

**North West Haverhill**

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Community Involvement Statement

Representations

April 2009

**Table of Content**

- 1. STATUTORY REPRESENTATIONS**
- 2. PARISH AND DISTRICT COUNCILLOR REPRESENTATIONS**
- 3. LOCAL RESIDENT REPRESENTATIONS**

## **Statutory Representations**

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**Haverhill - North West Haverhill**

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**From:** Patrick Scrivens <Patrick.Scrivens@et.suffolkcc.gov.uk>  
**To:** "Haverhill@Bidwells.co.uk" <Haverhill@Bidwells.co.uk>  
**Date:** 04/03/2009 11:46  
**Subject:** North West Haverhill  
**CC:** David Falk <david.falk@et.suffolkcc.gov.uk>

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Dear Karen,

I am responding to your consultation letter dated 12th February.

We note the preferred option is to divert Byway 32 but would refer you to Roberta Meadow's email of 17/12/08 11:38 explaining the processes required for various options which include diversion. We would like to see a grade separation (i.e. bridge or underpass) crossing at the junction with the bypass. If an at-grade crossing it will require a zebra crossing, or ideally to accommodate horse riders, a Pegasus crossing.

Concerning FP1 at the extreme western end of the development site the new road will sever this path in the vicinity of the roundabout. As with the Byway, we would require a suitable grade separated crossing such as a bridge or an underpass.

Please note my correct address given below.

Thank you.

Patrick Scrivens  
Area Rights of Way Officer  
Suffolk County Council  
The Coach House  
New Shire Hall  
Bury St Edmunds  
Suffolk  
IP33 1RX  
Tel:0845 6066067  
Direct Dial: 01284 352428  
Fax: 01284 352428  
email:patrick.scrivens@et.suffolkcc.gov.uk

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimise any security risks.



**Haverhill - North West Haverhill Masterplan**

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**From:** Tim Marks <Tim.Marks@councillors.suffolkcc.gov.uk>  
**To:** ""Haverhill@bidwells.co.uk"" <Haverhill@bidwells.co.uk>  
**Date:** 16/03/2009 20:20  
**Subject:** North West Haverhill Masterplan  
**CC:** ""Patsy.Dell@stedsbc.gov.uk"" <Patsy.Dell@stedsbc.gov.uk>

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**For the attention of Karen Beech and Marcia Whitehead**

Please find attached a letter commenting on the Masterplan you have produced for the North West Haverhill development which I trust you will find of interest.

Tim Marks  
Borough Councillor  
Haverhill North Ward

<<NW Haverhill Masterplan.doc>>

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimise any security risks.

**T G Marks  
Walnut Brook  
Withersfield Road  
Haverhill  
Suffolk  
CB9 7RN**

Ms Karen Beech  
Senior Planning Associate  
Bidwells  
Trumpington Road  
Cambridge  
CB2 9LD

16 March 2009

Dear Ms Beech

### **North West Haverhill Masterplan**

Thank you for your letter of 16 February and enclosed Masterplan Document relating to the proposed development at North West Haverhill on which I have the following comments:

#### **1. Number of Houses Proposed**

The North West Haverhill Concept Statement states the 42 ha of land is allocated for up to 755 dwellings in accordance with Policy H3 but the Masterplan is proposing 1150 dwellings - almost 400 more dwellings than indicated in the Concept Statement. The result of this has been high building density and tall building heights to achieve the number of dwellings proposed.

#### **2. Building Density**

An overall housing density of 46 dwellings per ha is proposed ranging from 62 per ha (more than twice the minimum required by central government guidance) to 27 per ha (just below the minimum required by central government). Given current trends in family car ownership this housing density will result in considerable on-street car parking where only 1.5-2 parking spaces per dwelling are allowed. This will lead to damage to grass verges by vehicles attempting to pass parked vehicles and poor access for emergency service vehicles. This is clearly demonstrated on Slaters Drive on The Croft development in Haverhill where the grass verges have been ruined as a result of inadequate off-street parking and the road is now an eyesore.

The area proposed for 27-37 dwellings per ha is extremely small and appears to accommodate only 9 'executive style' houses with what I would consider to be very small gardens for such housing. The housing density in this area

needs to be reduced still further and the area devoted to this type of house should be at least doubled.

### **3. Buildings Heights**

Proposed building heights range from 2.5 to 4.0 storeys high. Such heights are atypical for Haverhill and where they have been used are not particularly attractive, e.g., Waters Edge on Withersfield Road, which is a fairly central new development. Heights over 2.5 storeys in a development such as North West Haverhill which borders on the surrounding countryside would be inappropriate and obscure the view of open country from within the development. Reducing the maximum height to 2.5 storeys would still permit the target of 755 houses to be built without detracting from the amenity value of the properties.

### **4. Tree Planting**

It is gratifying to see that considerable tree planting within the development is proposed. In order that the intended effect of such trees is achieved during the early stages of this development trees planted should be of a substantial size at planting so that the canopy develops quickly after planting.

Whilst some of these comments will probably not meet with the consortium of Landowners that you represent I do believe that they are in the best long-term interests of the growth of Haverhill and I hope that you will give them serious consideration.

Yours sincerely

Tim Marks  
Borough Councillor  
Haverhill North Ward



## 5.5 Built Form



Proposed Density Parameter Plan







# SUFFOLK CONSTABULARY

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Police Headquarters, Martlesham Heath, Ipswich IP5 3QS

Tel: Ipswich 01473 613500 Fax: 01473 613737 (24 hrs)

Calls may be monitored for quality control, security and training purposes. [www.suffolk.police.uk](http://www.suffolk.police.uk)

Your Ref:KB/SW51000002/HR

Our Ref:9(9)PF8/GEN/PLN/13/09

Direct dial: 01473 613748

13 March 2009

Karen Beach  
Senior Planning Associate  
Bidwells  
Trumpington Road  
Cambridge  
CB2 9LD

Dear Karen,

## North West Haverhill

Thank you for your correspondence in relation to the draft masterplan for land at North West Haverhill.

I have no comments or representations to make at this time other than to emphasise that I would be most happy to meet and work with the applicant's design team in order that crime reduction measures are taken into consideration at the earliest opportunity.

Forwarded for your consideration and if I can be of further assistance please do not hesitate to contact me.

Yours sincerely

Keith Bartlett  
Force Architectural Liaison Officer  
[keith.bartlett@suffolk.pnn.police.uk](mailto:keith.bartlett@suffolk.pnn.police.uk)

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[www.suffolk.police.uk](http://www.suffolk.police.uk)



**Haverhill - North West Haverhill**

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**From:** "Newlands" <molehill@tiscali.co.uk>  
**To:** <haverhill@bidwells.co.uk>  
**Date:** 17/03/2009 20:44  
**Subject:** North West Haverhill

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FAO Bidwells planning team: comments on the North West Haverhill propped development.

Developer should be obliged to complete relief road by a set date, irrespective of whether the housing is completed to avoid semi-finished development, for example in the case of future economic downturn. Low noise surface should be used on road due to proposed speed limit of 50mph.

Plans presented were vague with regard to tree planting to the north of the relief road, only appear south of road. When queried Bidwell representative said this was an "oversight"; this oversight should be corrected.

Nature reserve somewhat vague, particularly 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.

Height of buildings in certain areas is of concern.

No building should be visible from Little and Great Wratting.

Future presentations and documents on this issue should clearly state who Bidwells are representing. There was confusion by some members of the public that Bidwells were representing St Edmundsbury Council rather than a group of land owners.

Dr Alan J Newlands  
Parish Councillor, Great Wratting  
Molehill House  
The Street  
Great Wratting  
Suffolk

CB9 7HQ

**Haverhill - North West Haverhill Development**

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**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

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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



**From:** <kevin.marshall@stedsbc.gov.uk>  
**To:** kevin.marshall@stedsbc.gov.uk; haverhill@bidwells.co.uk; haverhill@bidwells.co.uk  
**Date:** Wed, Mar 18, 2009 12:14 pm  
**Subject:** Feedback Form results

Title: Mr  
Initial: Kevin  
Surname: Marshall  
Address: Strategic Housing Team  
St Edmundsbury Council  
Borough Offices  
Angel Hill  
Bury St Edmunds  
Postcode: IP33 1XB

Comments: Our main concern at this stage is about what impact of all the additional households will have on the town ie 755 new dwellings (and assuming we get 40% affordable that would equate to 302 affordable and 453 open market). The masterplan addresses suitability from the built environment perspective but 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 will have on the quality of life for everyone, for example is there any plans at present to attract more jobs to the town to reduce the commuting traffic and ensure there are jobs for all skill levels.

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. We are concerned that developers will wish to see most of the affordable housing close to the centre where the density will be up to 60/hectare and up to four stories. Potentially this could impact on the ability to create a sustainable community?

A little whinge, quite rightly you are expecting the affordable housing to achieve a code level 4, but only require the open market properties to achieve code level 3. Why isn't there equality?

e-mail: kevin.marshall@stedsbc.gov.uk  
submit\_x: 39  
submit\_y: 8

**From:** Sarah Howard <showard@sarand.com>  
**To:** haverhill@bidwells.co.uk  
**Date:** Wed, Mar 18, 2009 6:17 pm  
**Subject:** Housing Masterplan for North West Haverhill

**\*HAVERHILL CHAMBER OF COMMERCE AND INDUSTRY\***

I am writing on behalf of the Haverhill Chamber of Commerce.

We have reviewed the plans for the Housing Masterplan for North West Haverhill and fully support Haverhill Town Council and Great and Little Wratting Parish Councils' proposals.

I would point out, as I have before, that we are in urgent need of some high quality executive housing in the town. I would ideally like to see this built in the first phase to redress the imbalance in Haverhill's stock which is pressing.

Yours sincerely

Sarah Howard

Sarand Business Software

Chairman

Haverhill Chamber of Commerce

**CC:** chris.rand@stedsbcc.gov.uk

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

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**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

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>>> "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

Wilmsfeld

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



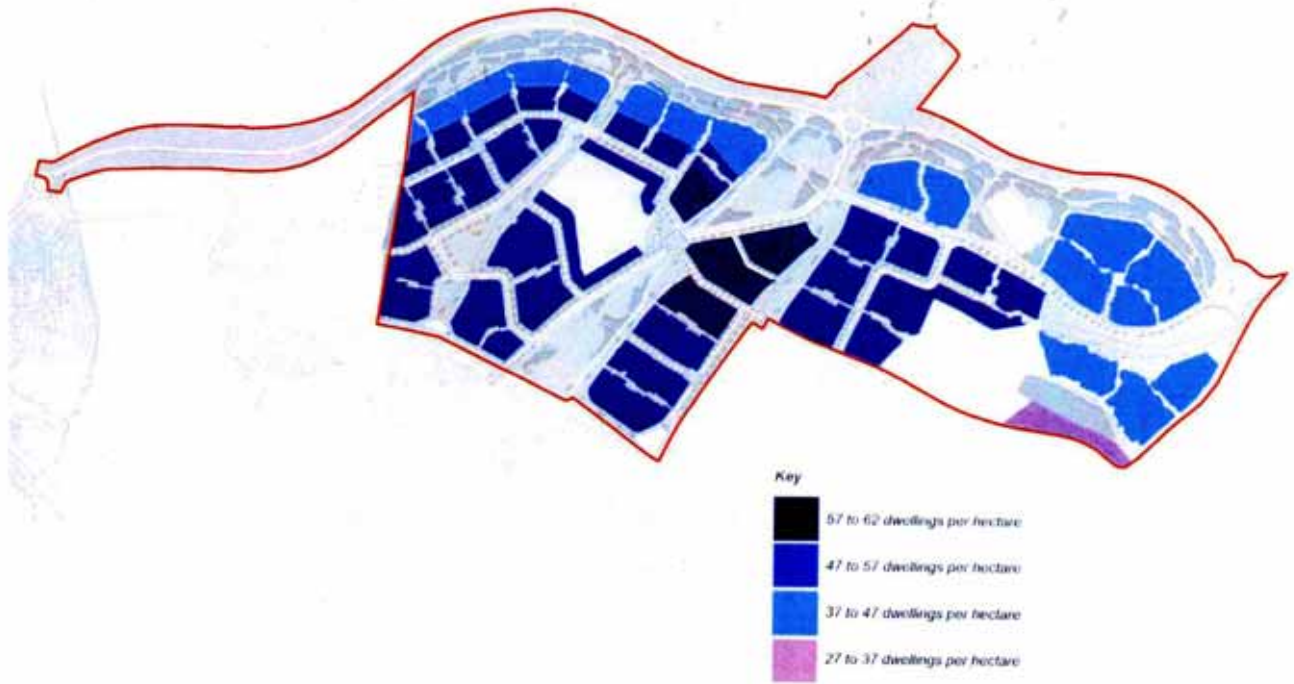
PALE GREEN IS "OPEN" I.E. GRASS

DARK GREEN MEANS TREES

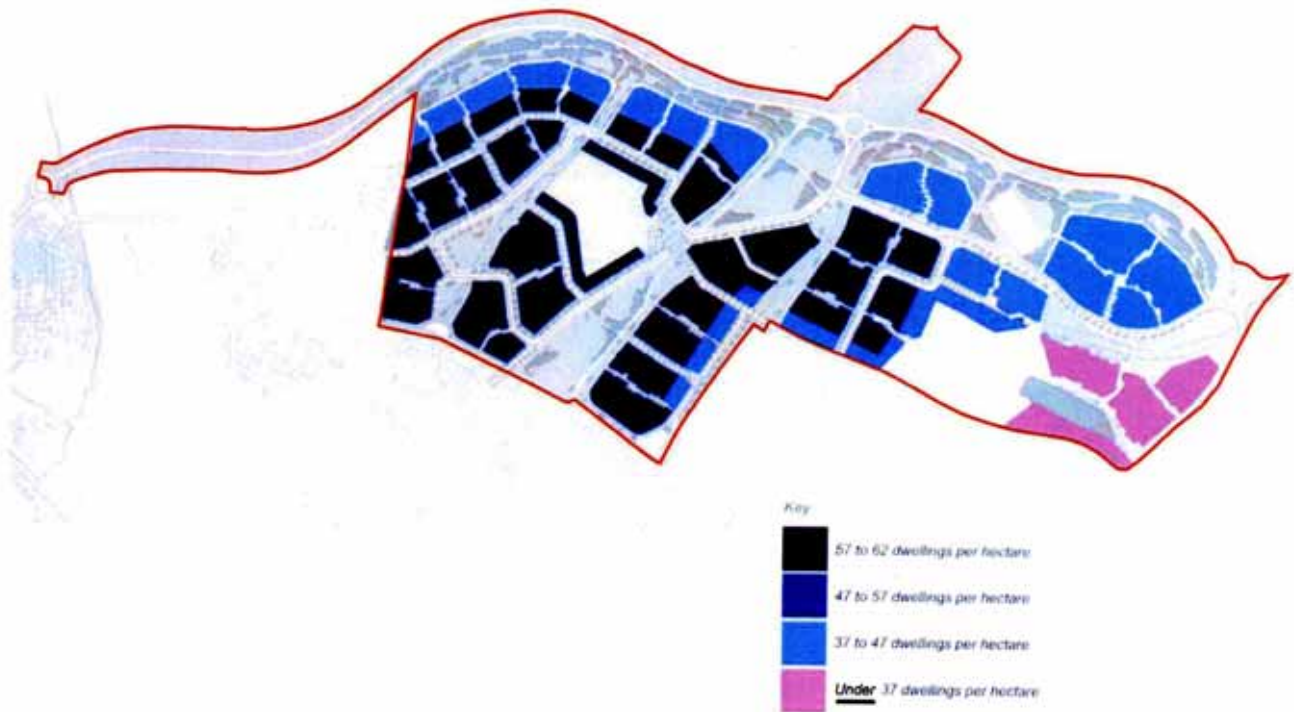
3

## Building Density

Master Plan presently proposed densities



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





## Building Heights

Master Plan presently proposed heights



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



## Kiran Notay - Fwd: North West Haverhill

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**From:** Karen Beech  
**To:** Kiran Notay; Marcia Whitehead  
**Date:** 20/03/2009 17:14  
**Subject:** Fwd: North West Haverhill

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I have collated this information for the Section 106 'request list'

In summary comments on the masterplan are:

no changing facilities near the pitch / sports area  
 Sport England discourage single pitches and favour multi pitches  
 Concern about proposed dual use of school and community pitch

Karen

>>> "Philip Raiswell" <Philip.Raiswell@sportengland.org> 19/03/2009 13:44 >>>

Thank you for the opportunity to comment on the draft masterplan for the above proposed development.

We have originally made comments to St Edmundsbury Council on the concept plan for this proposal – our email dated 7 August 2007 refers.

I enclose a copy of this email below for your information:

**From:** Philip Raiswell  
**Sent:** 07 August 2007 16:49  
**To:** 'LDF@stedsb.gov.uk'  
**Subject:** North West Haverhill - Concept Statement  
 Thank you for advising us of the consultation on the Concept statement for North-West Haverhill.

*Sport England is responsible for delivering the government objectives around increasing participation in sport and physical activity and we are involved in the planning system in a number of ways which can help us to achieve these objectives:*

- *Statutory consultees on planning applications affecting playing fields*
- *Non-statutory consultees on a wide range of other planning applications such as major residential development, proposals which result in the loss of sports facilities and proposals for major new sports facilities*
- *Consultees on planning policy/LDF documents such as Core Strategies, Area Action Plans, SPD's for sport and Development Briefs*
- *Regional and sub-regional planning*

*With regard to the development of the concept statement for North-West Haverhill Sport England have a number of planning tools and guides which could help develop the plans for this urban extension:*

- *Sports Facility Calculator – this can help assess the demand generated for indoor community sports facilities such as Swimming Pools and Sports Halls, and estimate the cost of providing them, or where on-site provision is not justified, a robust figure for a contribution towards off-site financial contribution. I have used the Calculator to do an initial assessment of 755 dwellings in Haverhill using a notional household size of 2.4 persons per dwelling:*

FACILITY TYPE	ADDITIONAL POPULATION	FACILITY DEMAND	COST
Sports Hall	1,812	0.51 court or 0.13 Sports Hall	£317,213
Swimming Pool	1,812	18.28m <sup>2</sup> or 0.34 lane or 0.09 swimming pool	£165,785



The above calculations indicate that there is insufficient demand to justify new on-site sports hall or swimming pool provision. However, there will be significant demand that has been calculated as a proportion of a facility with the proportional cost also calculated. Sport England would advocate an approach whereby negotiations are entered into to secure contributions towards indoor sports facilities based on the calculations shown above which are derived from a robust model of supply and demand. Sport England can provide further information on how the Calculator works if required, as well as illustrate other examples where it has been used to secure contributions towards new sports facilities.

- With regard to open space/ sports pitches, I understand it is proposed to provide these facilities on-site, and it is presumed that these will be provided in line with local plan policy re: standards of provision. Sport England would advocate that such facilities should be provided to a high specification, including suitable ancillary facilities (i.e. changing facilities and car parking) and should be fully accessible to all sectors of the community. Further guidance can be obtained from Sport England technical guidance 'Natural Turf for Sport' (2000) which can be downloaded from the Sport England website.
- With regard to the master planning process there is a need to ensure that opportunities for sport and physical activity are included as an integral part of the overall master planning process, and to help this exercise Sport England has recently published new guidance 'Active Design' (March 2007) which gives detailed guidance on how to incorporate sports facilities, walking and cycling routes etc into the plans for major new development areas. This guidance can also be downloaded from the Sport England website ([www.sportengland.org](http://www.sportengland.org))

We hope these initial comments are helpful and we would very much welcome being consulted in due course when the master plan for the development is developed.

With regard to the masterplan put forward by yourselves, there are some further developments/issues that I would like to comment on. Firstly, there is a reference to the site accommodating up to 1,150 dwellings, and this will obviously increase demand not just for on-site provision such as open space, but also demand on off-site sports facilities such as sports halls and swimming pools. We have previously made representations with regard to potential contributions towards off-site provision, using Sport England's Sports Facilities Calculator (SFC) to estimate demand, cost and therefore potential contribution (see above).

