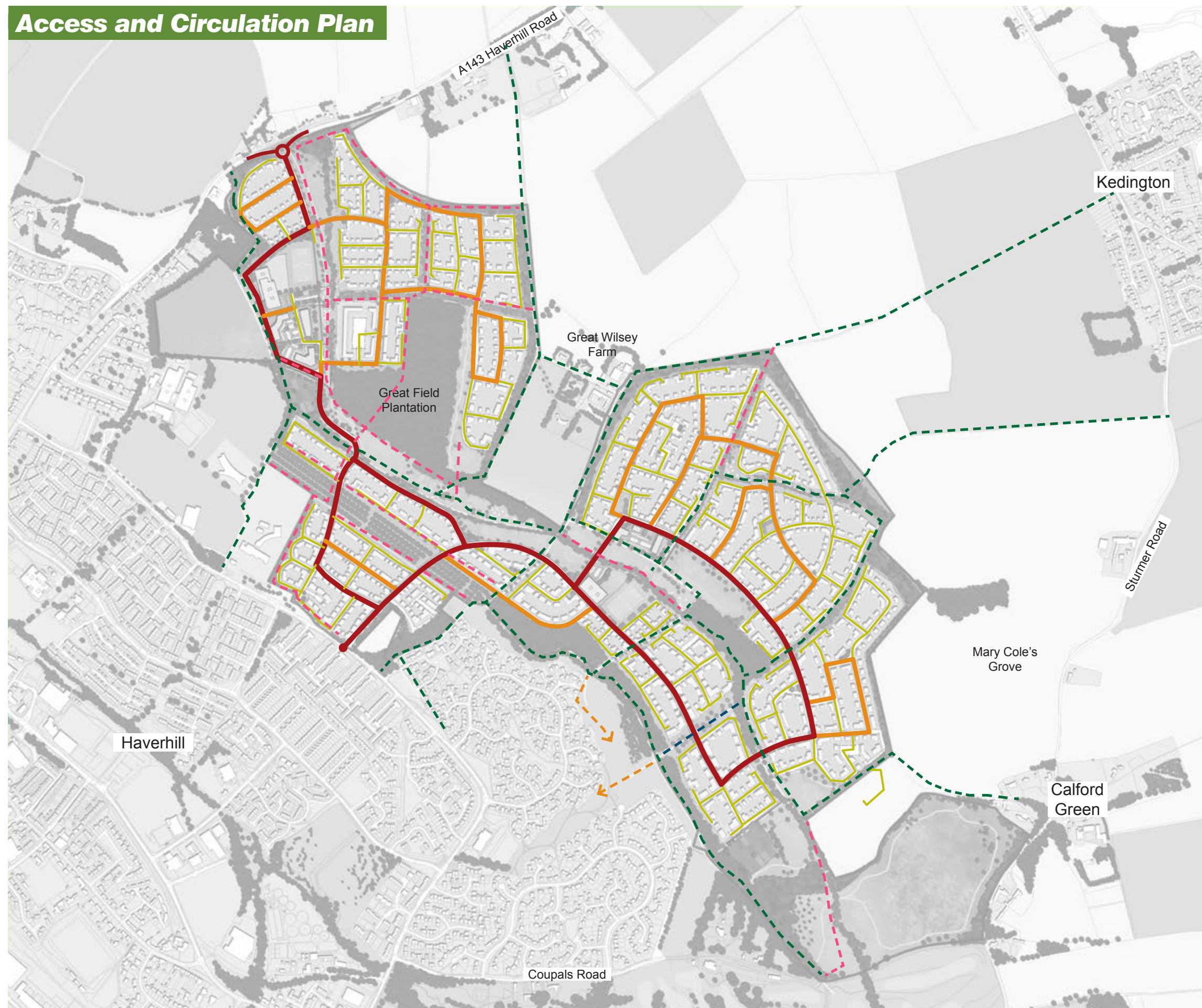
4.40 As noted in Section 3 the Cangle Junction has been identified as the primary point of traffic congestion and delay within the local road network in present day conditions.

