

North West Haverhill Community Involvement Statement

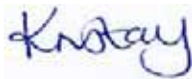
Main Report

April 2009

Quality Assurance


Site name: North West Haverhill
Client name: North West Haverhill Landowners Consortium
Type of report: Community Involvement Statement

Prepared by: Kiran Notay BA (Hons)

Signed  _____

Date 8th April 2009 _____

Reviewed by: Marcia Whitehead BA (Hons) DMS MRTPI

Signed  _____

Date 8th April 2009 _____



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1 INTRODUCTION

- 1.1 This Report describes the process of public consultation undertaken for the masterplan document prepared for North West Haverhill.
- 1.2 The Report sets out the approach taken to inform the public and encourage participation and involvement of all within the consultation process. A dialogue of actions taken to consult relevant parties is presented alongside the ways in which comments have been reviewed and reported back to the public. These principles reflect those included within St Edmundsbury Borough Council's (SEBC) adopted Statement of Community Involvement (SCI, 2008).
- 1.3 This Report seeks to provide an accurate summary of consultation submissions, the Consortium of Landowners' response to received comments on the masterplan and a schedule of changes made to the masterplan document.

2 INVOLVEMENT AND PARTICIPATION

Why a Masterplan?

- 2.1 A masterplan is being progressed for North West Haverhill. This is in accordance with Policy DS4 of the adopted Replacement Local Plan 2016. The aim of the masterplan is to provide a comprehensive development framework that applies definition and meaning to North West Haverhill and a framework for investment and implementation. The masterplan provides sufficient detail so as to identify the main environmental effects of the development.

Consultation Process

- 2.2 *'The purpose of community involvement is to create dialogue with, and seek the views of, the community and stakeholders on the land use development issues affecting their locality'.*

(St Edmundsbury Borough Council, Statement of Community Involvement, 2008).

- 2.3 The Consortium of Landowners' is in support of community involvement in the planning process for the production of the masterplan document. The principles of the SCI adopted 26 February 2008 have been followed. This is demonstrated below under the five themes from the SCI.

Early Involvement

- 2.4 Early involvement to identify/establish an appropriate development framework for North West Haverhill was initiated by St Edmundsbury Borough Council with the preparation of a Concept Statement for the site. A planning workshop was held on 24 March 2007 to inform the Council in the preparation of the Concept Statement.

A consultation event for the Concept Statement took place between 17 July and 14 August to guide the publication of the Concept Statement in October 2007.

- 2.5 Subsequently and since 2006 extensive meetings have taken place between the landowners, Planning, Landscape and Urban Design and Transport Consultants, Suffolk County Highway Authority, SEBC Planning Officers and the Wildlife Trust. These preliminary meetings have helped set the form, content and timetable for the preparation of the masterplan.

Informing

- 2.6 To move the masterplan forward it has been of importance to inform those who may have an interest or may be affected by the development of the site. To ensure that notification and information in relation to the masterplan was provided to relevant parties, letters were sent to the following consultees as identified by SEBC. Copies of the letters sent can be seen in appendix 1:

- Parish and District Councillors
- Parish and Town Councils
- Other Statutory Consultees

- 2.7 In addition to the above, an informative leaflet was posted to local residents, of which a copy of the leaflet and area of local residents delivered to can be seen in appendix 2.

- 2.8 The information provided to these parties identified the masterplan document, where informative material would be available, details of the public exhibition and method of commenting on the proposal.

- 2.9 In order to make information about the masterplan as widely accessible as possible, a designated internet site www.northwesthaverhill.co.uk went live at the start of the public consultation period (20 February 2009) to provide a comprehensive portal of resources about the North West Haverhill masterplan. Uploaded to the site included the masterplan document, masterplan design, public exhibition flyer, public exhibition panels, comment form and online commenting facility. Appendix 3 shows the formation of the website and the information available to the public. The web link was also posted on St Edmundsbury Borough Council's webpage and this can be seen in Appendix 3.

- 2.10 Advertisements were placed in two of the local papers; Haverhill Weekly News and Haverhill Echo. The advert was displayed in the Haverhill Weekly News for two weeks, 12 February and 19 February 2009. The advert in the Haverhill Echo was

displayed in the week of 12 February 2009. The newspaper adverts can also be seen in Appendix 3.

- 2.11 The public exhibition for the masterplan was a method of publicly displaying the main concepts of the masterplan and presented an open forum for informing the public. The public exhibition gave an important opportunity to ask questions to the representatives of the landowners' of which included transport, landscape, urban design consultant and planning consultants.
- 2.12 After the public exhibition, copies of the masterplan document and of the comment forms were sent to a variety of public locations for display, the list of venues can be seen in Appendix 4.
- 2.13 The above information highlights that the public consultation process for the North West Haverhill masterplan was appropriately publicised and made readily accessible to all.

Consulting

- 2.14 To ensure people were consulted on the masterplan, a letter was sent to statutory bodies and an informative leaflet to residents in advance of the public consultation period. The consultation letter informed the recipients of the masterplan document and how this document could be accessed and commented upon. The information provided details of the public exhibition and when the consultation would begin and end. A detailed review of the consultation process can be found at section 3, 'The Consultation Process'.

Participating

- 2.15 The participation of stakeholders in the evolution of the masterplan has been and continues to be important. From early discussions with Officers at SEBC, Suffolk County Highway Authority and the Wildlife Trust, it was also important to involve those who have an interest in the site.
- 2.16 The active participation of residents and other bodies has been achieved through the engagement of the community during the publicly accessible exhibition. The public exhibition provided a friendly opportunity for the public to view the main principles of the masterplan and openly discuss any issues in relation to the development proposals with the representatives of the Landowners' Consortium. Comment forms were available to complete on the day, as well as viewing copies of the masterplan design and masterplan document.
- 2.17 Providing access to the masterplan has allowed a proper course of action to be taken for those with an interest in the site and to participate in the masterplan's evolution.

Feedback

- 2.18 On the completion of the public consultation process, responses received have been summarised, considered and responded to. This information is incorporated into this Consultation Report. In addition to this document, the amended masterplan is submitted to St Edmundsbury Council clearly identifying the changes made to the document in response to comments received.
- 2.19 Informing, participating, consulting and providing feedback define the main principles of the SEBC, SCI. The above information articulates how the Consortium of Landowners for North West Haverhill has met these requirements and the methods used to achieve this.
- 2.20 This Statement of Community Involvement adheres to and positively responds to the 'protocol' process for the preparation of masterplans.

3 THE CONSULTATION PROCESS

- 3.1 This section outlines in more detail the process of consultation detailing each step taken to meet the requirements of the Borough Council.

Letters sent to Statutory Consultees 12 February 2009

- 3.2 Letters were sent to statutory consultees according to contact details provided by SEBC one week in advance of the start of the public consultation period. The letter is appended to the Report (Appendix 1).

Leaflets delivered to local residents 12 February and 13 February 2009

- 3.3 Up to 1500 leaflets were delivered to local residents that are likely to be affected/have an interest in the development proposals at North West Haverhill. The leaflet, catchment map and list of street names delivered to can be seen in Appendix 2.

Newspaper adverts in local papers 12 February and 19 February 2009

- 3.4 Newspaper adverts were displayed in both the Haverhill Weekly News and Haverhill Echo for up to two weeks informing the entire town and beyond of the public consultation event. The advert (as can be seen in appendix 3) was displayed on the 12 February 2009 and 19 February 2009 editions of the Haverhill Weekly News and on the 12 February 2009 issue of the Haverhill Echo.

Letters sent to Statutory Consultees with copy of masterplan document 16 February 2009

- 3.5 In addition to the preliminary informative letters sent to statutory bodies, copies of the masterplan document were sent prior to the public exhibition to statutory consultees.

Uploaded documents to North West Haverhill Website 20 February 2009

- 3.6 The masterplan, masterplan design, consultation flyer, comment form and public exhibition panels were all uploaded to the North West Haverhill website ready for the start of the public consultation period on 20 February 2009. The documents were accessible to internet users by accessing the website directly or via a link provided on the SEBC website. Details of the designated website were provided in the pre consultation letters and flyers sent to consultees.

28 day public consultation period 20 February 2009 – 19 March 2009

- 3.7 The twenty eight day public consultation period is the time frame set by the protocol within which to make representations to the masterplan. Anybody wishing to make representations was advised to do so by completing the comment form provided online or to send in via post, email or the website.

20 February 2009, 3pm – 8pm and 21 February, 10am – 2pm: public consultation held at the Haverhill Arts Studio, Haverhill

- 3.8 The public exhibition displayed illustrative material of the main concepts contained within the masterplan. This was an event for the public to openly discuss the North West Haverhill masterplan. The material presented is appended to the Report (Appendix 5).

Masterplan document sent to public venues

- 3.9 Subsequent to the public exhibition a number of masterplan documents and comment forms were sent to a variety of public venues including SEBC Offices at Angel Hill and Western Way, Haverhill Library, Bury St Edmunds Library, Haverhill Arts Centre and Haverhill Council Offices.

Meetings with Parish and Town councils and Local Councillors'

- 3.10 Additional meetings were held with interested parties subsequent to the public exhibition. This included meetings with local councillors, Withersfield Parish Council, Great Wratting Parish Council and Haverhill Town Council. This proved most useful in assessing the needs of all of the above parties in further detail and provided an open forum in which people could ask any additional questions to the landowners' representatives. Comments received from these parties can be found in Appendix 6.

Additional Information sent to residents at Brickfields Drive, Haverhill

- 3.11 During the public exhibition event, concerned residents of Brickfields Drive requested additional information about the Relief Road and in particular the anticipated relationship between the proposed relief road and existing residential properties. This

information was sent to residents on the 13 March 2009. A complete list of addresses and the information sent to residents can be seen in Appendix 9. This information was also sent to Councillor Anne Gower and Councillor Karen Richardson.

Number of attendees

3.12 Over the course of the two days public exhibition, over three hundred interested persons attended the event. This represents in the region of 20% of the total number of leaflets delivered and highlights the positive response to the public consultation process.

Summary of Responses

3.13 This section of the Report provides a summary of consultation submissions, the Consortium of Landowners' response to those submissions and a schedule of changes made to the masterplan. In total 90 responses were received commenting on the proposal. In addition to comment forms received, meetings held between Bidwells Planning Team and local councillors, town and parish councils also provided informative feedback which has been taken into consideration in the evolution of the masterplan.

3.14 A table of representations is provided in Appendix 7, with all of the original letters, emails and comment forms received in relation to the public consultation.

The Respondents

3.15 A variety of persons have responded to the public consultation. The majority of respondents have been local residents. In addition to this parish and district councillors have commented on the proposals as well as town and parish councils and other statutory consultees. A summary of the main points is presented below to reflect the comments received from respondents. It is important to recognise the issues of different sectors of the community and accordingly the summary is presented under a series of headings.

Local Residents:

Open Space/ Landscape/ Recreation

- Lack of green spaces in close proximity to Boyton Hall Estate/ Ann Suckling Road
- Lack of landscape buffer along Ann Suckling Road
- Pleased with the amount of green spaces provided within the development
- Tree planting required to the north of the relief road

Housing

- Houses should be set back further from Ann Suckling Road
- Noise impacts as a result of the development are of concern
- The proposal is likely to be dominant over the existing estate at Boyton Hall
- Housing heights of concern, in support of heights being reduced
- Housing densities too high, in support of housing density being reduced
- Support for additional higher end/top quality houses

Highway

- Concern for increase car journey's along Hales Barn Road
- Safety issues along Hales Barn Road are of concern
- Concern that there will be increased traffic levels at Ann Suckling Road
- Concern for increase in noise levels as a result of the Relief Road
- Level of screening south west Relief Road of interest
- The Relief Road will be beneficial for the town of Haverhill
- Traffic impact on A1307, already a congested route.
- Concern regarding the junction at Ann Suckling Road
- Recommendation of traffic calming measures along Ann Suckling Road
- Existing parking problems should be accounted for
- BOAT has a closure on it

Central Plaza

- Concern that the local centre may become an unpleasant environment that is likely to attract unsociable behaviour
- Agree with the uses of the school and the local centre
- The likely uses of the local centre are of interest

Support

- The proposal will help support the growth of Haverhill
- Proposal is well thought out
- No objections to the proposal so long as the relief road is implemented
- Pleased with answers received, presentation and amount of information available at the public exhibition

Other

- Lack of jobs and facilities in Haverhill to accommodate the level of growth proposed
- Concerns about drainage and flooding
- Concerns as to the visual impact on Great Wratting village

Parish/District Councillors:

- Limited capacity of the A1307 to accommodate additional travel
- Noise pollution
- Screening could be greater at the north and west sides of the development
- Local employment opportunities seem inadequate to cater to housing growth
- Housing heights are of concern, in support of reducing housing heights
- Housing density are considered too dense, in support of reducing housing density
- Car parking provision of concern, sufficient parking is considered important in the development

Statutory Bodies

- Support toward reducing building heights
- Support toward reducing housing density
- A refreshing proposal with a variety of street design, housing and green spaces
- The BOAT has a closure order on it

Town and Parish Councils

Withersfield Parish Council (Meeting 11 March 2009)

- Withersfield Parish Council supports the approach taken by the masterplan and the alignment of the relief road.
- A refreshing approach taken including a variety of street design, housing mix and green open spaces.

Haverhill Town Council (Meeting 3 March 2009)

- Concern regarding housing density and ideally would like to see more executive housing.
- The local centre was recognised as an area for thought in terms of the types of uses associated to this area and the implications this may have on the groups of children that may congregate there.
- Concerns regarding traffic along Wratting Road were raised and along the A1307. It was considered that the standard of 1.5 car parking spaces is insufficient and leads to on street car parking as is currently evident on Slaters Drive, Meadowlands.

- At the meeting Councillor Richardson was advised that works will start on the relief road at the commencement of development and it is considered that 200 dwellings would be occupied at this stage.
- Support the proposals as submitted by Great Wrating Parish Council and Little Wrating Parish Council with regard to building density and building heights.
- Clarification required in relation to the proposed cutting and screening of the relief road in the south west section of the road.

Great Wrating Parish Council (Meeting 12 March 2009)

- Support reducing building heights to reduce impact on Great Wrating rural character.
- Housing is too dense and should be set between 27-37 dwellings per hectare.
- Trees should be planted around the entire perimeter of the new development.
- The BOAT has a closure order on it. If it is not designated to be rural footpath, Great Wrating Parish Council would prefer it to be closed off.

Little Wrating Parish Council

- Removal of the local centre.
- Main concerns relating to housing density and housing heights of which full details can be seen in Appendix 7.
- Reduce building density in the entire area of executive housing, housing bordering Ann Suckling Road and Falklands Road. Appendix 7 provides a full plan outlining the reduced building zones.
- Lack of trees north of the relief road.

Local Press

Haverhill Weekly News

- 3.16 An article was written in the Haverhill Weekly News on Thursday 26 February 2009 edition. The article outlined the details of the proposals and the public exhibition and consultation dates. The Concept Statement and progression of the masterplan document were also noted. The article can be read at Appendix 8.

Amendments to the North West Haverhill masterplan

- 3.17 After reviewing and considering the responses received by the stakeholders, the Consortium of Landowners' propose to amend the masterplan as follows:

1. Landscape, recreation and open space

Amendments are made to section 5.2 Open Space of the masterplan. The primary and tertiary open space structures are to incorporate the following amendments.

In response to the issues raised it is proposed that the green area to the rear of Falklands Road be widened replicable to that of the western boundary of the site.

Setting back residential properties to the north of Ann Suckling Road is considered beneficial to improve the relationship between the new housing and existing properties. In addition to this a green edge to the north of Ann Suckling Road will be introduced to soften this edge of the development.

A new walkway link is introduced from Ann Suckling Road to join with the main movement framework within the site. This has been introduced to improve the connectivity between the Boyton Hall Estate and the green areas within the site.

Additional buffer planting has been introduced to both sides of the Relief Road to further improve visual amenity and limit noise related concerns.

2. Housing

Chapter 5.5 Built Form outlines the height and density frameworks for the site. After reviewing comments received from Little Wratting Parish Council, Haverhill Town Council and local residents, the following amendments have been made to building heights and densities.

The local centre has been reduced to a maximum 3.5 storeys in height. The local centre is considered an important area within the development for future and existing residents and will remain as part of the development proposal.

A new height band has been introduced to include the range of heights between 2-3 storeys. This new height range is shown around Boyton Hall, Ann Suckling Road and to the rear of Falklands Road. This considerably improves the visual relationship between the new housing and existing residential properties on the Boyton Hall Estate. The entire north eastern area of housing is now to have a housing height of 1.5 – 2.5 storeys. The amended housing heights can be seen on the revised parameter plans.

3. Highway and Transport

It has been considered necessary and important to define the extent of the development that will be capable of being accessed from existing roads that connect to the development proposal. This is important to ensure the delivery of a

development that links into Haverhill and which protects the residential amenity of nearby residents. The three roads which connect to the development include Ann Suckling Road, Howe Road and Hales Barn Road. It is considered that through continuing discussions measures will be incorporated into the masterplan to seek to prevent "rat running" and encourage access to be focussed on the relief road.

In response to comments received in relation to Ann Suckling Road, the following action has been taken to address concerns of respondents. The existing design of Ann Suckling Road including its junction with Wrattling Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/alterations and/or alterations to the length of Ann Suckling Road.

In addition to the above, concerns were raised with regard to the potential of rat-running within and through the development. It is considered that rat running through the development will be deterred through the overall design and layout of the streets, the use of the bus-gate facility near to the local centre and through the design and junctions of the development with the surrounding existing roads. It is anticipated that this is sufficient to prevent unacceptable travel behaviour.

The living environment for existing residents is of utmost importance. To protect these interests, it is considered that the development phases of the development are important. For these reasons, a construction management plan will be part of any planning permission. This will detail how construction vehicles will enter and leave the site.

4 CONCLUSIONS

- 4.1 This document has detailed the process and outcomes for public consultation relating to the masterplan prepared for the North West Haverhill development. It has provided information as to the approach taken to deliver the requirements of the St Edmundsbury Borough Council's adopted Statement of Community Involvement and the protocol for production of the masterplan. This Report has provided an accurate summary of the consultation submissions, the Consortium of Landowners' responses to those submissions and a schedule of changes made to the draft masterplan.

Appendix 1

Letters sent to Town Councils, Councillors and
Statutory Consultees

Pre-public exhibition/consultation

Your ref:
Our ref: KB/SW5100002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 11 February 2009

BIDWELLS

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Trumpington Road
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f: 01223 845150
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Dear Councillor Whittaker

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

We would also like to invite you to a public exhibition on the masterplan to be held at:

The Studio
Haverhill Arts Centre
Haverhill

Friday 20 February 2009 – 1500-2000
Saturday 21 February 2009 – 1000-1400

Land at North West Haverhill is allocated in the St Edmundsbury Borough Local Plan 2016 for residential development for 755 dwellings up to 2016, and there is an acknowledgement in the Plan that the site can accommodate additional dwellings beyond 2016. The masterplan, which comprises a plan (copy attached) and a masterplan document, sets out the way in which the proposed relief road, residential development, primary school, local centre and associated public open space will be designed and accommodated on the site.

Please note that a copy of the masterplan document will be sent to you next week and from Friday 20 February 2009 will be available on the website www.northwesthaverhill.co.uk.

If you have any comments on the masterplan please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Encs

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
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e: Karen.Beech@bidwells.co.uk
Date: 11 February 2009

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Dear Councillor Price

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Encs

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Your ref:
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Date: 11 February 2009



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Dear Councillor Farthing

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
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Date: 11 February 2009



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Dear Councillor Marks

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We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Encs

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Your ref:
Our ref: KB/SW51000002/HR
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Date: 11 February 2009



Councillor Elaine McManus
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Dear Councillor McManus

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely

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Senior Planning Associate

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Date: 11 February 2009



Councillor Marion Rushbrook
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Dear Councillor Rushbrook

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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If you have any comments on the masterplan please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Encs



Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 11 February 2009

BIDWELLS

Councillor Robert Lawrence Clifton Brown
Maltings Farmhouse
Little Bradley
Haverhill
Suffolk
CB9 7JS

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Councillor Clifton Brown

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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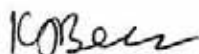
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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Encs

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e: Karen.Beech@bidwells.co.uk
Date: 11 February 2009

BIDWELLS

Councillor Karen Denise Richardson
The Gables
Wratting Road
Haverhill
Suffolk
CB9 0DE

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Councillor Richardson

North West Haverhill

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Encs

-  Indicative built form
-  Residential Areas
-  Drainage Ditches
-  Footpath / cyclepath

-  1 Local Centre
-  2 Primary School
-  3 Boyton Hall
-  4 The Fox Public House
-  5 Howe Road
-  6 Hales Barn Road
-  7 Ann Suddling Road
-  8 Ann Suddling Way
-  9 A143 Wrastling Road
-  10 Norey Pkarrick
-  11 Ann Suddling Way County Wildlife Site



Public Exhibition list of people first batch

Little Wrattling Parish
c/o Mr R Maidment
Boyton Hall
Little Wrattling
Haverhill
Suffolk CB9 7TA

Chalkstone Association of Tenants and Residents
8 Quendon Place
Haverhill,
Suffolk CB9 OHZ

Paul Donno
Vice Chairman and Treasurer
Haverhill Chamber of Commerce
Unit 2 Clockhouse Farm Estate
Cavendish Lane
Glensford
Suffolk CO10 7PZ

Tom Myton-Mills
Withersfield Parish Council
Hall Farm
Turnpike Hill
Withersfield
Suffolk CB9 7RY

Philip Stainer
Great Wrattling Parish Council
The Cottage on the Green
Withersfield Road
Great Wrattling
Suffolk CB9 7HD

Gordon Mussett
Haverhill Town Council
Haverhill Arts Centre
High Street
Haverhill
CB9 8AR

Cllr Pat Hanlon
43 Dovehouse Road
Haverhill
Suffolk
CB9 0bz

Cllr Ann Samuels
22 Rushmere Place
Haverhill
Suffolk CB9 OHY

Cllr Maureen Byrne
33 Duddery Hill
Haverhill
Suffolk CB9 8DS

Cllr Anne Sisson
9 St Botolphs Way
Haverhill
Suffolk CB9 9NH

Gordon Malcolm Cox
40 Hundon Place
Haverhill
Suffolk CB9 OAP

Les Ager
20 Roman Way
Haverhill
Suffolk CB9 ONE

Paul McManus
2 GurlingsClose
Haverhill
Suffolk CB9 OEG

Mrs Anne Gower
9 Chivers Road
Haverhill
Suffolk CB9 9DS

Jack Anderson
24 Chapelwent Road
Haverhill
Suffolk CB9 9SD

Public Exhibition List of people second batch

Adam Whittaker
Jessimine Cottage
Haverhill Road
Little Wrattling
Haverhill
Suffolk, CB9 7UD

Gavin Price
8 Sandpiper Close
Haverhill
Suffolk CB9 OJH

Jeremy Farthing
Foxden House
Denham
Barrow
Suffolk IP29 5EQ

Timothy Marks
Walnut Brook
Withersfield Road
Haverhill
Suffolk CB9 7RN

Cllr Elaine McManus
2 Gurlings Close
Haverhill
Suffolk CB9 OEG

Cllr Marion Rushbrook
17 Dane Close
Kedington
Haverhill
Suffolk
CB9 7NX

Cllr Robert Lawrence
Clifton Brown
Maltings Farmhouse
Little Bradley
Suffolk CB9 7JS