1,150 dwellings at 2.4 persons per dwelling would potentially increase the population by 2,760 persons and this would have the following impact on demand for halls and pools using the SFC:

FACILITY TYPE	ADDITIONAL POPULATION	FACILITY DEMAND	COST
Sports Hall	2,760	0.78 court or 0.20 sports hall	£518,509
Swimming Pool	2,760	27.84m <sup>2</sup> or 0.52 lane or 0.13 swimming pool	£272,358

As can be seen there is a significant increase in the costs associated with meeting the additional demand for halls and pools from the increased number of dwellings associated with this development.

With regard to on-site open space, the same principle applies in that additional dwellings will increase the requirement for on-site open space including sports pitches/playing fields. These will need to be provided in accordance with adopted local standards.

With regard to proposals put forward I have some concerns;

- The proposed single adult sports pitch shown does not appear to be supported by essential changing facilities
- Sport England normally discourage single pitch sites in favour of multi-pitch sites where possible as this will encourage economies of scale with regard to ancillary facilities such as changing pavilions and car parking.
- There is a reference to part of the public open space pitch provision coming from the proposed primary school playing fields. Sport England would argue strongly that public open space provision should only include school sites if a full community use agreement is signed and the site includes adequate public ancillary facilities such as changing rooms. There is concern regarding the use of a primary school for this purpose as many head teachers/governors of primary schools are reluctant to sign full community use agreements to allow the facilities to be used in this way.

Finally, I would like to draw your attention to 'Active Design' a guide for developers drawing up masterplans to



show how sport and physical activity can be successfully integrated into the development proposals. This RTPI award – nominated guidance (which includes a checklist format to aid use) can be downloaded from the Sport England website at:  
[http://www.sportengland.org/index/get\\_resources/planning\\_for\\_sport\\_front\\_page/planning\\_active\\_design.htm](http://www.sportengland.org/index/get_resources/planning_for_sport_front_page/planning_active_design.htm)

I hope these comments are helpful – please contact me on the number shown below should you wish to discuss the contents further.

Kind Regards,

Philip Raiswell  
Senior Planning Manager  
Sport England (East)  
19 The Crescent  
Bedford MK40 2QP  
Tel. 0207 273 1824  
Email: [philip.raiswell@sportengland.org](mailto:philip.raiswell@sportengland.org)

**Planning for sport?**  
Visit: [www.sportengland.org/spatialplanning](http://www.sportengland.org/spatialplanning)

\*\*\*\*\*  
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\*\*\*\*\*

Karen Beech  
Bidwells  
Trumpington Road  
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Strategic Planning and External Funding  
Endeavour House  
Gold Floor 4  
8 Russell Road  
Ipswich  
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Enquiries to: Nick Palmer  
Tel: 01473 264412  
Fax: 01473 216877  
Email: [Nick.Palmer@resman.suffolkcc.gov.uk](mailto:Nick.Palmer@resman.suffolkcc.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Your Ref: KB/SW51000002/HR

Our Ref:

Date: 16<sup>th</sup> March 2009

Dear Karen

**North West Haverhill**

Thank you for consulting Suffolk County Council on your draft development proposals. We have sent to St Edmundsbury Borough Council a statement of the County Council's infrastructure requirements, and I enclose a copy with this letter. For ease of reference, I summarise these requirements below, having specific regard to the masterplan.

**Education**

I enclose a copy of a letter from Iain Maxwell, Suffolk County Council's Education Officer, which sets out the County Council's requirements in relation to the planned 1150 houses.

**Pre-school provision**

A contribution of £500 per dwelling (applicable to all dwellings) is required.

**Transport**

Alan Newman, the County Council's Development Manager will comment in detail on highways infrastructure requirements in due course.

**Public Transport**

The principles of public transport provision are as set out in the enclosed statement. Details of provision of infrastructure and service frequency will need to be discussed with Simon Curl of Suffolk County Council. The County Council expects that provision will be made for at least 10 pairs of bus stops through the development area with half of those being provided with high quality bus shelters and RTPI screens. The County Council will expect that packs will be provided by the developer to all new residents providing free bus passes between the site and the town centre, and subsidised bus travel on routes to Bury St Edmunds and Cambridge.

### **Cycle Routes**

Apart from the cross section relating to the spine roads, which shows a dedicated cycle route alongside the road, we consider that little attention has been given in the document to ensuring a comprehensive level of cycle access linking to existing facilities.

### **Public Footpaths**

I understand that Patrick Scrivens has written to you separately. In summary, the requirements are to provide suitable crossing facilities for byway 32 and footpath 1 (at the western end of the relief road) where these cross the relief road. In addition, a contribution would be required towards improvements to the existing footpath network which links to this development.

### **Very Sheltered Housing**

It is expected that provision will be required for very sheltered housing, requiring provision of land and a financial contribution.

### **Libraries**

A contribution of £259.20 per dwelling is required for libraries and archives.

### **Waste Service**

A contribution of £469 per dwelling is required towards waste recycling centres and other complementary facilities to avoid the need for landfill.

The planning policy basis for the above requirements is contained in the following:

PPS1, PPS3 and PPG13;

Circular 05/2005;

East of England Plan policies T1, T2, T4, T5, T8, T9, T13, WM1, WM2 and WM6;

Suffolk Structure Plan saved policies T12 and T14;

St Edmundsbury Local Plan policies DS3, FC1 and T8;

Suffolk SPG on Planning Obligations.

In addition, a number of documents produced by Suffolk County Council in partnership with other organisations, as set out in the accompanying statement, form material considerations.

I trust this information is of use and look forward to discussing the above in more detail with you as the proposals are progressed.

Yours faithfully

**Nick Palmer**

Planning Obligations Policy Manager

Cc Neil McManus

## SUBMISSION BY SUFFOLK COUNTY COUNCIL ON s106 PLANNING OBLIGATIONS

### NORTH-WEST HAVERHILL

1. In order to assist officers and Councillors on this major development scheme further clarification is set out below.
2. The development must comply with all relevant Borough-wide policies in their plan. This includes on the submission of a planning application the Council will, when appropriate, seek the provision, or payment for all services, facilities and other improvements directly related to the development. These are commonly called s106 planning obligations.
3. 'The Suffolk Story' is very shortly (going to Full Council on 11<sup>th</sup> December 2008) due to replace 'A Better Way for Suffolk' as SCC's strategic framework. Under six themes, it sets out a number of commitments to be achieved over the medium term and clearly says what SCC will deliver and how. SCC's Corporate Plan outlines aims for 2008/09, showing how SCC intends to deliver the strategic objectives set out in The Suffolk Story. The s106 package for north-west Haverhill will make a contribution towards these themes, which are
  - 3.1 Grow high value jobs;**
  - 3.2 Transform learning and upskill Suffolk;**
  - 3.3 Be the greenest county;**
  - 3.4 Protect vulnerable people and reduce inequalities;**
  - 3.5 Get the best out of the Local Government Review for the people of Suffolk; and,**
  - 3.6 Deliver great services at exceptional value.**
4. Suffolk Strategic Partnership (SSP) [www.onesuffolk.co.uk](http://www.onesuffolk.co.uk) is currently putting together their new Community Strategy. These are overarching documents which sit at the apex of all strategic and service plans across Suffolk and which promote a long term vision for improving the economic, environmental and social well being for the people of Suffolk. The revised strategy will cover the period 2008-2028.
5. Suffolk's Local Area Agreement (LAA) 2005-2008 sets out the priorities for a local area agreed between central Government and a local area (the local authority and Suffolk Strategic Partnership) and other key stakeholders at the local level. LAAs simplify some central funding, help join up public services more effectively and allow greater flexibility for local solutions to local circumstances. Currently a new LAA is being worked up which is likely to be implemented in June 2008.
6. Suffolk Local Strategic Partnerships (LSPs) have been established as the best way of promoting the social, economic and environmental well being of local communities. LSPs consist of a range of public, private, voluntary and community organisations, and the community, working co-operatively on issues impacting on the local area.
7. Local Crime and Disorder Reduction Partnerships (CDRPs). Suffolk's seven district and borough councils are working in partnership with SCC, police, health and education partners, plus voluntary and community groups to reduce crime and disorder and promote positive behaviour.
8. Creating the Greenest County. The Suffolk Strategic Partnership believes that Suffolk can become the greenest County in England and is committed to making this ambition a reality. A Statement of Intent has been produced. Themes and actions will be communicated through the SSP Community Strategy. Actions will be implemented by organisations across Suffolk.
9. SCC has just published its Environmental Action Plan. The plan details how the County Council will improve its environmental performance across its services. This will make a significant contribution to Suffolk, Creating the Greenest County initiative which can be viewed on [www.greensuffolk.org](http://www.greensuffolk.org)



10. Of particular relevance in SCC's Environmental Action Plan are the themes of 'Community Leadership' and 'Property and Energy'. Agreed actions are as follows:
  - 10.1 The County Council will work with district and borough councils to ensure that environmental issues are fully considered and captured in s106 legal agreements, where appropriate.
  - 10.2 In disposing of property consideration will be given to providing the highest environmental standards.
11. As background all 7 District Councils and the County Council adopted in 1999 Supplementary Planning Guidance (SPG) on s106 planning obligations. Planning obligations (or "s106 agreements") are private agreements negotiated, usually in the context of planning applications, between local planning authorities and persons with an interest in a piece of land (or "developers"), and are intended to make acceptable development which would otherwise be unacceptable in planning terms. For example, planning obligations might be used to **prescribe** the nature of a development (e.g. by requiring that a given proportion of housing is affordable); to secure a contribution from a developer to **compensate** for loss or damage created by a development (e.g. loss of open space); or to **mitigate** a development's impact (e.g. through increased public transport provision or increased education provision). The outcome of all three of these uses of planning obligations should be that the proposed development concerned is made to accord with published local, regional or national planning policies.
12. The Secretary of State's policy requires, amongst other factors, that planning obligations are only sought where they meet all the following tests:
  - 12.1 relevant to planning;
  - 12.2 necessary to make the proposed development acceptable in planning terms;
  - 12.3 directly related to the proposed development;
  - 12.4 fairly and reasonably related in scale and kind to the proposed development; and,
  - 12.5 Reasonable in all other respects.
13. Circular 05/2005 was published by the Government in July 2005 which provides revised guidance on the negotiation of planning obligations under section 106 of the Town and Country Planning Act 1990 for all planning authorities. This was further reinforced by the Department for Communities and Local Government publication in 2006 called 'Planning Obligations: Practice Guidance'. In addition reference should also be made to Planning Policy Statement 1: Delivering Sustainable Development.
14. The Audit Commission produced a report on 03 August 2006 called 'Securing community benefits through the planning process' which can be viewed on [www.audit-commission.gov.uk](http://www.audit-commission.gov.uk) The report summarises the findings of Audit Commission research looking at how effectively councils use planning obligations to deliver sustainable development and how they could improve their performance.
15. **Education.** This major scheme will have an impact on primary, middle, upper & sixth form education provision. The existing SPG sets out how education provision will be assessed in connection with new development proposals. My colleague Iain Maxwell will work with us to assess and determine the actual impact and needs.
16. The County Council uses cost multipliers provided by the Department for Children, Schools and Families (DCSF) which are updated annually on 1<sup>st</sup> April in each year.
17. The existing SPG on planning obligations under paragraph 5.5.4 states that "Where the scale of development is sufficient in itself to justify a new school the developer will be expected to provide the site free of charge in addition to the contribution referred to above". This development requires a new primary school and in this connection a free, fully serviced before construction commences, rectangular, level & free of contamination minimum 4 acre (1.62 hectares) site will



be transferred freehold with unencumbered interest to Suffolk County Council. The current estimated minimum £4 million cost of building a new primary school (based on the recently completed 210 place school at Rendlesham).

18. On 01 December 2006 the Policy Development Panel leading the review of school organisation in Suffolk agreed to recommend to SCC's Cabinet that the County Council should adopt a single system of 2 tier schools. This recommendation was endorsed by Cabinet on 16 January 2007 and agreed at the Full County Council meeting on 22 March 2007. Currently detailed work on the School Organisation Review (SOR) is being undertaken about the pattern of education in any one area. It will be a number of years before any changes take effect as a result of the review but there will continue to be a need for contributions towards education provision in this area.
19. In order to provide a benchmark comparison on education contributions it is worthwhile looking at the approach Norfolk County Council (NCC) adopt in similar situations, which is almost identical to SCC's approach. Firstly, NCC time limit information etc on s106 issues provided to local planning authorities and/or applicants to 3 months. Norfolk County Council (in line with other Local Authorities across the Eastern Region) does **not** exclude affordable housing from education calculations. On the level of education contributions, NCC seek an average contribution based on 2007/08 figures of £5,990 per dwelling for smaller schemes (£453 for nursery, £2,737 for primary, £2,305 for upper & £495 for sixth) where extensions to existing schools are required. A major development proposal of this size will trigger the need for a new 210 place primary school for which NCC seeks a free school site & full build cost (currently estimated to be in range of £4-£5 million). For the purpose of a new primary school the typical threshold needed to justify a new school is between 500 – 1,000 new dwellings. This gives an average contribution based on 2007/08 figures of £10,828 per dwelling (£453 for nursery, £7,143 for primary (assuming £5 million capital cost over 700 dwellings), £2,737 for upper & £495 for sixth).
20. In summary the combined impact on education provision as a direct result of this major development is the need for a new primary school and additional places to cater for middle, upper & sixth form provision. The estimated total cost to the Local Authority (LA) is a new primary school site (free, fully serviced before construction commences, rectangular, level & free of contamination minimum 4 acre site to Suffolk County Council) and a contribution towards capital costs, and middle school, upper school & sixth form contributions.
21. **Pre-school provision.** We seek a standard contribution of £500 per dwelling.
22. **Transport issues.** This is being co-ordinated by colleagues in the County Council's Development & Built Environment Section. A robust Transport Assessment will be required to be completed by the developer(s) which will take into account recent DfT guidance issued in March 2007. Issues will include travel plan, pedestrian & cycle provision and highway provision (both on-site and off-site). Will be dealt with via section 106, section 38 and section 278.
23. **Strategic Transport Infrastructure.** A sum to be agreed to be provided as a contribution towards the provision of new transport infrastructure across Haverhill in order to mitigate the wider impact of the proposed development. This will be linked to the Transport Assessment.
24. **SCC Footpaths.** Contribution to be assessed to fund off-site works to improve rights of way and create safe links from the development to them.
25. **Public Transport.** As a general principle we would expect public transport contributions we are seeking to be included in the s106 agreement and contributions payable direct to Suffolk County Council. Ideally a bus route should be identified through the new development and to the town centre by consultation with the relevant network planner prior to the main building works commencing.
26. In order to support the enhanced new bus service the County Council will identify & upgrade existing major bus stops between the new development and Haverhill town centre to provide DDA compliant platform kerbing and paving. We would anticipate that on-site bus shelters with DDA compliant kerbing (and lay-bys if deemed appropriate, once road layout has been finalised)



will be provided at the developers cost via planning conditions. In this connection if the bus shelters are constructed to SCC specification by the developers then SCC would assume responsibility for future maintenance liabilities. If the bus shelters are not constructed to SCC standards by the developer then future maintenance liabilities would fall on either the developer or the Parish Council (responsibility **must** be made clear in the s106 document). Real time passenger information (RTPI) screens (£7,000 each) would be supplied to key locations throughout the development. To support this 'bus kits' (£4,000 each) to interface with the RTPI will be required.

27. Minimum service conditions that need to be included in the s106 agreement are as follows:
  - 27.1 20 minute service frequency between the new development and Haverhill town centre, 7am to 7pm Monday to Saturday inclusive. A reduced frequency in the evenings & on Sundays.
  - 27.2 Minimum 30 seat vehicle.
  - 27.3 Service to be supported for 5 years from a start date to be agreed but with the principle that the intention is to create a high quality public transport service from the outset of the development to encourage new residents to use this mode of transport rather than the car. In this connection it is suggested that 2 free annual bus passes (with photo card to prevent misuse) are given to new residents in each new dwelling in a 'welcome pack' in order to encourage them to take up sustainable travel.
28. SCC & SEBC will need to work closely on the drafting of suitable clauses to be included in the s106 agreement and planning conditions.
29. **Very Sheltered Housing.** The existing SPG on planning obligations under paragraph 3.1 states "Advice on the need for affordable housing is given in Circular 06/98 and policies relating to its provision are set out in Local Plans. LPA's will seek to achieve a mix and balance of dwelling types to cater for a range of housing needs. This mix and balance will vary across the County depending on the requirements of a local community".
30. Very Sheltered Housing (VSH) falls under the broad definition of affordable housing and is part of the Supported Housing agenda which involves close partnership working between the PCT's, District Councils and County Council. The local and national demographic trend is that we are faced with an ageing population which is placing severe & extremely challenging pressures on service providers.
31. Coupled with this, it is increasingly the case that older people do not want to move into residential care. Historically this move is undertaken when people have care and support needs, but now people wish to receive care and support in their own homes. VSH provides a service which can not be delivered to individuals living in their family homes as many have very complex care requirements and a need for access to 24 care and support.
32. For the last 10 years the Borough Council and County Council with partners have pursued a policy of enabling older people to stay in their own homes. This is as a direct consequence of consulting older people about the type of service they want. Their response gave us clear indicators that most people prefer supported housing and care to residential care services. The move from previous home (be it family home or sheltered housing) is usually triggered by one of the following reasons:
  - 32.1 The need for night care and support;
  - 32.2 A care package that is so complex that it is not possible and/or affordable to deliver it through domiciliary care services;
  - 32.3 A risk assessment (usually for older people with physical or mental frailty) that requires access to 24/7 'on site' care and support.
33. Very Sheltered Housing can and does meet all these needs.