4.41 Further assessment of capacity has been conducted by Brookbanks Consulting (2014). The study concludes that a phased delivery of development to the north west can be achieved prior to the completion and opening of the North West Relief Road. Brookbanks have also identified the need of an upgrade at Cangle Junction in future years which will release further capacity at peak times. The Cangle Junction upgrade will allow the release of circa 1000 dwellings prior to the delivery of the North West Relief Road.

4.42 It is important to note that any upgrades required at Cangle Junction are to facilitate a short to medium term capacity increase. The eventual implementation of the North West Relief Road will significantly reduce traffic through Cangle Junction and will promote journey change through the wider Haverhill road network.

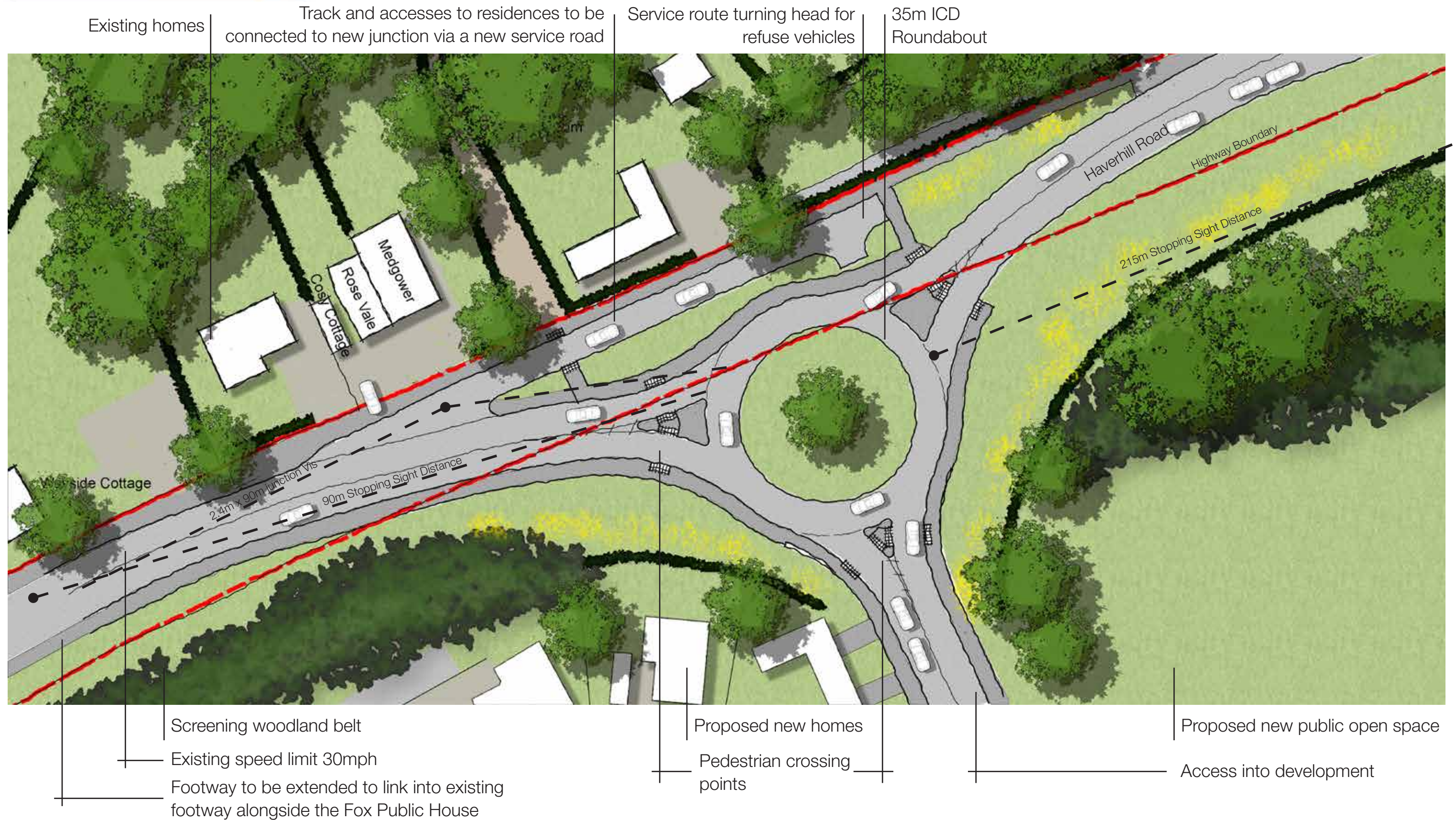


# Access and Circulation Plan



- Main / Primary circulation and bus route
- Secondary circulation
- Tertiary access
- Existing Public Rights of Way retained and protected. Within the site existing routes are to be resurfaced and widened as necessary to accommodate both pedestrians and cyclists.
- Proposed Footpath / Cycle Network
- Potential link into neighbouring public open space.











## Green infrastructure

4.43 A high quality Green Infrastructure is an essential component of Great Wilsey Park. The masterplan has been 'landscape led'. The rationale is to establish an attractive, safe and enduring environment that will provide a rich and diverse setting for new development, maximise bio-diversity and public amenity whilst protecting the inherent qualities of the landscape.

4.44 The existing landscape of woodland, hedgerows and trees etc, will be supported by a network of proposed new Green Infrastructure which includes new broadleaved woodland, specimen trees, hedgerows, allotments, orchard trees areas of parkland, conservation grassland, and wetland habitats. In the long term this will significantly enhance the Site's landscape and bio-diversity by diversifying the area's tree structure, providing increased habitat creation and connectivity.

4.45 Where practicable all existing vegetation within the development area will be fully protected during construction by the guidance set out in BS 5837: 'Trees in Relation to Construction'.