Cllr Karen Denise Richardson
The Gables
Wrattling Road
Haverhill
Suffolk CB9 ODE

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Maltings Farmhouse
Little Bradley
Suffolk CB9 7JS

Cllr Karen Denise Richardson
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Wrattling Road
Haverhill
Suffolk CB9 ODE

Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Martin Royal
Suffolk NHS Primary Care Trust
Rushbrook House
Paper Mill Lane
Bramford
Ipswich
IP8 4DE

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Royal

North West Haverhill

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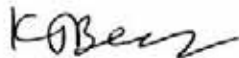
The Studio
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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

John Baker
Suffolk Amphibian and Reptile Group
63a Thoroughfare
Halesworth
Suffolk
IP19 8AR

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Baker

North West Haverhill

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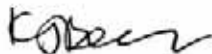
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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009



Philip Raisewell
Sport England
19 The Crescent
Bedford
MK40 2QP

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Raisewell

North West Haverhill

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Senior Planning Associate

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Your ref:
Our ref: KB/SW5100002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Phil Prigg
Ramblers' Association
1 Edgeborough Close
Kentford
Newmarket
Suffolk
CB8 8QY

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Prigg

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Leigh Jenkins
Suffolk Constabulary
Maynewater House
Maynewater Lane
Bury St Edmunds
Suffolk
IP33 2AB

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Jenkins

North West Haverhill

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

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dd: 01223 559803
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e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Keith Barlett
Maynewater House
Maynewater Lane
Bury St Edmunds
Suffolk
IP33 2AB

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Barlett

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Senior Planning Associate

Enc

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dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009



Davina Galloway
Highways Agency (DoT)
Woodlands
Manton Lane
Bedford
MK41 7LW

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Ms Galloway

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Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Steve Scott
Forestry Commission
Santon Downham
Brandon
Suffolk
IP27 0TJ

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Scott

North West Haverhill

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

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dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009



Ali Moseley
Fire Service Headquarters
Fire and Rescue Service
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Ms Moseley

North West Haverhill

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Senior Planning Associate

Enc

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dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Louise Best
Environment Agency
Brampton Office
Bromholme Lane
Brampton
Huntingdonshire
PE28 4NE

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Ms Best

North West Haverhill

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Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

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e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Energy Network (EDF) Ltd
40 Grosvenor Place
London
SW1X 7EN

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Sir/Madam

North West Haverhill

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If you have any comments on the masterplan please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours faithfully



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

County Planning Officer
Essex County Council
County Hall
2nd Floor
County Hall
Chelmsford
Essex CM1 1QH

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Sir/Madam

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

We will be holding a public exhibition on the masterplan at:

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Haverhill Arts Centre
Haverhill

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Yours faithfully



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
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e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009



Jon Finney
County Planning Officer
Cambridgeshire County Council
Shire Hall
Castle Hill
Cambridge
CB3 0AP

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Finney

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
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e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009



Linda Adams
County Planning Officer
Cambridgeshire County Council
Shire Hall
Castle Hill
Cambridge
CB3 0AP

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Ms Adams

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
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e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009



Stephen Cordery
County Environment & Transport
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Cordery

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Date: 12 February 2009

BIDWELLS

Jess Tipper
County Archaeologist
Shire Hall
Raingate Street
Bury St Edmunds
Suffolk
IP33 2AR

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Ms Tipper

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
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dd: 01223 559803
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e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009



David Falk
Countryside Access Team
Endeavour House
8 Russell Street
Ipswich
Suffolk
IP1 2BX

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Falk

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009



CABE
Design Review
1 Kemble Street
London
WC2B 4AN

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Sir/Madam

North West Haverhill

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Yours faithfully

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009



Gary Parsons
Anglian Water Services Limited
Development Services
PO Box 495
Huntingdon
PE29 6YY

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Parsons

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Warren Smyth
Abbeycroft Leisure
Bury St Edmunds Leisure Centre
Beetons Way
Bury St Edmunds
Suffolk
IP33 3TT

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Smyth

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Hazel Roberts - North West Haverhill Public Consultation

From: Hazel Roberts
To: info@haverhillenterprise.co.uk
Date: 12/02/2009 17:16
Subject: North West Haverhill Public Consultation

On behalf of Karen Beech...

Dear Sir/Madam

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

We would also like to invite you to a public exhibition on the masterplan to be held at:

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Haverhill

Friday 20 February 2009 – 1500-2000
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Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI

Senior Planning Associate

Hazel Roberts

Planning Administrator

Bidwells

Bidwell House

Trumpington Road

Cambridge CB2 9LD

DD 01223 559593

Fax 01223 559436

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The Sunday Times Top 100 Company to Work for 2008

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<http://www.bidwells.co.uk/cms.php?pageid=384>

<http://www.bidwells.co.uk/documents/Planning-Newsletter.pdf>

Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Kevin Marshall
Strategic Housing
Borough Offices
Angel Hill
Bury St Edmunds
Suffolk
IP33 1XB

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Marshall

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Andrea Mayley
Economic Development
St Edmundsbury Borough Council
St Edmundsbury House
Western Way
Bury St Edmunds
Suffolk IP33 3YS

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Ms Mayley

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
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e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

James Lemon
Contamination Department
Borough Offices
Angel Hill
Bury St Edmunds
Suffolk
IP33 1XB

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Lemon

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Jeff Horner
CCTV and Bus
St Edmundsbury Borough Council
St Edmundsbury House
Western Way
Bury St Edmunds
Suffolk IP33 3YS

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Horner

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

John Smithson/Simon Colin
Parks and Open Space
Borough Offices
Angel Hill
Bury St Edmunds
Suffolk
IP33 1XB

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Smithson, Mr Colin

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Our ref: KB/SW51000002/HR
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e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Rob Guy
Waste Department
St Edmundsbury Borough Council
St Edmundsbury House
Western Way
Bury St Edmunds
Suffolk IP33 3YS

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Guy

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

We will be holding a public exhibition on the masterplan at:

The Studio
Haverhill Arts Centre
Haverhill

Friday 20 February 2009 – 1500-2000
Saturday 21 February 2009 – 1000-1400

Land at North West Haverhill is allocated in the St Edmundsbury Borough Local Plan 2016 for residential development for 755 dwellings up to 2016, and there is an acknowledgement in the Plan that the site can accommodate additional dwellings beyond 2016. The masterplan, which comprises a plan (copy attached) and a masterplan document, sets out the way in which the proposed relief road, residential development (up to 1,150 dwellings), primary school, local centre and associated public open space will be designed and accommodated on the site. The masterplan document will be available on the website www.northwesthaverhill.co.uk from Friday 20 February 2009.

If you have any comments on the masterplan please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Peter Smulders
Green Travel
St Edmundsbury Borough Council
St Edmundsbury House
Western Way
Bury St Edmunds
Suffolk IP33 3YS

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Smulders

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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If you have any comments on the masterplan please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
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e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009



Howard Cook
Community Projects and Grants
Borough Offices
Angel Hill
Bury St Edmunds
Suffolk
IP33 1XB

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Cook

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Richard Whitehead
Environmental Health
Borough Offices
Angel Hill
Bury St Edmunds
Suffolk
IP33 1XB

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Whitehead

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Iain Maxwell
Education Department
Suffolk County Council
Endeavour House
8 Russell Road
Ipswich
Suffolk IP1 2BX

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Maxwell

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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If you have any comments on the masterplan please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009



Neil McManus
Section 106 Officer
Suffolk County Council
Endeavour House
8 Russell Road
Ipswich
Suffolk IP1 2BX

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr McManus

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Patrick Scrivens
Rights of Way (SCC Central Area)
Suffolk County Council
Endeavour House
8 Russell Road
Ipswich
Suffolk IP1 2BX

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Scrivens

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Suffolk County Council Libraries
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Sir/Madam

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours faithfully



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009

BIDWELLS

Simone Bullion
Suffolk Wildlife Trust
Brooke House
The Green
Ashbocking
Ipswich
Suffolk IP6 9JY

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Bullion

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 12 February 2009



Peter Donoghue
Suffolk Preservation Society
Little Hall
Market Place
Lavenham
Sudbury
Suffolk CO10 9QZ

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Donoghue

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to advise you that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 16 February 2009



Councillor Anne Sisson
9 St. Botolphs Way
Haverhill
Suffolk
CB9 9NH

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Councillor Sisson

North West Haverhill

Further to my letter of 11 February 2009, please find enclosed the Masterplan Document regarding land at North West Haverhill as promised.

If you require further information on the masterplan document, please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

Your ref:

Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 26 February 2009

BIDWELLS

Councillor Anne Sisson
9 St Botolphs Way
Haverhill
Suffolk
CB9 9NH

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Councillor Sisson

North West Haverhill

Further to my letter of 16 February 2009 enclosing a copy of the Masterplan Document, please find enclosed and amended page iv of the masterplan document which should replace the page you currently have within the document.

If you require any additional information, please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely



PP **Karen Beech MSc BSc (Hons) MRTPI**
Senior Planning Associate

Enc

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Your ref:

Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 17 February 2009



Mr C Blake
Church House
Little Wratting
Haverhill
CB9 7UG

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Blake

North West Haverhill

Please find enclosed a copy of the masterplan and masterplan document that has gone out to public consultation from 20 February 2009 to 19 March 2009.

If you require additional information, please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely

pb **Karen Beech MSc BSc (Hons) MRTPI**
Senior Planning Associate

Encs

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Your ref:

Our ref: KB/SW51000002/HR

dd: 01223 559803

df: 01223 559436

e: Karen.Beech@bidwells.co.uk

Date: 17 February 2009

BIDWELLS

Mr M Russell
Unex House
132-134 Hills Road
Cambridge
CB2 8PA

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Russell

North West Haverhill

Please find enclosed a copy of the masterplan and masterplan document that has gone out to public consultation from 20 February 2009 to 19 March 2009.

If you require additional information, please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely



PP **Karen Beech MSc BSc (Hons) MRTPI**
Senior Planning Associate

Encs

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 17 February 2009



Mr C Hewitson
42 Shakespeare House
Newmarket Road
Cambridge
CB5 8EP

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Hewitson

North West Haverhill

Please find enclosed a copy of the masterplan and masterplan document that has gone out to public consultation from 20 February 2009 to 19 March 2009.

If you require additional information, please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Encs

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Your ref:

Our ref: KB/SW51000002/HR

dd: 01223 559803

df: 01223 559436

e: Karen.Beech@bidwells.co.uk

Date: 17 February 2009

BIDWELLS

Mrs H J Pelly
Great Wilsey Farm
Haverhill
CB9 7TB

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mrs Pelly

North West Haverhill

Please find enclosed a copy of the masterplan and masterplan document that has gone out to public consultation from 20 February 2009 to 19 March 2009.

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Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Encs

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 17 February 2009



Iain Fleming
ThurLOW Estate
Great ThurLOW
Haverhill
Suffolk
CB9 7LQ

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Fleming

North West Haverhill

Please find enclosed a copy of the masterplan and masterplan document that has gone out to public consultation from 20 February 2009 to 19 March 2009.

If you require additional information, please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely

pp **Karen Beech MSc BSc (Hons) MRTPI**
Senior Planning Associate

Encs

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Your ref:

Our ref: KB/SW51000002/HR

dd: 01223 559803

df: 01223 559436

e: Karen.Beech@bidwells.co.uk

Date: 16 February 2009

BIDWELLS

Mr Ramon Keeley
Landscape and Art
St Edmundsbury Borough Council
St Edmundsbury House
Western Way
Bury St Edmunds
Suffolk
IP33 3YS

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Ramon

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to confirm that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

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Haverhill

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Please do not hesitate to contact me if you require any additional information.

Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Encs

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 16 February 2009



Mr Chris Rand
Planning Policy
St Edmundsbury Borough Council
St Edmundsbury House
Western Way
Bury St Edmunds
Suffolk
IP33 3YS

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Chris

North West Haverhill

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Please do not hesitate to contact me if you require any additional information.

Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 16 February 2009

BIDWELLS

Rona Hopkinson
Planning Policy
St Edmundsbury Borough Council
St Edmundsbury House
Western Way
Bury St Edmunds
Suffolk
IP33 3YS

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
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Dear Rona

North West Haverhill

We are writing on behalf of the North West Haverhill Landowners' Consortium to confirm that the public consultation for the draft masterplan for land at North West Haverhill will commence on Friday 20 February 2009 and will run until Thursday 19 March 2009.

We would also like to invite you to a public exhibition on the masterplan to be held at:

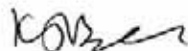
The Studio
Haverhill Arts Centre
Haverhill

Friday 20 February 2009 – 1500-2000
Saturday 21 February 2009 – 1000-1400

Please find enclosed a copy of the masterplan and the masterplan document for your reference. The information will also be available on the website www.northwesthaverhill.co.uk from Friday 20 February 2009.

Please do not hesitate to contact me if you require any additional information.

Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Encs

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 16 February 2009



Councillor Tom Mytton-Mills
Withersfield Parish Council
Hall Farm
Turnpike Hill
Withersfield
Suffolk
CB9 7RY

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Councillor Mytton-Mills

North West Haverhill

Further to my letter of 11 February 2009, please find enclosed the Masterplan Document regarding land at North West Haverhill as promised.

If you require further information on the masterplan document, please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 16 February 2009



Mr R Maidment
Boyton Hall
Little Wratting
Haverhill
Suffolk
CB9 7TA

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Maidment

North West Haverhill

Further to my letter of 11 February 2009, please find enclosed the Masterplan Document regarding land at North West Haverhill as promised.

If you require further information on the masterplan document, please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

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Your ref:

Our ref: KB/SW51000002/HR

dd: 01223 559803

df: 01223 559436

e: Karen.Beech@bidwells.co.uk

Date: 16 February 2009

BIDWELLS

Mr Gordon Mussett
Haverhill Town Council
Haverhill Arts Centre
High Street
Haverhill
CB9 8AR

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Mr Mussett

North West Haverhill

Further to my letter of 11 February 2009, please find enclosed the Masterplan Document regarding land at North West Haverhill as promised.

If you require further information on the masterplan document, please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

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Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 16 February 2009

BIDWELLS

Councillor Ann Samuels
22 Rushmere Place
Haverhill
Suffolk
CB9 0HY

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Councillor Samuels

North West Haverhill

Further to my letter of 11 February 2009, please find enclosed the Masterplan Document regarding land at North West Haverhill as promised.

If you require further information on the masterplan document, please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely



Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

Enc

Your ref:
Our ref: KB/SW51000002/HR
dd: 01223 559803
df: 01223 559436
e: Karen.Beech@bidwells.co.uk
Date: 16 February 2009



Councillor Elaine McManus
2 Gurlings Close
Haverhill
Suffolk
CB9 0EG

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Councillor McManus

North West Haverhill

Further to my letter of 11 February 2009, please find enclosed the Masterplan Document regarding land at North West Haverhill as promised.

If you require further information on the masterplan document, please do not hesitate to contact Marcia Whitehead, or myself, or alternatively email us at Haverhill@bidwells.co.uk.

Yours sincerely

Karen Beech MSc BSc (Hons) MRTPI
Senior Planning Associate

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List of people sent letter

Councillor Anne Sisson
9 St Botolphs Way
Haverhill
Suffolk
CB9 9NH

Mr C Blake
Church House
Little Wratting
Haverhill CB9 7UG

Mr M Russell
Unex house
132 – 134 Hills Road
Cambridge, CB2 8PA

Mr C Hewitson
42 Shakespeare House
Newmarket Road
Cambridge, CB5 8EP

Mr H J Pelly
Great Wilsey Farm
Haverhill, CB9 7TB

Mr Iain Fleming
Thurlow Estate
Great Thurlow
Haverhill
Suffolk, CB9 7LQ

Mr Ramon Keeley
Landscape and Art
St Edmundsbury Borough Council
St Edmundsbury House
Bury St Edmunds
Suffolk IP33 3YS

Mr Chris Rand
Planning Policy
St Edmundsbury Borough Council
St Edmundsbury House
Bury St Edmunds
Suffolk IP33 3YS

Rona Hopkinson
Planning Policy
St Edmundsbury Borough Council
St Edmundsbury House
Bury St Edmunds
Suffolk IP33 3YS

Councillor Tom Mylton-Mills
Withersfield Parish Council
Hall Farm
Turnpike Hill
Withersfield, Suffolk, CB97RY

Mr R Maidment
Boyton Hall
Little Wratting
Haverhill, Suffolk, CB9 7TA

Mr Gordon Mussett
Haverhill Town Council
Haverhill Arts Centre
High Street,
Haverhill, CB9 8AR

Councillor Ann Samuels
22 Rushmere Place
Haverhill, Suffolk, CB9 OHY

Councillor Elaine McManus
2 Gurlings Close
Haverhill, Suffolk, CB9 OEG

List of people sent letter

Cllr Maureen Byrne
33 Duddery Hill
Haverhill
Suffolk CB9 8DS

Cllr Pat Hanlon
43 Dovehouse Road
Haverhill
Suffolk CB9 OBZ

Cllr Paul McManus
2 Gurlings Close
Haverhill
Suffolk CB9 OEG

Cllr Anne Gower
9 Chivers Road
Haverhill
Suffolk CB9 9DS

Cllr Karen Richardson
The Gables
Wratting Road
Haverhill
Suffolk
CB9 ODE

Cllr Les Ager
20 Roman Way
Haverhill
Suffolk CB9 ONG

Cllr Philip Stainer
Great Wratting Parish Council
The Cottage on the Green
Withersfield Road
Great Wratting
Suffolk, CB9 7HD

Cllr Marion Rushbrook
17 Drane Close
Ledington
Haverhill
Suffolk CB9 7NX

Cllr Robert Clifton-Brown
Maltings Farmhouse
Little Bradley
Haverhill
Suffolk CB9 7JS

Cllr Gordon Cox
40 Hundon Place
Haverhill
Suffolk CB9 0AP

Cllr Timothy Marks
Walnut Brook
Withersfield Road
Haverhill
Suffolk CB9 7BN

Cllr Adam Whittaker
Jessimine Cottage
Haverhill Road
Little Wrattling Haverhill
Suffolk CB9 7UD

Cllr Jeremy Farthing
Foxden House
Denham
Barrow
Suffolk, PP29 5EQ

Cllr Gavin Price
8 Sandpiper close
Haverhill
Suffolk
CB9 OJH

Cllr Jack Anderson
24 Chapelwent Road
Haverhill
Suffolk CB9 9SD

Cllr Marks via email

Appendix 2

Leaflet posted to local residents pre-public exhibition
Map showing area of local residents and list of street
names delivered to

PUBLIC EXHIBITION

North West Haverhill

BIDWELLS



The North West Haverhill Landowners' Consortium is preparing a masterplan for a mixed use development including the construction of a relief road, residential development, primary school, local centre, open space and landscaping at North West Haverhill.

Bidwells, on behalf of the North West Haverhill Landowners' Consortium, would like to invite you to a public exhibition to find out more about the proposals. Representatives from the development team will be available to explain how the masterplan for the site is being developed and answer any questions that you may have.

The Consultation period is from Friday 20th February 2009 to 5pm on Thursday 19th March 2009.

Dates / Time: Friday 20th February 2009: 15.00 to 20.00
Saturday 21st February 2009: 10.00 to 14.00

Venue: The Studio, Haverhill Arts Centre, High Street, Haverhill

For further information on the masterplan please refer to the website below:
www.northwesthaverhill.co.uk (from 20th February) or contact us by email at Haverhill@bidwells.co.uk

Street Names for Leaflet Drop: NW Haverhill

- 1) Wrattling Road
- 2) Withersfield Road
- 3) Broad Street
- 4) Dove House Road
- 5) Dove House Road
- 6) Chaplains Close
- 7) Deans Close
- 8) Canon Close
- 9) Cardinal Way
- 10) The Glebe
- 11) Chapple Drive
- 12) Friar Close
- 13) Minister Road
- 14) Abbotts Road
- 15) Fryth Close
- 16) Covert Close
- 17) Blackmore Close
- 18) Cross Close
- 19) Hill Crescent
- 20) Boyton Close
- 21) Ann Suckling Road
- 22) Falklands Road
- 23) Chase Close
- 24) Gurlings Close
- 25) Money Piece Close
- 26) Shadow Bush Close
- 27) Arrendene Road
- 28) Howe Road
- 29) Foxburrow Close
- 30) Markhams Close
- 31) Lapham Close
- 32) Carlton Close
- 33) Forest Glade
- 34) Chapelwent Road
- 35) Sperling Drive
- 36) Mason Close
- 37) Hales Barn Road
- 38) Belling Road
- 39) Collbeck Road
- 40) Slaters Drive
- 41) Coppelis Close
- 42) Rowell Close
- 43) Goldings Close
- 44) Ganwick Close
- 45) Lee Close
- 46) Alderton Close
- 47) Brickfields Drive
- 48) Billings Close
- 49) Old Haverhill Road
- 50) Bladon Way
- 51) Churchill Avenue



Appendix 3

Website www.northwesthaverhill.co.uk

SEBC link web pages

Newspaper adverts as shown in local newspapers

NORTH WEST HAVERHILL



Welcome to the public consultation event for the North West Haverhill Masterplan. The site is allocated for development in the St Edmundsbury Borough Council Replacement Local Plan 2016 and will comprise:

- Housing (up to 755 dwellings to 2016, including 40% affordable housing)
- Primary school
- Recreational open space
- Local centre
- Relief road
- Landscape buffer for the relief road





View the Proposal 



Let us know what you think 

Comments form

Site by creativesponge | Accessibility

NORTH WEST HAVERHILL



Prior to the submission of a planning application, a Concept Statement and Masterplan are required to guide the general framework of the development. The Concept Statement for the site was prepared and approved by St Edmundsbury Borough Council in October 2007 following consultation with the public. The Statement sets out the most appropriate approach for the site in accordance with the policies and objectives contained in the Replacement Local Plan.

The masterplan has been prepared by a number of landowners in consultation with St Edmundsbury Borough Council and Suffolk County Council. Consultation with the public is an important part of the masterplanning process and below are a number of links to enable you to view the following documents:

[The Masterplan Document](#) [Master Plan Design](#) [Comment Form](#)





The Exhibition Flyer **The Exhibition Panels**



NORTH WEST HAVERHILL



We encourage and value your comments on the masterplan. Your views and contributions to the process are important and will be actively considered as part of the further design of the masterplan and as part of the subsequent submission of a planning application for the development. A report will be compiled detailing all the comments received and the way in which these have been considered. This report will be submitted to St Edmundsbury Borough Council prior to the approval of the masterplan.

There will be a further opportunity to comment following the submission of the planning application to St Edmundsbury Borough Council.



If you wish to comment on the masterplan please complete the comments form below or download the comments form. The consultation period closes at 5pm on Thursday 19th March 2009.

*Mandatory field

Title:

Initial:

Surname:

Address:

Postcode:

Please give your views on the proposals.:

Email address*:

Data will be held by Bidwells. Your comments, name and address details may be given to St Edmundsbury Borough Council. Your details will not be passed on to any third parties. By giving us your details you agree to this.

Are you a:

- Local Resident
- Parish Councillor
- District Councillor

Data will be held by Bidwells. Your comments, name and address details may be given to St Edmundsbury Borough Council. Your details will not be passed on to any third parties. By giving us your details you agree to this.



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You are here: [Home](#) > [Council Services](#) > [Concept statements and masterplans](#)

Concept statements and masterplans

Concept statements and masterplans

Haverhill Masterplan Vision Document

Local Development Framework

Local Development Framework consultations

Local Plan

National and regional policy documents

North West Haverhill Community Planning Event

Strategic Housing Land Availability Assessment

The Adopted Replacement Local Plan 2016 allocates a number of development sites for various uses which, because of the size, location and neighbouring uses and the uses proposed on the site, require a masterplan. As part of this process the borough council will prepare a concept statement for each of the sites. The subsequent masterplans will need to be prepared by developers in consultation with stakeholders, agreed with the borough council and must be in line with the concept statement for the site.