34. Borough Council housing officers need to work closely with County Council Adult & Community Services officers in order to assess local need and demand. It is considered that there is a significant deficit of VSH provision in Haverhill and the surrounding area, particularly rented and shared equity accommodation. The VSH must comply with the Suffolk Very Sheltered Design & Management Guide.
35. **Libraries.** We seek a standard contribution of £90 per person, the basis of which was developed by the South East Museum, Library and Archive Council but is now extended to a National Libraries tariff. Source: [www.mlasoutheast.org.uk](http://www.mlasoutheast.org.uk)
36. The Library service is statutory (1964 Public Libraries and Museums Act), and is required to provide a comprehensive and efficient service for all residents and persons working in Suffolk. This statutory function is articulated by central Government through Public Library Service Standards. The contributions for the Libraries, Archives and Information service (LAI) will be used flexibly to make provision locally (within or near to new developments), and/or as part of larger town centre facilities, or in accordance with service strategy. The exact nature of new facilities will be subject to service strategy and the prevailing local circumstances.
37. The Home Library Service is currently run on behalf of LAI by the WRVS which provides a valuable part in supporting house-bound and older people in their own homes.
38. Some working assumptions on the libraries element:
- 38.1 Minimum standard of 30 sq metres of new library space per 1,000 population.
  - 38.2 Construction and initial equipment cost of £3,000 per sq metre (based on RICS quarterly review of Building Prices but excluding land costs).
  - 38.3 This gives a cost of  $(30 \times £3,000) = £90,000$  per 1,000 people or £90 per person.
  - 38.4 Assumed occupancy of 2.4 persons per dwelling (regional average house occupancy).
39. **Archives.** We seek a standard contribution of £18 per person, the basis of which was developed by the South East Museum, Library and Archive Council.
40. The contributions for the Libraries, Archives and Information service (LAI) will be used flexibly to make provision locally (within or near to new developments), and/or as part of larger town centre facilities, or in accordance with service strategy. The exact nature of new facilities will be subject to service strategy and the prevailing local circumstances.
41. Some working assumptions on the Archives element:
- 41.1 Minimum standard of 5 sq metres of new archives space per 1,000 population.
  - 41.2 Construction and initial equipment cost of £3,600 per sq metre (based on RICS quarterly review of Building Prices but excluding land costs).
  - 41.3 This gives a cost of  $(5 \times £3,600) = £18,000$  per 1,000 people or £18 per person.
  - 41.4 Assumed occupancy of 2.4 persons per dwelling (regional average house occupancy).
42. **Waste Service.** We seek a standard contribution of £469 per dwelling.
43. The Borough Council is the waste collection authority (WCA) and the County Council is the waste disposal authority (WDA).
44. The Landfill Allowance Trading Scheme (LATS) introduces significant and innovative changes in waste policy and practice for the diversion of biodegradable municipal waste from landfill. It is intended to provide a cost effective way of enabling England to meet its targets for reducing the land filling of biodegradable municipal waste under Article 5(2) of the EC Landfill Directive. The UK is required to reduce the amount of biodegradable waste it sends to landfill, in order to prevent or reduce as far as possible the negative effects of land filling waste on the environment



and human health. The County Council is faced with severe pressures to move away from its reliance on sending waste to landfill and the contribution sought has 2 elements to it which are:

- 44.1 Household waste recycling centre (HWRC). 18 existing sites in Suffolk serving 307,000 households, so each HWRC serves an average of 17,055 households. A new HWRC costs in the region of £1.5 million to construct (not including the land purchase costs), therefore £1.5m for 17,055 households = £87.95 per household for HWRC provision.
- 44.2 Contribution towards new technology/facility as an alternative to landfill. 1 x Energy from Waste (EfW) plant processing about 250,000 tonnes residual waste - capital cost £105 million and 3 Transfer Stations with land purchase - capital cost £12 million. Based on dwelling number of 307,000 then average capital share per household would be £381.
45. The Waste Collection Authority (WCA) will need to make an application for any capital costs associated with the provision of collection services to new households (for example additional collection vehicles, the provision of wheelie bins, bring facilities (bottle banks etc), depots, street cleansing equipment etc.).
46. **Suffolk PCT.** There are clear links with SCC such as via the Suffolk Strategic Partnership, Suffolk's Local Strategic Partnerships and the Health Scrutiny Committee. As part of the Environmental Impact Assessment (EIA) the impact of the development proposals on Socio-Economic issues must be fully considered and appropriate mitigation measures put in place.
47. **Suffolk Constabulary.** There are clear links with SCC such as via the Local Crime and Disorder Reduction Partnerships. Community safety, crime prevention and the impact of major developments on the police are material planning considerations. Section 17 of the Crime and Disorder Act 1998 stipulates that local authorities are required to demonstrate a commitment to the reduction of crime and disorder in the delivery of all their services. Suffolk Constabulary has a responsibility, on behalf of the community it serves, to raise concerns about the adverse impact a development may have on existing police resources. Where appropriate Suffolk Constabulary will seek developer contributions to ensure that the existing standard of policing is not adversely affected by the proposed development.
48. In summary the north-west Haverhill scheme is a major development proposal and, as such, there is the need to fully mitigate the impact & compensate for loss or damage caused by these major development proposals by the use of appropriate s106 planning obligations. To not do so will leave the local community with inadequate infrastructure and/or service provision which does not support the principle of sustainable development and will have a negative impact & leave a lasting legacy. The contributions sought are entirely consistent with current Policy and Best Practice as set out in the existing Supplementary Planning Guidance on s106 planning obligations, Circular 05/05, s106 Best Practice Guidance, PPS1 and SEBC Local Plans and meet all the necessary tests. In addition this links with The Suffolk Story, Suffolk's Strategic Partnership, Suffolk's Community Strategy, Suffolk's Local Strategic Partnership and Suffolk's Crime and Disorder Reduction Partnerships.
49. The supporting information and financial figures contained in this report are time limited and will be fully reviewed and updated, as appropriate, on 01 April 2009. If the s106 package is not agreed within 6 months then SCC reserves the right to completely withdraw its current offer and re-negotiate a new s106 package.
50. Following any agreement reached on the s106 package SCC will time limit the completion of a signed, sealed & delivered s106 legal agreement to a maximum period of 6 months. SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.
51. We request that this note containing supporting information is fully considered and supported by St Edmundsbury Borough Council, as the local planning authority.

**Table 1.**

**Summary of s106 infrastructure contributions per dwelling.**

	Contributions (£) per dwelling based on ? dwellings
Pre-school provision (excludes affordable housing in calculations)	
Education provision ages 5-18. Plus free school site (4 acres).	
Highways off-site works (need to estimate value of in-kind works to be carried out by developer)	
Strategic transport infrastructure	
Public rights of way	
Public transport	
Libraries	
Archives	
Waste	
PCT	
Police	
<b>Total</b>	

**Neil McManus**  
**Corporate Development Contributions Co-ordinator**  
**Planning & Performance Specialist Support Function**  
**Suffolk County Council**  
**Version 1 (02.12.08)**

## **Parish and District Councillor Representations**



# PUBLIC EXHIBITION

## Comment Form



Your Details:

Title MRS Initial S Surname DAVIES-SCOURFIELD Are you a:  Local Resident  
Address BELL HOUSE,  
WITHERSFIELD RD  Councillor (please specify)  
SP. WRATTING  Parish /  District  
Postcode CB9 7HD

Please give your views on the proposals. Thank you for this opportunity to view the development. My concerns do remain, as expressed in the consultation, with regard to noise pollution and visual impact upon residents of Great Wrating, both within their homes and upon their walks around the village. Concern about the A1307 also - it is already inadequate and will be put under great pressure. Local employment opportunities seem inadequate for future residents.

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)

[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)





# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title ..... MRS Initial L: Surname READING .....  
Address ..... KUFENA: WITHERSFIELD RD .....  
..... CT. WRATTING .....  
..... SUFFOLK .....  
Postcode ..... CB9 7HD .....

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. ....  
..... Concerns have not been allayed concerning noise, light pollution  
..... & stages of build. Construction of the noise road being  
..... dependant on build is disconcerting. Screening could be  
..... greater to the north side / west side (tree plenty)  
.....

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Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)

[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)





# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title *J.P.* Initial ..... Surname *M<sup>c</sup>Manus*  
Address ..... *2, CURINGS CC -*  
..... *HAVERHILL*  
..... *SUFFOLK*  
Postcode *CB9 0EG*

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. *I LIKE IT. Plenty of GREEN SPACES WELL THOUGHT OUT AND EXCITING.*

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or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

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Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)  
[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)



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.



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title Mrs Initial E Surname McMANUS  
Address 2 GURLINGS CLOSE  
HAVERHILL  
SUFFOLK  
Postcode CB9 0EG

Are you a:  Local Resident  
 Councillor (please specify) TOWN  
Parish / District

Please give your views on the proposals. FANTASTIC - GLAD THE OPPORTUNITY  
TO ACCESS THE LOCAL FIELDS WILL/HAS BEEN  
TAKEN INTO CONSIDERATION  
WELL DONE ! ☺

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CB2 9LD

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[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)

**BIDWELLS**



**From:** "Gower, Anne" <Anne.Gower@stedsbc.gov.uk>  
**To:** haverhill@bidwells.co.uk  
**Date:** Mon, Mar 16, 2009 9:52 am  
**Subject:** NW Haverhill Relief Road

Thank you for sending me the relief road additional details.

I have two queries:

- 1) The Northern end of Brickfields drive seems to be twice as close to the proposed road as the northern side of Masons Close - will the verges be higher near Brickfields road to minimise noise etc?
- 2) It says that the road will have a 2.5m minimum verge - I am assuming that this is 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? I am slightly concerned about the visibility of the road on the higher ground.

Anne

Councillor Anne Gower  
Haverhill North  
Tel: 01440 706402  
Mobile: 07837 755601

\*\*\*\*\*  
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\*\*\*\*\*-S-E-B-C-\*\*

## **Local Resident Representations**

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# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title *Mr* Initial *A* Surname *Deane*  
Address *6 Gannon Close*  
*Haverhill CB995Y*  
Postcode *CB995Y*

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. *AS IT STANDS IT SEEMS VERY GOOD*  
*AND APPEARS TO HAVE HAD A LOT OF THOUGHT PUT INTO IT*

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)  
[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)

**BIDWELLS**



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title ..M.R.. Initials ..G... Surname ..MILLER.....  
Address ..... 18 LAKES CLOSE .....  
..... HAVERHILL .....  
..... Suffolk .....  
Postcode ..... CB9 6JT

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. *This Proposal will help Haverhill grow and should be supported but care must be taken so that the old spaces of Haverhill some must remain*

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Cambridge  
CB2 9LD

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)

[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)





# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title Mrs Initial A Surname STRACHAN Are you a:  Local Resident  
Address 10 Rowell Close  
Haverhill  Councillor (please specify)  
SUFFOLK Parish / District  
Postcode CB9 0EE

Please give your views on the proposals. *(These are initial thoughts which I will write in more detail)*  
I live on Ann Suckling Rd in the Boyton Hall Estate.  
In the circled area I have following concerns -  
From plan density of housing entering this area looks high.  
It will spoil open aspect of route as you walk/drove along here  
- Will dominate over houses on Boyton Hall.  
• No apparent green free space on new build - It should

PTO

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Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)

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balance with Boyton Hall aspect.

- Very high density housing on Boyton Hall with no real green spaces is now going to be buffered onto area also looking high density with all green space being on far end of development
- Not enough green/tree area to walk where new development joins
- Area circled this is a hill where traffic goes into low gear & is <sup>°</sup> noisy. With extra housing there will be more noise pollution. Because of this houses needed to be set off further away from Anne Suckling Rd with green space / landscaping & trees. This will help with sound insulation for both people on existing development and new.

Otherwords - more green links across. closer to Boyton Hall Est. to improve quality of life for all.

Thank you for reading this



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title *MR/Ms* Initial *M* Surname *JARRARD*  
Address *85 ARRENDANE RD*  
*HAVERHILL*  
Postcode *CB99 5T*

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. ....

*VERY INTERESTING, LOTS OF ISSUES*  
*STILL TO BE COVERED I.E. SEWAGE THROUGH*  
*ROADS,*

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

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Cambridge  
CB2 9LD

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[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)





# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title MR Initial D Surname FEUERHELM  
Address 54 HALES BARN ROAD  
HAVERHILL  
Postcode CB9 9SS

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. Concerned about extra car journeys  
along Hales Barn Road from the western leaf of the site  
HBR is a narrow road with inadequate car parking facilities leading  
to an road parking, and is dangerous for children etc with  
current traffic volume. Relief road is a benefit to central Haverhill,  
but would be used by many on rest of new development.

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

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**BIDWELLS**



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title Mr Initial B Surname CHURCH  
Address GLEBE VIEW  
TURNPIKE HILL  
WITHERS FIELD  
Postcode CB97RY

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. THE DEVELOPEMENT IS A WELL THOUGHT OUT  
PLAN WITH A MIX OF HOUSING SURROUNDED BY OPEN GREEN  
SPACES WITH RECREATION AREAS IT CERTAINLY IS A GOOD IDEA  
TO HAVE A ORBITAL ROAD TO CONTAIN THE DEVELOPEMENTS  
WHICH WILL HELP TO RELIEVE THE CONGESTION AT THE  
CANGLE JUNCTION

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

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**BIDWELLS**



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title MR Initial M Surname Woods  
Address 83 Arrendene Road  
Haverhill Suffolk  
Postcode CB9 9JT

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. Would there be an upper school? Extra  
vehicles using Howe Rd. for school access, ~~it could be causing~~  
congestion - once planning permission is given - could any  
of the present layout change - if so - how?

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)  
[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)





# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title Mr ..... Initial S Surname WADDUP .....  
Address ..... 28 Boyton Close .....  
..... Haverhill .....  
..... CB9 0DZ .....  
Postcode .....

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

### Please give your views on the proposals.

I think the green area and the houses circled should be reversed, to give more green space to the east where there isn't any. Also I think there should be a foot path from the Boyton Close area of Ann Sucklings to the area where the football pitch is shown. Also traffic calming on Ann Sucklings.

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)  
[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)

**BIDWELLS**



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title ..... Mr. Initial R. Surname Green .....

Address ..... 20, Abbots Road .....

..... Haverhill .....

Postcode ..... CB9 0DA .....

Are you a:  Local Resident

Councillor (please specify)

Parish / District

Please give your views on the proposals. *As long as the road links are proposed and go ahead we have no objections to the proposal.*

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)

[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)

**BIDWELLS**



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title MRS. Initial P. Surname DECORE  
Address 6. GANWICK CLOSE  
HAVERHILL  
Postcode CB9 9JX

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. This development has been really thought about. It is so nice to see so much greenery. Our house backs straight on to this development and we have been reassured that the trees and bridle path will stay. Well done to the planners.

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)  
[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)

**BIDWELLS**



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title MR Initial .. Surname LIMON  
Address 1 Copernicus Close  
Haverhill  
Postcode CB9 0EH

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. I live where I have put a cross  
My concerns are -  
① I want landscaping along Ann Suckling road  
The houses should be well back  
If town houses but Ann Suckling they could be high and  
intensive. Well mixed housing lower the tone of the area. I do  
appreciate it has to happen. There were lots of noise in the building.

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)  
[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)





# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title Mr Initial R Surname CHURCH  
Address 18 MASONS CLOSE  
HAVERHILL  
SUFFOLK  
Postcode CB9 9SD

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. DUE TO PARKING ON MALES  
BARN RD I DO NOT FEEL ACCESS ON TO  
NEW DEVELOPMENT IS NEEDED OR WANTED.  
LOOKING AT THE PLANS THERE SEEMS TO BE MORE  
THAN ENOUGH ACCESS ONTO NEW DEVELOPMENT FROM  
OTHER AREAS.

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

Haverhill@bidwells.co.uk  
www.northwesthaverhill.co.uk

**BIDWELLS**



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title Mrs Initial S Surname Shaw  
Address 19 masons close  
Haverhill  
Suffolk  
Postcode CB9 9SN

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. Hales Barn Road should not be joined to the new road as there is insufficient width. To many parked cars on the road affect access for existing residents & emergency vehicles. More traffic = more congestion. We recommend the road is not linked.

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

Haverhill@bidwells.co.uk  
www.northwesthaverhill.co.uk



**Haverhill - North West Haverhill**

---

**From:** S Cayzar <s.cayzar@sky.com>  
**To:** <Haverhill@bidwells.co.uk>  
**Date:** 21/02/2009 20:04  
**Subject:** North West Haverhill

---

I was unable to attend the public exhibition on Friday and Saturday re the masterplan for North West Haverhill and just had some questions regarding the site that i would be grateful if you could answer as i cannot seem to get onto the website address either. I live at 44 Brickfileds Drive ( Plot 226 Meadowlands) and just have some concerns over the road.

1. The distance from my property to the road?
2. The speed limit on the road?
3. It looks like there will be an open space between our property and the road - i cannot really tell from the plans - what will this open space be used for and will it be accessible - my concern is for the very large numbers of young children on the estate & how easy it will be to get near a possibly fast road?
4. There doesn't seem to be much of a buffer planned between the road and the existing housing development - what will the view will be like and what will the noise levels be like?

I look forward to your reply

Yours Sincerely

Charmaine Cayzer



**From:** <jwarb@hotmail.com>  
**To:** jwarb@hotmail.com; haverhill@bidwells.co.uk; haverhill@bidwells.co.uk  
**Date:** Sat, Feb 21, 2009 1:51 pm  
**Subject:** Feedback Form results

Title: Mr  
Initial: J  
Surname: WARBURTON  
Address: 7 HAVERHILL ROAD  
LITTLE WRATTING  
Postcode: CB9 7UD

Comments: The amount of traffic using Haverhill Road Little Wrattling will increase. It is already difficult and dangerous to cross the road. Exit from our driveway onto the main road will be slow and dangerous. The amount of traffic noise and vibration through the road into the house will increase. What can be done about this. How will the traffic flow be managed? Property prices will drop for our property, how will this be compensated for? Who will want to buy and/or live in a house facing an even more busy and noisy road?  
e-mail: jwarb@hotmail.com  
type1: Local Resident  
submit\_x: 48  
submit\_y: 11

**From:** <Jessonhome@tiscali.co.uk>  
**To:** Jessonhome@tiscali.co.uk; haverhill@bidwells.co.uk; haverhill@bidwells.co.uk  
**Date:** Sat, Feb 21, 2009 1:31 pm  
**Subject:** Feedback Form results

Title: Mr  
Initial: K  
Surname: Jesson  
Address: 17, Moneypiece Close,  
Haverhill  
Postcode: CB9 9NP

Comments: 1. Currently people in existing developments use the open land for recreation (walks and to walk the dog). Need to ensure ready access remains for people to continue to enjoy the area which they have been using for many years.

2. Hedges exist at back of existing properties on the southern side of the development. These contain much variety of wildlife as currently backs on to open fields. Many varieties of birds are seen from sparrows to woodpeckers via various tits and finches. I would like to see a Greenland margin between the existing hedge and the shared surface. The Masterplan document refers to ecology ad biodiversity and existing hedgerows to remain.

3. There is a Green Lane in the Masterplan document running along the edge of this hedge. I would like to see the depth of the hedge increased (hedges reinforced) to give a) existing houses privacy from houses that will overlook them, and b) to provide an environment that will limit the effect on the existing wildlife.

4. A street is planned on the Eastern boundary below Ann Sutcliffe Road. As there is a large hedge along this boundary with existing properties on the other side of the hedge, I would like to see this street be a Green Lane similar to that on the southern part of the development. This to maintain as best as possible the existing ecology and biodiversity of that hedgerow.

5. Runoff water from the existing field (which is a hill) is a problem for the existing houses at the southern edge of the development (Moneypiece close). These houses have been built on a level with the bottom of the ditch which runs along the southern edge of the field. This means that the water table is level with the lawn surface in winter and only about a foot below in the summer.

At the Bidwells exhibition on the 21st Feb we met locals who said that when the houses in Moneypiece Close were built they demolished the field drain. Hence, the houses at the edge of the field have such a high water table. Haverhill council have done nothing about this situation although they knew about it. As we purchased our house in Moneypiece Close a year ago no mention was made of the high water table in the council searches carried out by our solicitor. Now is the time to correct the situation.

Having a pond in the position shown in the masterplan document seems to recognise that there is a potential problem at that part of the development. My concern is the size of the pond and its construction. The pond needs to be large enough to capture all the water running off the field (hill) including the springs that are seen at the bottom of the hill. Masterplan document shows and refers to a pond that seems to be too small.

I have concerns with the construction of the pond whose level should NEVER be higher than that of the gardens in the existing properties in Moneypiece Close otherwise there will be a risk of flooding these properties. I suggest the Maximum level be well below that of the gardens.

6. Note should be taken that the vision statement states that there will be provision for sustainable drainage.

7. I am concerned that 3 and 4 story buildings will dominate existing properties. There should be graduation of the height of properties away from existing buildings.

8. I am concerned that the bypass will only be lightly sunken. This bypass will produce a lot of noise. The Southern bypass has risen banks and the noise is obtrusive for those living several roads away from it.



As the proposed northern bypass is high on the hill noise will be heard over a large part of the countryside and Haverhill. I therefore believe the bypass should be deeply sunken so that noise can be limited. Also, it would remove the site of moving traffic from the existing countryside. Lighting pollution may also be of concern which would be minimised by the type of lighting and sinking the road deeply.

9. Car parking for only 1.5 cars per family I believe is insufficient. Most working families have 2 cars to commute to work and if offspring are working then it is likely they will also have a car. Provision for company cars and/or white van (self employed) should also be made. Parking for more than 2 cars per family would reduce the inevitable parking difficulties experienced in other parts of Haverhill. It must be noted that most people do not work in Haverhill or on the bus route to Cambridge.

10. In the central plaza, will there be pubs with flats over as in the plazas in Chalkstone and Clements? These have turned into urban ghettos. Rubbish accumulates and is an unpleasant environment. I understand there may be personal safety considerations (intimidation by groups, rubbish lying about etc). Lessons from these developments and other plaza's in Haverhill and elsewhere should be learnt.

e-mail: Jessonhome@tiscali.co.uk  
type1: Local Resident  
submit\_x: 13  
submit\_y: 10

**From:** <tradman@tiscali.co.uk>  
**To:** tradman@tiscali.co.uk; haverhill@bidwells.co.uk; haverhill@bidwells.co.uk  
**Date:** Fri, Feb 20, 2009 6:17 pm  
**Subject:** Feedback Form results

Title: Mr

Initial: K J

Surname: Humphrey

Address: 4 Moneypiece Close

Postcode: cb9 9np

Comments: Looks good, the by-pass would be a great asset for the town, but there is little work in Haverhill and the 1307 cannot take the extra traffic, what provision had been made to address these two problems?

e-mail: tradman@tiscali.co.uk

type1: Local Resident

submit\_x: 14

submit\_y: 7



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title ..... Initial W Surname Bennett .....  
Address ..... 44, Bayton Close .....  
..... Haverhill .....  
Postcode ..... CB9 0DZ .....