4.46 The development includes a significant amount of Green Infrastructure, which serves both the development and the wider community. In total circa 79.25ha of Green Infrastructure is proposed. This equates to circa 47% of the total site area.

4.47 Critical to the success of the development will be the effective management of both existing and proposed habitats and landscape features. Any application for development on the site will be accompanied by a Landscape and Biodiversity Management Plan, produced in discussion with the Local Authority and key stakeholders.












4.48 The landscape strategy for the site seeks to:

- Deliver Green Infrastructure into the heart of the development. A new 'Green Spine' is to form a 'backbone' through the development around which a new Country Park will provide circulation and links between Haverhill Road and Coupals Road, social space and habitat creation;
- Provide a range of open space (size and type) for informal recreation, gathering and quiet contemplation;
- Retain and extend existing Public Rights of Way diversifying routes east to west and north to south;
- Soften and screen the proposed development and help to integrate it into the landscape. Screen planting will be planted between the development and Calford Green to the south and the development and Little Wrating to the north;
- Provide tree lined roads along primary routes and planting at strategic points along secondary and tertiary routes. Incidental open spaces, small greens and public squares will also be provided for legibility, and social interaction at a micro scale;
- Provide attractive entrances to the Site where it meets Haverhill Road and Chalkstone Way;
- Provide space for children's play which is safe, accessible and engaging. Play space will be designed for children of all ages;
- Provide allotment plots for residents and the wider community, helping to boost community interaction and promote more sustainable ways of living;
- Deliver SuDS that integrates with the wider landscape and provides natural drainage, new marginal wetland and pond habitat and improvements to water quality;
- Where practicable planting will be based on local species and will adopt forestry methods to ensure rapid establishment; and
- Diversify site wide habitat through the creation of areas of new native woodland, meadow grassland, ponds and wetlands.