Concept statements:

A concept statement is a simple, clear expression of the kind of place that a new development should create. It sets out how the policies and objectives of the Local Plan will apply to a specific site in order to deliver the best possible economic, social and environmental benefits. It is prepared by the borough council and is the subject of consultation before it is approved. The following concept statements have been adopted:

- Vinefields Farm, East Close, Bury St Edmunds
- Land east of Suffolk Business Park
- North-west Haverhill
- Station Hill and Tayfen Road

Masterplans:

Developers are required to fund the preparation of a comprehensive masterplan that should seek to provide

Studies

definition and meaning to the place which is to be created and to provide a framework for investment and implementation. Masterplans must also be sufficiently detailed so the main environmental effects can be identified.

Masterplans are also subject to consultation by developers before being submitted to the council for approval as planning guidance.

Bidwells are currently consulting on their draft masterplan for Northwest Haverhill. The masterplan can be viewed at www.northwesthaverhill.co.uk and all comments and observations should be sent direct to Bidwells using their response form.

As identified in policy DS4 of the adopted Replacement Local Plan 2016, developers will be required to fund the preparation of a masterplan for the following sites:

1. Vinefields Farm, Bury St Edmunds BSE2
2. Station Hill Redevelopment area, Bury St Edmunds, BSE6
3. Land East of Suffolk Business Park, Bury St Edmunds, BSE3
4. British Sugar Site, Compiegne Way, Bury St Edmunds, BSE5
5. Tayfen Rd Development area, Bury St Edmunds, BSE9
6. West Suffolk Hospital, Bury St Edmunds, BSE14
7. West Suffolk College, Bury St Edmunds, BSE16
8. Western Way Development area, Bury St Edmunds, BSE17
9. Hardwick Industrial Estate (PDF 1.3Mb), Bury St Edmunds, BSE1(f)
10. North-West Haverhill, HAV2
11. Hanchett End Business Park, Haverhill, HAV3
12. Land off Crown Lane, Ixworth, RA2(b)
13. Former Fireworks Factory (PDF 68Kb), Chedburgh, RA1(b)

In addition, masterplans have been prepared and approved for the following sites:

Risby Business Park, Risby (PDF 310Kb)
Moreton Hall East (PDF 900Kb)

BIDWELLS

PUBLIC EXHIBITION

On behalf of North West Haverhill Landowners Consortium

The North West Haverhill Landowners Consortium is preparing a masterplan for a mixed use development including the construction of a relief road, residential development, primary school, local centre, open space and landscaping at North West Haverhill.

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Dates/ Friday 20 February 2009: 1500 to 2000

Time: Saturday 21 February 2009: 1000 to 1400

**Venue: The Studio, Haverhill Arts Centre,
High Street, Haverhill**

The consultation period runs from Friday 20 February 2009 to Thursday 19 March 2009 (5pm).

For further information on the masterplan please refer to the website

www.northwesthaverhill.co.uk

(from 20 February)

or contact us by e-mail at

Haverhill@bidwells.co.uk.

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10 Business Services

10 Business Services

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www.hackettgriffey.com

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Property

WANTED Building Plot. Single dwelling, with/without planning permission. Haverhill only. Tel: 01354 655000.

12 Property

MOBILE home, fit, all main services, close to city centre. Tel: 07778 001026.T

Accommodation to Let

CHERRY Hinton, 1 bedroom flat, pit, £600 pcm. Tel: 07710 668200

DOUBLE room, Newmarket Road, bills internet included, £115 pw. Tel: 07515 506801.

ELY beautifully presented, large one bed house, Italian designer kitchen, oak heated floors, large conservatory, lovely front and back gardens, parking. £810 pcm, available March 1st. Tel: 07831 305929

Accommodation to Let

NEWMARKET town centre, designer 1 bedroom luxury apartment, furnished, near by parking. £325 pcm. Tel: 07916 324900/ 07956 741635.

NEWMARKET rooms to rent, from £75 per week. Tel: 07899 741635/ 07916 324902.

Accommodation to Let

OAKINGTON studio annex, £20 pw plus electricity, female preferred. Tel: 01223 237427.

Accommodation to Let

ELY detached house in Stretham to share with owner, nice, single room, £5, £200 pcm inc. Tel: 01303 648045.

ELY two double bedrooms, one en-suite, modern house, lovely area, £375 and £340 pcm. Tel: 07594 244256.

Accommodation to Let

HADDENHAM 2 bed burglar, close to all amenities, £400 pcm. Tel: 07737 767198.

HAVERHILL double room, new house, all inclusive, first floor, en-suite TV, £400 pcm. Tel: 07962 721662.

HAVERHILL furnished 3 bed house £160 pw, 4 bed house £190 pw. Tel: 07958 905906.

HAVERHILL rooms to let in furnished house from £85 per week, inc council tax... 07959 905906.

Accommodation to Let

HAVERHILL 1 bed flat and 2 rooms available. Sawston, 1 single room. Tel: 07771 545901.

Accommodation to Let

NEWMARKET 3 bedroom family home, close to schools and amenities, large garden, off road parking, deposit and references required, £675 pcm. Tel: Amber 07973 757598.

Accommodation to Let

NEWMARKET large attractive room, all bills included, suit professional, non smoker. £105pw. Tel: 01638 668025.

Accommodation to Let

COUNCIL exchange, 2 bed flat in Great Yarmouth for 1/2 bed in or around Cambridge. Tel: 01490 855596.

13 Public Notices

Accommodation to Let

REDLODGE house to rent, ut, £480 bills exclusive, 2 bedrooms, garden, off-road parking, g.h., professional applicants only. Tel: 07984 684105

Accommodation to Let

SOHAM central, loger required, large bedroom/living room, bright disposition, off road parking, £1, bills inc for £325 pcm. Tel: 07951 010542.

SOHAM 2 bed house, £450 pcm, 3 bed house, £550 pcm. Tel: 01353 727000.

TWO bedroom house, Horseheath, ut, dg, immaculate, £555 pcm. Tel: 07787 867920.

Accommodation Wanted

CAMBRIDGE off Mill Road, 2 bedroom house share, suit professional, £450 pcm. Tel: 07968 063318.

Flats to Let

SHELTERED accommodation to let, 1 bedroom flat in Cambridge, for women over 60 only. Tel: 01223 364400.

House Exchange

COUNCIL exchange, 2 bed flat in Great Yarmouth for 1/2 bed in or around Cambridge. Tel: 01490 855596.

13 Public Notices

Houses to Let

RIVERSIDE 4 bedroom, modern town house, available 01/04/09, no smokers or students, £1,700 pcm. Tel: 07963 355554.

Rooms to Let

ARBURY 1 double room, £1, all inclusive. Tel: 07597 434313 after 1pm.

CAMBOURNE available now, luxury shared house, £450 pcm inclusive. Tel: 01954 715592.

LARGE double room in St Neots, £380pcm. Single, £280 pcm. All inclusive, full-furnished houses, available now. Tel: 07875 154301.

Public Notices

INSOLVENCY ACT 1985

IN BANKRUPTCY

A Bankruptcy Order has been made in the undermentioned Court against the following name at date due to the estate should be paid to me:

CAMBRIDGE COUNTY COURT

No. 502 of 2008 RE: NICOLA LOUISE CARTER. Link Leader of 8 Ruckin Close, Haverhill, Suffolk. CR5 7JL also known as NICOLA LOUISE WILLMAN lately residing at 48 Haverdown Close, Bishop's Stortford, Herts, CM23 4HT and formerly at 15 Wychester Close, Bishop's Stortford, Herts, CM23 4JQ and 3 Robinson Close, Bishop's Stortford, Herts, CM23 4SD and 50 Bailey Court, Red Lion Lane, Harlow, CM17 9BT

— on 11 December 2008

Mr A Haines, Official Receiver, 2nd Floor, Alvestone House, 166-167 East Road, Cambridge CB1 1EH

Public Notices

BLUE Escorts. Registered professional escort agency. Tel: 07965 251949 or 07005 946939. Escorts and drivers required.

CAMBRIDGE massage, professional, relaxing, enjoyable, 10am - 11pm. Cambridge, Tel: 07940 285109.

CAMBRIDGE Rose, relaxing massage, 10am - 11pm. Tel: 07733 303339.

CHATTY Girl seeks Mr Valentine for XXX fantasies. Tel: 07081 759822.

ELY BUTTERFLY Massage, open 7 days a week, 10am - 11pm. Tel: 07901 798368.

ELY area, escort service, bubbly fun female. Tel: 07904 503703 weekdays.

EXECUTIVE massage, by appointment, sophisticated sensual service. Staff security. Tel: 01842 819753.

FOXY Kittens escorts. Tel: 07986 251860/ 07005 946550.

Public Notices

BIDWELLS

PUBLIC EXHIBITION

On behalf of North West Haverhill Landowners Consortium

The North West Haverhill Landowners Consortium is preparing a masterplan for a mixed use development including the construction of a relief road, residential development, primary school, local centre, open space and landscaping at North West Haverhill.

Bidwells, on behalf of the North West Haverhill Landowners Consortium, would like to invite you to a public exhibition to find out more about the proposals. Representatives of the development team will be available to explain how the masterplan for the site is being developed and answer any questions that you may have.

Dates / Time:
Friday 20 February 2009: 1500 to 2000
Saturday 21 February 2009: 1000 to 1400
Venue: The Studio, Haverhill Arts Centre, High Street, Haverhill

The consultation period runs from Friday 20 February 2009 to Thursday 19 March 2009 (5pm).
For further information on the masterplan please refer to the website
www.northwesthaverhill.co.uk (from 20 February) or contact us by E-mail at haverhill@bidwells.co.uk



Cranes lower temporary health centre into car park

by Derek Bish

A CRANE lifted Haverhill's temporary GP-led health centre into its place in Haverhill Corn Exchange car park this week.

The 'Darzi clinic' will be known as The Practice Crown Health Centre and be run by a group of GPs, The Practice PLC, who will work alongside three existing family doctor practices in the town.

The crane moved in to the site on Withersfield Road on Tuesday to begin lifting the portable building, known as medical pods, into place and was due to finish yesterday afternoon.

Once the temporary medical pods are fully installed with mains utilities and safe access, they will form a cen-

tre that offers GP services from 8am until 8pm, seven days a week to patients in Haverhill and the surrounding areas.

It will cater for registered and non-registered patients, offering appointments alongside a walk-in service from the spring.

NHS Suffolk, formerly Suffolk Primary Care Trust, has been working closely with The Practice to make sure every aspect of the service runs smoothly.

NHS Suffolk is looking for a permanent home for the clinic which could involve a purpose-built centre or a refurbished facility.

What local panto is about

Clare Amateur Dramatic Society presents Cinderella And The Wellington Boot
Clare Town Hall
Thursday, February 5
Directed by Michelle Allen and Mandy Gibbs
Review by Karen Steel

CADS' spin on the traditional tale of Cinderella is what community productions are all about, with plenty of nods to the locals attending and a performance given with real gusto.

A courageous solo rendition of I Like To Move It, by the king, played by Peter Cook, showed everyone involved in this pantomime was determined to give it their all and make it a memorable evening for the compact but appreciative audience.

His braveness was all the more remarkable, given that

this was his first time acting, although being joined on stage by his wife and two stepdaughters must have helped, and may have given the show some of its relaxed appeal.

His on-stage wife was played by Clare Bracher, and together the king and queen helped sow a thread throughout the diverse elements of the story.

Evil henchman Snivel (Hannah Bunting) boasted the most chilling laugh of the evening, and a real confidence on stage - particularly when performing a lively version of Bad Guys (from Bugsy Malone) with her on-stage wife and real life mother, Hazel Cook, who was menacing in her role as the Evil Stepmother.

Cinderella herself needs to be gentle but rebellious (if she is ever to take the help offered and escape her wicked family) and Jenny Bunting achieved this careful balancing act.

She boasted the strongest singing voice of all the cast, reaching some great heights in her solo performances.

Clare pantos always do funny guys to the max, and this was no exception with not one, but three big comedy performances.

Mark Hickford as the Fairy Godmother was charming and managed to keep things going - and funny - while faced with some of the audience interaction Clare has become famous for.

The show maintained a delicate balance between including townsfolk in the action, and keeping those of us on the outskirts in the loop.

Evil stepsisters Fritel and Drizel (Mandy Gibbs and Manda Martin) also walked this fine line, encouraging the younger members of the audience to take part in the sing-along (an ambitious

reworking of DISCO).

They were clearly having fun (especially in the face painting scene) and swept the audience along with them, remaining in character after the final curtain.

Balancing these brash parts were two quieter characters.

The prince (Vicky Stephens) had a very royal grace about her as she subtly swept Cinderella off her wellies, while Zip (Michelle Allen), sidekick to the fairy godmother tempered her mentor's character with some carefully-placed facial expressions and one-liners.

The cast was supported by some fine young members of KidCADS, in the chorus, and the storytellers.

The chorus gave the production added energy and the ahh-factor, while the storytellers ensured no-one got lost in this modern reworking.

Town council freezes tax precept

HAVERHILL Town Council is not increasing its share of the council tax this year.

At a meeting last week, councillors voted unanimously to pass the budget without any increase in the precept.

Although there will be an increase in the gross precept requirement compared with

last year, the increase will not be passed on to residents through an increase in the precept.

It means a band D property will continue to pay £75.34 and a band B property - most prevalent in Haverhill - will pay £58.60 per year to the town council.

karen.steel@haverhillcho.co.uk

BIDWELLS

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make a note: these notices could affect you!

Public notices are an essential part of a local newspaper - that's why we are placing them among the news stories of the day. There is a legal requirement to inform the public of a change which could affect them in the short or long term. So keep an eye on public notices - miss them and you could miss out!

The Insolvency Act 1986
UNIT SIDECARS LIMITED
its Creditors' Voluntary Liquidation

Company Number: 05631828
NOTICE IS HEREBY GIVEN that we, Glyn Humphrey and Paul Ashmore both of Vanta Business Recovery Services, 43-45 Bala Green Road, Hemchurch, Essex, SS11 2JF were appointed Joint Liquidators of the above named company by the Creditors on the 29 January 2009.
Dated 3 February 2009.
G Humphrey & P Ashmore, Joint Liquidators

public & legal notices



CAR-SCAN TEST CENTRE

Charterhouse Industrial Estate
Sturmer Road, Haverhill
Suffolk CB9 7UU

Tel: 01440 705505/705811

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WAKING NIGHT STAFF

to become part of our committed and growing team to work with young people aged 11-18 years, all with severe learning disabilities.

The successful candidates will be willing to undertake NVQ training whilst working or will already be qualified / have appropriate experience.

Salary in region of £14K-£16K pa negotiable depending upon qualifications and experience.

If interested, please telephone
Lesley on 01440 786316

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Lettings Negotiator

We require a motivated and dedicated individual to join our team as a Lettings Negotiator.

You will need to be confident, resourceful, focused and energetic, as well as show a willingness to learn and progress. You will possess an excellent telephone manner and people skills, be competent in IT, and able to work well with others. You will be presentable, hold a full and clean driving license, and be passionate about client care. Proven industry experience is an advantage, with ARLA qualifications and knowledge of CFP software desirable.

£ Competitive salary + commission + company pension for right candidate.

Please send your CV, a passport photo and covering letter to James Peace at Accent Property, Accent House, 2a Rock Road, Cambridge, CB1 7UF, or email jpeace@charredilsons.com

13 Public Notices **13 Public Notices** **13 Public Notices**

Essex County Council

(ROYSTON ROAD, WENDENS AMBO)
(TEMPORARY PROHIBITION OF TRAFFIC) ORDER 2009

NOTICE IS HEREBY GIVEN that the Essex County Council intends, not less than seven days from the date of this notice, to make the above Order under Section 14(1) of the Road Traffic Regulation Act 1984.

EFFECT OF THE ORDER: To temporarily close that length of Royston Road, in the Parish of Wendens Ambo in the District of Uttlesford from a point approximately 50 metres east of the junction with Arkeston Road north-westwards to the junction with Littlebury Green Road a distance of approximately 3000 metres.

The closure is scheduled to commence on 2 March 2009 for 8 weeks Mon-Fri between the hours of 9.30am to 3.30pm or where appropriate signs are showing and weather permitting.

The closure is required for the safety of the public and workforce whilst renewal works of BT poles and cables is undertaken.

The alternative route will be via B1039 Royston Road (Wendens Ambo) - B1383 Cambridge Road (Newport) - B1038 Wickon Road (Wicken Bonhunt) - B1368 Hare Street - Nutthamstead Road - Royston Road (Barkwell) - B1039 (Great Chishill) and vice versa.

Access will be maintained for emergency service vehicles, residents and visitors all times during the closure.

The Order will come into effect on 2 March 2009 and may continue in force for 18 months or until the works have been completed, whichever is the earlier.

(VARIOUS ROADS, CLAVERING, GREAT CHESTERFORD, LITTLE CHESTERFORD, LITTLEBURY AND SAFFRON WALDEN) (COMBINED SPEED LIMIT) ORDER 2009

NOTICE IS HEREBY GIVEN that the Essex County Council proposes to make the above Order under Sections 81 - 84 and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984.

EFFECT OF THE ORDER: To change the current de-restricted speed limit on the following roads to 30mph and 50mph as detailed below:

- PROPOSED 30MPH SPEED LIMIT**
- Stortford Road, Clavering** From its junction with Pelham Road, south, to a point approximately 50 metres south of Oxley Close, a distance of approximately 590 metres. The current 30mph speed limit is to be extended.
 - Ickleton Road, Great Chesterford** From its junction with the B1383 London Road, northwest, for a distance of approximately 252 metres.
 - Walden Road, Littlebury** From its junction with Cambridge Road (B1383), east, to a point approximately 359 metres west of its junction with the B184 Walden Road, a distance of approximately 451 metres. The current 30mph speed limit is to be extended.
- PROPOSED 50MPH SPEED LIMIT**
- B1383 Cambridge Road, Littlebury/ Great Chesterford** From a point approximately 405 metres north of the junction with Walden Road, Littlebury, north, to a point approximately 23 metres south of its junction with Grants Close, Great Chesterford, a total distance of approximately 2,656 metres.
 - B1383 Newmarket Road, Great Chesterford** From a point approximately 178 metres northwest of its junction with Carmen Street, north, to a point approximately 118 metres south of its junction with the B184/B1383 roundabout, a total distance of approximately 764 metres.
 - B184 Walden Road, Great Chesterford/ Little Chesterford** From a point approximately 510 metres northwest of its junction with the Chesterford Research Park Roundabout, north, to a point approximately 125 metres south of the junction with the B184/B1383 roundabout, a total distance of approximately 1,898 metres.
 - High Street, Little Chesterford** From its junction with B1383 Cambridge Road, northeast, for a distance of approximately 202 metres.
 - Walden Road/ Windmill Hill, Saffron Walden/ Little Chesterford** From a point approximately 470 metres south of its junction with the Chesterford Research Park Roundabout, south, to a point approximately 89 metres northwest of its junction with New Pond Lane, a total distance of approximately 3,132 metres.
 - Walden Road, Littlebury** From its junction with the B184 Walden Road, west, for a distance of approximately 359 metres.

The Essex County Council (Uttlesford District) (Restricted Road) Order 2006 shall be revoked insofar as it relates to Clavering and the above length of Walden Road, Littlebury only. Anything relating to Clavering in the aforementioned Order will be incorporated into this proposed Order.

FURTHER DETAILS: A copy of the draft Order, the Order to be amended, maps illustrating the proposal and a Statement of Reasons may be examined at all reasonable hours at Environment, Sustainability and Highways, County Hall, Chelmsford; Uttlesford District Council, Council Offices, London Road, Saffron Walden and at Saffron Walden Library, 2 King Street, Saffron Walden.

OBJECTIONS: Anyone who wishes to object to the proposed Order should send the grounds for their objection in writing to TRO comments, West Area Highways Office, Warwick House, Royston Road, Harlow, CM19 5DX or e-mail to TRO-commentswestarea@essex.gov.uk by 13 March 2009.

County Hall
Chelmsford
Dated: 19 February 2009.

Ym Kong
Assistant Director for Highways

Suffolk County Council

YOU CAN REALLY MAKE A DIFFERENCE!

Would you like the opportunity to work informally with young people aged 13 - 19 at an important and interesting time of their lives, having a direct influence on their life chances? We have the following opportunities available:

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MILDENHALL & NEWMARKET Youth Worker Under Training

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Ref: S/67178055/L
3 hrs 40 weeks per year, 2 Year Fixed Term

To download an application pack and apply online go to www.suffolkjobsdirect.org or call 08456 053000 quoting the job reference number. Please be sure to state clearly on your application which post you are applying for. For an informal discussion only please contact Mark Straw on 07881 967729. Closing date for both posts: 5 March, 2009.

This authority is committed to safeguarding and promoting the welfare of children, young people and vulnerable adults and expects all staff and volunteers to share this commitment. DBS checks required for relevant posts.

All vacancies appear on www.suffolkjobsdirect.org

INTERNET CONTENT ANALYST

WHO WE ARE: The Internet Watch Foundation is the UK's internet "hotline" for the public and IT professionals to report potentially illegal online content specifically indecent images of children hosted anywhere in the world but also criminally obscene and incitement to racial hatred content hosted in the UK. We work in partnership with the online industry, law enforcement, government, the education sector, charities, international partners and the public, focusing on minimising the availability of indecent images of children. We provide a "notice and take-down" service to all communication service providers in the UK and we work with law enforcement agencies at home and hotlines abroad to remove indecent images of children from the internet.

WHO WE NEED: A systematic analytical person with a mature outlook to join a small Hotline team as an Internet Content Analyst. The work requires strong computer and internet literacy and special attention to detail.

YOUR ROLE: Your main role will be to view content and determine its potential illegality under UK Law.

WHAT WE OFFER: Salary scale: £20,491-£24,629 p.a. for a 35 hour week, non-contributory stakeholder pension scheme, health plan, 25 days holiday. You will need to agree to be CRB checked. (Not suitable for job share or part-time work)

HOW TO APPLY: For a full job description, person specification and further instructions email recruitment@iwf.org.uk

Previous applicants need not apply. Closing date for applications is 9am Monday 16th March 2009. Interviews will be held on 23rd & 24th March 2009.

13 Public Notices **13 Public Notices**

Foundation East

Chair of the Board

Appointed after the summer of 2006. Foundation East (FE) is a not-for-profit mutual society operating in the East of England which vigorously promotes social inclusion by providing affordable loans to businesses and individuals. FE is also an active Community Land Trust, providing local communities with access to and benefit from property which it owns.

Operating for nearly five years, FE has made a real difference to businesses, communities and individuals. Over the next five years the Society needs to develop to a position of sustainability and to increase and broaden its membership.

You will:

- know the Eastern region well
- be able to network and promote FE to government, the private sector, communities and the third sector
- be able to lead a Board of twelve, working closely with the Chief Executive.

FE is a membership organisation and you would be required to become a Member. At present the position is voluntary and could involve up to one day a week. Reasonable expenses are paid. From September 2009 FE is looking to make an annual payment for this position, subject to negotiation and the approval of the Society.

FE would like to hear from you if you meet the above requirements, share its vision and believe you could gain satisfaction from leading the Society to make a significant contribution to financial and social inclusion in the region.