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. No consideration for the children on Bayton Hall, no green space to play on within walking distance. Can one green space on the new development be brought nearer? Please include footpaths and cycle routes around & in the new development. A bus route would be good as Bayton Hall is out-on-a-limb. Don't make Anne Suckling Road into a short-cut.

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)  
[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)

**BIDWELLS**



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title MR. Initial A. Surname WALKER  
Address 7 ROWELL CLOSE  
HAVERHILL  
Postcode CB9 0EE

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. I WOULD LIKE THE ANN SUCKLING ROAD  
TO BE WIDENED TO TAKE THE EXTRA VOLUME OF TRAFFIC  
WHICH WILL COME FROM THE PROPOSED HOUSING DEVELOPMENT.  
ANOTHER COMMENT WOULD BE TO PLANT TREES THE SAME AS  
SHOWN ON THE GREEN AREAS AROUND ANN SUCKLING ROAD  
TO TIE IN WITH THE BOYTON HALL TREE LINE

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)  
[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)

**BIDWELLS**



**From:** <fox.russell@tiscali.co.uk>  
**To:** fox.russell@tiscali.co.uk; haverhill@bidwells.co.uk; haverhill@bidwells.co.uk  
**Date:** Tue, Feb 24, 2009 11:24 pm  
**Subject:** Feedback Form results

Title: Mr

Initial: R

Surname: Fox

Address: 4 Chase Close

Postcode: cb9 0ef

Comments: Hi, On the Positive side my wife and I, like the parks, places for children to play. As a disabled person i hope these walks and paths will be wheelchair friendly, if not everywhere at least partially.

We both agree with the idea of a school with a local centre and hope that includes some shops and even a pub would be nice to help nurture a sense of community.

We have a few concerns, the number of flats seems to high, certainly went you note the number of new flats built in the town recently which remain empty. The town seems to be crying out for houses for first time buyers and families, not flats.

however 40% 'affordable housing' (Council houses) seems again to high, my concern would be the remaining houses would be deemed undesirable and therefore left unsold or neglected, bringing down the whole estate and area.

concerns remain surrounding Rat runs and we would like you to ensure measure are taken to reduce this possibility, for example automatic bollards which were mentioned at the public exhibition.

Currently traffic noise is none existent, we understand this will not be the case in the future but hope you make every endeavour to keep the levels to a minimum using bankings and other techniques available to you.

The turning from Ann Suckling on to Wratting Road is not the easiest at the moment with poor visibility when looking down the hill. With the increase of traffic using this junction we believe this could become a accident blackspot. We would therefore reccommend traffic lights which only work when a car wishes to turn or a mini roundabout.

Finally, again due to the increase in traffic using Ann Suckling and the parks, paths in the area we would suggest some pedestrian crossing to allow children and families to cross in a safe manner.

I hope these point are taken on board in the spirit they are given and we would be happy to discuss in details any questions you may have.

Many thanks

Russell and Janette Fox

e-mail: fox.russell@tiscali.co.uk

type1: Local Resident

submit\_x: 17

submit\_y: 10

**From:** <Kittencrumble1998@googlemail.com>  
**To:** Kittencrumble1998@googlemail.com; haverhill@bidwells.co.uk;  
haverhill@bidwells.co.uk  
**Date:** Wed, Feb 25, 2009 1:33 pm  
**Subject:** Feedback Form results

Title: Mrs  
Initial: S  
Surname: Tanner  
Address: 4 Falklands Road  
Haverhill  
Suffolk  
Postcode: CB9 0EA

Comments: Whilst we appreciate that growth in Haverhill is in-avoidable and a sign of the times, our concerns lay with the amount of traffic that will be using Anne Sucking Way to feed into the new properties. It is already used as a race track by some vehicles, and we fear this will only get worse.

What traffic calming measures will be put in place?

Thanks

e-mail: Kittencrumble1998@googlemail.com  
type1: Local Resident  
submit\_x: 10  
submit\_y: 13



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title MR Initial A Surname KIRBY  
Address 3 BROAD STREET  
HAVERHILL  
SUFFOLK  
Postcode CB9 9HD

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. BUILD BY PASS FIRST AS IT WILL TAKE  
ALL OF THE TRAFFIC FOR THE BUILDING OF THE HOUSES  
OUT OF TOWN, AND CAUSE LESS CONGESTION OF  
CANDLE CORNER.

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

Haverhill@bidwells.co.uk  
www.northwesthaverhill.co.uk

**BIDWELLS**

# File Note

**BIDWELLS**

Client: North West Haverhill Consortium  
North West Haverhill SW51000002 – Call from Mrs Kurl of 49 Fulcrums  
Project: Road  
Date: 25 February 2009

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

Description	Action
1 Local Centre is too close to Fulcrums Road.	
2 Local Centre will attract youths 'hanging around'.	
3 Were promised that there would be a landscape buffer between the edge of existing gardens and new development – masterplan shows a road and then housing. Council have gone back on their word.	
4 There should be no housing until the BOAT/bridleway.	
5 Concerned about outlook – area behind the existing houses is sloping upwards and houses are planned on this land.	
6 Concerned about drainage due to land sloping downwards towards the existing dwellings.	
<b>KB</b>	



## Haverhill - north west haverhill plans

---

**From:** Lydia Wiffen <lydiaw21@hotmail.com>  
**To:** <haverhill@bidwells.co.uk>  
**Date:** 27/02/2009 14:42  
**Subject:** north west haverhill plans

---

Dear Sir/Madame

I am writing to express my thoughts and concerns regarding the project to expand the north west of haverhill.

After visiting your public exhibition (which I appreciated taking place as part of your process of bringing plans together) I felt there were many points I would have liked to raise had I felt bolder and more willing to speak my mind.

Please take the time to read through this email carefully.

It concerns me very much that throughout England, there continues to be huge plans to expand and build on green unspoilt land. Nobody seems to appreciate the countryside we have and in the future there will be regrets.

But, I realise that you are within the building trade and that is your sole aim to make a profit from this. More specific to Haverhill there are many reasons why I feel your planning should NOT go ahead.

-Firstly, in the current economic climate this is a ridiculous idea. Many cannot afford mortgages and this problem is not clearing up quickly.

-There is a greater risk of flooding...we already have a problem with this on the road out of Haverhill towards Bury St Edmunds and building on a large area of land is only going to increase this risk. In fact there are issues with this throughout the UK and it all boils down to the fact that England is having an increase of concrete put down to build houses on.....fairly common sense I would say, but nobody is doing anything about this other than carrying on with their building.

-Haverhill is a town that has expanded enormously in the last few years BUT.....only in terms of housing. What is the point of having a town full of houses but with limited adequate facilities in terms of shops for younger people, activities and jobs? The majority of people have to travel to Cambridge or Bury to work & shop. It does not make sense....if a town is to expand, it needs to expand in all areas. Obviously I realise, recently there have been efforts to address this i.e. a new cinema complex with restaurants has been built, and there will be soon be a new tesco's, but this needs to continue within the town. I have not got a problem with development on sites within Haverhill that are currently waste land or need re-development.

-Increased traffic on the A1307-this is an underestimated problem, and one that is just being accepted as "the norm". Everyone who travels on this road during rush hour spends most of their journey sitting in queues of traffic and crawling along at low speeds. Building more houses will only make this more problematic.

-The area that is to be built on is land that is currently enjoyed by many for walking and relaxation. It is a privilege that many have which is on their doorstep and this enjoyment of walking in nearby countryside with friends and family, or to take dogs for a walk will be lost. You may count this a trivial matter, but the plans to substitute this (i.e. maintaining some country walkways/greenery and providing a football pitch) will NOT make up for this. I feel very strongly about this. The plans that I saw last friday at your exhibition made me want to move

out of Haverhill. Although you show a wildlife area which is to be kept for conservation....THIS IS NOT ENOUGH. Neither does walking under a subway to get to the countryside appeal to me either...a small footbridge would be much more preferable.

-Looking at your plans, the houses near to main roads seemed very close. New houses need to have a greater outlook when placed near to busy roads. It is also not fair on current houses whose outlook will no longer be open countryside.

-Placing a football pitch amongst houses shows great intention from the planner. However, this will just become a site where youths gather at night whilst they enjoy drinking. It may have the best purpose in store but this is often not carried out as many have witnessed from other areas like this within the town. It makes the area look like its varied, and built for all in the community, but can become a site where other members of the public are intimidated by gangs of youths who are more interested in vandalism, and disrupting the peace of those who live around.

I feel very strongly about the above points...I could go on.

I would be keen to have a response from you. I realise some of the things I have mentioned in this email are wider issues (but non the less important for you to act on in a local way) so I would appreciate it if you could give me any further contacts/appropriate email addresses so that I could make my opinion known to others who are involved in the northwest Haverhill project.

I look forward to hearing from you in the near future.

Yours Sincerely,

Lydia Wiffen  
56 Abbotts Road  
Haverhill  
Suffolk  
CB9 0DQ

---

Windows Live Hotmail just got better. Find out more!



**From:** <milleniumsam41@hotmail.com>  
**To:** milleniumsam41@hotmail.com; haverhill@bidwells.co.uk; haverhill@bidwells.co.uk  
**Date:** Sat, Feb 28, 2009 8:06 am  
**Subject:** Feedback Form results

Title: Miss

Initial: S

Surname: Castell

Address: Chapple Drive, Haverhill

Postcode: cb9 0dj

Comments: I think this has been a long time coming so I fully support the plans to create extra homes and, more specifically, the other half to Haverhill's ring road. It has been well thought through and the plans look amazing. It will be a welcomed addition to the town!

e-mail: milleniumsam41@hotmail.com

type1: Local Resident

submit\_x: 56

submit\_y: 13

**From:** <johnhsenior@btopenworld.com>  
**To:** johnhsenior@btopenworld.com; haverhill@bidwells.co.uk; haverhill@bidwells.co.uk  
**Date:** Mon, Mar 2, 2009 10:45 am  
**Subject:** Feedback Form results

Title: Mr  
Initial: J  
Surname: Senior  
Address: 26 Masons Close  
Haverhill  
Postcode: CB9 9SN

Comments: I live at the top corner of Masons Close which will be adjacent to both the new development and the by-pass. When we purchased this property we were fully aware of the plans and, as such, can have no real objection. Indeed, based on the exhibition and the answers we were given at that time we came away quite satisfied. However we have since discussed the development with neighbours and whilst I understand that facts can often be distorted, there were a number of key differences, such as the sinking of the by-pass and the density of the proposed housing development. We were told that the plans were quite fixed ('as we have been working on the plans for over two years there are unlikely to be any major changes') but that does not appear to be the case. Therefore my overall comment is that we should be kept informed as the plans change and develop and be given further opportunities to comment if there are significant changes.

e-mail: johnhsenior@btopenworld.com  
type1: Local Resident  
submit\_x: 11  
submit\_y: 11



**From:** <ALISON-NEV@TISCALI.CO.UK>  
**To:** ALISON-NEV@TISCALI.CO.UK; haverhill@bidwells.co.uk; haverhill@bidwells.co.uk  
**Date:** Mon, Mar 2, 2009 8:30 pm  
**Subject:** Feedback Form results

Title: Mrs  
Initial: A L  
Surname: Neville  
Address: 8 Gurlings Close  
Haverhill  
Postcode: CB9 0EG

Comments: We strongly believe that the new proposed plan for North West Haverhill does not fiarly provide the Boyton Hall Estate with much needed open areas. At the present the whole of the estate has one very tiny open area which is not worth having at all. The new proposed plan entirely surrounds the estate with housing. The original proposal was far more sympathetic to our needs, whereby the field immediately behind the bottom of the Boyton Hall estate showed an open area space and a water feature/flood park. This would be far more beneficial to the residents of the estate and give us the much needed open space we deserve.

e-mail: ALISON-NEV@TISCALI.CO.UK  
type1: Local Resident  
submit\_x: 51  
submit\_y: 13

# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title MRS Initial M Surname LAMBERT  
Address 80 HALES BARN ROAD  
Haverhill  
Suffolk  
Postcode CB9 9SE

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. IN MY OPINION THE ROADS ON THIS ESTATE  
ARE ALWAYS DANGEROUS ALREADY WITH THE HUGE AMOUNT OF  
CARS PARKED ON BOTH SIDES OF THE ROADS, WHICH MAKES  
PASSING SAFELY VERY DIFFICULT. NO WAY COULD A BUS ROUTE  
USED ALL DAY BE ABLE TO USE HALES BARN ROAD SAFELY  
EVEN MEDIUM SIZE DELIVERY VANS HAVE PROBLEMS. PLEASE  
DRIVE UP HERE YOURSELF AND SEE!

Please return this form by no later  
than 5pm on Thursday 19th March  
2009 to:

or alternatively email your comments  
by no later than 5pm on Thursday 19th  
March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)  
[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)

**BIDWELLS**



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title MR & MRS Initial NK Surname MOORES  
Address 6 BOYTON CLOSE  
HAVERHILL  
SUFFOLK  
Postcode CB9 0JZ

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. OUR MAIN CONCERN IS THAT ANN SUCKING  
ROAD WILL BE A THROUGH ROAD WHICH WILL CREATE MORE  
TRAFFIC AND WILL BE A RAT RUN. ALSO THERE ARE  
FAR TOO MANY HOUSES BEING BUILT IN HAVERHILL AND  
THE TOWN IS NOT BIG ENOUGH FOR ANY MORE  
CENTRE

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)

[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)

**BIDWELLS**



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title Mrs Initial S Surname TAYLOR  
Address 11 ROWELL CLOSE  
HAVERHILL  
SUFFOLK  
Postcode CB9 0EE

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. \* If you have to have a junction here there needs to be traffic calming all the way down this hill as the traffic comes very fast down this road and the houses need to be placed well back to provide adequate visibility to pull out safely.

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

Haverhill@bidwells.co.uk  
www.northwesthaverhill.co.uk

**BIDWELLS**



Caroline FAGENCE

24 Brickfields Drive

Haverhill

Suffolk

CB9 9SJ

What screening, both against  
visual + noise impact

Will there be between

Brickfields Drive + Relief Road.

i.e. South of Relief Road.

# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title MISS Initial CL Surname FAGENCE  
Address 24 Brickfields Drive  
Haverhill  
Postcode CB9 9ST

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. ....

What screening will there be in area above?  
ie south of relief road, opposite Brickfields Drive

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)  
[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)





5 Falklands Rd  
Haverhill  
Suffolk  
CB9 0EA

3 March 2009

Bidwells Planning Teams  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

Dear Sir/Madam

**Re: North West Haverhill Public Exhibition  
Views**

I attended the exhibition at Haverhill Town Hall presented by yourselves and I was impressed by the manner in which the presentation was made and from the amount of information available.

I was particularly impressed with the amount of green space allowed both bordering the relief road to the north, but also within the developments and the provision of a playing field.

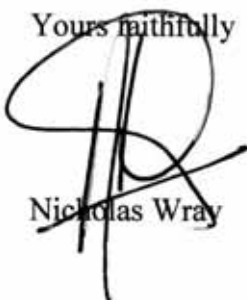
I do hope that lessons will be learned from The Croft Development off Howe Road; within which there was insufficient, or no provision for the ownership of motor vehicles. As a consequence the residential roads on that development are virtually impassable after about 6.30 p.m. Whilst I appreciate that there has to be a move towards using Public Transport it is unrealistic to expect those living in towns in a rural area not to own vehicle.

My view is that it is an essential part of this development that other than the North Western Relief Road or ByPass there is no facility for through traffic. In other words, that at the central community area/School, traffic cannot then proceed through the development.

I appreciate that we are dealing really with outline planning proposals and development but it is an essential part of that development that it is not altered piece meal as it moves through the building phases to reduce the green spaces and amenity areas.

I would also hope that there would be sufficient provision for access on foot through the developments to the countryside beyond by way of additional footpaths to those already marked and in use.

Yours faithfully

A handwritten signature in black ink, appearing to be 'N. Wray', written over the typed name 'Nicholas Wray'. The signature is stylized with a large loop at the top and a long vertical stroke at the bottom.

c.c.

St Edmundsbury Borough Council  
Planning Department  
Angel Hill  
Bury St Edmunds  
Suffolk



**Haverhill - North West Haverhill plans.**

---

**From:** <GeorgSnd@aol.com>  
**To:** <Haverhill@bidwells.co.uk>  
**Date:** 07/03/2009 10:44  
**Subject:** North West Haverhill plans.

---

Sir,

I live at 10 Moneypiece Close, and my garden backs onto the proposed North West Haverhill development area.

I attended the exhibition held at the Arts Centre, on Friday 20th February, and I spoke to a gentleman about the footpath that runs along a sunken lane separating my back garden from the development area. He did not seem to be aware that there was one.

I have been in contact with Suffolk County Council several times about the footpath, which was originally a bridleway. The last letter I have from their legal services department is dated 18th July, 2006. This was to notify residents that it had been stopped up as a byway, with its reservation as a footpath. Since then the sunken lane has deteriorated further into a complete jungle.

We residents are still in the dark about what is intended regarding this footpath. If anyone from Bidwell's would like to call round and see for himself, I am at home most of the time, you have my e-mail address, and my telephone number is 01440.708588. I would be very pleased to let you through to it.

George Saunders, 10 Moneypiece Close, Haverhill, Suffolk CB9 9NP.

**Haverhill - north west proposals**

---

**From:** "Graham @Mezdec" <graham@mezdecltd.co.uk>  
**To:** <Haverhill@bidwells.co.uk>  
**Date:** 07/03/2009 20:15  
**Subject:** north west proposals

---

Dear Sir/Madam,

Unfortunately I missed the recent exhibition at the Haverhill arts centre. I would very much appreciate a contact phone number for someone who could possibly help with my arising problem.

My home is situated on Moneypeice close which backs on to your north west haverhill building project. My enquiry concerns the 3 meters of land directly behind my house which is currently overrun with rotting trees and rubbish. I would like to know what your plans are for this area. The area hasnt been maintained for many years and I would like to take control of it and bring it into my property boundary.

I would appreciate contact either way because whatever outcome these trees will need maintaineng due to the dangerous state they know find themselves in.

Regards  
Mr Jason Spencer  
07790327350  
01440764817



**Haverhill - North West Haverhill Development**

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**From:** "Stuart" <stuart\_britten@yahoo.co.uk>  
**To:** <haverhill@bidwells.co.uk>  
**Date:** 07/03/2009 21:55  
**Subject:** North West Haverhill Development

---

Dear sirs,

We are writing about the new development to the north west of Haverhill. We live in Gurlings Close and we are concerned with the lack of green spaces located near to the existing houses. We understand that there is to be new green spaces, but these are located a significant distance from where we live. The proposed new development caters well for the new development, but takes away the open spaces from the existing houses.

We are also concerned about the proximity of the new road to be constructed at the end of our garden. We have been informed that it is to be built only five meters from the end of our property. This will leave us with very little privacy and increased noise.

With this increase in dwellings there will be increased traffic into and out of Haverhill, especially at rush hour. Are there any plans to improve the roads, in particular to Cambridge? These are already at full capacity and have a high rate of accidents.

We hope that you will take our comments into consideration when taking this development forward.

Yours sincerely

Mr and Dr Britten

12 Gurlings Close  
Haverhill  
Suffolk  
CB9 0EG

**Haverhill - Haverhill North expansion**

---

**From:** Melvyn Brown <melbro2@googlemail.com>  
**To:** <haverhill@bidwells.co.uk>  
**Date:** 08/03/2009 16:08  
**Subject:** Haverhill North expansion

---

Hello,

I went to the Public Exhibition and have some concerns. I live in Cross Close and was a committee member of the Boyton Hall Residents Association which opposed the original plans to develop Anne Suckling Road as the northern by-pass.

**Through traffic:**

The model shown would suggest that it could again become the feeder from the new estate(s) into the town, recognising the greater attraction that Tesco will have for travel into Haverhill from Autumn 2009. The perimeter road shown will have little or no use for the people of the town, the rat-runs through look numerous.