# Green Infrastructure Plan



-  Great Wilsey Park
-  1 Existing woodland retained and managed
-  2 Existing hedgerows with hedgerow trees form the basis of greenlinks
-  3 Existing watercourse retained and enhanced
-  4 Proposed new 'Green Spine' - Country Park
-  5 Proposed new adventure play areas for all ages
-  6 Proposed new woodland belts for screening to the north and east
-  7 Proposed new woodland for screening to Calford Green
-  8 Proposed new allotments and community orchard
-  9 Indicative Sustainable Drainage basins to include some permanent waterbodies.
-  10 Land gifted to Samuel Ward Academy



## Children's Play

- 4.49 Great Wilsey Park will provide children's play space, in the form of three play areas (minimum). These areas will be located at strategic points along the central 'Green Spine' and Greenways. They will be designed to provide a range of equipped and naturalistic play opportunities for children of all ages in keeping with the rural character of the Country Park.
- 4.50 It is essential that the detailed design creates safe and attractive spaces. Each play space will be positioned so as to benefit from natural surveillance from adjacent housing. Furthermore each will be well linked by footpath and cycle routes.
- 4.51 Alongside the play areas themselves the development will ensure that all public open spaces and incidental open spaces throughout the development are designed to be play friendly i.e. they will provide a diverse, engaging and importantly a safe environment within which children can explore and interact with their surroundings. Open space throughout the development plots will be designed, as far as is practicable, to be set aside from vehicular routes, to be overlooked and well lit.

## Allotments

- 4.52 Great Wilsey Park will make land available for community allotments in two plots; one to the centre of the site, adjacent to the 'Green Spine' and another to the south of the site, with access from proposed site infrastructure. Allotments will include mains water and a community building for tool and material storage. Opportunities will also be explored for community composting facilities.



## Public Art

- 4.53 Public art can aid orientation, develop site wide character and distinctiveness, aid community participation and ownership of open spaces, and educate with respect to site wide biodiversity and heritage etc.
- 4.54 Great Wilsey Park will include public art works within key locations such as site entrance and egress points, community hubs and along the 'Green Spine'. The location and form of public art within the site will be directed by a steering group containing representatives of St Edmundsbury Borough Council, Hallam Land Management Ltd, the landowner and other stakeholders as appropriate.
- 4.55 The extent of funding for public art will be determined through a Section 106 agreement at the outline planning stage.



# Sustainable Drainage

4.56 The existing tributary of the River Stour that flows through the site will be protected and enhanced with targetted clearance and additional habitat creation. Surface water will not be permitted to flow directly into this watercourse and must first be attenuated and its outflow regulated to a discharge rate agreed with the Environment Agency. As a consequence a Sustainable Drainage System is proposed (SuDS).

4.57 This system will comprise of a series of attenuation basins interconnected by swales. Attenuation basins will be designed to sit sensitively within the landscape and will feature wetland areas for habitat creation and biodiversity enhancement.

4.58 The site's existing hedgerow network will form the basis of new linear green corridors along which new swales may be routed. Green corridors or 'Greenways' will range between 15 and 25m in width. A typical cross section is illustrated right:

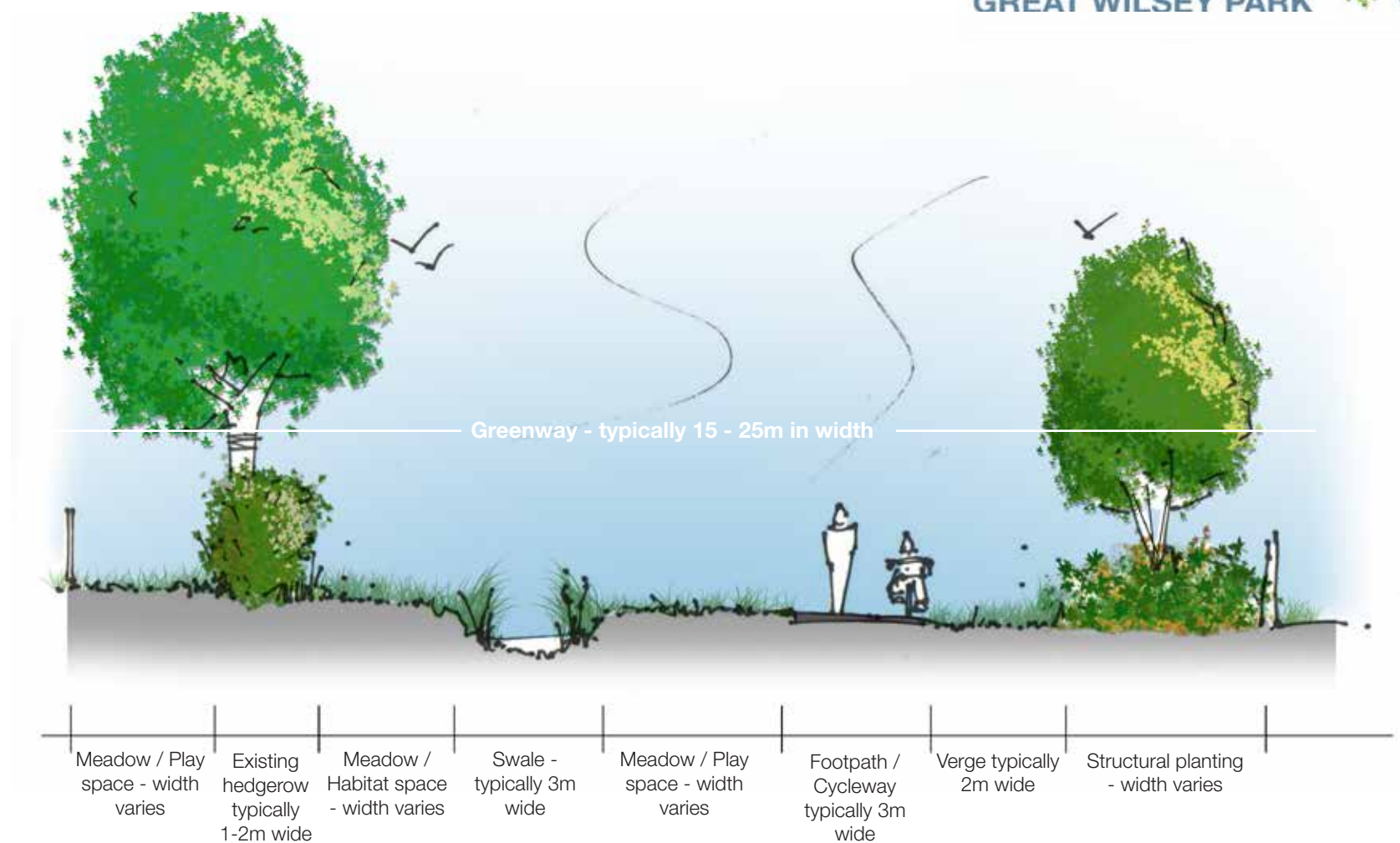


Figure 30: TYPICAL SECTION THROUGH A GREENWAY.  
N.T.S





# Biodiversity

- 4.60 Existing habitats of value will be retained where practicable. Where losses occur compensatory habitats will be created through the site. Hedgerows will be strengthened through additional native planting to include fruit and nut bearing species which will favour a range of wildlife; these will also be effectively managed to ensure structural diversity.
- 4.61 Site wide the development will see a more diverse range of habitats created, which will attract wildlife, but also ensure that those species which are already present can maintain a favourable conservation status into the future.
- 4.62 Woodlands will be managed to seek a balance between public interactions and biodiversity requirements; public access will be restricted from sections to allow for 'ecological safe havens' to be created.
- 4.63 Sections of the River Stour tributary were periodically wet, with no running water present for the majority of the year and little associated marginal or aquatic vegetation will be brought under management in order to develop riparian habitats which will encourage species currently absent from site.
- 4.64 Grassland habitats will be created throughout the site, these will range from amenity areas for recreation to biodiverse meadows with wildflower to encourage nectar feeding species such as bees and butterflies. All areas will be managed to ensure consistent flowering into the future.