If you would like to speak to the present Chair of the Board about the position, please call 01284 75777. Further information, including a job description can be found on FE's website: www.foundationeast.org For an application pack contact the number above or visit the website. Closing date: 10 March 2009.

Foundation East is an Industrial and Provident Society, No 29722R and also an Exempt Charity recognised by HMRC.

www.foundationeast.org

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Appendix 4

Letter sent to venues re: display masterplan
List of venues that were supplied masterplan
document post public exhibition

Your ref:
Our ref:
dd:
df:
e:
Date:

HKN: SW1500002
01223 559563
01223 559436
knotay@bidwells.co.uk
23 February 2009

BIDWELLS

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Sir/ Madam

Further to the North West Haverhill public consultation held at the Haverhill Arts Studio on Friday 20th and Saturday 21st February, please find enclosed a copy of the Masterplan document and associated comment forms for the development proposal. It would be most appreciated if you could publicly display this material at your premises in order for the public to observe and comment on the development proposals.

If you have any queries, please do not hesitate to contact me.

Yours sincerely,

**Kiran Notay BA (hons)
Planner**

List of people sent Masterplan documents and comments form

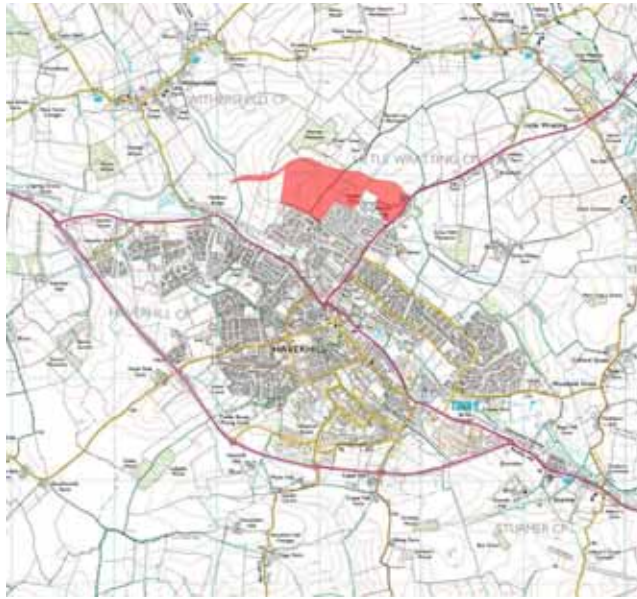
1. The Studio
Haverhill Arts Centre
High Street
Haverhill
2. Haverhill Council Offices
Lower Downs Slade
Haverhill
Suffolk
CB9 9EE
3. St Edmundsbury Borough Council
Borough Offices
Angel Hill
Bury St Edmunds
Suffolk
IP33 1XB
4. Haverhill Library
Camps Road
Haverhill
CB9 8HB
5. Bury St Edmunds Library
Sergeants Walk
St Andrews Street North
Bury St Edmunds
IP33 1TZ
6. St Edmundsbury Borough Council
St Edmunds House
Western Way
Bury St Edmunds
Suffolk
IP33 3YS
7. Inspector Mason
Haverhill Police Station
Swan Lane
Haverhill
CB9 9EQ

Appendix 5

Exhibition Boards

North West Haverhill

Welcome



Introduction

Welcome to the public exhibition for the masterplan of the North West Haverhill area.

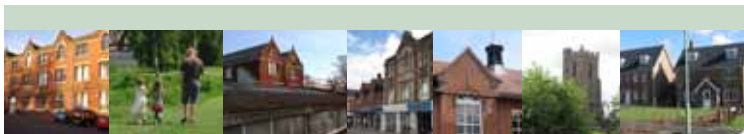
The following boards explain how the masterplan for the site has evolved, the planning policy background for the masterplan, the principles behind the design proposed and show the general character and identity of the development anticipated on the site.

The masterplan has been prepared by a number of landowners in consultation with St Edmundsbury Borough Council and Suffolk County Council.

If you have any questions, or wish to submit written comments on the masterplan, please ask one of the team who will be happy to help.

The Site

The site covers approximately 43 hectares (104 acres) of land located to the north west of Haverhill. The eastern boundary of the site is along Haverhill Road / Wratling Road and part of the southern boundary runs along Ann Suckling Road.



North West Haverhill Planning Context

Planning Policy Background

The site is allocated for development in the St Edmundsbury Borough Council Replacement Local Plan 2016. Policy HAV2 allocates the site for:

- Housing (755 dwellings up to 2016, including 40% affordable housing)
- Primary School
- Recreational Open Space
- A Local Centre

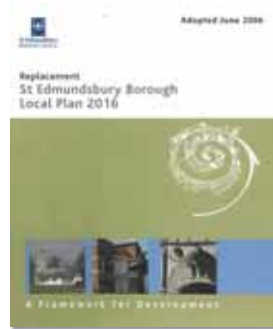
In addition, Policy HAV2 requires that a North West Relief Road linking Watling Road to Witherfield Road is built and that there is a landscape buffer to the north of the relief road.

The Replacement Local Plan accepts that additional dwellings will be built on the site after 2016.

Prior to the submission of a planning application, a Concept Statement and a masterplan are required to guide the general framework of the development.

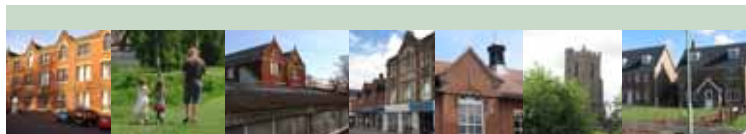
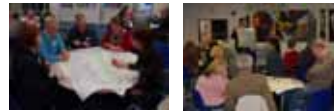
The Concept Statement for the site was approved by St Edmundsbury Borough Council in October 2007 following consultation with the public. The Concept Statement sets out the most appropriate approach for the site in accordance with policies and objectives in the Replacement Local Plan. It aims to promote a high standard of design and layout to ensure that the development integrates well with the surrounding communities. Sustainable development, through energy, transport, water, the environment and the community, is encouraged in the Concept Statement.

The Concept Statement forms the basis of this masterplan.



The Concept Statement identifies the following key objectives for the site:

- Implementation of the relief road as a priority
- High quality urban design, architecture and landscape design
- Connectivity with town centre and existing development
- Development should be focused on community and safety
- Sustainable approach to design, retaining and enhancing existing features and native species wherever possible
- Provision of network of well managed open space



North West Haverhill

Opportunities and Constraints



Topography and Visual impact



Views of the site from the north and the north west are largely screened by existing vegetation and topography and the site mainly lies below the ridge line. There is one area of visual sensitivity located in the north east of the site.

Landscape and Nature Conservation



Hedgerows run through the site and contribute to the character of the area. There are two main drainage ditches that run in a north-south direction across the site.

Access and Movement

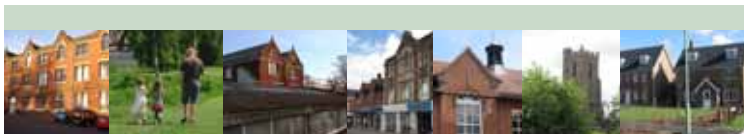


There are three existing vehicular access points to the site, one from Ann Sucking Road, one from Howe Road and one from the Hales Barn area. There is one main public right of way running, in a north-south direction through the site (Ann Sucking Way).

Designated Sites



There are two County Wildlife Sites located to the north of the site, one at Normey Plantation and one along Ann Sucking Way close to the water tower. There is one Local Wildlife Site on the green lane east of Boyton Hall and one outside the site to the east of Haverhill Road.



North West Haverhill Masterplan

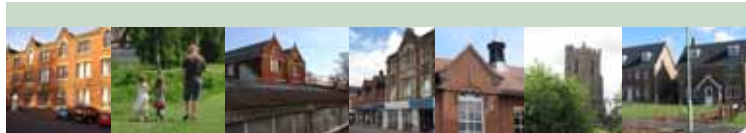
Vision and Core Objectives

The vision and core objectives of the masterplan are:

- Create a well designed high quality environment which responds to the opportunities and constraints identified on the site
- Create a secure and safe environment for living
- Ensure that the development integrates positively with existing communities
- Provide public transport linkages to and around the site with the aim of reducing reliance upon the car
- Create a cohesive sustainable development
- Provide a North West relief road with buffer planting located to the north to minimise visual impact
- Make more efficient use of energy and water and reduce the level of waste through measures such as recycling
- Create an open space strategy for use by existing and new communities
- Enhance footpath and cycle networks within and around the site



Indicative Masterplan



North West Haverhill

Character and Identity

Open Space



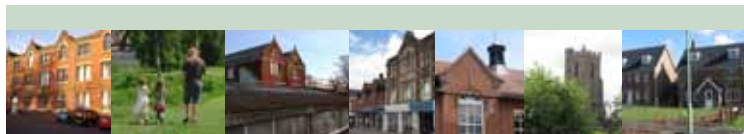
Indicative open space plan

The following principles have been applied to the open space network. The open spaces will:

- respond to and enhance the context of the development
- be designed for safe children's play
- link public and private areas
- be flexible so they can be used for different activities
- accommodate sustainable drainage systems
- incorporate areas of wildlife habitat
- provide for foot and cycleway linkages into the wider network
- be in close proximity to all dwellings

The main areas of open space within the development will comprise:

- Wildlife Zone to the north of the relief road
- Green corridor to the south of the relief road
- Ann Sucking Way Park forming the main north-south green link
- Two north-south linear parks forming additional secondary green linkages
- One east-west linear park linking to Boyton Hall
- Playing field
- Incidental open space including landscaped edges, road verges and tree planting



North West Haverhill

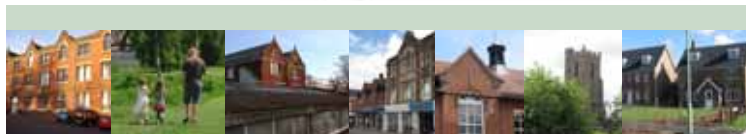
Character and Identity

Housing Density and Mix



The main principles relating to the housing density and housing mix will be:

- Taller buildings and higher density areas will be located close to the local centre, the primary school and along bus routes and the main streets
- Higher density areas will contain more flats and terraced houses
- Lower buildings and lower density areas will be located at the edge of the development to provide a softer edge to Haverhill and ensure that housing on higher ground is lower in height
- Lower density areas will include more detached and semi-detached houses
- Affordable housing will be developed throughout the site
- The houses will be designed to reflect local styles and materials in a modern way
- The buildings will be designed in a grid pattern to ensure that people recognise where they are and that there is a clear distinction between public and private spaces



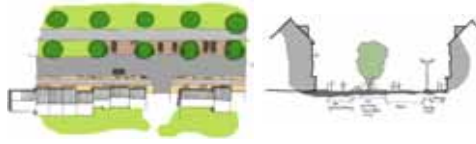
North West Haverhill

Character and Identity

Streets and Spaces

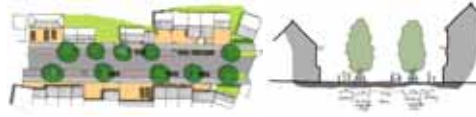
Boulevards

Boulevards will form the main routes into the new development and will be used by most of the local traffic. The design of the boulevard roads will reflect their primary status within the hierarchy.



Streets

Neighbourhood streets will be one level below boulevards in the street hierarchy and will carry less traffic. Street trees will be interspersed between parking bays to provide texture and interest, as well as breaking up the street of parking. Buildings will be lower than along boulevards.



Lanes

Lanes are located towards the edges of the development where it bounds the open countryside to the north. Building density is lower within lanes to allow greater levels of planting. A greater percentage of parking will be in private garages within property boundaries.



Green Lanes

These are shared surface streets located so that buildings overlook the linear parks. Building frontages will be continuous where practicable and all buildings will face over the open space. Small areas of private planting will be incorporated into the street scene.



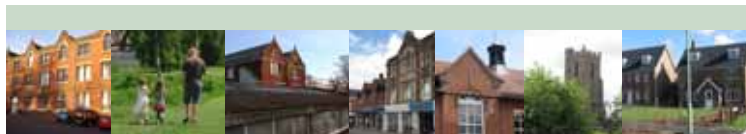
Mews

The built form will narrow at the entrances to the mews areas and paving materials will reduce traffic speed. Street trees will be provided in planting pits to add texture and interest to the space and to reduce the visual impact of parked cars.



Rural Mews

Rural Mews are located towards the edges of the development and in the eastern end of the development, close to Boyfun Hall. These are similar to Mews in terms of scale and housing typology. However, the building line is less formal, although still continuous and there will be more instances of planting within the streetscape.



North West Haverhill

What Next ?



Masterplan Process and Timescales

The landowners have prepared this masterplan in advance of the submission of a planning application for development on the land at North West Haverhill. It is anticipated that the masterplan will be approved by St Edmundsbury Borough Council in Spring 2009.

Your Views

We encourage and value your comments on the masterplan for the North West Haverhill site. Your views and contributions to the process are important and will be actively considered as part of the further design of the masterplan and as part of the subsequent submission of a planning application for the development.

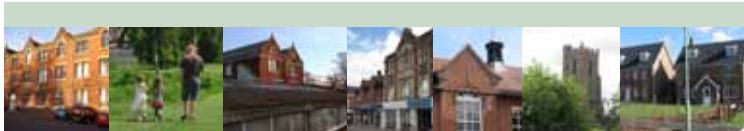
A report will be compiled detailing all the comments received and the way in which these have been considered. The report will be submitted to St Edmundsbury Borough Council prior to the approval of the masterplan.

Please feel free to complete the comment form and:

- return it at the exhibition
- forward it by email to: haverhill@bidwells.co.uk
- post it to
Planning Department
Bidwells
Trumpington Road
Cambridge
CB2 9LD

All comments should be received by 5pm on Thursday 19th March 2009.

There will be a further opportunity to comment following the submission of the planning application to St Edmundsbury Borough Council.



Appendix 6

Responses received from Parish Councils, Town
Councils and Councillors

Kiran Notay - Fwd: N-W Haverhill Master Plan

From: Marcia Whitehead
To: Kiran Notay
Date: 04/03/2009 16:27
Subject: Fwd: N-W Haverhill Master Plan
CC: Karen Beech; Wendy Fowler

Kiran,

Reps to lodge please.

Marcia.

>>> "Rob Maidment" <maidment@dircon.co.uk> 28/02/2009 21:14 >>>
Marcia,

Here is an update input from Great & Little Wrating and 'Boyton Hall' residents that might be of help with your ongoing deliberations.

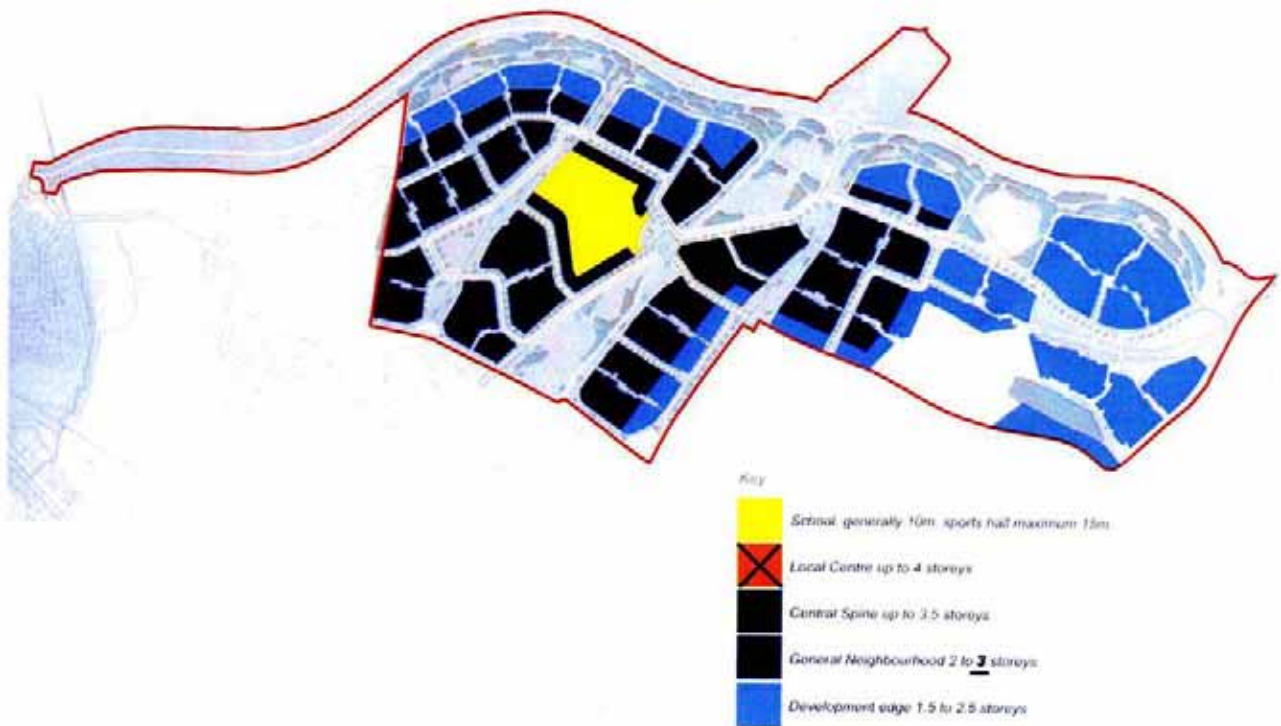
Kind regards,
Robert

Building Heights

Master Plan presently proposed heights

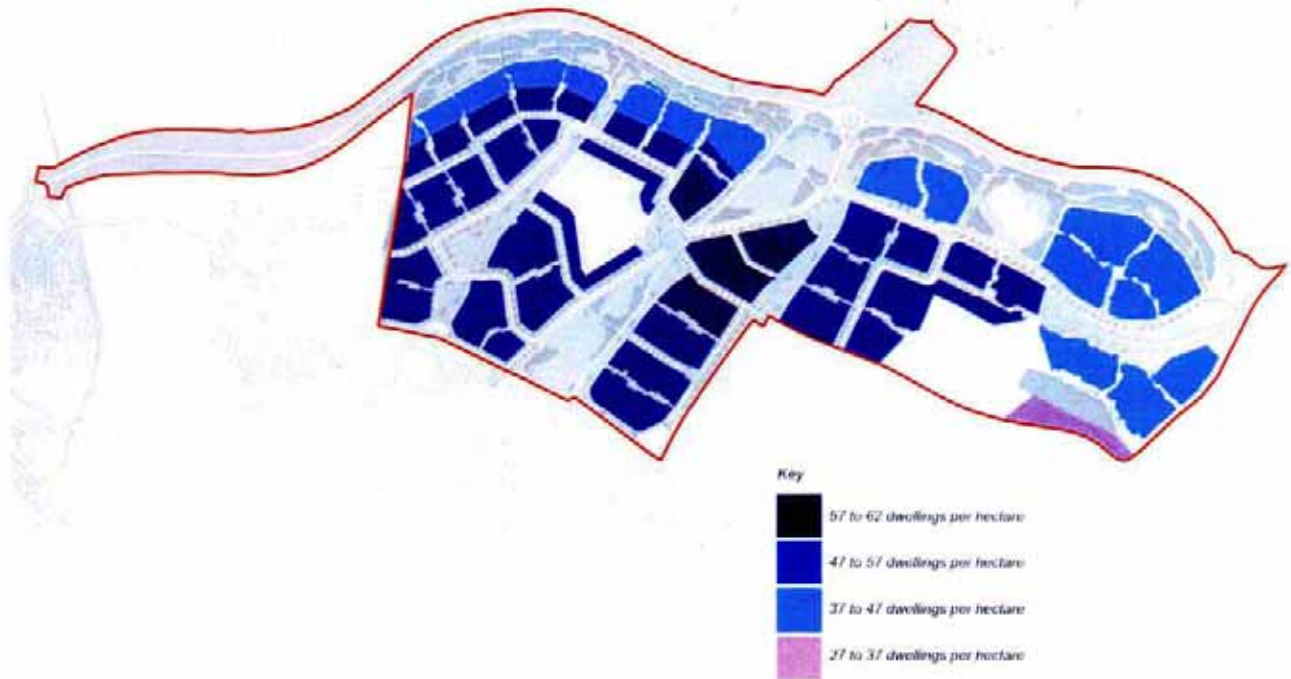


Gt & Lt Wratting and Boyton Hall Residents proposed heights (initial input prior full meetings)

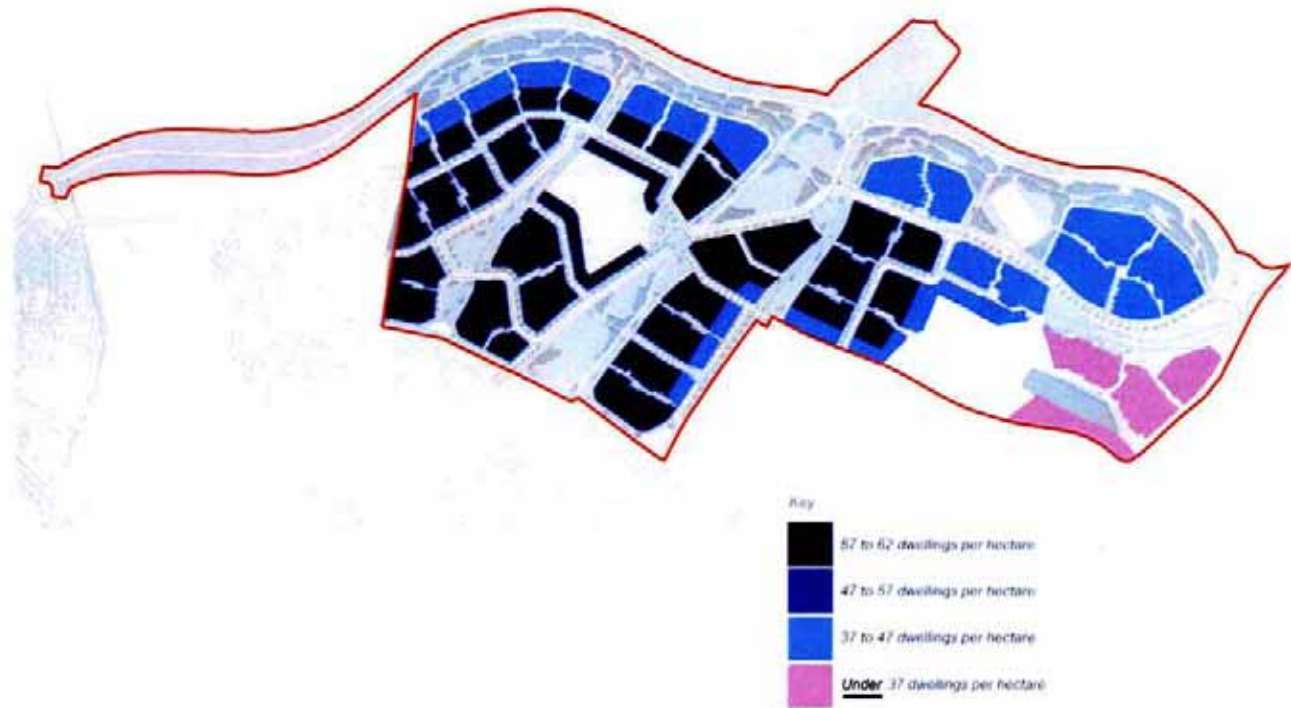


Building Density

Master Plan presently proposed densities



Gt & Lt Wrattling and Boyton Hall Residents proposed densities (initial input prior full meetings)



Haverhill - North West Haverhill Masterplan

From: "Haverhill Town Clerk" <TownClerk@towncouncil.haverhill-uk.com>
To: <haverhill@bidwells.co.uk>
Date: 05/03/2009 12:44
Subject: North West Haverhill Masterplan
CC: "Rob Maidment" <maidment@dircon.co.uk>, <chris.rand@stedsbc.gov.uk>

I am writing to conform the comments of Haverhill Town Council on the above. The Town Council supports the proposals of Great and Little Wrating Parish Councils to amend the housing density and building heights, as per the attached.