'That's alright' I've been told, 'we'll put in traffic calming measures'. **No**, just direct the traffic off the estates wherever possible onto the safer main roads.

Everybody knows motorways are safer per vehicle population so use this premise to devise a safe estate environment, don't calm traffic in unsafe areas, direct it onto safer main roads.

We already have a southern by-pass that's seriously under used, and now we're set to get another road that can be skirted around.

**Parking:**

With the current enforcement of parking; no garages, spaces for 1.5 cars etc., it would appear likely that, if it were to be connected to the new estates as shown, Anne Suckling Road will take on the overflow parking.

Currently, the road is clear of parking along its length other than at the Wrattling Road end. There it doubles as a car park for the houses in Wrattling Road which do not have safe on-road parking. This is a dangerous area although I can recall only one accident at this point. (However, many get stored there awaiting collection after accidents at the junction). This will change the road from a clear and obvious rat-run, to a dangerous chicane style run that Eastern Avenue / North Avenue presents on the Parkway estate. See how many bollards are down / missing? It isn't parking knocks that remove these on a regular basis.

The rat-run at Strawberry Fields, off the Clements estate or from the south-west of the town / villages, down the perimeter road to Sainsbury's could be an example but minimal parking occurs as sufficient was provided in the estate under previous guidelines.

The expansion is forced upon us and maybe necessary. It will interesting to see the outcome of the recession / depression yet to come.

Please do not take it that an exhibition has fulfilled your obligations to consult.

The Residents Association can be woken from its sleep to meet the challenge again, hopefully to reach an acceptable conclusion to all parties concerned.

Regards

Melvyn Brown  
5 Cross Close  
Haverhill  
Suffolk  
CB9 0EB



**From:** <roy7620@tiscali.co.uk>  
**To:** roy7620@tiscali.co.uk; haverhill@bidwells.co.uk; haverhill@bidwells.co.uk  
**Date:** Sun, Mar 8, 2009 9:37 pm  
**Subject:** Feedback Form results

Title: Mrs  
Initial: Linda June  
Surname: Bleazey BSe (Hons)  
Address: 38 Boyton Close  
Haverhill,  
Suffolk.  
Postcode: CB9 ODZ

Comments: I fullu agree that more hosueing is require in Haverhill, but it has to be the right hosuing and built by taking into account lessons lernet from other towns and areas in Haverhill, I have some issus with the current propsals as list below.

The Executive housing facing out onto Ann Suckling Rd around the corner of the Wratting Rd. This area of Ann Suckling Rd, already has a traffic parking issue causing congestion, cars park on the left hand side of Ann Suckling Rd, which means cars turning in from Wratting Rd have to pull onto the right hand side of Ann Suckling Rd to pass the parked cars, this has already caused a number of near misses and if you then add a number of new houses with Drives also pulling in this area it is bound to cause an accident. I would like to suggest the following, this area should be left as a green belt maybe the addition of a play area as Boyton Hall estate has no play areas at all for children, then the planned executive houses should be the other side of the green area, i.e. around the other way to what you have planned with these houses drives facing onto the smaller road that will link with the by pass, the moving of these houses will then enable them to have south facing gardens which is a good selling point of executive housing, it also means their drives will be reversing onto a quite Rd and not Ann Suckling Rd that will become even more busier when it is joined at the bottom. Please see enclosed plan with the written suggested changes to stop congestion and possible accidents.

2) Ann Suckling Rd is a dead end at present, I see by the plans that this is going to be opened into an adjoining Rd at the bottom, this gives me concern as at present we have a number of bikers and Road Racers use this Rd at break neck speeds, by opening this up it will make matters worse, it is already not that present for the residents of Boyton Hall to hear the racing of Vic heals but add a housing area the other side with children an accident is bound to happen, if Ann Suckling Rd has to be adjoined then I would very strongly suggest that traffic calming is added.

3) With reference to the higher storey houses flats and court yards planned, my sister lives at the new builds off Apple Acre Rd, already due to the small court yards and higher buildings it is becoming a trouble area with crime, this new housing estate should not follow this design it should be open with green areas and not made into a maize, this should be a lesson learnt from housing estates in other towns and cities and I do hope Haverhill planning will not make the same mistakes and take into account what advise the police can offer from other areas to keep crime out of the design.

e-mail: roy7620@tiscali.co.uk  
type1: Local Resident  
submit\_x: 13  
submit\_y: 10

**From:** <m.theron@mac.com>  
**To:** m.theron@mac.com; haverhill@bidwells.co.uk; haverhill@bidwells.co.uk  
**Date:** Fri, Mar 13, 2009 8:07 am  
**Subject:** Feedback Form results

Title: Mr  
Initial: M  
Surname: Theron  
Address: 28 Billings Close  
Haverhill  
Postcode: CB9 9SA

Comments: My primary concern is Hales Barn Road being used as an access road to the new development. Currently, driving through Hale Barn Road to access the existing development on either side of it is at best challenging and sometimes frustrating. The developers did not provide a sufficient amount of parking space for the resident and a wide enough road. Consequently, numerous cars are park throughout the day on the road, and even more so after 5pm. An increase of traffic caused by the new development would undoubtedly lead to serious congestion and disturb the residents living on either side of the road. It is my opinion that, while it is clear that the master plan does not provide for suitable alternatives (shortest way in), traffic calming measures should be installed on the new development road connecting with Hales Barn Road, to discourage road users to drive through the existing development and prefer instead Howe Road (which is significantly wider) or, even better, through the access off planned the relief road. An even better alternative to traffic calming measures would be to install bollards across the road at its current end to prevent cars using it as an access road and focus traffic on the relief road.

As the plan is intended to last 7 years, reducing nuisance from construction traffic is also very important for existing residents of the surrounding area, and a ban on construction traffic using any of the existing residential road is necessary.

PS: I do not leave on Hales Barn Road and thus would not suffer from the increase noise. But it is in my interest not to see the area become undesirable because of negligence with traffic management. While calculations might show that the road system will be sufficient, the existing development around Hales Barn Road is proof that such calculations are erroneous.

e-mail: m.theron@mac.com  
type1: Local Resident  
submit\_x: 58  
submit\_y: 9



## Haverhill - North West Haverhill Housing Masterplan

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**From:** "Paul Donno" <paul@pauldonno.co.uk>  
**To:** <haverhill@bidwells.co.uk>, <chris.rand@stedsbc.gov.uk>  
**Date:** 16/03/2009 08:50  
**Subject:** North West Haverhill Housing Masterplan

---



Clockhouse Farm Estate  
Cavendish Lane  
Glemsford  
Suffolk  
CO10 7PZ  
**01787 281688**  
www.pauldonno.co.uk

---

I have reviewed the plans presented regarding the North West Housing Masterplan and I fully support the proposals from Great and Little Wratting Parish Councils.

I have expressed the need for executive housing before and I do also believe that this should be actioned as a priority in the Masterplan. This will go some way to readdress the imbalance for this type of housing.

Should you wish to discuss further, please do not hesitate to contact me.

Regards

Paul Donno

**From:** <lynda.bunch@btinternet.com>  
**To:** lynda.bunch@btinternet.com; haverhill@bidwells.co.uk; haverhill@bidwells.co.uk  
**Date:** Mon, Mar 16, 2009 9:06 am  
**Subject:** Feedback Form results

Title: Mrs

Initial: L

Surname: Bunch

Address: 9, Coronation Cottages

Great Wratting

Haverhill

Suffolk

Postcode: CB9 7HB

Comments: I would rather see the relief road called a by pass thus securing the land on the Great Wratting side from further development

e-mail: lynda.bunch@btinternet.com

type1: Local Resident

submit\_x: 13

submit\_y: 6



**From:** <alanberriman@hotmail.co.uk>  
**To:** alanberriman@hotmail.co.uk; haverhill@bidwells.co.uk; haverhill@bidwells.co.uk  
**Date:** Mon, Mar 16, 2009 9:11 am  
**Subject:** Feedback Form results

Title: Mr  
Initial: A. J.  
Surname: Berriman  
Address: 24 Masons Close  
Haverhill  
Suffolk  
Postcode: CB9 9SN

Comments: The route of the north relief road is very close to residential properties on the existing Meadowlands estate. The road should be replanned to have greater distances from residential properties as is evidenced by the existing southern relief road.

In September 2006 we were advised by St. Edmundbury Coucil that any new relief road would be cut in with high banks to protect residents of the Meadowlands development from noise polution. There is no evidence of this intention on the new plans. We were advised by the Bidwells representative that the road would be at current ground level. This is unsatisfactory, plans must design out noise polution e.g. noise absorbing fencing or high banks, the plantiong of trees along the route does not afford sufficient protection from noise polution.

The proposed road access along Hales Barn Road, linking onto the 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.

e-mail: alanberriman@hotmail.co.uk

type1: Local Resident

submit\_x: 47

submit\_y: 8

# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title MR Initial R Surname COLLINS  
Address 4 Rowall Close  
Haverhill  
Postcode CB9 0LE

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. Would I be a better green  
bank along New Suckling Road marked ~~XXXX~~  
No link connection at the end of New Suckling Road  
to connect with new estate. Access only on road marked  
~~XXXX~~

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)

[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)

**BIDWELLS**



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title MS Initial G. Surname PALMER  
Address SPARROWS THE STREET  
GT. WRATTING  
HAVERHILL SUFFOLK  
Postcode CB9 7HQ

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. I have no objections to the proposed development. People need homes.  
I would like to draw attention to the transport needs, however.  
The inclusion of a large car park for a PARK + RIDE scheme would be a great asset, particularly for people living in the surrounding villages as well as the new residents in this development.

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

Haverhill@bidwells.co.uk  
www.northwesthaverhill.co.uk

**BIDWELLS**

**From:** <raymondforeman@btinternet.com>  
**To:** raymondforeman@btinternet.com; haverhill@bidwells.co.uk;  
haverhill@bidwells.co.uk  
**Date:** Mon, Mar 16, 2009 9:22 am  
**Subject:** Feedback Form results

Title: Mr  
Initial: R E  
Surname: Foreman  
Address: 25 Gurlings Close  
Haverhill  
Suffolk  
Postcode: CB9 0EG

Comments: We bought our house in Gurlings Close because of the open land view which faces our kitchen window and garden this was reflected in the value of the property. How would it affect the value when the building work is completed?  
We are concerned about the shops proposed to be constructed as this would encourage noise, litter etc

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 ANNE SUCKLINGS ROAD is used instead.  
e-mail: raymondforeman@btinternet.com  
type1: Local Resident  
submit\_x: 7  
submit\_y: 8



**From:** "julie Goodwin" <julie.goodwin@ultraprecision.co.uk>  
**To:** haverhill@bidwells.co.uk  
**Date:** Mon, Mar 16, 2009 11:13 am  
**Subject:** North West Haverhill Public Exhibition comments.

Dear Sirs,

Please see our comments below regarding the above. A copy of this e mail is being sent to Suffolk County Council FAO Highways Dept as was suggested to us when we visited the exhibition.

1. We are concerned that Ann Suckling Road has not been included as part of the new development proposals - as three new roads and subsequent houses from these roads are proposed to enter Ann Suckling road. Also new houses are to be built on the Northern side of Ann Suckling Road.
2. Proposed new housing to Northern side of Ann Suckling Road are closer than the present properties on the Southern side. The proposed new houses should be away from the road, with greenery in front to match the Southern side. The whole area would then be more in keeping with what is there at present.
3. 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 by remote controlled bollards.
4. Regarding the proposed new houses to the North Side of Ann Suckling Road - between Wratting Road and Boyton Close. What off road parking is proposed for these developments? - as this section of road is already used as a parking area for vehicles from Boyton Hall development and cottages on Wratting Road. Any escalation of vehicles parked on this road would cause further congestion and be dangerous.
5. Junction of Ann Suckling Road and Wratting Road. We have raised our concerns on this junction on every St Edmundsbury Council questionnaire regarding the proposed development. Still no consideration has been given to this junction - that attitude seems to be that Ann Suckling Road is not part of the development and it is not down to the developers to consider this road - we think somebody should. We fail to see how any new development would not have an impact on this road and increase traffic at this junction and the "theretical" answer given was that less traffic would be going down Wratting Road as the traffic approaching the town from the North would go along the proposed new relief road - via Sainsburys etc.

No consideration has been given to the fact that the traffic from the North along the proposed relief road towards Sainsburys will be offset by the traffic going to the already developed cinema/restaurant complex, development of the new Tesco store to the Southern end of Wratting Road, development of the new Health Centre at the rear of The Rose & Crown Hotel, any new development which may take place at "Workspace Office Solutions" old site (building currently being demolished) and any further development of the Town Centre that St Edmundsbury Council keeps promising - and will be required to service the new development of the increased population of the town and surrounding areas.

The quickest route in our opinion for many houses on the proposed new development to the above mentioned development and future development will be via the Ann Suckling Road/Wratting Road junction and the "theretical" answer by developers that traffic will leave the proposed development

Northwards is a very misguided theory and not a good enough answer.

We feel this junction either requires a mini roundabout or traffic light control - as that at Howe Road/Withersfield Road junction which will also be leading from the proposed development.

It should also be clearly shown that Ann Suckling Road is "A No Through Road" as the width of the road would not indicate this as a no through route.

No consideration has been taken into account to reduce the traffic speed on this road as it is fairly straight and wide - being built some 20 years ago to be part of a Northern relief route and already traffic speeds down this road and the increased traffic from this new development would only increase the problem. If this is not rectified now it will only involve any future council in further costs to implement speed restriction measures as has happened on similar roads within the town.

D J & J E GOOWIN  
18 Boyton Close  
Haverhill  
Suffolk  
CB9 0DZ

Ultra Precision Ltd  
Homefield Rd, Haverhill, Suffolk, CB9 8QP  
Tel. 01440 706030 Fax. 01440 762828  
info@ultraprecision.co.uk www.ultraprecision.co.uk

Company Registration Number 696133.  
Registered in England at Homefield Road, Haverhill, Suffolk, CB9 8QP

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CC: customerservice@csduk.com



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title Mrs Initial B Surname Oakley-Carter Are you a:  Local Resident  
Address 15 Boyton Close,  
Haverhill,  Councillor (please specify)  
Suffolk Parish / District  
Postcode CB9 0DZ

Please give your views on the proposals. I have 2 main objections to these plans (apart from building on beautiful fields + destroying the wildlife here) and they are 1) It seems unnecessary to pack houses onto a natural wildlife area + break between housing areas (marked 1). This area contains diverse + wonderful wild life. 2) Anne Suckling Road (2) should be kept for use of Boyton Hall residents only + not turned into a rat run for the new estate

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)

[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)

**BIDWELLS**



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title MR Initial P Surname OAKLEY  
Address 15 BOTTON CLOSE  
Haverhill  
Suffolk  
Postcode CB9 0DZ

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. My principle objection regarding these plans (apart from the whole concept of building on greenbelt land) is the building of houses at the area I have marked 1 on the map. This is currently an area of natural land containing diverse wildlife and also prone to flooding. It seems unnecessary to pack houses onto what could be a natural wildlife area and break between housing areas. I would also object to the roads being joined at 2, creating a throughway for traffic & turning Ann Suckling Road into a dangerous 'ratrun'. Drivers will use this instead of the proposed relief road.

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)

[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)

**BIDWELLS**



# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title MR & MRS Initial K.A.M.I Surname GURL  
Address 49 FALKLANDS RD  
HAVERHILL  
Postcode CB9 0GA

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals. BOYTON HALL RES ASS WERE INFORMED @ MEETINGS  
THERE WOULD BE A LARGE BUFFER ZONE BEHIND B.H. & M.P. (MARKED X)  
& DEFINATELY NO RD. (REMOVED ON!) CERTAINLY NO LOCAL CENTRE  
IN VIEW, STRONGLY OBJECTED TO, THESE BEING A MAFNET FOR  
DISRUPTIVE BEHAVIOUR, NOT NECESSARY, HAVERHILL OVERWHELMED  
BY <sup>CHANG</sup> LEAVING PLACES & NO GOOD SHOPS, OBJECT THIS TO BE ADDED TO IN  
FULL VIEW OF EXISTING ESTATE. NO MORE HOUSES IN HAVERHILL

Please return this form by no later than 5pm on Thursday 19th March 2009 to:

or alternatively email your comments by no later than 5pm on Thursday 19th March 2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)  
[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)

**BIDWELLS**

Sean and Deanna Sergent,  
Fieldfare House,  
Haverhill Road,  
Little Wratting,  
Suffolk CB9 7UD

Mr. Chris Rand,  
St. Edmundsbury Council Planning Office,  
Western Way,  
Bury St. Edmunds IP33 3YS

Dear Mr. Rand,

14 March 2009

The town of Haverhill has such potential!

Geographically, it occupies a unique position: at the cross roads of 2 county towns - Cambridge and Bury St. Edmunds, and one market town - Saffron Walden, with convenient access to a major motorway less than an hour from London, and yet mercifully with beautiful countryside all around it.

It has thriving businesses, regardless of the present economic situation, yet without the ugliness of the heavy industry of the midlands.

Most other UK towns can only dream of having the advantages of Haverhill.

In light of this, Haverhill must play to these strengths and now begin to become *the place to live and work*, to be *the centre of attention* and the envy of East Anglia.

How to achieve this?.....attract executives, directors, entrepreneurs to the development for North West Haverhill. And if you happen to be one of these special and relatively wealthy, influential individuals looking for a healthy, stable and sound place to invest your hard earned money and raise your family, you'll only entertain a location for a home that satisfies your prerequisites - one of which is the size of the property.

For this reason, the homes along the Haverhill Road should create an entrance to the town from Bury St. Edmunds that reflects a prosperous, salubrious and successful image - something of which the town can be truly proud.

As residents of Little Wratting living directly opposite the proposed site, of course we are personally concerned about the view and who our new neighbours will be. You would be too in our position - and this is naturally a rather selfish attitude. But it is the long term, disinterested and impartial view for the future success and overall reputation of Haverhill that must prevail.

Get this development right, now - and reap the rewards in the future.

Yours sincerely,



Sean and Deanna Sergent

copy to Karen Beech, Bidwells



**From:** <peterrichardson262@hotmail.com>  
**To:** peterrichardson262@hotmail.com; haverhill@bidwells.co.uk;  
haverhill@bidwells.co.uk  
**Date:** Tue, Mar 17, 2009 7:39 pm  
**Subject:** Feedback Form results

Title: Mr  
Initial: Peter  
Surname: Richardson  
Address: 40 Brickfields Drive  
Meadowlands  
Haverhill  
Suffolk  
Postcode: CB9 9SJ

Comments: Our main concerns are the proximity of the road in relation to our house and the noise pollution caused by the traffic that will be using the new road. The distance of the road to the houses is not entirely clear from the information provided and I feel this needs to be clarified in simple terms so we can understand it.

Also, the depth of the road in relation to the existing ground level is not as much as we were initially told. We were advised it would be 5m below ground level at it's lowest point but I cannot see from the map and measurements provided anywhere that it states it is 5m below ground level. Again the information provided is not that easy to understand for us so the communication to us (the residents) needs to be clearer. The noise pollution will have a major effect on what is in an idyllic, quiet area but if sufficient steps are taken to reduce this as much as possible then the impact will be lessened. The noise reduction measures should be something that is in keeping with the surrounding area, such as a line of trees or bushes or barriers that are not an eye sore (or that are then hidden by another line of trees).

Finally, we are concerned with the lighting of the road and want to make sure the lights will be at road level and not at the current ground level, i.e. will be visible to the surrounding houses. Again, as long as these are at road level with sufficient 'barriers' to dim any glow that should minimise any effect on our neighbouring estate.

We realise this plan is probably well beyond the planning stage so there should be sufficient, easy to understand information available to provide to concerned residents, who could see a change to the whole nature of their estate. Many houses in the area were bought based on the quiet location and countryside views so this needs to be taken into account when any decisions are made on how to minimise any effect on us (the residents).

I do hope these concerns will be taken on board and considered very seriously when thinking about the next step. Should you require anything further please do not hesitate to contact me.

