



Haverhill Area Working Party 26 January 2012

St Edmundsbury Local Development Framework: Draft Haverhill Vision 2031: Consultation

Summary

1. The Borough Council has made a commitment to prepare a holistic vision document for Haverhill to cover the period to 2031. Consultation on an Issues and Options report was carried out between February and April 2011.
2. An initial report to the Haverhill Area Working Party included details of consultation responses.
3. Having regard to the consultation comments received, a first draft Haverhill Vision 2031 document has now been prepared.
4. The Working Party is asked to **RECOMMEND** to Cabinet that the document be approved for consultation.

1. Background

- 1.1 The Borough Council has made a commitment to prepare a holistic vision document for Haverhill to cover the period to 2031. The vision will cover both planning and corporate priorities for the town and will form part of the Local Development Framework. Ultimately it will supersede the Replacement St Edmundsbury Borough Local Plan 2016 that was adopted in 2006.
- 1.2 Initial consultation on the issues for Haverhill commenced at the beginning of February 2011 and ran to the end of April 2011. A report to the Haverhill Area Working Party on 9 June 2011 (Paper C15 refers) detailed the range of consultation events which took place and summarised the responses received in respect of Haverhill during the consultation period.

2. Haverhill Vision 2031 Document

- 2.1 The observations received during the Issues and Options consultation have assisted in the preparation of the first draft Haverhill Vision 2031 document for consultation, which is attached as Appendix A to the report. Officers will make a presentation to the Working Party.

- 2.2 A comprehensive update of the Issues and Options consultation responses, together with officer responses will be published as part of the consultation. In addition, sites which have been submitted to the Council by landowners and developers for inclusion in the Vision document, including those in Bury St Edmunds and the Rural Area, but have not been included in the draft consultation documents, are set out in one separate report that will be published alongside the consultation document. A full Sustainability Appraisal of the draft has also been undertaken, as required by the regulations for the preparation of planning policy documents and this will also be published at the time of consultation.
- 2.3 It is acknowledged that there may be typographic, grammatical and factual errors in the draft document being considered by the Working Party. It is intended that these will be rectified before the consultation document is published, in consultation with the Portfolio Holder for Planning and Transport.
- 2.4 Consultation will commence on 1 March 2012 and last until 30 April 2012. Members will receive full details of this consultation via the Members' Bulletin. During the consultation period it is intended to hold a Members workshop to discuss the content of the document and to agree feedback to assist in the formulation of the final document.

3. Recommendations

- 3.1 It is **RECOMMENDED** that:-
- (1) the draft Haverhill Vision 2031 document, as contained in Appendix A to Report C307, be approved for public consultation
 - (2) delegated authority be given to the Director of Economy and Environment, in consultation with the Portfolio Holder for Planning and Transport, to make any necessary minor typographical, grammatical or similar textual changes to the draft prior to publication for consultation purposes.

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Haverhill Vision 2031

Working Party Draft

January 2012

This draft document has been prepared for consideration by the Haverhill Area Working Party and the Sustainable Development Working Party. It is acknowledged that there may be typographic, grammatical and factual errors in the document and that the document that is published for consultation will contain photographs, maps, graphs and consultation questions.

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1. Introduction

Welcome to Haverhill Vision 2031, a comprehensive plan to guide the overall direction of future service provision and the management of growth in the town for the next twenty years and beyond. It combines plans for all service provision into a single holistic vision, so that service-providers work together to achieve agreed aims and reduce wastage and duplication. It is orientated towards the future: it thinks about what Haverhill might be in 2031, so that the foundations can be laid along the way.

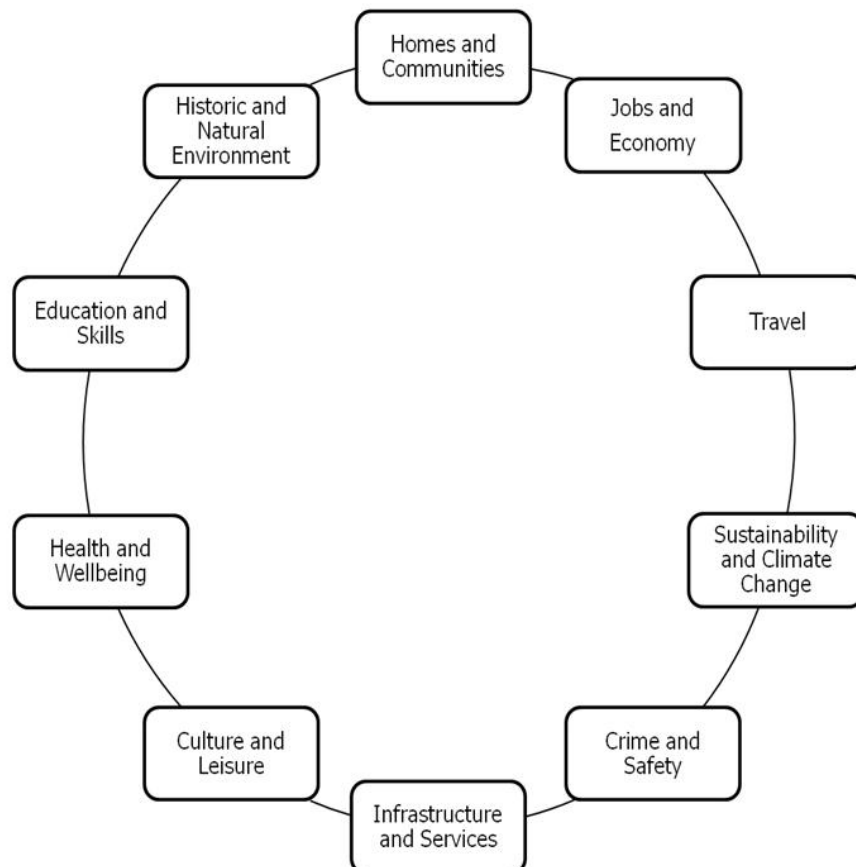
Haverhill Vision 2031 has been compiled by St Edmundsbury Borough Council, working with many other partners, and will form part of the Council's town planning Local Development Framework and will set out both the Council's vision for the future of Haverhill and the statutory planning policy for the town. This first draft has been compiled after widespread consultation so that it reflects the views of local people.