The Town Council would like clarification as to the proposed cutting and screening of the relief road in the "finger" that extends to the south west - I understand you are already reviewing this.

Otherwise there are no other comments of the Town Council. On a personal basis I believe it would be helpful to review whether, as part of this Masterplan, the junction arrangements of Ann Suckling Road and Wrating Road can be adjusted. For those attending school/working in Haverhill this is likely to be a major route between 8 and 9 a.m. and some form of traffic control, or miniroundabout would help traffic exit the site. There would be room for a miniroundabout as the junction is already quite large.

Gordon Mussett
Town Clerk

Haverhill - North West Haverhill Development

From: "Tom Mytton-Mills" <thomas.mytton-mills@sky.com>
To: <Haverhill@bidwells.co.uk>
Date: 18/03/2009 10:00
Subject: North West Haverhill Development

On behalf of Withersfield Parish Council we would like to register our support for this proposal.

This proposal is a refreshing change to previous housing developments in the town. This plan appears to have the vision to make a pleasant place to live and not just pack as many houses in as possible, with no regard to the feel good factor of living there.

The proposed variety of architecture, street design, and housing mix along with the green open spaces is a great hope for the future of Haverhill and we hope other new development proposals will be so forward thinking.

Yours sincerely,

Tom Mytton-Mills Chairman Withersfield Parish Council

Kiran Notay - Fwd: Gt Wrating Parish Council Response to consultation of North West Haverhill Masterplan

From: Marcia Whitehead
To: Kiran Notay
Date: 19/03/2009 16:25
Subject: Fwd: Gt Wrating Parish Council Response to consultation of North West Haverhill Masterplan

>>> "Great Wrating Parish Clerk" <gtwrattingpc@uwclub.net> 19/03/2009 16:14 >>>
Dear Marcia/Karen

Thank you again for your time to present to Great Wrating the proposals of the North West Haverhill Masterplan.

Please see below for GWPC's comment:

1. GWPC feel that the heights of housing blocks need to be reduced so that they do not impact on Great Wrating's rural character, as shown on the Attachment Haverhill Height Plans.pdf.
2. The houses are too dense and should be a "pink" zone, between 37 dwellings per hectare, and ideally no more than 27.
These blocks should be the top quality/high value housing that Haverhill requires, and the heights of these "up-market" dwellings needs to be restricted to ideally 2 and certainly not more than 2.5.
3. Trees need to be planted around the entire perimeter of the new development. Although, on your plan, it does not show any tree on the North side, you assured us that this would be the case. See iaNW-HAVERHILL-TREES-&-OPEN.JPG
4. The footpath/bridleway leading from Great Wrating via Moor Pasture Way into the New Estate is shown as a "BOAT", a Byway Open to All Traffic, even though there is a Closure order on it. GWPC appreciate that this is it's correct legal status, but would point out that many in Great Wrating, Little Wrating, Haverhill & the Thurlow Estates fought long & hard to prevent this becoming a thoroughfare. We hope that the long-term intention is to re-open this route to vehicles at the detriment of our village!
The route is sign posted at a rural footpath, but if this cannot be reflected on the plans, we would all be a lot happier if the closure of the BOAT also featured clearly.

If you have any queries, please let me know.

Kind regards

Jayne Whittaker

Great Work

5.2 Open Space

Wilkesfield

I BELIEVE WE WANT TREES ON THE NORTH SIDE OF THE BYPASS TOO ESPECIALLY

Buffer Zone north of the Relief Road
Green Corridor south of the Relief Road

Buffer Zone north of the Relief Road
Green Corridor south of the Relief Road

PALE GREEN IS "OPEN" I.E. GRASS

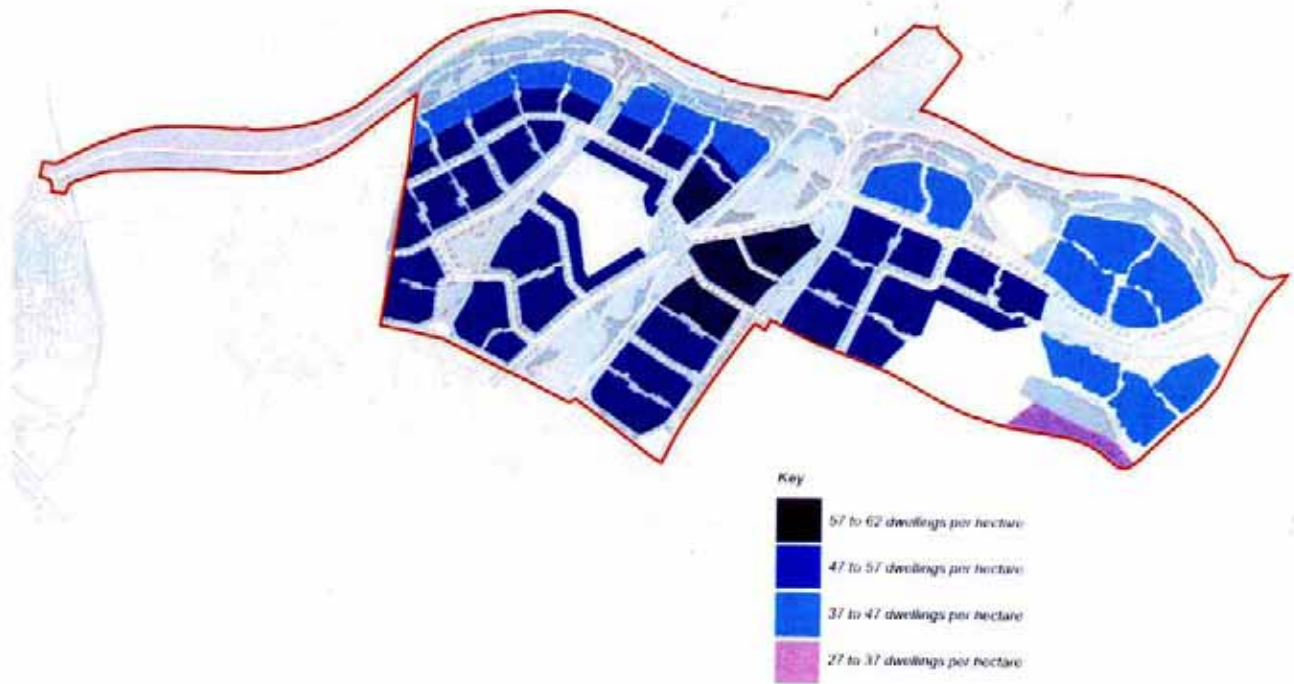
DARK GREEN MEANS TREES



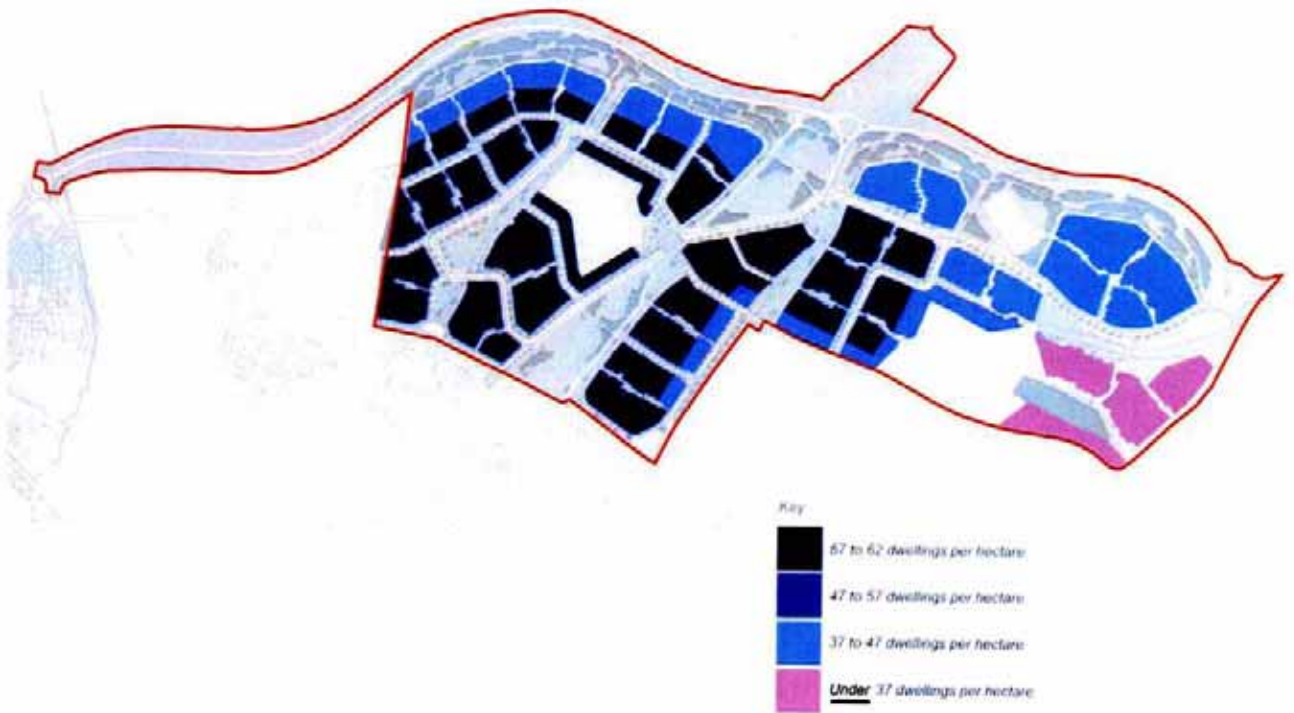
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Building Density

Master Plan presently proposed densities



Gt & Lt Wrattling and Boyton Hall Residents proposed densities (initial input prior full meetings)

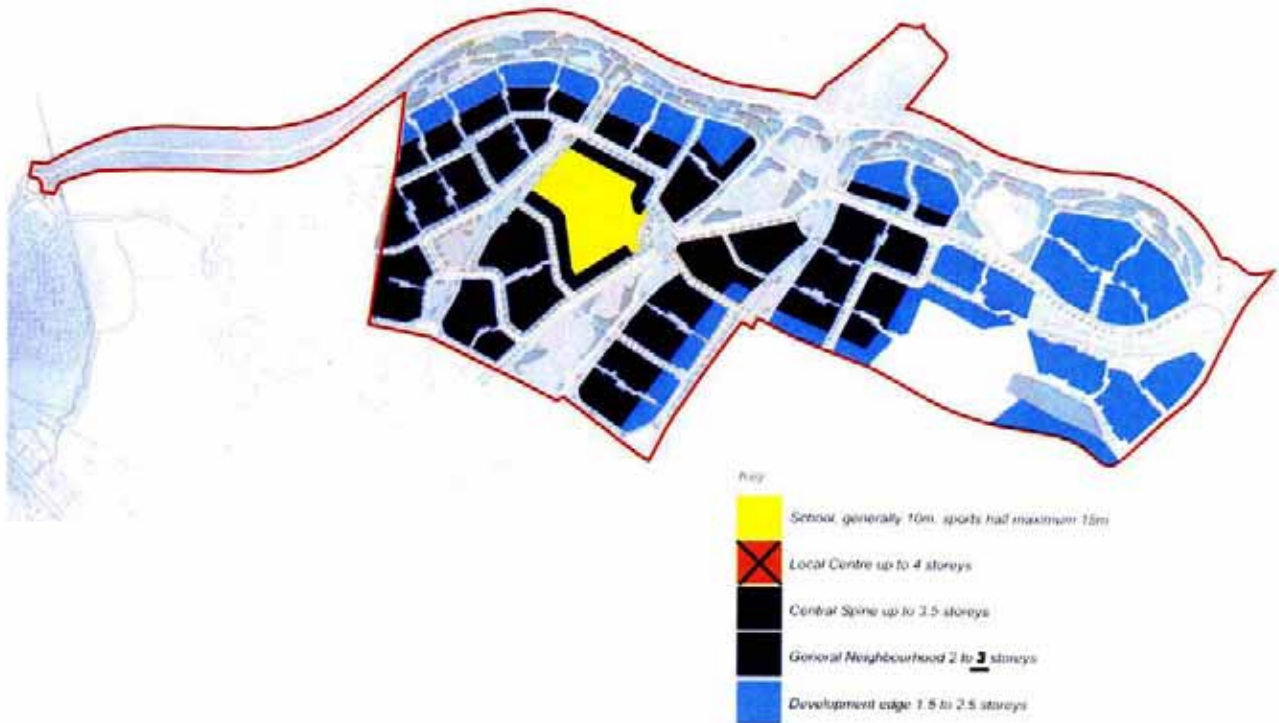


Building Heights

Master Plan presently proposed heights



Gt & Lt Wratting and Boyton Hall Residents proposed heights (initial input prior full meetings)



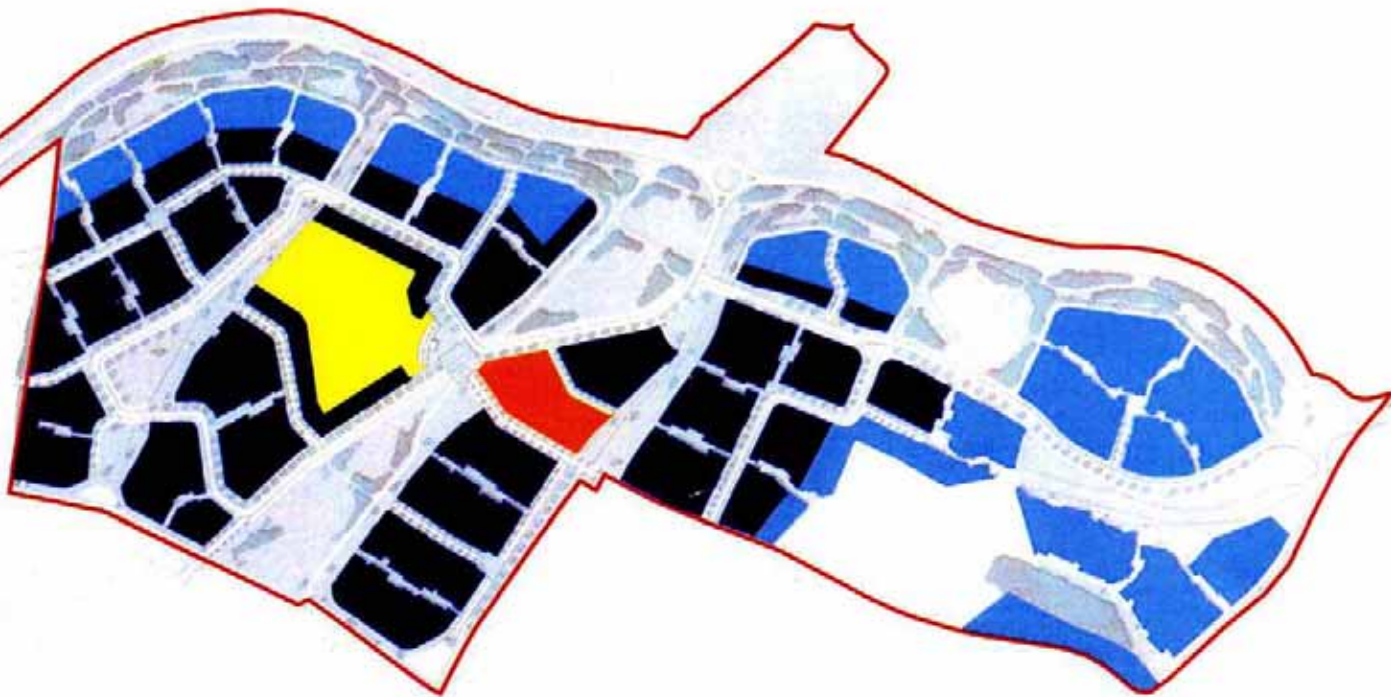
>>> "Rob Maidment" <maidment@dircon.co.uk> 20/02/2009 03:29 >>>

Marcia,






As promised, here is the input re densities and house heights from Little Wrattling - with general concurrence from Great Wrattling at this stage.

Kind regards,
Robert Maidment

Proposed Heights Plan



Key

-  School, generally 10m, sports hall maximum 15m
-  Local Centre up to 4 storeys
-  Central Spine up to 3.5 storeys
-  General Neighbourhood 2 to 3 storeys
-  Development edge 1.5 to 2.5 storeys

Appendix 7

Table of representations

North West Haverhill Masterplan: Statutory Respondents

Commentator	Summary of Comment	Consortium of Landowner's response	Action/changes to Masterplan Document
<p>1. Respondent 1 Area Rights of Way Officer Suffolk County Council New Shire Hall Bury St Edmunds IP33 1RX</p>	<p>Note that Byway 32 is preferred option, but refer to email of 17/12/08 – explaining processes required for various options which include diversion. Would like to see a grade separation (i.e. bridge or underpass) crossing at the junction with the bypass. If an at-grade crossing will require a zebra crossing, or ideally to accommodate horse riders a Pegasus crossing. FP1, at the extreme western end of the development site the new road will be severed this path in the vicinity of the roundabout. We would require a suitable grade separated crossing such as a bridge or an underpass.</p>	<p>Details regarding crossings and footpaths will be discussed at the planning application stage.</p>	<p>An area of open space has been provided on Ann Suckling Way directly adjacent to the existing residential properties together with a footpath link through from Ann Suckling Way into the development.</p>
<p>2. Respondent 2 Town Clerk Haverhill Town Council</p>	<p>Supports the proposal of Great and Little Wratting Parish Councils – to amend the housing density and building heights.</p>	<p>Please refer to changes made to the masterplan, in particular housing density and building heights parameter plans.</p>	<p>The parameter plan showing building height has been amended to reduce the heights of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan makes provision for a further height category of two to three storeys for properties behind Falklands Road, along Ann Suckling Road and around the existing residential development,</p>

	<p>Would like more information on the cutting and screening of the relief road in the finger that extends to the south west, understand this is already under review.</p>	<p>Please refer to changes made to the masterplan.</p>	<p>including Boyton Hall. The building height parameter plan shows a reduction in building heights in relation to the high ground close to the proposed eastern roundabout at 1.5-2.5 storeys.</p> <p>Buffer planting, principally in the form of trees will be provided on both sides of the relief road for its entire length.</p>
<p>3. Respondent 3 Force Architectural Liason Officer Suffolk Constabulary Policy Headquarters Martlesham Heath Ipswich IP5 3QS</p>	<p>I have no comments or representations to make at this time. Would be happy to meet with the applicants design team in order that crime reduction measures are taken into consideration at the earliest opportunity.</p>	<p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>
<p>4. Respondent 4 Tom Mytton-Mills Chairman Withersfield Parish Council</p>	<p>Register Withersfield Parish Council support for the proposal. This proposal is a refreshing change to previous housing developments in the town. The plan appears to have the vision to make a pleasant place to live and not just pack as many houses in as possible with regard to the feel good factor of living there. The proposed variety of architecture, street design and housing mix along with the green open spaces – is a great hope for the future of Haverhill and we hope that other new</p>	<p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>

	development proposals will be so forward thinking.		
<p>5. Respondent 5 Strategic Housing Team St Edmundsbury Borough Council Borough Offices Angel Hill IP33 1XB</p>	<p>Main concern at this stage is about what impact all the additional households will have on the town. The masterplan addresses suitability from the built environment perspective. I don't think it adequately addresses the issue of sustainable communities. We are concerned about the impact the growth over the next 6 years or so and the impact this will have on the quality of life for everyone e.g. is there any plans to attract more jobs to the town to reduce commuting and ensure there are jobs for all skill levels.</p> <p>The intention is that affordable housing will be dispersed across the development as a whole; however, it also indicates that the higher density housing is close to the centre with the lowest density towards the edge of the development. Concerned that developers will wish to see most of the affordable housing close to the centre where the density will be up to 60 dwellings per hectare and up to four stories. Potentially this could impact on the ability to create a sustainable community?</p>	<p>The proposal aims to meet the requirements of Policy DS4 of the St Edmundsbury Borough Council Replacement Local Plan 2016 and a detailed assessment of associated impacts will be provided as part of the Environmental Statement accompanying the planning application.</p> <p>Details with regard to the spread of affordable housing will be a consideration at the planning application stage.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>

		Why is there not equality regarding code for sustainable home requirements. Affordable housing to achieve code level 4 but open market properties to achieve code level 3, why is that so?	The masterplan responds to the requirements set out in the North West Haverhill Concept Statement prepared by St Edmundsbury Borough Council.	Point noted and acknowledged. No changes to the masterplan.
6. Respondent 6 Chairman Haverhill Chamber of Commerce	In full support of proposals sent in by Haverhill Town Council, Little Wratting and Great Wratting Parish Council's. We are in urgent need for high quality executive housing in the town.	Please refer to changes made to the masterplan and in particular housing density and building heights plan.	The parameter plan showing building height has been amended to reduce the heights of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan makes provision for a further height category of two to three storeys for properties behind Falklands Road, along Ann Suckling Road and around the existing residential development, including Boyton Hall. The building heights parameter plan shows a reduction in building heights in relation to the high ground close to the proposed eastern roundabout at 1.5-2.5 storeys.	
	I would ideally like to see executive housing built as a first phase to redress the imbalance in Haverhill's housing stock which is pressing.	Noted, though this is largely dependent upon the developers of the site.		Point noted and acknowledged. No changes to the masterplan.
7. Respondent 7 Little Wratting Parish Council	Some concern for the apparent lack of trees to the north of the relief road and supportive of proposals as submitted by Little Wratting Parish Council.	Please refer to changes made to the masterplan.	Buffer planting, principally in the form of trees will be provided on both sides of the relief road for its entire length. The parameter plan showing building height has been amended to	

	<p>Congratulate your team on the overall layout and thrust of your input and look forward to a development that will help uplift Haverhill, Little Wrattling and the surrounding area. This will be especially so in relation to proposals on the high ground. This is an opportunity to create balance in a sustainable way both financially and socially. Feeling that the development of top end housing first as with the smaller higher density development on the lower ground.</p>	<p>Noted.</p>	<p>reduce the height of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan makes provision for a further height category of two to three storeys for properties behind Falklands Road, along Ann Suckling Road and around the existing residential development, including Boyton Hall. The building height parameter plan shows a reduction in building heights in relation to the high ground close to the proposed eastern roundabout at 1.5-2.5 storeys.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
<p>8. Respondent 8 Senior Planning Manager Sport England (East) 19 The Crescent Bedford MK40 2QP</p>	<p>Main comments highlight that Sport England do not encourage single pitches, they are in favour of multi pitches. There is some concern regarding the dual use of the school</p>	<p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>

	and community pitch and there are no changing facilities near the pitch/sports area.		
<p>9. Respondent 9 Great Wratting Parish Clerk</p>	<p>GWPC heights housing blocks need to be reduced so that they do not impact on Great Wratting's rural character. The houses are too dense and should be in the pink zone between 27-37 dwellings per hectare. These need to be top quality houses with a height restriction of 2.5 storeys.</p> <p>Trees need to be planted around the entire perimeter of the new development. There are not any trees to the northern perimeter.</p> <p>The BOAT has a closure order on it. Many residents in the locality have fought hard for this not to become a thoroughfare. If the BOAT is not intended to be a rural footpath it would be preferred if the BOAT was closed off.</p>	<p>Please refer to changes made to the masterplan.</p> <p>Please refer to changes made to the masterplan.</p> <p>The BOAT cannot be used by vehicles and it is not proposed to change this.</p>	<p>The parameter plan showing building height has been amended to reduce the height of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan makes provision for a further height category of two to three storeys for properties behind Falklands Road, along Ann Suckling Road and around the existing residential development, including Boyton Hall. The building height parameter plan shows a reduction in building heights in relation to the high ground close to the proposed eastern roundabout at 1.5-2.5 storeys.</p> <p>Buffer planting, principally in the form of trees will be provided on both sides of the relief road for its entire length.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>