Best regards,  
Peter Richardson  
e-mail: peterrichardson262@hotmail.com  
type1: Local Resident  
submit\_x: 29  
submit\_y: 8

**From:** "Rob Maidment" <maidment@dircon.co.uk>  
**To:** haverhill@bidwells.co.uk  
**Date:** Wed, Mar 18, 2009 8:35 pm  
**Subject:** North-West Haverhill MasterPlan

Karen,

Attached is input from me and Little Wratting concerning the North-West Haverhill MasterPlan - hard copy in post.

Hope of help.

Kind regards,  
Robert Maidment

**CC:** chris.rand@stedsbc.gov.uk



**BOYTON HALL  
LITTLE WRATTING  
HAVERHILL  
SUFFOLK CB9 7TA  
01440-702071**

17th March 2009

Karen Beech,  
Senior Planning Associate,  
Bidwells,  
Trumpington Road,  
Cambridge CB2 9LD

Dear Karen,

Further to our meeting in the Town Hall several weeks ago, and my subsequent e-mail correspondence with Marcia Whitehead, Little Wrattling has now had its official meeting, at which a good turnout of close to 20 local resident households attended.

I am pleased to report that, apart from some concern over the apparent lack of trees to the north of the relief road, the meeting strongly and unanimously supported, without further change or additions, the proposals already sent to you; those as put out by Little & Great Wrattling and the Boyton Hall Residents (plans re-attached for clarity).

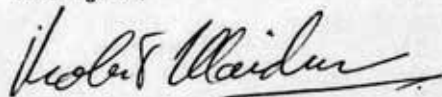
I am also pleased to report that the meeting went so far as to congratulate you and your team on the overall layout and thrust of your input (excepting where explicitly countered above) and look forward to a development that will help uplift Haverhill, Little Wrattling and the surrounding area. This will be especially so in relation to the proposals on the high ground; if done right, this area will at last become the 'top end' housing stock so desperately needed.

So, at last, here is the opportunity to create the 'balance' in a sustainable way, both financially and socially - something not denied by your team when we discussed this at the Town Hall. This has all only been made possible by the huge effort and expenditure over the last 20 or so years put in by Little Wrattling residents, enhancing an area that could so easily have 'gone the other way'. In fact, it is now made even more possible with the ongoing upgrades in the town centre and the knowledge of a not-too-distant completion of the relief road.

On a personal note, with my involvement in various groups in the town - while at the same time declaring my interest as a landowner within the boundaries of the Masterplan - I must support the feeling in the town that the development should, at the very least, start equally with the 'top end' housing as with the smaller, higher density development on the lower ground. As government guidelines continually espouse, 'balance' is all-important for any sustainable community - and that 'balance' is needed now, not in many years hence.

I hope this is all of help and, as always, I will be only too happy to assist wherever possible.

Kind regards,



Robert Maidment  
(+ for Little Wrattling Parish)

**BOYTON HALL  
LITTLE WRATTING  
HAVERHILL  
SUFFOLK CB9 7TA  
01440-702071**

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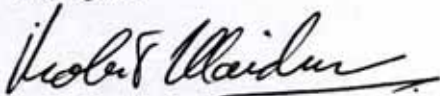
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Kind regards,



Robert Maidment  
(+ for Little Wrattling Parish)



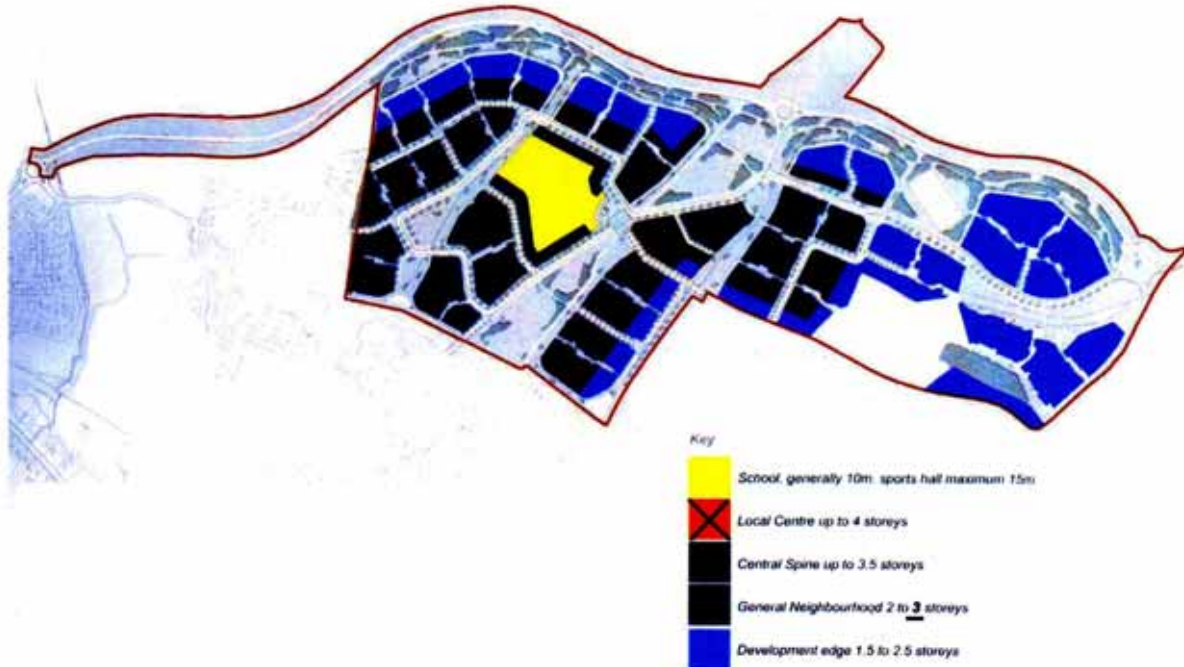
North West Haverhill | Masterplan

### Building Heights

Master Plan presently proposed heights



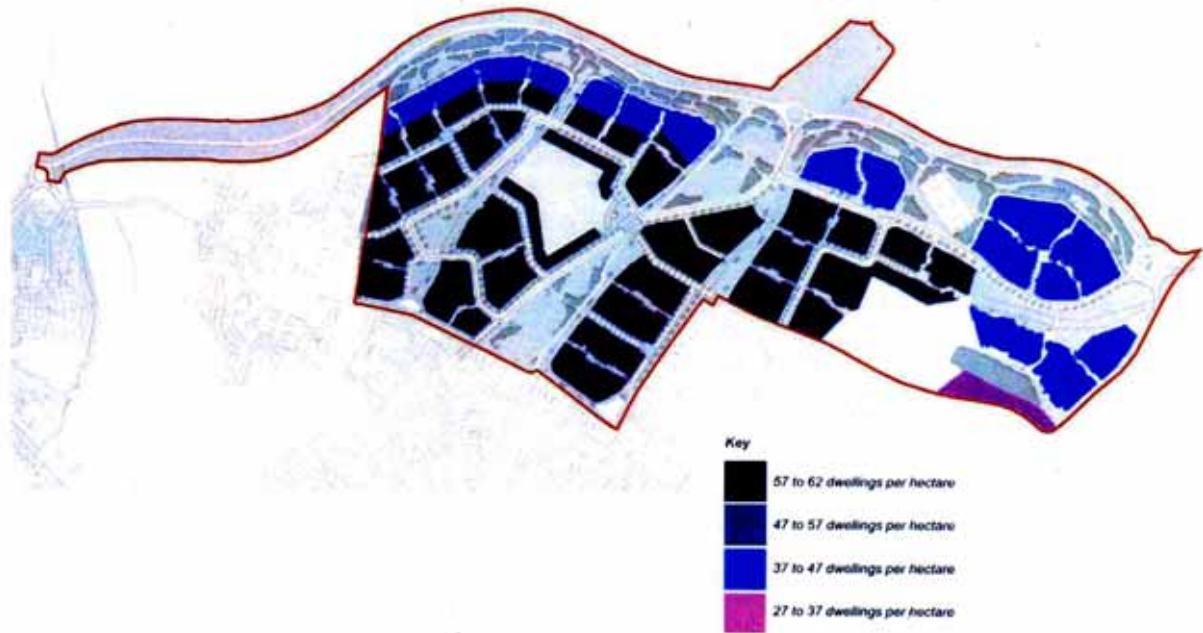
Gt & Lt Wrattling and Boyton Hall Residents proposed heights (initial input prior full meetings)



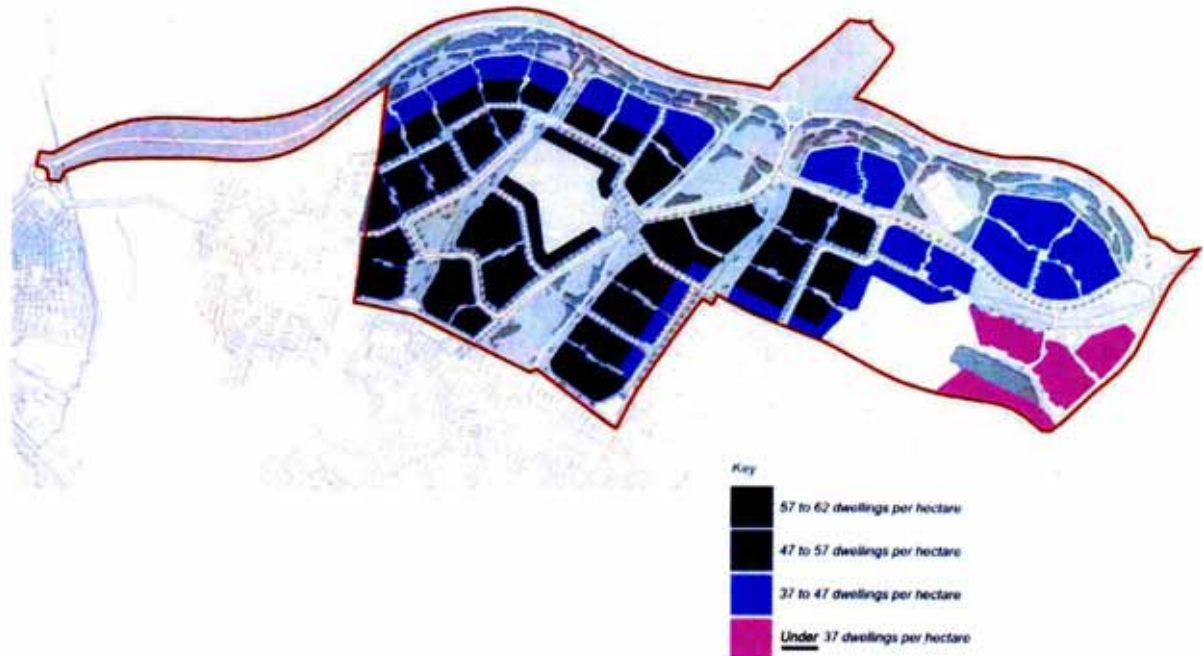
North West Haverhill | Masterplan

### Building Density

Master Plan presently proposed densities



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





**BOYTON HALL  
LITTLE WRATTING  
HAVERHILL  
SUFFOLK CB9 7TA  
01440-702071**

17th March 2009

Karen Beech,  
Senior Planning Associate,  
Bidwells,  
Trumpington Road,  
Cambridge CB2 9LD

Dear Karen,

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I am pleased to report that, apart from some concern over the apparent lack of trees to the north of the relief road, the meeting strongly and unanimously supported, without further change or additions, the proposals already sent to you: those as put out by Little & Great Wrating and the Boyton Hall Residents (plans re-attached for clarity).

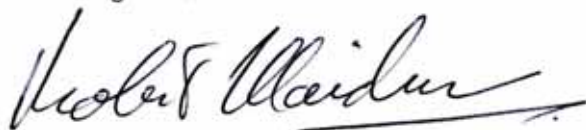
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I hope this is all of help and, as always, I will be only too happy to assist wherever possible.

Kind regards,



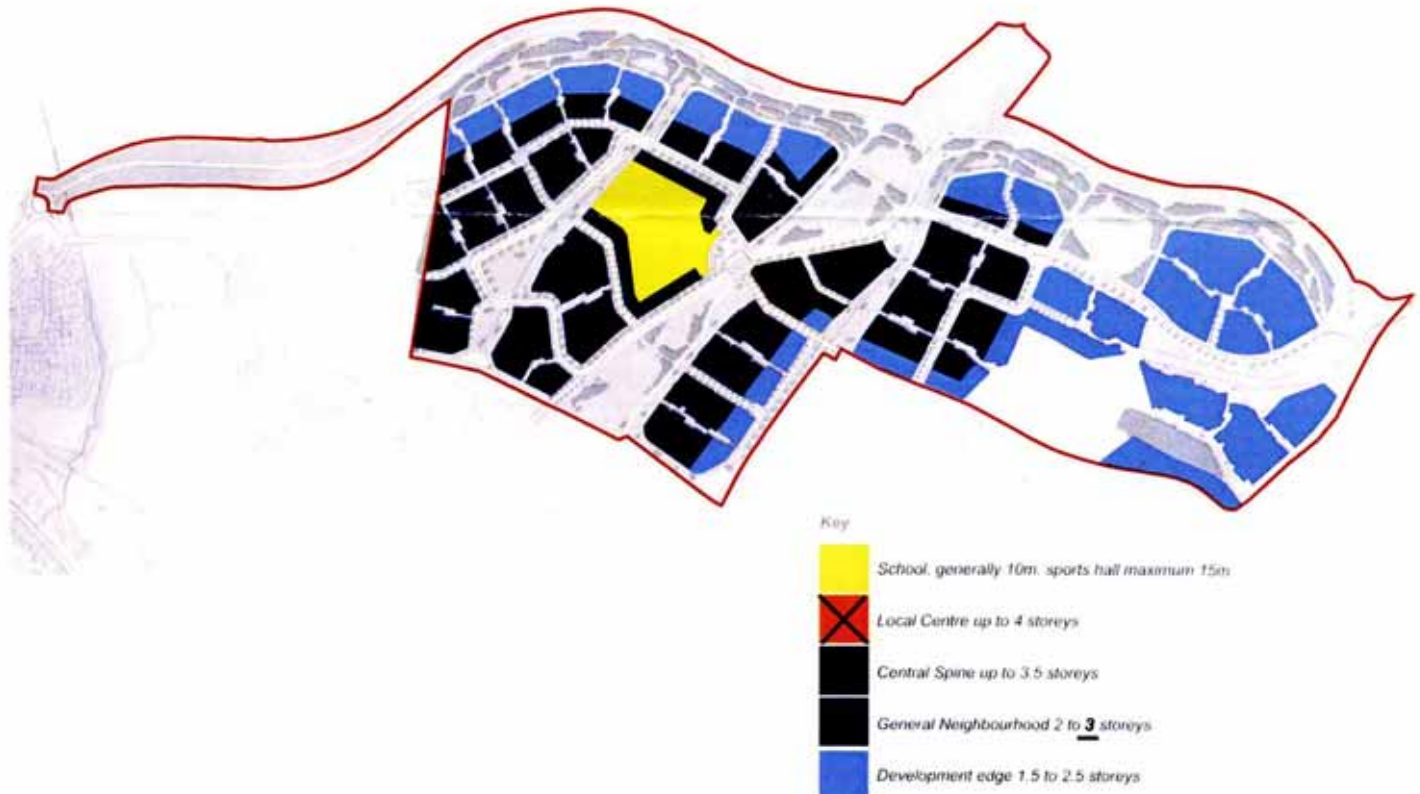
Robert Maidment  
(+ for Little Wrating Parish)

## Building Heights

Master Plan presently proposed heights



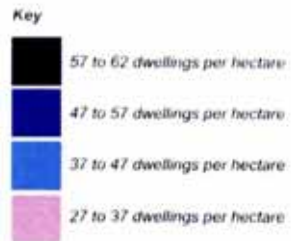
Gt & Lt Wrattling and Boyton Hall Residents proposed heights (initial input prior full meetings)



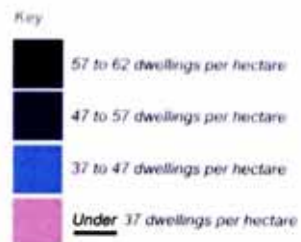
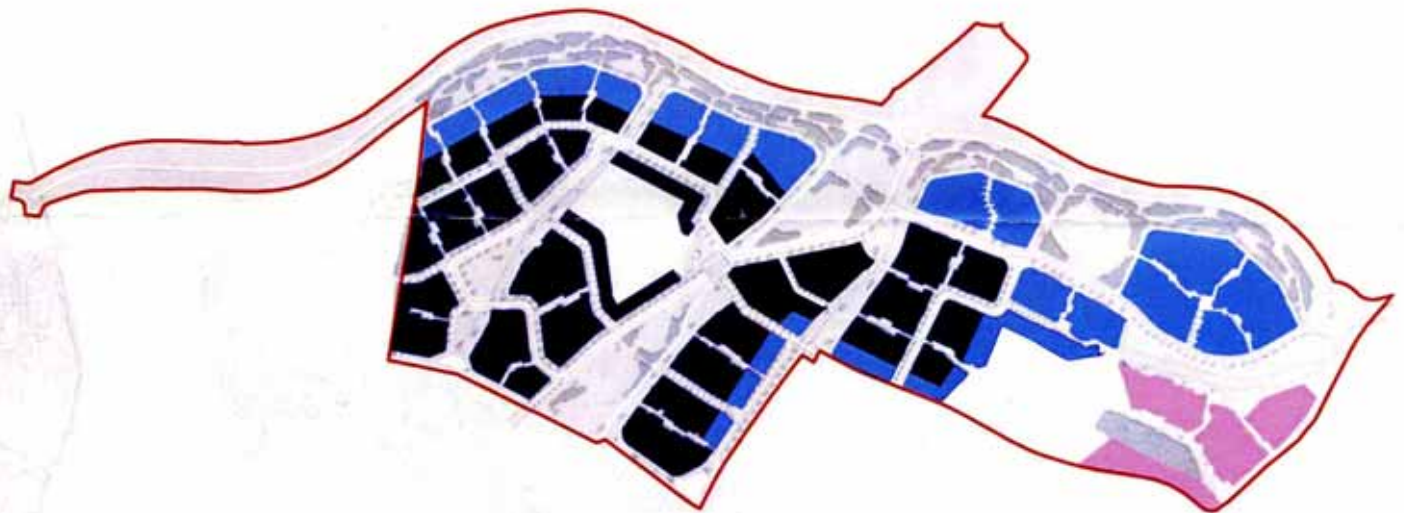


## Building Density

Master Plan presently proposed densities



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



## Haverhill - FW: Haverhill - North West Development

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**From:** nathan wiffen <nathanwiffen@hotmail.com>  
**To:** <haverhill@bidwells.co.uk>  
**Date:** 18/03/2009 19:38  
**Subject:** FW: Haverhill - North West Development

---

I am a local resident and am against the above development for the following reasons:

- Haverhill is already overloaded with housing, following developments at Hanchett End, Barnaby Way and further along the bypass there is clearly enough property available in the town at the current time. The current economic environment will result in local people being unable to obtain mortgages due to higher unemployment and credit conditions tightening. This is not the time for a project of 755 new homes!
- 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 will be included alongside development, sports facilities/ country walks across the bypass/ what local shops will be opening/ bus links to the town centre? I suspect yet again that this will be a secondary issue.
- It appears from viewing the plans that houses will be located very close to the existing main road to Bury St Edmunds and Ann Suckling road, these should be built a suitable distance (30- 50 metres) away to allow for wildlife and trees to be preserved as much as possible and improve the landscape into Haverhill.
- The 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. What investment will be made to this road? I realise that this is a separate issue but needs to be given serious consideration with the potential increase in traffic flow this will cause. This is a very important issue when a project such as this is being approved.
- There is already flooding issues near the Fox public house what measures will be in place to ensure houses / roads will not be flooded further. This is a serious issue especially after last years floods and following the floods earlier this year resulting in roads being closed and homes flooded.

I look forward to hearing from you.

Thanks

Nathan

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Windows Live just got better. Find out more!

**Haverhill - North-West Haverhill Development - Concerns**

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**From:** "Chris Shelmerdine" <chris.shelmerdine@dsl.pipex.com>  
**To:** <haverhill@bidwells.co.uk>  
**Date:** 18/03/2009 23:34  
**Subject:** North-West Haverhill Development - Concerns  
**CC:** <chris.rand@stedsbc.gov.uk>

---

Dear Sir/Madam,

Having had time to examine the master plan for the proposed North-West Haverhill development, I would like to raise a few points which concern me.