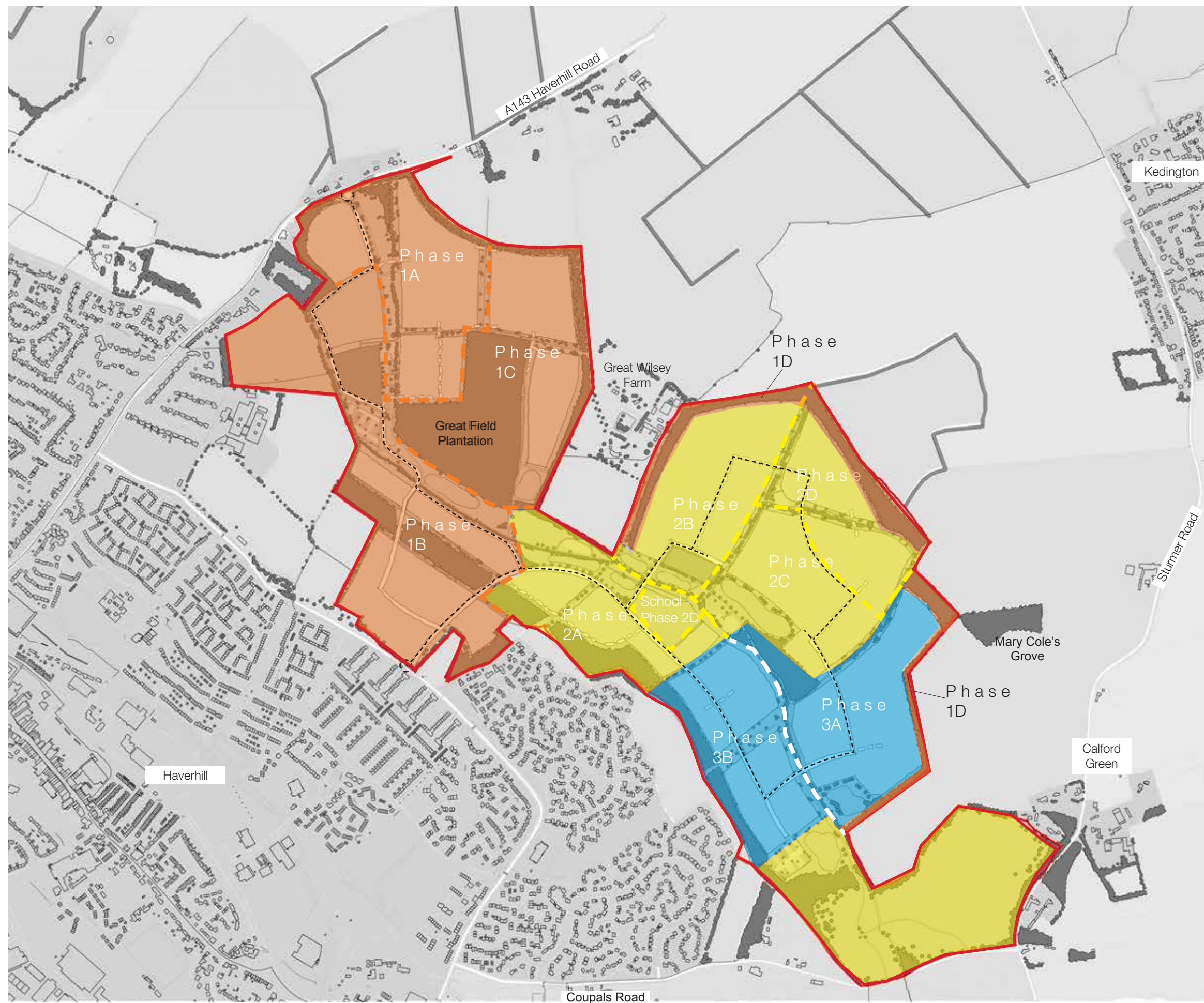




An aerial photograph of a rural landscape. The image shows a patchwork of agricultural fields, some of which are divided by hedgerows or stone walls. A road or path runs through the lower left portion of the image. In the upper right, there is a small cluster of buildings, possibly a village or farmstead. The overall tone is somewhat muted, with a mix of greens, browns, and greys.