<p>10. Respondent 10 Strategic Planning and External Funding Endaevour House Gold Floor 4 8 Russell Road Ipswich Suffolk IP1 2BX</p>	<p>Summary of County Councils infrastructure requirements. Infrastructure requirements required include education, pre-school provision, transport, public transport, cycle routes, public footpaths, very sheltered housing, libraries and waste service.</p>	<p>These requirements will be discussed as part of the planning application submission.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>
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North West Haverhill Masterplan: Public Consultation Responses

Parish / District Councillors

Commentator	Summary of Comment	Consortium of Landowner's response	Action/changes to Masterplan Document
1. Respondent 1	<p>Concerns regarding noise pollution and visual impact upon residents upon Great Wratting.</p> <p>Concern about the A1307 – insufficient capacity to accommodate greater pressure.</p> <p>Local employment opportunities seem inadequate for future residents.</p>	<p>A detailed noise assessment study will be prepared and completed at the planning application stage. A detailed Landscape and Visual Impact Assessment will be completed at the planning application stage.</p> <p>A full transport assessment is to be completed at the planning application stage.</p> <p>The local centre will provide opportunities for employment.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
2. Respondent 2	<p>Concerns regarding noise and light pollution and the stages of the build of the development.</p> <p>Construction of the relief road being dependant on the build is disconcerting. Screening could be greater to the north side and west side (tree planting).</p>	<p>Noise and light impact assessments will be completed at the planning application stage.</p> <p>The construction of the relief road will commence alongside the development of the proposal. As part of the planning application submission, a construction management plan will be required to be approved which will detail how construction vehicles will enter and leave the site.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Buffer planting, principally in the form of trees will be provided on both sides of the relief road for its entire length.</p>

3. Respondent 3	I like it, plenty of green spaces. Well thought out and exciting.	Noted.	Point noted and acknowledged. No changes to the masterplan.
4. Respondent 4	<p>The northern end of Brickfields Drive seems to be twice as close to the proposed road as the northern side as Masons Close – will the verges be higher near Brickfields road to minimise noise etc? It states that the road will have a 2.5m minimum verge – will this be where the road is furthest away from houses and that it will be higher nearer the houses – can you let me know what the maximum verge height is anticipated to be?</p> <p>I am slightly concerned about the visibility of the road on the higher ground.</p>	<p>The internal highway layout is at this stage indicative and subject to change. Detailed highway layouts will be provided at the planning application stage.</p> <p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Buffer planting, principally in the form of trees will be provided on both sides of the relief road for its entire length.</p>
5. Respondent 5	<p>Houses proposed: NW Haverhill concept statement details 42ha land for 755 dwellings, Masterplan is showing 400 more than this and has resulted in high density and tall buildings.</p> <p>Building density: Overall housing density of 46 dwellings per hectare (dph) is proposed ranging 62 – 27</p>	<p>Policy DS4 of St Edmundsbury Borough Council Replacement Local Plan 2016 sets out a requirement for 755 houses. The additional housing is to meet requirements for housing beyond 2016 and is in accordance with the agreement reached with SEBC.</p> <p>Detailed submissions regarding car parking standards and provisions will be set out at the planning application</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>

	<p>dph. This density will result in on street parking. The parking provision of 1.5-2 car parking spaces has lead to damaged grass verges by vehicles at the Croft development.</p> <p>The area proposed for 27-37 dwellings per hectare is extremely small. Gardens for executive housing allocated too small gardens. The housing area devoted to this housing type should be at least doubled and the housing density for this area reduced further.</p> <p>Building Heights: Proposed heights range from 2.5-4.0 storeys. Heights over 2.5 storeys in North West Haverhill would be inappropriate and obscure the view of the open countryside. Reducing the maximum height to 2.5 storeys would still permit the target 755 dwellings without detracting from the amenity value of the properties.</p> <p>Tree Planting: Gratifying to see considerable tree planting within the development is proposed. Trees</p>	<p>stage.</p> <p>Noted.</p> <p>Please refer to changes made to the masterplan.</p> <p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>The parameter plan showing building height has been amended to reduce the heights of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan makes provision for a further height category of two to three storeys for properties behind Falklands Road, along Ann Suckling Road and around the existing residential development, including Boyton Hall. The building heights parameter plan shows a reduction in building heights in relation to the high ground close to the proposed eastern roundabout at 1.5-2.5 storeys.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
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	<p>should be planted of a substantial size at planting so that the canopy develops quickly after planting.</p>		
<p>6. Respondent 6</p>	<p>Developers should be obliged to complete relief road by a set date irrespective of whether the housing is completed to avoid semi finished development. Low noise surface should be used on road due to proposed speed limit of 50mph.</p> <p>Plans presented were vague with regard to tree planting to north of the relief road only appear south of the road. This oversight should be corrected. Nature reserve somewhat vague when R.U.P.P. runs adjacent to it. Status of current R.U.P.P. should be permanently implemented to avoid future change back to a road where vehicular access is allowed.</p> <p>Height of buildings in certain areas is of concern. No building should be visible from Little Wrattling and Great Wrattling.</p>	<p>The construction of the relief road will commence alongside development of the housing proposal.</p> <p>Please refer to changes made to the masterplan.</p> <p>Please refer to changes made to the masterplan. A Landscape and Visual Impact Assessment provides details as to the visibility issues and this has been taken into account in the masterplan evolution.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Buffer planting, principally in the form of trees will be provided on both sides of the relief road for its entire length.</p> <p>The parameter plan showing building height has been amended to reduce the heights of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan makes provision for a further height category of two to three storeys for properties behind Falklands Road, along Ann Suckling Road and around the existing residential development, including Boyton Hall. The building</p>

	<p>Future presentations and documents on this issue should clearly state who Bidwells are representing.</p>	<p>Bidwells represent the North West Haverhill Landowners Consortium.</p>	<p>heights parameter plan shows a reduction in building heights in relation to the high ground close to the proposed eastern roundabout at 1.5-2.5 storeys. Point noted and acknowledged. No changes to the masterplan.</p>
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North West Haverhill Masterplan: Public Consultation Responses

Local Residents

Commentator	Summary of Comment	Consortium of Landowner's response	Action/changes to Masterplan Document
1. Respondent 1	At present the proposal appears to have had a lot of thought and seems very good.	Noted.	Point noted and acknowledged. No changes to the masterplan.
2. Respondent 2	The proposal will help Haverhill to grow and should be supported. Care must be taken to keep some of Haverhill's existing spaces.	Noted.	Point noted and acknowledged. No changes to the masterplan.
3. Respondent 3	Concern as to the junction connecting to Ann Suckling Road. Density of property appears to be high and would spoil the current open view when driving along the road. The extra housing at this junction would create noise pollution. Houses should be set back further from Ann Suckling Road and replaced by	The existing design of Ann Suckling Road, including its junction with Wrattling Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/ alterations and/or alterations to the length of Ann Suckling Road. Noted. Please refer to changes made to the masterplan.	Point noted and acknowledged. No changes to the masterplan. Point noted and acknowledged. No changes to the masterplan. The housing fronting Ann Suckling Road has been set back to enable the provision of a green edge to Ann Suckling Road.

	<p>green spaces, landscaping. This would reduce noise impact.</p> <p>The proposal will be dominant over houses on Boyton Hall. No apparent free green spaces on the new build and should balance that of Boyton Hall. Majority of green spaces are located at the far end of the development, more should be provided for those living at Boyton Hall Estate. Lack of green space/ areas of walking where development joins Ann Suckling Road.</p>	<p>Please refer to changes to the masterplan.</p>	<p>An area of open space has been provided on Ann Suckling Road directly adjacent to the existing residential properties together with a footpath link through from Ann Suckling Road into the development. The green walkway to the rear of Falklands Road has been widened to provide a useable area of open space. The housing fronting Ann Suckling Road has been set back to enable the provision of a green edge to Ann Suckling Road.</p>
4. Respondent 4	<p>Lots of issues yet to be covered e.g. sewage/through roads.</p>	<p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>
5. Respondent 5	<p>Concern for increased car journeys along Hales Barn Road from western areas of the site. Hales Barn Road is a narrow road, with inadequate car parking facilities, leading to on road parking. The relief road will benefit central Haverhill but would not be used by many living in the west part of the development.</p>	<p>Rat-running through the development will be discouraged through the overall design and layout of the streets, the use of a bus-gate facility near to the local centre and through the design of the junctions of the development with the surrounding, existing roads.</p>	<p>Points noted and acknowledged. No changes to the masterplan.</p>
6. Respondent 6	<p>The development is a well thought out plan with a mix of housing surrounded by open green spaces with recreational areas.</p>	<p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>

	Good idea to have an orbital road to contain the development and will help to relieve congestion at the Cangle Junction.	Noted.	Point noted and acknowledged. No changes to the masterplan.
7. Respondent 7	<p>Is there to be provision of an Upper School?</p> <p>Concern for extra vehicles using Howe Road for school access.</p> <p>If planning permission was granted could the layout be changed?</p>	<p>Policy HAV2 of the SEBC Replacement Local Plan to 2016 outlines the requirements for a primary school only.</p> <p>To ensure the delivery of a development which links into Haverhill and which protects the residential amenities of nearby residents, rat-running through the development will be discouraged through the layout of the streets, the use of a bus gate facility near to the local centre and through the detailed design of the junctions of the roads both within the development and where the development joins with surrounding streets.</p> <p>This would require the submission of an additional/alternative planning application to the Local Planning Authority.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
8. Respondent 8	Development positioned next to Gurlings Close/Falklands Road should be reversed so as to allow for green space on this part of the development.	Please refer to the changes to the masterplan.	The green walkway to the rear of Falklands Road has been widened to provide a useable area of open space.

	<p>Should be a footpath from Boyton Close to the area of the sports pitch in the development.</p> <p>Traffic calming on Ann Suckling Road is recommended.</p>	<p>Please refer to the changes to the masterplan.</p> <p>The existing design of Ann Suckling Road, including its junction with Wrattling Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/alterations and/or alterations to the length of Ann Suckling Road.</p>	<p>An area of open space has been provided on Ann Suckling Road directly adjacent to the existing residential properties together with a footpath link through from Ann Suckling Road into the development.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
9. Respondent 9	<p>So long as the road links proposed are to go ahead, no objections to the proposal.</p>	<p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>
10. Respondent 10	<p>The development is really well thought out. It is nice to see so much greenery. Our house backs on to the development and have been assured that the trees and bridle path will remain. Well done to the planners.</p>	<p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>
11. Respondent 11	<p>Would like landscaping along Ann Suckling Road. The houses should be pushed back from Ann Suckling Road. Town houses would be intrusive in this area. Will mixed houses lower the tone of the area?</p>	<p>Please refer to changes made to the masterplan.</p>	<p>The housing fronting Ann Suckling Road has been set back to enable the provision of a green edge to Ann Suckling Road. The building heights parameter plan makes provision for a further height category of two to three storeys for properties behind Falklands Road, along Ann Suckling</p>

				<p>Road and around the existing residential development, including Boyton Hall.</p> <p>As part of the planning application submission, a construction management plan will be required to be approved which will detail how construction vehicles will enter and leave the site.</p>
	<p>There will be lots of noise when building the development.</p>		<p>Please refer to changes made to the masterplan.</p>	
12. Respondent 12	<p>Due to parking issues on Hales Barn Road, so not feel that access is needed/wanted. Appears to be more than enough access onto the new development from elsewhere.</p>		<p>To ensure the delivery of a development which links into Haverhill and which protects the residential amenities of nearby residents, rat-running through the development will be discouraged through the layout of the streets, the use of a bus gate facility near to the local centre and through the detailed design of the junctions of the roads both within the development and where the development joins with surrounding streets.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>
13. Respondent 13	<p>Hales Barn Road has insufficient width to be joined to the new development. More traffic into this road would increase congestion alongside existing parking problems. We recommend that the road is not linked at this point.</p>		<p>To ensure the delivery of a development which links into Haverhill and which protects the residential amenities of nearby residents, rat-running through the development will be discouraged through the layout of the streets, the use of a bus gate facility near to the local centre and through the detailed design of the junctions of the roads</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>

			both within the development and where the development joins with surrounding streets.	
14. Respondent 14	<p>Concerns over the relief road including: Distance from property to road and speed limit of the road?</p> <p>What will the open space between Brickfields Drive and the road be used for?</p> <p>Not much of a buffer planned between the road and the existing housing – what is the impact of noise going to be?</p>	<p>Plans were sent to residents regarding these details. The speed limit of the road is 50mph.</p> <p>At this stage, this area will remain as public open space.</p> <p>A noise impact assessment will provide details of any potential noise impact at the planning application stage.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>	
15. Respondent 15	<p>Concern for increased traffic on Haverhill Road, Little Wratting. May have negative affects on safety. Exiting on to the road from properties will become dangerous. What traffic management is proposed?</p> <p>Increased noise pollution.</p> <p>Concern for decrease in property value, how will this be compensated for?</p>	<p>A Transport Assessment will provide details of the highway capacity at the planning application stage.</p> <p>A noise impact assessment will provide details of potential noise impact at the planning application stage.</p> <p>The development proposal can only responds to planning considerations which do not include property values.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>	
16. Respondent 16	<p>Ensure that access is available to continue to enjoy the open areas.</p>	<p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>	

	<p>Would like to see a Greenland margin between the existing hedge and the shared surface on the southern side of the development. Would like to see the green lane to the edge of this hedge increase in depth to limit effect on wildlife. The street proposed to the east of Ann Suckling Road should also be a Green lane like that proposed for the southern part of the development.</p> <p>Run off water from the existing field is a problem for houses at Moneypiece Close, the southern edge of the development. The construction of the ponds should not be higher than the level of the garden of Moneypiece Close as could be risk of flooding.</p> <p>Concern that three and four storey properties will dominate existing properties. There should be a graduation of height of the properties away from existing buildings.</p>	<p>A flood risk assessment will be completed at the planning application stage and is required to meet the requirements of the Environment Agency.</p> <p>Please refer to changes to the masterplan.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>The parameter plan showing building heights has been amended to reduce the heights of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan makes provision for a further heights category of two to three storeys for properties behind Falklands Road, along Ann Suckling Road and around the existing residential development, including Boyton Hall. The building heights parameter plan shows a reduction in building heights in relation to the high ground close to</p>
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	<p>Concern that the bypass will only be lightly sunken. Noise associated to this, the bypass should be deeply sunken to limit noise.</p> <p>Car parking for 1.5 cars per family is inadequate. Parking for more than two cars would reduce parking difficulties as experienced in other parts of Haverhill.</p> <p>Concern that the central plaza would become an unpleasant environment. May generate concern for safety implications.</p>	<p>A noise impact assessment will provide details of any potential noise impact at the planning application stage.</p> <p>Car parking provisions will be formalised at the planning application stage and are required to meet the standards of the Local Authority.</p> <p>The presence of a local centre meets the requirements of policy HAV2 of SEBC Replacement Local Plan 2016.</p>	<p>the proposed eastern roundabout at 1.5-2.5 store</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
17. Respondent 17	<p>Looks good, the bypass would be an asset to the town. There is little employment opportunity in Haverhill and the A1307 can not take extra traffic. Are there any provisions to address these problems?</p>	<p>A Transport Assessment will provide details of the highway capacity at the planning application stage.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>
18. Respondent 18	<p>Lack of consideration for children at Boyton Hall, lack of green space to play within walking distance. Would like to see green space closer to Boyton Hall estate.</p>	<p>Please refer to changes made to the masterplan.</p>	<p>An area of open space has been provided on Ann Suckling Road directly adjacent to the existing residential properties together with a footpath link through from Ann Suckling Road into the development. The green walkway to the rear of Falklands Road has been widened to provide a useable area of open</p>

	<p>Should include footpaths and cycle routes within the new development. Good idea to have a bus route.</p> <p>Try to avoid Ann Suckling Road becoming a short cut.</p>	<p>The proposal makes provision for foot and cycle routes in the development.</p> <p>Rat-running through the development will be discouraged through the overall design and layout of the streets, the use of a bus-gate facility near to the local centre and through the design of the junctions of the development with the surrounding, existing roads.</p>	<p>space.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
19. Respondent 19	<p>Would like to see Ann Suckling Road to be widened to accommodate additional traffic.</p> <p>Plant trees along Ann Suckling Road to tie in with Boyton Hall tree line.</p>	<p>The existing design of Ann Suckling Road, including its junction with Wrattling Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/alterations and/or alterations to the length of Ann Suckling Road.</p> <p>Please refer to changes made to the masterplan.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>The housing fronting Ann Suckling Road has been set back to enable the provision of a green edge to Ann Suckling Road.</p>
20. Respondent 20	<p>Like the parks and open spaces for children to play, as a disabled person would hope these walks are wheel chair friendly.</p> <p>Agree with the uses of the local centre and school.</p>	<p>Open spaces will be accessible to all users.</p> <p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>

	<p>Number of flats seems to be high – lots recently built in Haverhill are currently empty. A requirement for family houses and first time buyer houses is evident. 40% affordable housing seems too high, fear that remaining houses would be perceived as undesirable.</p> <p>Concerns around rat-runs. Increase traffic at Ann Suckling Road and Wratting Road junction and poor visibility looking down the hill, believe this could become an accident black spot. Recommend the use of traffic lights.</p> <p>Hope that consideration would be taken to minimise noise levels as much as possible.</p> <p>Would like to see pedestrian crossings for families and children to cross safely.</p>	<p>Details of the tenure of the dwellings will be formalised at the planning application stage. SEBC seeks to deliver 40% affordable housing as is stated in Policy HAV2 of the SEBC Replacement Local Plan 2016.</p> <p>Rat-running through the development will be discouraged through the overall design and layout of the streets, the use of a bus-gate facility near to the local centre and through the design of the junctions of the development with the surrounding, existing roads. The existing design of Ann Suckling Road, including its junction with Wrating Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/alterations and/or alterations to the length of Ann Suckling Road.</p> <p>A noise impact assessment will provide details of any potential noise impact at the planning application stage.</p> <p>Noted. These issues would be addressed at the planning application stage.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
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21. Respondent 21	<p>Appreciate that the growth of Haverhill is inevitable and a sign of our times. Concerns with the amount of traffic that will be using Ann Suckling Way to feed into the new properties. What traffic calming measures will be put in place?</p>	<p>The existing design of Ann Suckling Road, including its junction with Wrattling Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/alterations and/or alterations to the length of Ann Suckling Road.</p>	Point noted and acknowledged. No changes to the masterplan.
22. Respondent 22	<p>Build by pass first so as to take traffic out of town for the new houses; this will cause less congestion at Cangle corner.</p>	<p>The construction of the relief road will commence in line with the commencement of the housing development for North West Haverhill.</p>	Point noted and acknowledged. No changes to the masterplan.
23. Respondent 23	<p>Local centre is too close to Fulcrums Road. The Centre will attract youths "hanging around".</p> <p>Were promised a landscape buffer between edge of existing gardens and new development. The masterplan shows a road and then housing.</p> <p>There should be no housing until the development of the BOAT/bridleway.</p> <p>Concerned about outlook – areas behind existing housing is sloping upwards and houses are planned on this land.</p> <p>Concerned about drainage due to</p>	<p>The presence of a local centre meets the requirements of policy HAV2 of SEBC the replacement local plan 2016.</p> <p>Noted.</p> <p>Phasing of development will be detailed at the planning application stage.</p> <p>The design approach taken for the site has made best use of the natural topography of the site.</p> <p>A flood risk assessment will be</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>

	sloping downwards towards the existing dwellings.	completed at the planning application stage and is required to meet up to date requirements of the Environment Agency.	changes to the masterplan.
24. Respondent 24	Fantastic, glad the opportunity to access the local fields will/has been taken into consideration. Well done.	Noted.	Point noted and acknowledged. No changes to the masterplan.
25. Respondent 25	<p>Concern for development on Green Belt land. Current economic climate does not seem appropriate for housing development.</p> <p>Risk of flooding, existing problems on the road link between Haverhill and Bury St Edmunds.</p> <p>Haverhill has already experienced large expansion but only in terms of housing, lack of facilities, services and jobs for young people. If the town is to expand it should so in all areas. Lots of commuting from Haverhill to employments and shopping destinations. Preference for development on waste land or areas in need of re-development.</p> <p>Increased traffic on A1307, more houses increase congestion.</p>	<p>North West Haverhill allocated for development in Policy HAV2 of the SEBC Replacement Local Plan 2016. It is not Green Belt land.</p> <p>A flood risk assessment will be completed at the planning application stage and is required to meet up to date requirements of the Environment Agency.</p> <p>Noted. North West Haverhill is an adopted site allocation as is evident in Policy HAV2 of the SEBC Replacement Local Plan 2016.</p> <p>A Transport Assessment will provide details of the highway capacity at the planning application stage. Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>

	<p>The site is currently enjoyed for walking and relaxation, this will be lost. The substitute areas for walking are not an adequate replacement for what is currently enjoyed. The conservation area designated is not enough. Would prefer a small foot bridge to reach countryside rather than underground bypass.</p> <p>Houses to the main road seem very close. It is unfair that current houses will no longer have a view of the countryside.</p> <p>The football pitch shows great intention from the planners, though will become an area where youths gather at night. The site looks like it is built for all in the community and has variety. Have to acknowledge that could have the potential for the site to become an unsociable place.</p>	<p>Noted. Any footpath proposals will need to meet the requirements of the Rights of Way department.</p> <p>Noted.</p> <p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
26. Respondent 26	Fully in support of the plans to create extra homes and the new road. It has been well thought through and the plan looks amazing. It will be a welcome addition to the town!	Noted.	Point noted and acknowledged. No changes to the masterplan.
27. Respondent 27	No real objection. Satisfied with the answers received at the exhibition. We should be kept informed of the masterplan as it changes and be	Noted.	Point noted and acknowledged. No changes to the masterplan.

	given further opportunity to comment if there are significant changes.			
28. Respondent 28	The development does not provide Boyton Hall estate with much needed open areas. The original proposal was more sympathetic to our needs. This would be more beneficial to the residents of the estate and give us the open areas we deserve.	An area of open space has been provided on Ann Suckling Road directly adjacent to the existing residential properties together with a footpath link through from Ann Suckling Road into the development.	Point noted and acknowledged. No changes to the masterplan.	
29. Respondent 29	Hales Barn Road is currently dangerous due to the amount of cars parked on the road. A bus route would clearly not be feasible to go through this road. Safety issues along this road are of concern.	To ensure the delivery of a development which links into Haverhill and which protects the residential amenities of nearby residents, rat-running through the development will be discouraged through the layout of the streets, the use of a bus gate facility near to the local centre and through the detailed design of the junctions of the roads both within the development and where the development joins with surrounding streets.	Point noted and acknowledged. No changes to the masterplan.	
30. Respondent 30	Concern that Ann Suckling Road will be a through road which would create more traffic and become a rat run. There are far too many houses being	Rat-running through the development will be discouraged through the overall design and layout of the streets, the use of a bus-gate facility near to the local centre and through the design of the junctions of the development with the surrounding, existing roads. North West Haverhill is an adopted	Point noted and acknowledged. No changes to the masterplan.	Point noted and acknowledged. No changes to the masterplan.