On the plan, there is a "community centre" close to the proposed school. This is currently planned to be "up to 4 stories" in height. This seems excessive to me; I cannot see what building could serve as a community centre needing to be 4 stories high. Also, there have been a number of developments around Haverhill where these centres were planned, and these have not materialised. What guarantees do we have that this will not occur again here and additional housing built at the expense of a community centre.

When considering the provision of education and healthcare, I will assume that the council have considered the capacity and location of schooling and medical centres, so will not raise my concerns here, unless there is some additional evidence to support the provision of an additional primary school and no medical facilities for up to an additional 1,000 houses.

On the subject of noise, living in Little Wrattling within earshot of the existing main road from Bury St. Edmunds to Haverhill, I am already acutely aware of the impact that traffic can have in terms of noise pollution. As the new "Northern bypass" will not be that far from my property in a direct line, I am a little concerned that there will be additional noise from the South once the road is in place. Please could you consider options for noise "dampening" to the North of the new road, probably by the planting of some trees?

Next, I would like to discuss the "density" of housing on the master plan. Building to the North of Haverhill will start to impose the "town" demographic onto the "village" demographic of Little Wrattling. Whilst the building has been kept away from the high ground, which is a good decision, I don't see that the proposed housing would need to be as dense as planned close to the existing parts of the parish. Down in the "valley" part of the development, the building is close to existing and new "town" estates, so the proposed densities would be acceptable. However, at the eastern edge of the development, close to the new road and the existing A143, I believe that lower density, higher value properties should be build instead of the high density properties currently planned. I believe that making this change would provide two benefits; firstly, it would make some inroads into preserving the "village" atmosphere on the edge of Little Wrattling (as opposed to the town atmosphere of a new high-density estate). Secondly, it would enhance the appeal and value of this part of the estate, thereby helping to raise the perceived value of the estate and improve the image and appeal of Haverhill for new purchasers (such as London and Cambridge commuters).

Lastly, please could you give an indication on the priority of the build of the new "Northern bypass" in the whole scheme of building. Haverhill has suffered for a long while with the main road from Bury St. Edmunds taking traffic for Cambridge down to Cangle Junction. Recently, this has been exacerbated by the building works for the new Tesco. If we could get the new road escalated in terms of priority within the project, this will provide immediate relief for the traffic congestion, and also "open up" the new estate to the Cambridge commuter belt at the earliest possible stage, thereby raising the profile of the estate, especially if more "executive-style" housing is built.



Many thanks for your time reading my concerns within this email. If you have any feedback to any of my concerns or points, I would be very interested to receive a reply.

Yours faithfully,

Mr. Chris Shelmerdine  
Stone Cottage  
Old Haverhill Road  
Little Wratting  
Suffolk  
CB9 7UG

**From:** "Mike & Julie Richards" <richards@chapplefarm.fsnet.co.uk>  
**To:** haverhill@bidwells.co.uk  
**Date:** Wed, Mar 18, 2009 11:46 pm  
**Subject:** North West Haverhill Development

Dear Sirs

Please find attached letter regarding proposed North West Haverhill Development.

Kind Regards  
Mr & Mrs M.J. Richards



March 18<sup>th</sup> 2009

Chapel Farm Cottage  
Ann Suckling Road  
Little Wratting  
Haverhill  
Suffolk  
CB9 7TA

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge CB2 9LD

**NORTH WEST HAVERHILL – PROPOSED PLAN**  
**(Without Prejudice)**

Dear Sirs,

Having reviewed the proposed plan for the North West Haverhill Development, recently exhibited at the Haverhill Town Hall, we find this will now encompass a significant portion of our property, namely, Chapel Farm Cottage – a Grade 2 Listed Building.

As this will seriously impact the amenity and environment we have enjoyed for the past 25 years, we feel 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, which will impact even more if is their property is also developed.

We request your acknowledgement to our communication.

Yours faithfully

Mr & Mrs M. J Richards

Copy – Mr C Rand – St Edmundsbury Council.

**From:** "Mike & Julie Richards" <richards@chapplefarm.fsnet.co.uk>  
**To:** haverhill@bidwells.co.uk  
**Date:** Wed, Mar 18, 2009 11:55 pm  
**Subject:** North West Haverhill Development - Comments

Dear Sirs

Please take into account the following comments regarding the proposed development:-

1. Our property (a Grade 2 Listed Building) abuts the current proposed plan, we understand it would be our responsibility to negotiate any fencing/hedging along the boundary with the eventual developers. We feel this should be included as a specific requirement and not for us to make representation to the developers, but with our agreement as to what is sensibly proposed.
2. As the intention is for mews type housing to be included in the plan, we would seek to object to any 3-storey town houses within the immediate locality of our property and to limit the density in this area.
3. We note the current plan shows housing immediately to the rear of properties in Falklands road. We understood there would be a greenbelt separating the Falklands Road housing and the new development as this will encroach on the residents in this location. We believe this should be reversed.
4. With regard to Ann Suckling road, a number of local residents from Haverhill Road and Boyton Close park their vehicles along Ann Suckling Rd near this Junction. There will be increased traffic to the development and in particular the proposed school. As this junction is at the top of the hill from the town, the inclusion of a roundabout should be installed to ensure smooth traffic flow and prevent queuing into the estate, which happens now. Some traffic calming measures should also be considered (not humps!) to prevent speeding down this road - which happens now.

Yours faithfully  
Mr & Mrs M.J. Richards (Local Resident)  
Chapel Farm Cottage,  
Ann Suckling Road,  
Little Wratting  
Haverhill  
Suffolk  
CB9 7TA



**From:** <stephen.coleman@sky.com>  
**To:** stephen.coleman@sky.com; haverhill@bidwells.co.uk; haverhill@bidwells.co.uk  
**Date:** Thu, Mar 19, 2009 6:51 am  
**Subject:** Feedback Form results

Title: Mr  
Initial: S  
Surname: Coleman  
Address: 45 Falklands Road  
Haverhill  
Suffolk

Postcode: CB9 0EA

Comments: I'm concerned about the traffic flow along Ann Suckling Road, both the school and community centre will attract more visitors and therefore more traffic. This will cause an issue for parking as it does for those people living near the New Cangle School. The New Cangle School and Samuel Ward School are all in a short walking distance from here, as is Castle Manor so I see no reason for a School in this location and have no desire for a community centre. I feel the community centre will lower the appeal of the Boyton Hall development, which has always had an excellent reputation within the town. I'm concerned that the hours it will be open and the use it gets will cause a disruption to our lives with the potential for it to become a meeting point for groups that will demonstrate a lack of respect for the community and we will see for the first time unsocial behaviour on or near the development. I'm happy with the road behind me, but am not happy that on a previous pla

n it was open fields with houses a fair distance away and now this is no longer the case, I'd prefer that the previous plan was adopted.

e-mail: stephen.coleman@sky.com

type1: Local Resident

submit\_x: 14

submit\_y: 8

**Haverhill - FW: North Haverhill Housing Development**

---

**From:** Hilda Palmer <hilda\_palmer@hotmail.com>  
**To:** <chris.rand@stedsbc.gov.uk>  
**Date:** 19/03/2009 07:33  
**Subject:** FW: North Haverhill Housing Development  
**CC:** <haverhill@bidwells.co.uk>

---

Dear Mr Rand,

Please see the email below, together with attachments.

Yours sincerely,

Hilda Palmer

---

**From:** maidment@dircon.co.uk  
**To:** hilda\_palmer@hotmail.com  
**Subject:** RE: North Haverhill Housing Development  
**Date:** Wed, 18 Mar 2009 23:22:01 -0800

-----Original Message-----

**From:** Hilda Palmer [mailto:hilda\_palmer@hotmail.com]  
**Sent:** 18 March 2009 13:17  
**To:** Rob Maidment  
**Subject:** North Haverhill Housing Development

Dear Mr Rand,

I am writing to express my concern about the proposed housing development situated in North Haverhill.

My concerns relate to the density and height of the new buildings. I support the proposal put forward by Great & Little Wratting Parish Council, which show a reduced density and height plan for the area between Ann Suckling Road and The Fox public house. I believe Haverhill would benefit from a balanced mix of housing, and currently lacks top end 'executive' houses, which could only be sustainable in this area of the town.

Should a high density/height plan be pursued, this would not be possible.

Your sincerely,

Hilda Palmer

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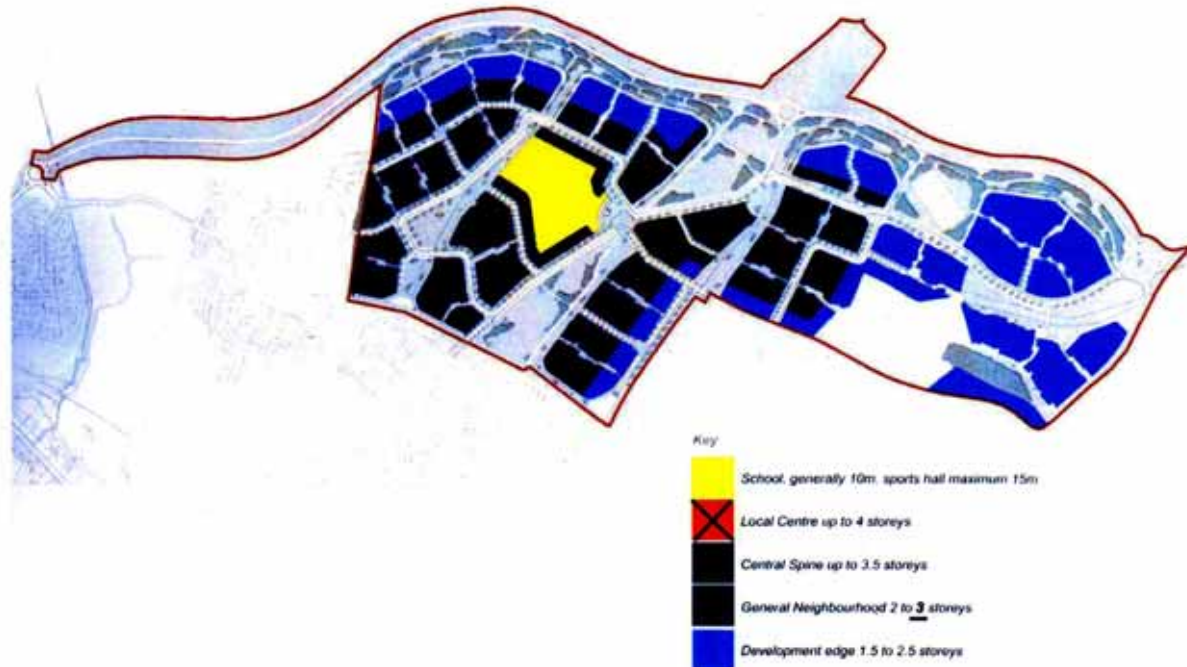
North West Haverhill | Masterplan

### Building Heights

Master Plan presently proposed heights



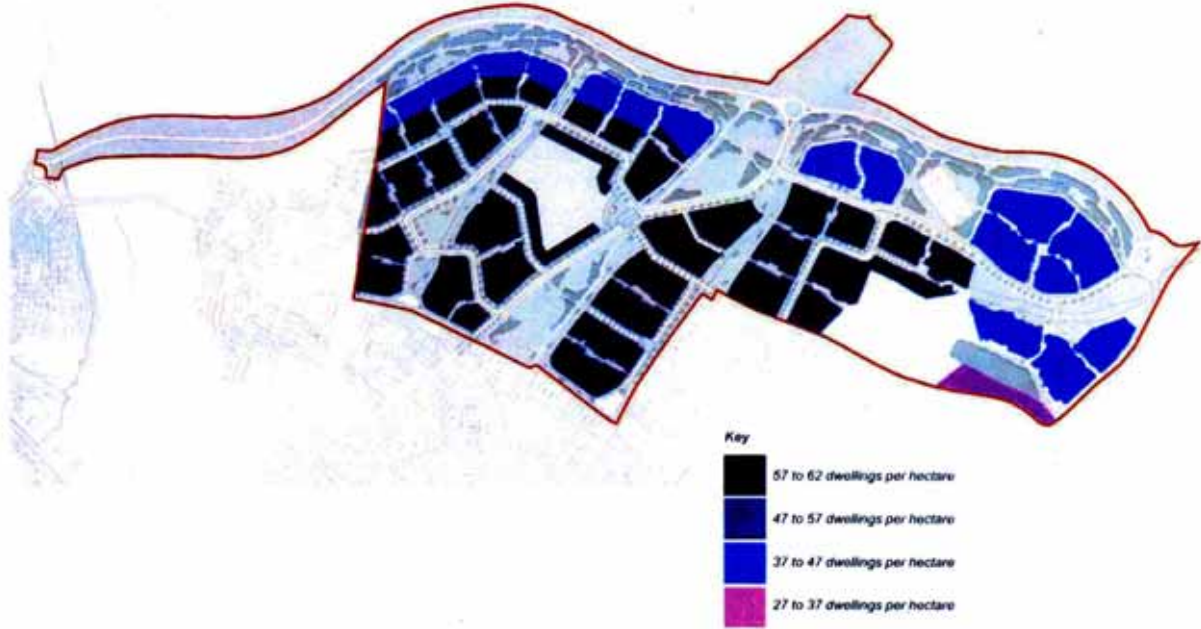
Gt & Lt Wratting and Boyton Hall Residents proposed heights (initial input prior full meetings)



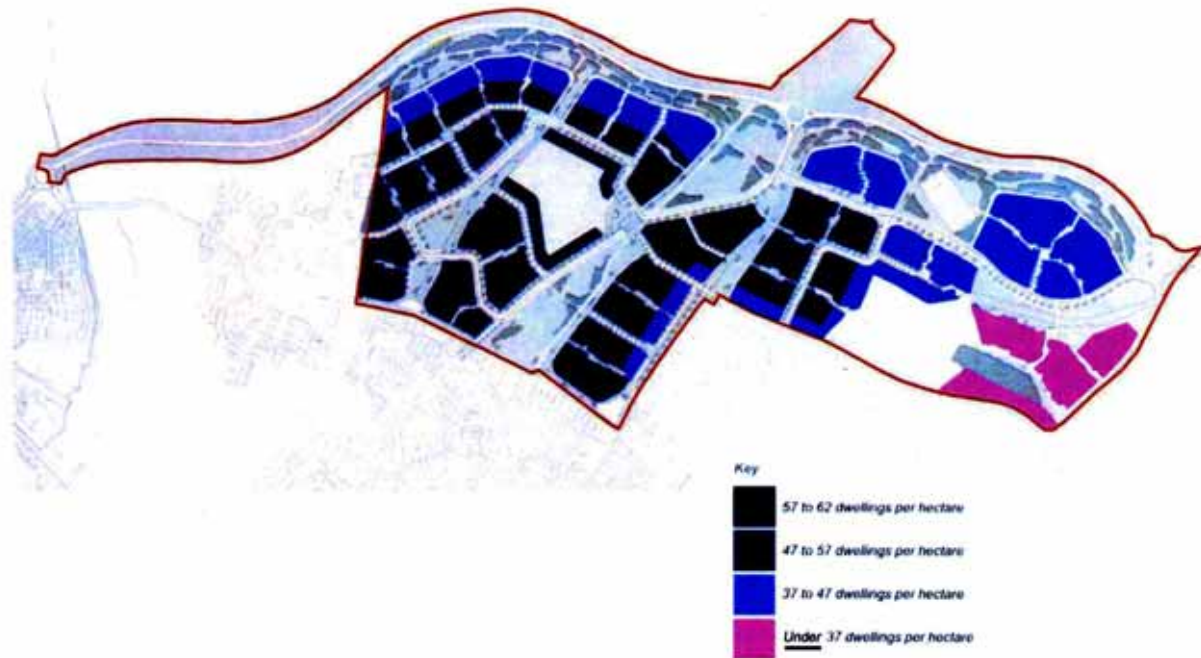
North West Haverhill | Masterplan

### Building Density

Master Plan presently proposed densities



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





**From:** <lesley.coleman@sky.com>  
**To:** lesley.coleman@sky.com; haverhill@bidwells.co.uk; haverhill@bidwells.co.uk  
**Date:** Thu, Mar 19, 2009 7:04 am  
**Subject:** Feedback Form results

Title: Mrs  
Initial: L  
Surname: Coleman  
Address: 45 Falklands Road  
Haverhill  
Suffolk

Postcode: CB9 0EA

Comments: I am pleased with the open spaces on the plan, however would like to see more behind my property instead of houses. I am concerned that the ditch behind my house will be filled in and would like to ensure that it isn't, as this acts a screen between my garden and any future development. The hedgerow between the development and the ditch also attracts the wildlife in the area and I would therefore want this retained. I am concerned about the open water area, with having small children that play in this area, what reassurance will there be that this will be fenced and will not flood?

What plans are there to ensure that we do not see an increase in the flow of traffic through the estate i.e, drivers using alternative routes to get to and from the new by pass?

e-mail: lesley.coleman@sky.com

type1: Local Resident

submit\_x: 10

submit\_y: 14

## Haverhill - Devepoment Master Plan

---

**From:** sally russo <sallyrusso182@yahoo.co.uk>  
**To:** <haverhill@bidwells.co.uk>  
**Date:** 19/03/2009 08:52  
**Subject:** Devepoment Master Plan

---

I would like to lodge my objection to the proposed housing development Master Plan in Little Wrating.

Sally Russo  
The Gate Lodge  
Haverhill Road  
Little Wrating  
Suffolk  
CB9 7UD



## Haverhill - north west haverhill development

---

**From:** gavin rock <gavinrock123@hotmail.com>  
**To:** <chris.rand@stedsbc.gov.uk>  
**Date:** 19/03/2009 11:46  
**Subject:** north west haverhill development  
**CC:** <haverhill@bidwells.co.uk>

---

Dear sirs,

After careful review and consultation with fellow residents affected by the proposed North West Haverhill development, my wife and I would like to confirm our decision to support the revised proposal.

Yours

Gavin and Joanne Rock

Hilltop Barn  
Haverhill Road  
Little Wratting  
Haverhill  
Suffolk  
CB9 7UD

---

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## Kiran Notay - Fwd: NW Haverhill Plan

---

From: Karen Beech  
 To: Kiran Notay  
 Date: 18/03/2009 11:11  
 Subject: Fwd: NW Haverhill Plan

---

another consultation response for you...

>>> "Philip Stainer" <p.stainer@havnet.com> 05/03/2009 18:52 >>>  
 Dear Karen,

Thank you for sending me a copy of your suggested plans for the new Bypass & Development of NW Haverhill, and the updated page iv.  
 Thanks too for your invitation to view your Exhibition in Haverhill Arts Centre, and to your lady colleagues that I met there, and for their help in sorting out one or two problems.  
 My personal comments on the plans are:--

I thought the presentation was very good, and the plans seem to provide quite a fair proportion of the facilities that were requested at the numerous meeting we all attended.

I feel that the extra road junction from the Estate at The Fox round about, ( I have shown part of the road as red dots on attachment NW-HAVERHILL-TREES-&-OPEN... ) may prove to be a **big** mistake!  
 Traffic leaving it will automatically take precedence over the bypass traffic, and during peak traffic times, this will certainly create a "RAT-RUN" through the Estate, as people try to avoid or "jump" the queue on the bypass.  
 This I am sure is the last thing you intended.

This outlet also leads "The Focus" of the Estate **AWAY** from Haverhill: and I'm sure you will remember that one of the major requests from Haverhill Town Council was that the Estate should "Face Inwards Towards Haverhill".  
 The Estate should therefore have as few entrances/exits facing North as possible i.e. towards the bypass and A142, & away from Haverhill, [or better still none], so as to tie the Estate in with the town.

I am also disappointed that "the HUMP" has partially reappeared opposite The Fox. This was the major complaint of the Great Wratting people, as it means that the bypass goes UP hill on leaving The Fox, increasing the impact of the bypass on this Rural Conservation Village. I notice that the housing has been kept well back, but even though they are no more than 1.5 or 2 storeys high, their roofs will still be visible from many parts of Great Wratting, and will spoil the village's sense of rural isolation.  
 I would therefore press for some slight modifications are in the heights of housing blocks near the top of the Estate to reduce this impact, as I have shown on the Attachment (webNW Haverhill Height Plans.pdf).