# **5** *Implementation*





- Great Wilsey Park
- Phase 1a - 1d
- Phase 2a - 2d
- Phase 3a - 3b
- Primary circulation and bus route



# Indicative Phasing



- 5.1 Some preliminary work has been completed on the phasing of the proposed scheme which demonstrates that the implementation of Great Wilsey Park could be effectively managed over a period of time to provide a flexible and responsive supply of development land and the timely delivery of Site infrastructure.
- 5.2 The site falls within a single ownership and the landowner is committed to make land available for development now in order to meet current demand. Furthermore there are no known significant environmental constraints which would preclude development being brought forward immediately.
- 5.3 Figure 28 demonstrates that Great Wilsey Park may be delivered through a phased release of development parcels. The exact disposition of development parcels and the quantity of employment floorspace and / or residential units capable of delivery in any given phase remains flexible in order to respond to market demand.
- 5.4 Following the grant of planning permission, preliminary drainage work will be undertaken, after which 3 strategic phases are anticipated with circa 10 sub phases (as indicated). The development is likely to take circa 9 - 10 years to complete from the grant of planning permission, assuming 2 to 3 contractors will be active on site in any given year.
- 5.5 The first strategic phase seeks to ensure a primary link between Haverhill Road and Chalkstone Way as well as the delivery of a local centre, school, health centre and employment space. New woodland planting will also be undertaken along the northern boundary, alongside preliminary woodland planting along the north-east and east boundaries prior to the commencement of phase 2.
- 5.6 The second strategic phase seeks to ensure the delivery of a second community hub (local centre and school).
- 5.7 The third strategic phase completes the development and enables pedestrian and cycle linkage between Haverhill Road and Coupals Road.
- 5.8 Throughout the duration of the development the existing Public Right of Way network would remain open and connected at all times





# **6** *Sustainability and Energy*





# Sustainability



6.1 There are three dimensions to sustainable development:

*“Economic - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available, in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure;*

*Social – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

*Environmental – contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, the prudent use of natural resources to minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy.” (Paragraph 7 NPPF 2012)*

6.2 Paragraph 56 of the NPPF states that “Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

6.3 The National Planning Policy Framework 2012, paragraphs 159 and 173 set out further tests in terms of availability, suitability and economic viability.

6.4 In response:

- Great Wilsey Park is available for development.
- Great Wilsey Park offers a suitable, sustainable and economically attractive location for a mixed use scheme.
- There are no overriding constraints to the delivery of the scheme and the development partnership is confident that Great Wilsey Park is both economically viable and deliverable.
- Great Wilsey Park will deliver an exemplary scheme which is well connected, inclusive and designed to the highest standards. The masterplan has been landscape led and as a consequence seeks to ensure that new development is well integrated into its surroundings and provides social spaces which promote health and well being.



Figure 33: TYPICAL IMAGES ILLUSTRATING MEASURES TO BE CONSIDERED TO PROMOTE SUSTAINABLE DEVELOPMENT.





#### Renewable Energy

- 6.5 An energy strategy will need to be developed which addresses all aspects of energy efficiency and generation for Great Wilsey Park. The target is for at least 10% of the energy needs to be met from on-site renewable energy sources.
- 6.6 On-site renewables may take the form of on plot micro-generation photovoltaics, wood pellet boilers, gas CHP, VRF heat pump heating systems etc. Developers will explore renewable technologies and agree an approach with St Edmundsbury Borough Council as part of any application for the site.