	built in Haverhill and the town centre is not big enough for anymore.	site allocation as is evident in Policy HAV2 of the SEBC Replacement Local Plan 2016.	changes to the masterplan.
31. Respondent 31	<p>If there is to be a junction on to Ann Suckling Road there needs to be traffic calming measures along the entire stretch of the road as traffic comes very fast along this road.</p> <p>The houses need to be set back to provide adequate visibility to enable you to pull out in vehicles safely.</p>	<p>The existing design of Ann Suckling Road, including its junction with Wratting Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/alterations and/or alterations to the length of Ann Suckling Road.</p> <p>The housing fronting Ann Suckling Road has been set back to enable the provision of a green edge to Ann Suckling Road.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
32. Respondent 32	<p>What screening will there be south of the relief road in the western section? (South of relief road opposite Brickfield Drive). How will this impact of noise and visual amenity?</p>	<p>Please refer to changes to the masterplan. A noise impact assessment will provide details of any potential noise impact at the planning application stage.</p>	<p>Buffer planting, principally in the form of trees will be provided on both sides of the relief road for its entire length.</p>
33. Respondent 33	<p>The junction arrangements of Ann Suckling Road and Wratting Road should be adjusted. A major route 8am to 9 am for schools/working. Requires some form of traffic control/mini roundabout, would help extra traffic exit the site. The junction is quite large already and could</p>	<p>The existing design of Ann Suckling Road, including its junction with Wratting Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/alterations and/or alterations to the length of Ann Suckling Road.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>

	reservation as a footpath. The footpath has completely deteriorated. Welcomes the opportunity to discuss with developers.			
36. Respondent 36	Concern for the 3 meter land behind property, overrun with rotting trees and rubbish. What are the plans for this area? This area has not been maintained for many years and would like to take ownership of the land.	Noted.		Point noted and acknowledged. No changes to the masterplan.
37. Respondent 37	<p>Lack of green spaces located near to existing houses. The new green spaces are located significant distance away from our property. The proposal caters for green spaces in the new development but not so much for existing houses.</p> <p>Concerned about the proximity of the new road as will be built 5 meters from the end of the property. Little privacy and increased noise associated to this is of concern.</p> <p>Increase in traffic into and out of Haverhill, especially rush hour. Any Plans to improve roads to Cambridge? These are already at full capacity and have high rate accidents.</p>	<p>The green walkway to the rear of Falklands Road has been widened to provide a useable area of open space. An area of open space has been provided on Ann Suckling Road directly adjacent to the existing residential properties together with a footpath link through from Ann Suckling Road into the development.</p> <p>A noise impact assessment will provide details of any potential noise impact at the planning application stage.</p> <p>A Transport Assessment will provide details of the highway capacity at the planning application stage.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>	

<p>38. Respondent 38</p>	<p>Ann Suckling Road will have little or no use for the people of the town, the rat runs through look numerous. Direct traffic off the estate wherever possible onto the safer main roads. The southern bypass is underused and the provision of another would also be avoided by vehicle users. Appears that Ann Suckling Road will take on the overflow parking. The Wrattling Road end of Ann Suckling Road doubles as a car park to Wrattling Road residents as they do not have safe on road parking. Recommend providing suitable level of designated parking.</p>	<p>Rat-running through the development will be discouraged through the overall design and layout of the streets, the use of a bus-gate facility near to the local centre and through the design of the junctions of the development with the surrounding, existing roads. The existing design of Ann Suckling Road, including its junction with Wrattling Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/alterations and/or alterations to the length of Ann Suckling Road.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>
<p>39. Respondent 39</p>	<p>Agree that additional housing is required in Haverhill. Suggest that executive houses proposed around Boyton Hall should be reversed in their orientation. High crime associated with higher storey flats with courtyards. These areas should adopt green spaces.</p> <p>Concerns as to parking problems on Ann Suckling Road, toward Wrattling road end. This also adds to congestion. Recommend traffic calming along Ann Suckling Road.</p>	<p>Noted.</p> <p>Car parking provisions will be detailed at the planning application stage and will meet the requirements of Local Authority Standards. The existing design of Ann Suckling Road, including its junction with Wrattling Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>

			alterations and/or alterations to the length of Ann Suckling Road.	
40. Respondent 40	<p>There should be trees and a landscape area to the north of the Relief Road in the eastern quarter. Consider that putting in trees will help reduce the excess noise and views which are soon to be taken from us.</p> <p>In support of the revised densities as proposed by Little Wrattling Parish Council.</p> <p>The development should be focused on community and safety, extremely concerned in regard to the roundabout to be positioned directly at the end of our garden.</p>	<p>Buffer planting, principally in the form of trees will be provided on both sides of the relief road for its entire length.</p> <p>Noted.</p> <p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>	
41. Respondent 41	<p>Bypass too close to town, move north? Roundabout needed from Wrattling Road onto Ann Suckling Road. Mini roundabouts at Boyton Close and two exits from Falklands Road. Ann Suckling Road, heavier traffic and rat-run to shops and school needs widening – humps and no parking zones. Bypass will not be well used, more traffic between new and existing Boyton Hall Estates and Wrattling Road.</p>	<p>The existing design of Ann Suckling Road, including its junction with Wrattling Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/alterations and/or alterations to the length of Ann Suckling Road. Rat-running through the development will be discouraged through the overall design and layout of the streets, the use of a bus-gate facility near to the local centre and through the design of the junctions of the development with the surrounding, existing roads</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>	

	More trees and green zones needed between new houses and Ann Suckling Road.	Please refer to changes to the masterplan.	The green walkway to the rear of Falklands Road has been widened to provide a useable area of open space.
42. Respondent 42	Primary concern of Hales Barn Road being used as an access road. Lack of parking for residents at Hales Barn Road and difficulties driving through this road, the road is not wide enough. The new development would lead to increased congestion and traffic to this road. Suggested that traffic calming measures be implemented to Hales Barn Road to discourage use of the road. Suggest a ban for construction traffic using residential roads. The road system around Hales Barn Road is insufficient.	To ensure the delivery of a development which links into Haverhill and which protects the residential amenities of nearby residents, rat-running through the development will be discouraged through the layout of the streets, the use of a bus gate facility near to the local centre and through the detailed design of the junctions of the roads both within the development and where the development joins with surrounding streets. As part of the planning application submission, a construction management plan will be required to be approved which will detail how construction vehicles will enter and leave the site.	Point noted and acknowledged. No changes to the masterplan.
43. Respondent 43	Support the proposed plans as presented from Little Wratting Parish Councils. The need for executive housing and this should be an action of priority and will help redress the imbalance for this type of housing.	Please refer to changes in the masterplan.	The parameter plan showing building heights has been amended to reduce the heights of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan makes provision for a further heights category of two to three storeys for properties behind Falklands Road,

			along Ann Suckling Road and around the existing residential development, including Boyton Hall. The building heights parameter plan shows a reduction in building heights in relation to the high ground close to the proposed eastern roundabout at 1.5-2.5 storeys.
44. Respondent 44	Would rather see the relief road be called a by pass, to secure the land on the Great Wratting side from further development.	Noted.	Point noted and acknowledged. No changes to the masterplan.
45. Respondent 45	<p>The route of the relief road is very close to residential properties on the existing Meadowlands estate. The road should be re-planned to have greater distances from residential properties as is evident from the existing southern relief road. Sept 2006 St Edmundsbury Council advised that any new relief road would be cut in with high banks to protect residents of the Meadowlands development from noise pollution. The new plans do not reflect this.</p> <p>A Bidwell representative advised that the relief road would be at ground level. This is unsatisfactory; plans must design out noise pollution. Noise absorbing fences or high banks, planting of trees along the route does not afford sufficient</p>	<p>Full details of the relief road will be provided at the planning application stage.</p> <p>A noise impact assessment will provide details of any potential noise impact at the planning application stage.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>

	protection from noise pollution. Proposed access along Hales Barn Road, linking to new development creates a through road and a likely 'rat-run' along what is already a heavily congested and populated road. This road is not wide enough to permit bus/coach access.	Rat-running through the development will be discouraged through the overall design and layout of the streets, the use of a bus-gate facility near to the local centre and through the design of the junctions of the development with the surrounding, existing roads.	Point noted and acknowledged. No changes to the masterplan.
46. Respondent 46	Would like bigger green break along Ann Suckling Road and in particular in front of the proposed houses. Would not like the junctions onto Ann Suckling Road to be developed from new development.	Please refer to changes made to the masterplan. The existing design of Ann Suckling Road, including its junction with Wrattling Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/alterations and/or alterations to the length of Ann Suckling Road.	The housing fronting Ann Suckling Road has been set back to enable the provision of a green edge to Ann Suckling Road. Point noted and acknowledged. No changes to the masterplan.
47. Respondent 47	No objections to the proposed development. Acknowledge that people need homes. The inclusion of a large car park for a park and ride scheme would be a great asset, particularly for people living in the surrounding villages as well as the new residents in this development.	Noted. A park and ride scheme has not been considered necessary by SEBC.	Point noted and acknowledged. No changes to the masterplan.
48. Respondent 48	Concern as to the impact on views from the property once housing is	Noted.	Point noted and acknowledged. No changes to the masterplan.

	<p>built. Concern in regard to the shops proposed to be constructed as this would encourage noise, litter etc.</p> <p>Last year, EDF Energy contractors used Gurlings Close as an access route to the field opposite crossing a play area endangering people and destroying land. We trust that Gurlings Close will not be used when proposed building work is carried out but that Ann Suckling Road is used instead.</p>	<p>As part of the planning application submission, a construction management plan will be required to be approved which will detail how construction vehicles will enter and leave the site.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>
<p>49. Respondent 49</p>	<p>Concerned that Ann Suckling Road has not been included as part of the development proposals, due to the level of development surrounding this area, 3 new roads and housing.</p> <p>Proposed new housing is closer than present properties on the Southern side. The proposed new houses should be set away from the road, with greenery in front to match the southern side. This would make it more in keeping to the surrounding environment.</p> <p>Junction of Ann Suckling Road and Howe Road in the vicinity of the new proposed local centre and primary school should have no connecting access. Proposed 'possible bus access' should be strictly controlled</p>	<p>Noted.</p> <p>The housing fronting Ann Suckling Road has been set back to enable the provision of a green edge to Ann Suckling Road.</p> <p>The existing design of Ann Suckling Road, including its junction with Wrattling Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/ alterations and/or alterations to the</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>

	<p>by remote controlled bollards. What off road parking is proposed for proposed houses to the north side of Ann Suckling Road? This area is already used by vehicles from Boyton Hall and cottages on Wratting Road. Any more would be dangerous and congestion. Junction of Ann Suckling Road and Wratting Road. Fail to understand how new development would not have an impact in this road and traffic at this junction. Lack of consideration regarding traffic proposed for the relief road will be offset by the traffic going to already developed cinema complex, new Tesco and health centre. The quickest way into the development and future development will be via Ann Suckling Road/Wratting Road junction. This junction needs a mini roundabout or traffic light control. Ann Suckling Road should be shown as a 'no through road' – the width of the road would not indicate this as a no-through route. Lack of consideration to reduce speeds along Ann Suckling Road.</p>	<p>length of Ann Suckling Road. A Transport Assessment will provide details of the highway capacity at the planning application stage. The existing design of Ann Suckling Road, including its junction with Wratting Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/alterations and/or alterations to the length of Ann Suckling Road.</p>	
<p>50. Respondent 50</p>	<p>2 main objections. It seems unnecessary to pack houses onto a natural wildlife area and break between housing area (west of Boyton Hall), this area contains wonderful wildlife. Ann Suckling</p>	<p>North West Haverhill is an adopted site allocation as is evident in Policy HAV2 of the SEBC Replacement Local Plan 2016.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>

	Road should be kept for use of Boyton Hall estate residents only and not turned into a rat run for the new estate.		
51. Respondent 51	Principle objection to building houses south of the woodland. This area has natural wildlife and prone to flooding. Object to the road being joined to Ann Suckling Road to create a dangerous rat run. Drivers will use this and not the relief road.	A flood risk assessment will be completed at the planning application stage and is required to meet up to date requirements of the Environment Agency.	Point noted and acknowledged. No changes to the masterplan.
52. Respondent 52	Boyton Hall residents association were informed at meetings that there would be a large buffer zone behind Falklands Road. Object to local centre, this is not necessary and encourages disruptive behaviour. No more houses in Haverhill. Affordable housing should be located where Tesco is.	The green walkway to the rear of Falklands Road has been widened to provide a useable area of open space. The presence of a local centre meets the requirements of policy HAV2 of SEBC the replacement local plan 2016. North West Haverhill is an adopted site allocation as is evident in Policy HAV2 of the SEBC Replacement Local Plan 2016.	Point noted and acknowledged. No changes to the masterplan. Point noted and acknowledged. No changes to the masterplan.
53. Respondent 53	Haverhill occupies a good geographic location, without the ugliness of an industrial town. Haverhill must become the envy of the East Anglia. Haverhill Road should create an entrance to the town from Bury St Edmunds that reflects a prosperous and successful image. We are concerned about the	Noted.	Point noted and acknowledged. No changes to the masterplan.

	<p>view and the neighbours we will receive, but for long term interests mean that the future success and overall reputation of Haverhill must prevail. If the development is right now, rewards will be reaped in the future.</p>		
<p>54. Respondent 54</p>	<p>Concern in regard to the proximity of the road in relation to our property and the noise pollution as a result of the new road. The distance of the road to our property is unclear from the information provided and needs to be told to us in simple form.</p> <p>The depth of the road in relation to the housing is not as much as we were initially told. Cannot see from plan provided to us the exact depth although it is considered that it is not 5m below ground level. The noise will have a major effect on this quiet area, information needs to be clearer. Noise reduction measures should be in keeping to the surrounding area e.g. trees, bushes not eye sores.</p> <p>Concerned as to the lighting of the road, would like to emphasise that lights should be at road level and not ground level. As long as sufficient 'barriers' to dim any glow that should minimise any effect on our neighbouring estate.</p>	<p>A noise impact assessment will provide details of any potential noise impact at the planning application stage.</p> <p>Full details of the road will be provided at the planning application stage. At this stage, the road alignment does have sunken sections of up to 5 metres in depth. A noise impact assessment will provide details as to potential noise impact at the planning application stage.</p> <p>Full details of lighting proposals for the relief road will be detailed at the planning application stage.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>

<p>55. Respondent 55</p>	<p>Whole hearted support for the proposals put forward by Great Wrating and Little Wrating and Boyton Hall residents and supported by Haverhill Town Council. The building densities indicated the masterplan could well lead to a repetition of the worst areas in the town of the 1950/60's. The building heights would detract from the rural outlook over the agricultural land fronted by the proposed development.</p>	<p>Noted. Please refer to changes to the masterplan.</p>	<p>The parameter plan showing building heights has been amended to reduce the heights of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan makes provision for a further heights category of two to three storeys for properties behind Falklands Road, along Ann Suckling Road and around the existing residential development, including Boyton Hall. The building heights parameter plan shows a reduction in building heights in relation to the high ground close to the proposed eastern roundabout at 1.5-2.5 storeys.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
<p>56. Respondent 56</p>	<p>The need for a road link between the A1307 and A143 is obvious, and will be worsened by the building work.</p> <p>In full agreement with the proposed plan presented at our Little Wrating meeting. This town needs to restore the balance between the level of high density estate houses that have been approved over the last 20 years and some larger executive houses that seem to have been close to non-existent. Need to help stabilise affordability issues and to enable people from all walks of lives rather than seeing people disappear to</p>	<p>Noted.</p> <p>There is a requirement to deliver 40% affordable housing as is stated in Policy HAV2 of the SEBC Replacement Local Plan 2016. The presence of a local centre meets the requirements of policy HAV2 of SEBC the replacement local plan 2016.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>

	<p>other towns and villages. It is hoped that relevant infrastructure is implemented e.g. doctor surgery, public house.</p>		
<p>57. Respondent 57</p>	<p>Unhappy that agricultural land has been designated for housing development. Haverhill has limited facilities, infrastructure and jobs to offer for any additional expansion. There are many empty houses and factories empty with little prospect of any business recovery and little prospective options for any resurgence in local business. It is not a good economic time to pursue expansion. This project needs to be reconsidered in light of the current and future problems for the area with more research into better options which are more conducive with the requirements of those expected to take up residence.</p>	<p>North West Haverhill is an adopted site allocation as is evident in Policy HAV2 of the SEBC Replacement Local Plan 2016. The development proposal aims to meet the housing requirements up to 2016 and beyond.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>
<p>58. Respondent 58</p>	<p>Understand that you might be under the impression that we do not want our property to be within the designated development area. This is incorrect, we have been holding back from improving our property for the last few years as we were lead to believe by SEBC that the whole area was to be developed. If our land is not part of the Bidwell proposal, it will be located in the middle of a housing</p>	<p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>

	development, we will be putting the property on the open market for sale as development land.		
59. Respondent 59	<p>The extra road junction at the Fox roundabout will create a rat-run through the estate as people try to avoid the bypass. A feeling that the estate faces outward of Haverhill and needs to face inwards. The Estate should have as few exits as possible facing north as possible i.e. towards the bypass and A142 and away from Haverhill.</p> <p>Concern that 'the hump' has reappeared opposite the Fox meaning the bypass goes uphill increasing impact on the Rural Conservation Village. Request modifications as to the heights of housing blocks near to the top of the Estate to reduce visual impact on Great Wratting. The density of the executive houses should be no more than 27 dwellings per hectare. Their heights need to be restricted to 2 and no more than 2.5 storeys in height. Experience shows that taller residential properties are purchased and split into smaller units. The upmarket housing in this area should move the entire area 'upmarket'.</p> <p>Additional tree planting required on</p>	<p>Rat-running through the development will be discouraged through the overall design and layout of the streets, the use of a bus-gate facility near to the local centre and through the design of the junctions of the development with the surrounding, existing road.</p> <p>Please refer to changes to the masterplan.</p> <p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p> <p>The parameter plan showing building heights has been amended to reduce the heights of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan makes provision for a further height category of two to three storeys for properties behind Falklands Road, along Ann Suckling Road and around the existing residential development, including Boyton Hall. The building heights parameter plan shows a reduction in building heights in relation to the high ground close to the proposed eastern roundabout at 1.5-2.5 storeys.</p> <p>Buffer planting, principally in the form</p>

	<p>the north side of the relief road. This should not be forgotten.</p> <p>The footpath/bridleway from Great Wrattling via Moor Pasture Way into the new estate is shown as a BOAT but there is a closure order on it. Consider that the reopening of the route to vehicles would sever the detriment to our village. Would like the BOAT to be a 'closed' feature on the masterplan.</p>	<p>Noted.</p>	<p>of trees will be provided on both sides of the relief road for its entire length.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
<p>60. Respondent 60</p>	<p>Some concern for the apparent lack of trees to the north of the relief road and supportive of proposals as submitted by Little Wrattling Parish Council.</p> <p>Congratulate your team on the overall layout and thrust of your input and look forward to a development that will help uplift Haverhill, Little Wrattling and the surrounding area. This is an opportunity to create balance in a sustainable way both financially and socially. Feeling that the development of top end housing first as with the smaller higher density development on the lower ground.</p>	<p>Please refer to changes to the masterplan.</p> <p>Noted.</p>	<p>Buffer planting, principally in the form of trees will be provided on both sides of the relief road for its entire length.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
<p>61. Respondent 61</p>	<p>Against the proposed development. Haverhill is already overloaded with</p>	<p>North West Haverhill is an adopted site allocation as is evident in Policy</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>

	<p>housing, enough property at the current time. This is not the time to project 755 houses. The relief road is a necessity for the town and if the project proceeds a condition of the development needs to be included whereby this is completed at the earliest possible stage. What other infrastructure is to be included?</p> <p>Houses will be located very close to the existing road to Bury St Edmunds and Ann Suckling Road. These should be set back a reasonable distance to allow for wildlife and trees to be preserved as much as possible.</p> <p>Majority of new residents will be commuters to Cambridge due to lack of employment in the area resulting in continued congestion on the A1307 adding to more delays and accidents.</p> <p>Already flooding issues near the Fox public house and would like to know the measures will be in place to remove potential for flooding further.</p>	<p>HAV2 of the SEBC Replacement Local Plan 2016 to deliver houses up to 2016 and beyond. The construction of the relief road will commence in line with the commencement of the housing development for North West Haverhill. The presence of a local centre meets the requirements of policy HAV2 of SEBC the replacement local plan 2016.</p> <p>Please refer to changes made to the masterplan.</p> <p>A Transport Assessment will provide details of the highway capacity at the planning application stage.</p> <p>A flood risk assessment will be completed at the planning application stage and is required to meet up to date requirements of the Environment Agency.</p>	<p>The housing fronting Ann Suckling Road has been set back to enable the provision of a green edge to Ann Suckling Road.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
62. Respondent 62	Height of the local centre of 4 stories is excessive.	Please refer to changes in the masterplan.	The parameter plan showing building height has been amended to reduce the heights of the local centre from a

	<p>Assume that the council have considered the capacity and location of schooling and medical centres. Requirement for additional evidence for an additional primary school and no medical facilities for an additional 1000 houses. Concerned as to additional noise from the South one the road is in place.</p> <p>Building to the north of Haverhill will start to impose the 'town' demographic onto the 'village' demographic. The proposed housing does not need to be so dense as planned close to the existing parts of Little Wratting. Lower density properties should be built first as opposed to higher density properties.</p> <p>What is the priority of the build on the new 'northern bypass' in the whole scheme of the building? If the road was given priority it would provide immediate relief to the traffic congestion and open up the Cambridge commuter belt at the earliest possible stage.</p>	<p>Noted. A noise impact assessment will provide details of any potential noise impact at the planning application stage.</p> <p>Noted.</p> <p>The construction of the relief road will commence in line with the commencement of the housing development for North West Haverhill.</p>	<p>maximum of four storeys to a maximum of 3.5 storeys.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p> <p>Point noted and acknowledged. No changes to the masterplan.</p>
63. Respondent 63	The North west Haverhill Development will now encompass a significant proportion of our property,	Noted.	Point noted and acknowledged. No changes to the masterplan.