However, my major comment is that there should be more emphasis on the **high quality** (& price!) of the houses on the LH Side of the road leading down into Haverhill.  
 The density of all 4 blocks (as shown in webNW-HAVERHILL-Density.pdf attached) should be in your "pink" zone, that is absolutely no more than 37 dwellings per hectare, and ideally no more than 27.  
 These blocks should be the top quality/high value housing that Haverhill so badly requires, and the heights of these "up-market" dwellings needs to be restricted to ideally 2 and certainly not more than 2.5.  
 Apart from the fact that high quality housing of the type required would not normally be higher, experience shows that taller buildings encourage later owners to try to convert the houses into smaller units. This will downgrade the whole Estate, and is exactly what Haverhill does NOT need!

Making these blocks of houses really top value will reflect on the whole Estate, moving the entire area "Up Market", while providing the high value housing for which Haverhill has been crying out for so long!

Finally, I note that there are no trees shown on the North side of the bypass. (web NW HAVERHILL TREES-& open.pdf)

Your colleagues did tell me that although none were shown, tree planting was expected to take place here. I, and I'm sure everyone in Great Wratting would be happier if the tree planting was **shown on the plans**:  
 Because if left off the plans, they might subsequently just be "forgotten"!

Yours Sincerely

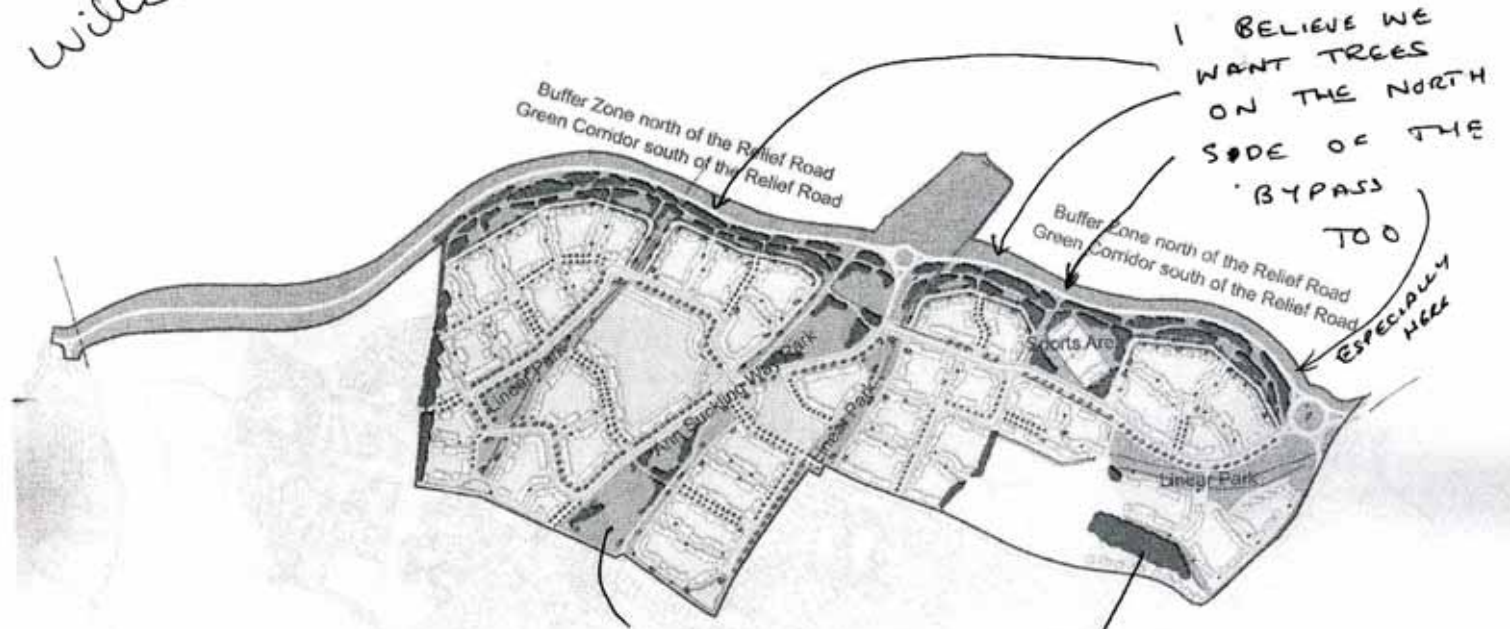
Phil Stainer



Great  
Wallus

5.2 Open Space

Willersheld



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

PALE GREEN  
IS "OPEN"  
I.E. GRASS

DARK GREEN  
MEANS TREES

3

**Haverhill - N.W. Haverhill Masterplan**

---

**From:** "WILLIAM FOLWER" <w.fowler613@btinternet.com>  
**To:** <haverhill@bidwells.co.uk>  
**Date:** 18/03/2009 15:30  
**Subject:** N.W. Haverhill Masterplan  
**CC:** <chrisrandstedsbc.gov.uk maidment@dircon.co.uk>

---

FAO Ms. Karen Beech

Dear Ms. Beech

It is my belief that you have responsibility for the above proposed Development.

As a resident of Little Wratting I would like the opportunity to express my whole-hearted support for the proposals put forward by Gt. & Lt. Wratting and Boyton Hall Residents and supported by Haverhill Town Council.

The building densities indicated in the Master Plan could well lead to a repetition of the worst areas of the town resulting from the 1950\60s developments. Similarly the proposed building heights would surely detract from the truly rural outlook over the agricultural land fronted by the proposed development.

In similar vein the locating of larger properties adjacent to the A143 roadway would further enhance the impression gained, of our town, by visitors approaching by this route.

The need for a road link between the A1307 and A143 is obvious, shortly to be worsened by current building work. If we must have housing development in green site areas let us ensure that the best possible appearance is achieved and not repeat previous errors.

Yours faithfully

W E Fowler  
Medgower  
Haverhill Road  
Lt. Wratting  
CB9 7UD



**HaverHill - Haverhill masterplan**

---

**From:** Greg Kingston <member@gregkingston.fsnet.co.uk>  
**To:** <haverhill@bidwells.co.uk>  
**Date:** 18/03/2009 12:43  
**Subject:** Haverhill masterplan  
**CC:** <chris.rand@stedsbc.gov.uk>

---

To whom it may concern it may concern, I am in full agreement with the proposed plan presented by Mr R Maidment 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. I think we all understand the requirement for low cost high density housing (particularly those of us that have children trying to get on the property ladder) but a balance must be achieved in order to attract people from all financial walks of life rather than seeing these people disappear to other towns and villages. Following on from this I would like to express my concerns around the infrastructure that previously seems to have been ignored, for example the debacle that was Hanchett Village that should have been provided with shops, public House, and a doctors surgery, it's to be hoped that this time we end up with something more than a **Dominoes Pizza takeaway**, your sincerely, Greg Kingston.

Bradley House,  
Old Haverhill Road,  
Little Wrating,  
Haverhill,  
Suffolk.  
CB9 7UG

18/03/2009

**Haverhill - North West Haverhill - Comment**

---

**From:** <a.tulloch@claas.com>  
**To:** <Haverhill@bidwells.co.uk>  
**Date:** 18/03/2009 11:51  
**Subject:** North West Haverhill - Comment  
**CC:** <tulloch@freenet.co.uk>

---

I write to comment on the plans to expand the town of Haverhill on the North west side, as recently advised in a Public Exhibition.

This plan seems to have been developed to an advanced stage before it was fully brought to the attention of those in the area, leaving little time to raise concern about the potential impact of this expansion scheme.

From an overview, it would seem to use up more prime agricultural land in Suffolk, which future generations surely need for the production of food and energy. If there is real need of building development in the region, why not use those areas which are unable to be used for agriculture? There is plenty of land to the north of Thetford for example which could only 'grow' buildings.

In addition, the town of Haverhill cannot really claim to be a success in terms of town expansion. It has limited facilities, limited infrastructure and limited jobs to offer, for any additional expansion.

Any expansion at this time would seem to raise a big question over local opportunities, with the economic down turn being so evident in and around the town. There are many current houses and factories empty with little prospect of any business recovery and little to attract prospective optimists for any resurgence in local business.

If there is real pressure on the need for new building, then surely it should be better planned to utilise more 'brown field' sites and areas which are not suitable for agriculture, together with more consideration for where business really needs to be located.

Surely more consideration within this planning should consider the road and rail networks for links to coastal ports or other industry locations. Haverhill would not score well on any of these points.

It would seem this project needs to be reconsidered in the light of 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.

Regards,  
 Alastair Tulloch  
 Great Wratting.  
 (Home email: <tulloch@freenet.co.uk>

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**From:** "Ian " <ian@jodal.co.uk>  
**To:** chris.rand@stedsbc.gov.uk; haverhill@bidwells.co.uk  
**Date:** Wed, Mar 18, 2009 1:22 pm  
**Subject:** Land @ Boyton Hall

-  
Dear Chris Rand & Karen Beech

attached is a letter i faxed to myself so that i could sign it, if this is insufficient for you please respond immediately and i will post a copy tonight, i will need you correct addresses.

kindest regards

Ian Johnson

Ian Johnson & Irene Scott  
Boyton Hall Farm  
Ann Suckling Rd  
Haverhill  
CB9 7TA

Karen Beech  
Bidwells

Mr Chris Rand  
St Edmunds Council

18<sup>th</sup> March 09

Dear Sirs

We wish to bring to your attention the fact that you may be under the impression that we do not want our property to be within the designated development area.

This is totally incorrect, we have been holding back from improving our property for the last few years, simply because we had been lead to believe by St Edmundsbury that the whole area was to be developed, it will be a relief to have events finally crystallised and hopefully with a time frame.

Mike & Julie Richards are sending you a similar message, although I do not communicate with the person that owns the small parcel of land between our house and Boyton Hall, as the owner purchased it originally to build on presumably he would also be keen for it to be part of the development.

This appears to have changed from your previous plan to the one recently exhibited at the Town Hall

If our land is not part of the Bidwell proposal and as it will then be in the middle of a housing development, we will be putting the property on the open market for sale as development land.

Kindest Regards



Ian Johnson



Ian Johnson & Irene Scott  
Boyton Hall Farm  
Ann Suckling Rd  
Haverhill  
CB9 7TA

Karen Beech  
Bidwells

Mr Chris Rand  
St Edmunds Council

18<sup>th</sup> March 09

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Mike & Julie Richards are sending you a similar message, although I do not communicate with the person that owns the small parcel of land between our house and Boyton Hall, as the owner purchased it originally to build on presumably he would also be keen for it to be part of the development.

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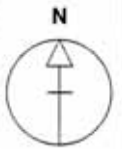
If our land is not part of the Bidwell proposal and as it will then be in the middle of a housing development, we will be putting the property on the open market for sale as development land.

Kindest Regards

Ian Johnson



TITLE NUMBER  
**SK231840**



**SUFFOLK : ST EDMUNDSBURY**

ORDNANCE SURVEY MAP REFERENCE:

TL6746NW

SCALE 1:1250 Enlarged from 1/2500

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*IAN JOHNSON & IAN SCOTT  
BOYTON HALL FARM  
ANN SUCKLING RD  
HADDHAM  
07836 550077*



This office copy shows the state of the title plan on 20 November 2002 at 10:54:57. It may be subject to minor distortions in scale.

Under s.113 of the Land Registration Act 1925, this copy is admissible in evidence to the same extent as the original. Issued on 20 November 2002.

This title is dealt with by the Kingston-Upon-Hull District Land Registry.



**Kiran Notay - Fwd: NW Haverhill Expansion : BOAT status of byway.**

---

**From:** Karen Beech  
**To:** Kiran Notay; Marcia Whitehead  
**Date:** 20/03/2009 12:52  
**Subject:** Fwd: NW Haverhill Expansion : BOAT status of byway.

---

>>> "Philip Stainer" <p.stainer@havnet.com> 18/03/2009 12:03 >>>  
Dear Karen,

At the Great Wrattling Village Meeting when the NW Haverhill plans were shown, it was pointed out that the footpath/bridleway leading from Great Wrattling via Moor Pasture Way into the New Estate is show as a BOAT, a Byway Open to All Traffic, even though there is a Closure order on it. I appreciate that this is it's correct legal status, but I would point out that many in Great Wrattling, Little Wrattling, Haverhill & the Thurlow Estates fought long & hard to prevent this becoming a thoroughfare, and many still harbour feelings that the County Council might have a "Hidden Agenda" involving the surreptitious re-opening of this route to vehicles & the severe 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.

Best Regards

Phil Stainer



**Kiran Notay - Fwd: NW Haverhill Plan.**

---

**From:** Karen Beech  
**To:** Kiran Notay; Marcia Whitehead  
**Date:** 20/03/2009 12:49  
**Subject:** Fwd: NW Haverhill Plan.

---

>>> "Grahame Brown" <ernest.brown1@homecall.co.uk> 19/03/2009 14:36 >>>

We wish to add our voice to others in our Local Community who think that it is imperative that the TREE PLANTING agreed for the Haverhill Heights be shown on the Plans, as previously agreed, and that the Closure Order on the Footpath/Bridleway between Great Wratting and Moor Pasture Way, be confirmed in writing..

sincerely,

E.G. & P.M. Brown, Ash Tree House, Withersfield Road, Great Wratting.

**Kiran Notay - Fwd: NW Haverhill expansion**

---

**From:** Karen Beech  
**To:** Kiran Notay; Marcia Whitehead  
**Date:** 20/03/2009 12:49  
**Subject:** Fwd: NW Haverhill expansion

---

>>> "Caroline Togher" <caroline.togher@tiscali.co.uk> 19/03/2009 15:53 >>>  
Dear Madam

I write to support the concerns raised Great Wratting Parish Council regarding latest plans for NW Haverhill expansion and hope that planners will give due consideration to the impact that the current plans will have on our rural, conservation village.

Yours faithfully

Caroline Togher  
Pheasant Cottage, Withersfield Road, Great Wratting.

**Kiran Notay - Fwd: Northwest Haverhill Plan - Great Wrating**

**From:** Karen Beech  
**To:** Kiran Notay; Marcia Whitehead  
**Date:** 20/03/2009 12:45  
**Subject:** Fwd: Northwest Haverhill Plan - Great Wrating

>>> <Gwyn.Scourfield@Cit.Com> 18/03/2009 22:54 >>>  
 Dear Ms Beech,

I wholehearted support each and every point made in the submission below and would add a question. What is the plan for required development of A roads serving Haverhill to be made larger to serve the additional traffic that will come out of all the houses on the new estate. It is widely accepted that the current A1307 running out west is insufficient for current traffic, let alone the increase that the new estates will cause.

GWPC is pressing for some slight modifications in the heights of housing blocks near the top of the Estate to reduce the impact of these on Great Wrating's rural character, as I have shown on the Attachment Haverhill Height Plans.pdf.

The density of all 4 blocks (as shown in Density.pdf attached) should be a "pink" zone, that is absolutely no more than 37 dwellings per hectare, and ideally no more than 27. These blocks should be the top quality/high value housing that Haverhill so badly requires, and the heights of these "up-market" dwellings needs to be restricted to ideally 2 and certainly not more than 2.5.

Apart from the fact that high quality housing of the type required would not normally be higher, experience shows that taller buildings encourage later owners to try to convert the houses into smaller units. This will downgrade the whole Estate.

GWPC note that there are no trees shown on the North side of the bypass. (web 1a1NW HAVERHILL TREES-& open.jpg)

GWPC were told verbally that tree planting was expected to take place here, but would be happier if the tree planting was **shown on the plans**: Because if left off the plans, they might subsequently just be "forgotten"

The footpath/bridleway leading from Great Wrating via Moor Pasture Way into the New Estate is show 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, and many still harbour feelings that the County Council might have a "Hidden Agenda" involving the surreptitious re-opening of this route to vehicles & the severe 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.

Kind regards  
 Gwyn Davies-Scourfield

Bell House, Great Wrating, Haverhill, CB9 7HD

**Gwyn Scourfield | Vice President & Senior Regional Director | CIT Aerospace International**  
 Mob: +353 879 049 289 | Tel: +353 1 656 1010 | [gwyn.scourfield@cit.com](mailto:gwyn.scourfield@cit.com) | [www.citaerospace.com](http://www.citaerospace.com)  
 3 Georges Dock, IFSC, Dublin 1, Ireland

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**Kiran Notay - Fwd: NWHaverhill development plans**

---

**From:** Karen Beech  
**To:** Kiran Notay; Marcia Whitehead  
**Date:** 20/03/2009 12:45  
**Subject:** Fwd: NWHaverhill development plans

---

>>> peter still <peter\_still6@hotmail.com> 19/03/2009 08:55 >>>

Karen may I endorse those comments from Great Wratting parish council and make a couple of other points. The attraction of Suffolk is it's villages and long term planning should aim to maintain that attraction. Any development should be sensitive to that point in Suffolk's long term interest. So yes please ensure there is no visible sign of any new development either visually from GR and equally any lighting works should be treated sensitively so again there is no visual sign and that includes minimising lux levels to there lowest. And it seems to me the access across which is mentionede needs to be clarified ie it's present usaged should remain unchanged and that needs to be supported bt the developers and any legal changes made to ensure the permanent position. Many thanks Peter Still Moor Pasture Farm, Withersfield Road, Great Wratting.

---

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## Kiran Notay - Fwd: Haverhill Development

---

**From:** Karen Beech  
**To:** Kiran Notay; Marcia Whitehead  
**Date:** 20/03/2009 12:44  
**Subject:** Fwd: Haverhill Development

---

FYI

>>> Terry Holloway <TH@Marcamb.co.uk> 19/03/2009 10:06 >>>

Dear Karen,

I am sorry to have missed your briefing in the village, which my wife attended. Please note and act upon my concerns, which I know are shared by many others:

1. The heights of the buildings near the top of the hill need to be reduced to prevent their damaging the rural status of Great Wratting. It is vital that the new development cannot be seen from our village.
2. The densities of certain parts of the development must be reduced to allow the development of quality housing.
3. I am concerned that tree planting on the Great Wratting side of the Bypass is not shown on the plan, even though there are assurances that this is planned. This is vital.
4. I am also concerned that the bridleway leading up Moor Pasture Way and in to Haverhill is shown on the plans as "A Byway Open to All Traffic" and not a rural footpath. Although, seemingly, there is a "Closure Order" on the route, downgrading it to a bridleway, it is still in law a "BOAT". This is not shown on the plans. I note that the Parish council are concerned that if we do not query this and show that the byway is **closed**, this too might be "forgotten" later, and the route quietly opened! It would be unacceptable for there to be MORE traffic down the Withersfield Road, or for an access road to be created on the route of what today is a very good walking amenity for the village!
5. Finally, why are comments being passed to the developer and not to the planning authority?

...as from Loveday Cottage, Withersfield Road, Great Wratting.CB9 7HD

Terry

Terry Holloway  
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# North West Haverhill

# PUBLIC EXHIBITION

## Comment Form



### Your Details:

Title *MRS* Initial *M* Surname *BIBBY*  
Address *WEATHERCOCK COTTAGE*  
*THE STREET*  
*GREAT WRATTING*  
Postcode *CB9 7HQ*

Are you a:  Local Resident  
 Councillor (please specify)  
Parish / District

Please give your views on the proposals *1* The relief road needs to be a dual  
*carriageway; single will NOT be sufficient for traffic increase*  
*2* Parking in Haverhill will need to be upped; possibly  
*by building a "Park and Ride" and using a*  
*shuttle service.*

Please return this form by no later  
than 5pm on Thursday 19th March  
2009 to:

Bidwells Planning Team  
Bidwell House  
Trumpington Road  
Cambridge  
CB2 9LD

or alternatively email your comments  
by no later than 5pm on Thursday 19th  
March 2009 to:

[Haverhill@bidwells.co.uk](mailto:Haverhill@bidwells.co.uk)  
[www.northwesthaverhill.co.uk](http://www.northwesthaverhill.co.uk)

**BIDWELLS**