#### Passive Design

- 6.7 Reducing the overall demand for regulated energy (energy used for heating, lighting and hot water) by building warm, draft free homes is a primary focus for all new developments. The new development at Great Wilsey park is no exception. Any building designs for the site will employ energy efficiency features, including high levels of insulation in all elements (floors, walls, ceilings) to minimise energy requirements. These will adhere to the Fabric Energy Efficiency Standards (2014) where development phasing requires it.

#### Energy Efficiency

- 6.8 Orientation and layout will have a significant effect on reducing the heating and cooling requirements in the Development. As far as practicable all living and working areas will be laid out to be south facing, ensuring solar gain is maximised during winter. Units will be designed to include high window to wall ratios and roof lights where feasible, to increase internal day time natural light and reduce the requirement for artificial lighting.

#### Thermal Mass

New development at Great Wilsey Park will make provision for maximising thermal mass in all building designs demonstrated by the use of heavier weight building materials such as masonry (brick and block) or the design of thermal mass into lighter weight structures (timber frame). This will enable storage of solar heat energy in summer, reducing the risk of overheating and ensure a more comfortable internal temperature.

#### Water Consumption

- 6.10 Measures will be taken to minimise water use, with a target 105 litres per day per person. This can be achieved through the use of low flow taps, showers and aerators, dual flush toilets and low volume baths, where applicable. Each unit will be fitted with main drainage fed water butts for rainwater storage.
- 6.11 Grey and rainwater handling equipment for reintroduction into toilets should also be considered.

#### Behavioural Change

- 6.12 Most of the variation between new homes in the efficiency of their use of energy is due to occupant choices. Therefore, it is expected that the following measures will be implemented to influence this behaviour:

- residents will be provided with information on EU energy labelling for white goods, including estimates of typical annual energy costs for each grade of efficiency;
- residents will be provided with energy display devices with simple default displays including traffic light indicators and information on the cost of energy used; and
- visits will be made to each home by energy advisers after a month's occupation.

#### Sustainable Drainage Systems (SuDS)

- 6.13 SuDS are an approach to drainage which seeks to decrease the amount of surface water runoff and/or divert it for other purposes, thereby reducing the contribution it makes to sewer discharge and flooding. SuDS can also improve the quality of runoff, preventing pollutants from entering the drainage system and provide landscape, amenity and biodiversity benefits.
- 6.14 SuDS will be incorporated into the design for Great Wilsey Park through new attenuation basins and swales to collect water and convey it at a regulated outfall to the local watercourse network.



#### Materials and Waste

6.15 In the design process, materials and systems will be selected that include an environmental assessment using the BRE Green Guide to Specification for Buildings. Wherever possible 'A or A+ Rated' materials will be considered. These selections will include evaluations of cost and performance as well as environmental considerations. Preference will be given to the use of local materials and suppliers, where viable, to reduce the transport distances and to support the local economy.

#### Green Roofs

6.16 Green roofs will be considered, where viable for the school, healthcare centre, local centres and employment buildings (where shallow pitched roofs allow).

#### Storage of Waste

6.17 Provision will be made for the internal and external storage of general household waste and recyclable waste. Internal recycling bins will be provided as will external space in accessible locations.

#### Composting

6.18 Composting facilities will be supplied for each dwelling to accommodate recycling of green and garden waste. In addition, these facilities should be made available for proposed new local facilities (i.e. the school, health centre and pub / family restaurant), where appropriate. Communal or community composting will be encouraged across the Development.

#### Sustainable Transport

6.19 The layout encourages walking and cycling, through the provision of an extensive network of footpaths and cycleways linking the development to Haverhill, the surrounding countryside and to the two proposed local centres.

Opportunities to establish a dedicated bus link and / or a bus loop for existing services through the site will be fully explored and appropriate provision will be made in any planning application for the site.



Figure 34: DIAGRAM ILLUSTRATING THE NEED TO INTEGRATE CORE PRINCIPLES IN ORDER TO ACHIEVE A SUSTAINABLE DEVELOPMENT.





# GREAT WILSEY PARK



**Hallam Land  
Management**