	<p>namely Chapel Farm – a Grade 2 Listed Building. This will seriously impact the amenity and environment we have enjoyed for the past 25 years. We feel that we have no option but to put forward our property to be included in the designated development area, subject to agreement. We understand our neighbour is also considering this option.</p>		
<p>64. Respondent 64</p>	<p>Request hedging along the boundary to our property. Object to any 3 storey properties immediately to the rear of our property. Believe that the green spaces should be reversed to allow green space to the rear of Falklands Road. Include roundabout to be introduced at junction of Ann Suckling Road to smooth the traffic. Some traffic calming measures should be considered to prevent speeding down this road.</p>	<p>Please refer to changes to the masterplan. The existing design of Ann Suckling Road, including its junction with Wratting Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/alterations and/or alterations to the length of Ann Suckling Road.</p>	<p>The housing fronting Ann Suckling Road has been set back to enable the provision of a green edge to Ann Suckling Road.</p>
<p>65. Respondent 65</p>	<p>Concerned as to traffic flow along Ann Suckling Road both the school and community centre will attract more users of the road. Cause an issue for parking. Do not see need for school in this location due to The New Cangle School, Samuel Ward School and Castle Manor. Have no desire for a community centre. This would lower the appeal of the Boyton</p>	<p>The existing design of Ann Suckling Road, including its junction with Wratting Road is being reviewed to determine whether it is appropriate to incorporate junction improvements/alterations and/or alterations to the length of Ann Suckling Road. The presence of a local centre meets the requirements of policy HAV2 of SEBC the replacement local plan</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>

	<p>Hall development. The use of the community centre would cause disruption to our lives and may encourage groups to be disrespectful and demonstrate anti social behaviour.</p> <p>Would like to see more green space to the rear of the property much like the original plan.</p>	<p>2016.</p> <p>Noted.</p>	<p>The green walkway to the rear of Falklands Road has been widened to provide a useable area of open space.</p>
<p>66. Respondent 66</p>	<p>Concern about the proposed housing development in relation to housing density and heights. Support the proposals submitted by Great and Little Wratting Parish Council. Believe that Haverhill will benefit from a balance mix of housing and currently lacks top end 'executive' housing which could only be sustainable in this area of town.</p>	<p>Please refer to changes to the masterplan.</p>	<p>The parameter plan showing building heights has been amended to reduce the heights of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan makes provision for a further heights category of two to three storeys for properties behind Falklands Road, along Ann Suckling Road and around the existing residential development, including Boyton Hall. The building heights parameter plan shows a reduction in building heights in relation to the high ground close to the proposed eastern roundabout at 1.5-2.5 storeys.</p>
<p>67. Respondent 67</p>	<p>Pleased with the open spaces in the plan however would like to see more behind my property. The hedgerow between the development and the ditch also attracts the wildlife in the</p>	<p>Please see changes to the masterplan.</p>	<p>The green walkway to the rear of Falklands Road has been widened to provide a useable area of open space.</p>

	<p>area and I would like this to be retained.</p> <p>Will the area designated to cope with flood – open water area, be fenced off? I have small children and this is of a concern to me. What are the plans to limit increased traffic through the estate?</p>	<p>Rat-running through the development will be discouraged through the overall design and layout of the streets, the use of a bus-gate facility near to the local centre and through the design of the junctions of the development with the surrounding, existing roads.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>
68. Respondent 68	<p>I would like to lodge my objection to the proposed housing development.</p>	<p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>
69. Respondent 69	<p>Confirm our support for the revised proposal.</p>	<p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>
70. Respondent 70	<p>The tree planting agreed for Haverhill heights should be shown on the plans and that the closure order for the BOAT is confirmed.</p>	<p>Noted.</p>	<p>Point noted and acknowledged. No changes to the masterplan.</p>
71. Respondent 71	<p>Support the concerns raised by Great Wrating Parish Council with the hope that consideration is taken to the rural and conservation village of Great Wrating.</p>	<p>Noted. Please refer to the changes to the masterplan.</p>	<p>The parameter plan showing building heights has been amended to reduce the heights of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan shows a reduction in building heights in relation to the high ground close to the proposed eastern roundabout at 1.5-2.5 storeys. The building heights parameter plan makes provision for a further heights category of two to</p>

			<p>three storeys for properties behind Falklands Road, along Ann Suckling Road and around the existing residential development, including Boyton Hall.</p>
<p>72. Respondent 72</p>	<p>Support the concerns as raised by Great Wratting Parish Council. Would also like to know the plan required for development of A roads serving Haverhill for additional traffic that will come out of the new estate. The A1307 is currently insufficient for existing traffic.</p>	<p>Please refer to the changes made to the masterplan. A Transport Assessment will provide details of the highway capacity at the planning application stage.</p>	<p>The parameter plan showing building heights has been amended to reduce the heights of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan shows a reduction in building heights in relation to the high ground close to the proposed eastern roundabout at 1.5-2.5 storeys. The building heights parameter plan makes provision for a further heights category of two to three storeys for properties behind Falklands Road, along Ann Suckling Road and around the existing residential development, including Boyton Hall.</p>
<p>73. Respondent 73</p>	<p>Endorse the comments submitted by Great Wratting Parish Council. Any development should be sensitive to Suffolk's long term interest. No visible sign of any new development from Great Wratting and lighting works should be treated sensitively to reduce visual intrusion. The access needs to be clarified.</p>	<p>Please refer to the changes made to the masterplan. A Transport Assessment will provide details of the highway capacity and further transport information at the planning application stage.</p>	<p>The parameter plan showing building heights has been amended to reduce the heights of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan shows a reduction in building heights in relation to the high ground close to the proposed eastern roundabout at 1.5-2.5 storeys. The building heights parameter plan makes provision for a</p>

			<p>further heights category of two to three storeys for properties behind Falklands Road, along Ann Suckling Road and around the existing residential development, including Boyton Hall.</p>
<p>74. Respondent 74</p>	<p>Concerns as to the heights of the buildings to the top of the hill need to be reduced. It is important that the development should not be seen from our village. The densities of certain areas of the development need to be reduced to allow for quality housing.</p> <p>Tree planting on the Great Wratting side of the bypass is not shown on the plan, this is vital. The bridleway is shown as a BOAT and not a rural footpath. There is a closure order on this route, unacceptable to have more traffic down Withersfield Road.</p> <p>Why are our comments not passed to the local planning authority?</p>	<p>Please refer to changes made to the masterplan.</p> <p>Please refer to changes to the masterplan.</p> <p>The Local Planning Authority is provided with full details of the</p>	<p>The parameter plan showing building heights has been amended to reduce the heights of the local centre from a maximum of four storeys to a maximum of 3.5 storeys. The building heights parameter plan shows a reduction in building heights in relation to the high ground close to the proposed eastern roundabout at 1.5-2.5 storeys. The building heights parameter plan makes provision for a further heights category of two to three storeys for properties behind Falklands Road, along Ann Suckling Road and around the existing residential development, including Boyton Hall.</p> <p>Buffer planting, principally in the form of trees will be provided on both sides of the relief road for its entire length.</p> <p>Point noted and acknowledged. No changes made to the masterplan.</p>

			consultation process including comments made to the proposal.	
75. Respondent 75	The relief road needs to be a dual carriage way; single will not be sufficient for the traffic increase. Parking in Haverhill will need to be upped; possibly by building a park and ride and using a shuttle service.	Noted.		Point noted and acknowledged. No changes to the masterplan.

Appendix 8

Haverhill Weekly newspaper article

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WHEELS UP ... Alan Clifford, a part-time worker at Focus DIY in Haverhill, has donated a boys' bike to our St Nicholas Hospice at Home Appeal. Mr Clifford won the bike in an employee raffle but his grandchildren are too young to ride it. **See full story and more details on coming fundraisers - Page 2.**
Picture: Richard Palmeron 53754

BY **John Goode**
Email: editorial@haverhillweeklynews.co.uk

PLANS for more than 750 homes and a new relief road for Haverhill have gone on display as the latest stage in a consultation about the scheme gets under way.

More than 300 people turned out to a two-day public exhibition of the North West Haverhill scheme at the town's arts centre last Friday and Saturday. Cambridge-based planning consultants Bidwells staged the exhibition on behalf of the North West Haverhill Landowners' Consortium.

The consultation, which runs to March 19, is the latest attempt to canvass views about the major expansion of the town, which has been under discussion for more than two years.

A "concept statement" for the scheme, in which 40 per cent of the new homes are due to be classed as affordable, was approved by St Edmundsbury Borough Council in October, 2007, but a formal application for planning permission has yet to be submitted.

The area has already been allocated for development in the borough council's replacement local plan for the period up to 2016.

More than 100 acres of land are earmarked for the development which borders the Haverhill/Wratting road at its eastern end.

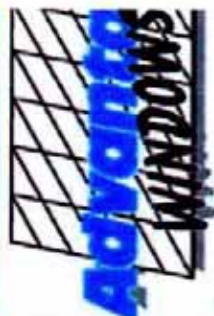
It will feature a new school, open space for recreation and a local community centre.

Among the objectives of the master plan for the development are to "create a safe and secure environment for living."

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'no hassle' consultation



3-5 Withersfield Road, Haverhill
Suffolk CB9 9LA
Tel: 01440 762215
enquiries@advantagewindows.co.uk

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Big plans to expand town

From Page 1

The master plan is expected to be put forward for approval by the borough council this spring.

A spokeswoman for Bidwells said: "The public exhibition was well attended by members of the public with in excess of 300 people visiting over the two days.

"We were pleased with the level of interest shown and the exhibition will have a positive impact on the continuing design of the masterplan.

"The consultation period runs until 19 March 2009 and we look forward to receiving written comments during this period."

As reported in last week's *Weekly News*, a separate consultation has also been carried out about longer-term expansion of Haverhill with an area of land to the west of the town being favoured for new development.

What do you think? Do you support plans for the new housing development? Which areas of the town would be most suited to accommodating more housing?

Write to: Readers Letters, Haverhill Weekly News, 4 Queen Street, Haverhill, CB9 5EF or send an email to editors@haverhillweeklynews.co.uk

Please attach your full name, address and telephone number.

Appendix 9

Response to comments to Residents from exhibition

Re: Relief Road

Your ref:
Our ref:
dd:
df:
e:
Date:

HKN: SW51000002
01223 559563
01223 559436
knotay@bidwells.co.uk
13 March 2009

Owner/Occupier

BIDWELLS

Trumpington Road
Cambridge CB2 9LD
t: 01223 841841
f: 01223 845150
bidwells.co.uk

Dear Owner Occupier,

North West Haverhill Relief Road: additional details

Further to the North West Haverhill public exhibition held on 20 and 21 February 2009 local residents located on Brickfields Drive and Masons Close requested additional information about the alignment of the relief road to the north of this area. In response to this, the alignment plan for the north west section of the relief road, the section of the road in relation to your queries is enclosed. We hope this information proves useful to you.

Please note that when measuring distances between properties and the relief road a 5 metre tolerance should be allowed for.

It is also important for you to note that the public consultation period expires on Thursday 19 March. Should you have any comments on the North West Haverhill development proposal, please submit your comments to us via the following options:

Website: www.northwesthaverhill.co.uk
Email: Haverhill@bidwells.co.uk
Post: North West Haverhill public consultation
Planning Department, Bidwells
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

If you have any queries, please do not hesitate to contact me.

Yours sincerely,

Kiran Notay
Planner BA (Hons)

List of people sent a letter regarding highway drawings to following addresses:

19, 21, 22, 23, 24, 26 Masons Close, Haverhill CB9 9SN

2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46 Brickfields Drive, Haverhill, CB9 9SJ

Enclosed to letter, 3 letter attachments of highway plans.

Letters and attachments also sent to Councillor Ann Gower and Councillor Karen Richardson.

Your ref: HKN: SW51000002
Our ref: 01223 559563
dd: 01223 559436
df: knotay@bidwells.co.uk
e: 13 March 2009
Date:

Councillor

BIDWELLS

Trumpington Road
Cambridge CB2 9LD
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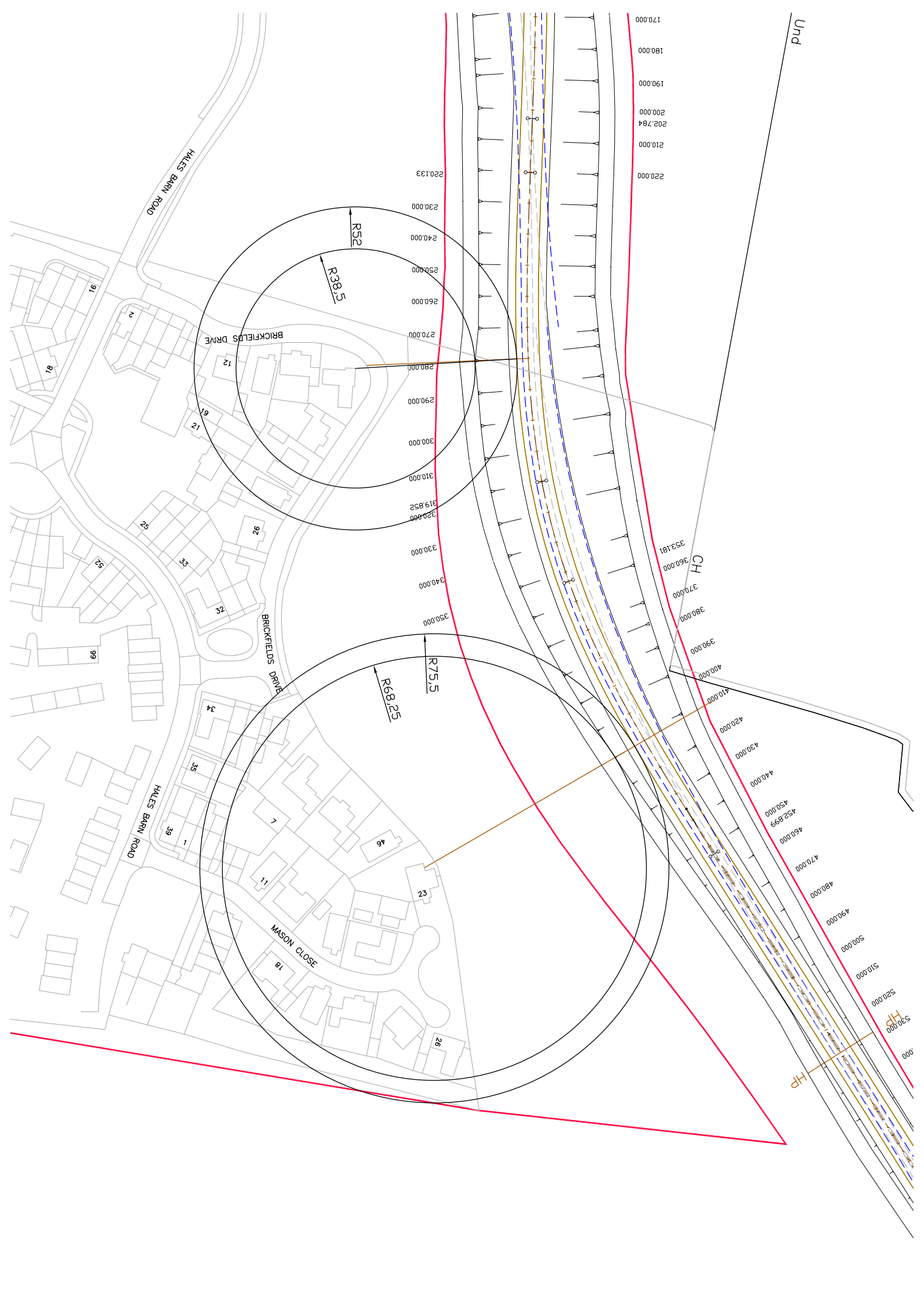
Website: www.northwesthaverhill.co.uk
Email: Haverhill@bidwells.co.uk
Post: North West Haverhill public consultation
Planning Department, Bidwells
Bidwell House
Trumpington Road
Cambridge
CB2 9LD

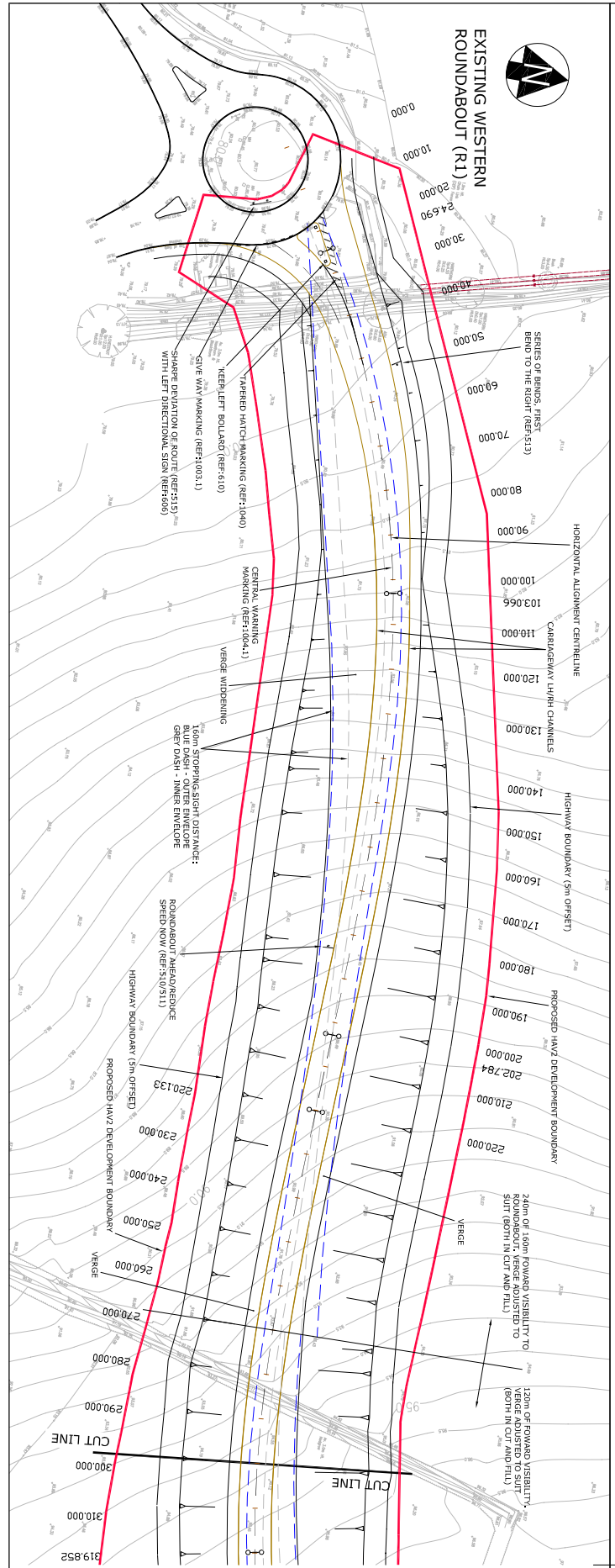
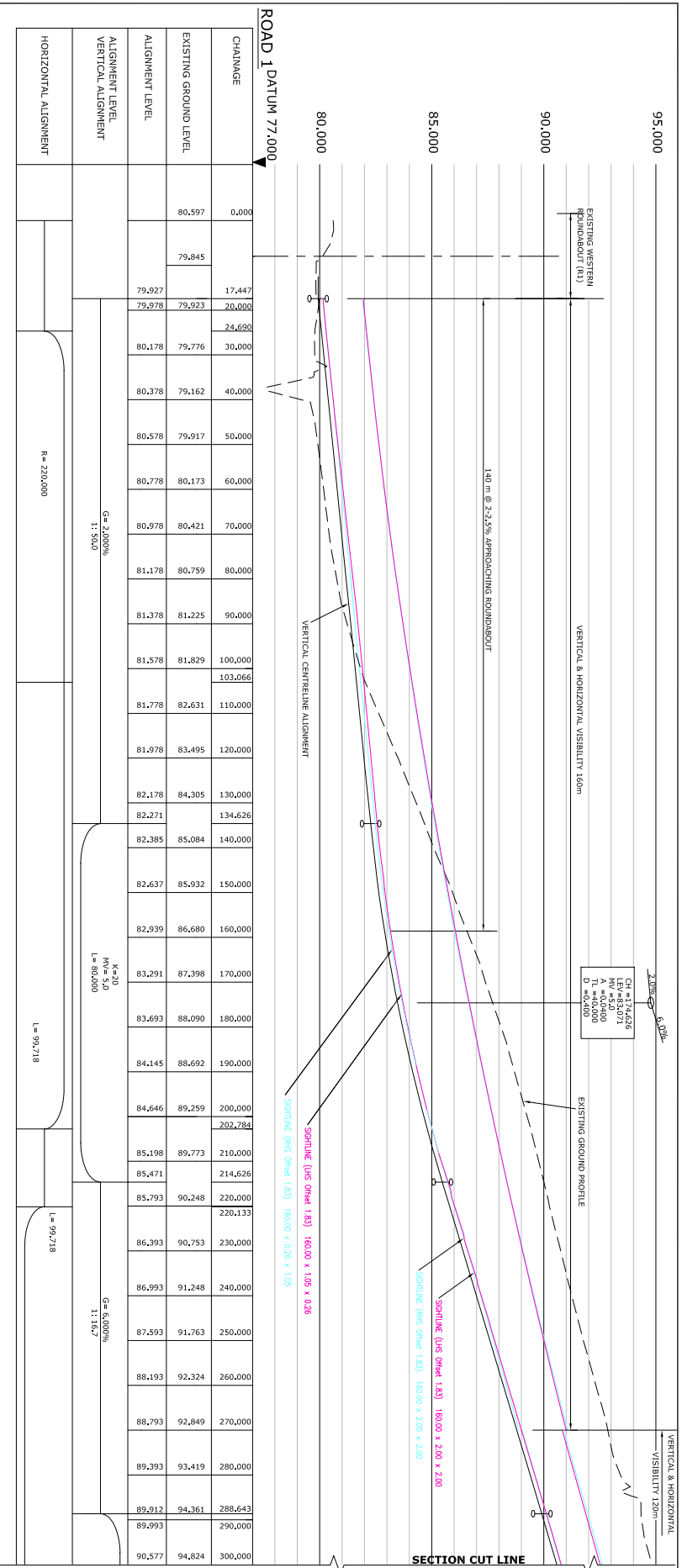
Comments received in relation to the masterplan will be acknowledged, reviewed and responded to as apart of the consultation process for North West Haverhill.

If you have any queries, please do not hesitate to contact me.

Yours sincerely,

Kiran Notay
Planner BA (Hons)





NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERING NOTES AND SPECIFICATIONS.
- DO NOT SCALE FROM THIS DRAWING MANUALLY OR ELECTRONICALLY. MATTER THIS DRAWING IS TO BE USED FOR CONSTRUCTION PURPOSES ONLY.
- RELEVANT DESIGN DETAILS:
 - 1. 1:100 TYPICAL CROSS SECTION REFER TO DRAWING S12345678.
 - 2. 1:500 TYPICAL CROSS SECTION REFER TO DRAWING S12345679.
- STANDARD SIGN LAYOUT APPLIED TO STRAIGHTS
- ALL TRAFFIC SIGNS AND ROAD MARKINGS SHALL COMPLY WITH THE TRAFFIC SIGNS AND ROAD MARKINGS REGULATIONS (SI 2002/1091) AND BE ACCORDING TO THE TRAFFIC SIGNS MANUAL.
- TRAFFIC SIGNS AND ROAD MARKINGS ARE SHOWN INDICATING ONLY A GENERAL DIRECTIONAL PREVISION. SIGNIFIERS AND WARNING SIGNS TO BE ADDED AT DISCRETION.
- SEE CROSS SECTION DETAILS REFER TO DRAWING S12345678.
- 1:500 TYPICAL CROSS SECTION REFER TO DRAWING S12345679.

Rev.	Date	Description	Mark	Checked

FOR APPROVAL

Consulting Civil, Structural & Building Services Engineers
 25, London Road, Ipswich, Suffolk IP1 3JF
 Tel: 01473 231100 Fax: 01473 231515
 Email: info@bidwells.com
 Ashford • Cambridge • Chesham • London • Norwich



Project: NORTH WEST HAVERHILL LAND OWNERS CONSORTIUM NORTH WEST HAVERHILL RELIEF ROAD

Client: BIDWELLS PROPERTY CONSULTANTS TRUMPINGTON CAMBRIDGE CB2 9LD

Drawing Title: LONG SECTION AND GEOMETRIC LAYOUT CHAINAGE 0m - 300m (BASED ON A 85KPH DESIGN SPEED WITH DEPARTURES) SHEET 1 OF 7

Scale: 1:500

Drawn/Design: [Name] Checked: [Name] Approved: [Name]

Date: 13/02/09

Sheet No: 612263/72

Sheet Size: P1