Document Structure

Haverhill Vision 2031 is divided into these sections:

- ◆ A profile of Haverhill giving some key facts and figures about the town;
- ◆ A forward look to consider what the key challenges for the town will be over the next 20 years;
- ◆ Thematic aspirations and proposed actions including town planning proposals; and
- ◆ Sections covering defined local areas and larger development areas.

The theme topics are illustrated below.



Glossary of Terms

The preparation of planning policy documents involves the frequent use of jargon and acronyms. To help understand what these mean we have included a Glossary of Terms in Appendix 2.

Getting Involved

This consultation document presents you with an opportunity to contribute to the way the town will look and function in 2031. It should be recognised that this is still an early stage in developing the vision and that the purpose of this document is to stimulate debate and invite both the public and statutory stakeholders to comment on the options that are available. The Borough Council hopes that everyone with an interest in the town, including residents, businesses, employers, community organisations will take this opportunity to respond to the consultation with their views on the options presented in this document.

There is an eight week public consultation on this document which commences on 1 March 2012 and ends on 30 April 2012 during which comments can be received. Representations will not be considered if they are received after the closing date.

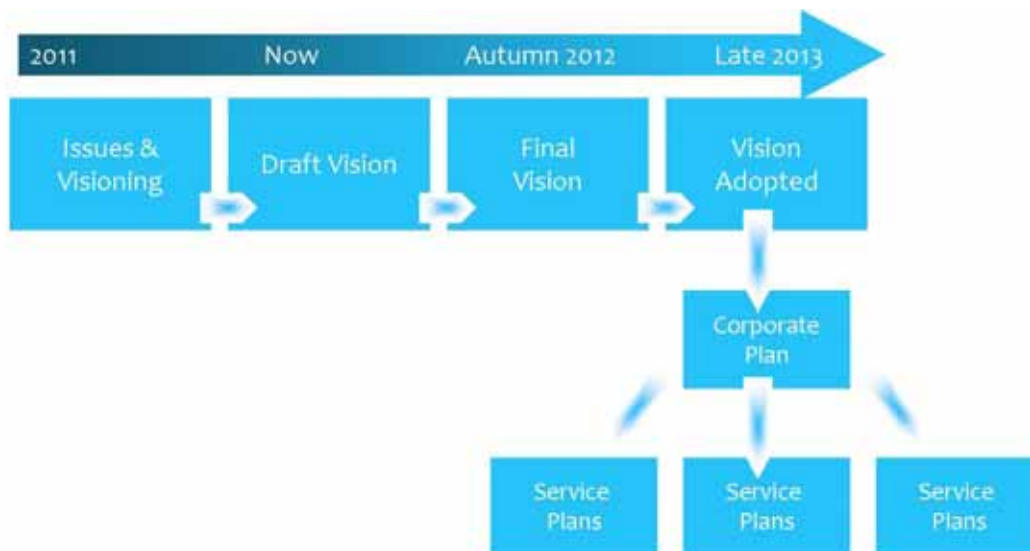
You can let us know your views by visiting the Haverhill Vision 2031 website at www.haverhillvision.org.uk and completing the form or by completing and returning a questionnaire available from the Council Offices at West Suffolk House, Bury St Edmunds or Lower Downs Slade, Haverhill or by calling Planning Policy on 01284 757368 or by emailing haverhillvision@stedsb.gov.uk The questions are set out at various points within this document. If you wish to submit supporting material in response to your question, it would be helpful if you can do so electronically and include a summary of the content in the actual question response.

When making a comment it is important to be as specific as possible setting out the issue it refers to and what changes you consider should be made. Please be aware that any representations made on this document will be available for everyone to view, regardless of whether they are submitted by post or on-line.

Where there are groups who share a common view on an issue in the document, it would help if that group could send a single response indicating how many people it is representing and how the response has been authorised.

What happens next?

The responses to this consultation document will help inform the final draft Haverhill Vision 2031 document which the Council will submit to the Secretary of State for an independent planning examination. This next draft will be known as the proposed submission document and it will be published later in 2012 when there will be another and final opportunity for the public and stakeholders to comment.



Relationship with other plans and strategies

Preparing this draft document has not started from a blank canvas. A number of policy documents are already in place which provide an important baseline from which to formulate a new plan. The Vision 2031 document cannot contradict the content of national planning policy, nor does it seek to repeat it. It is also important to have regard to other local policy statements and strategies, which have helped significantly to inform this holistic vision.

This document is in general conformity with national planning policy guidance and the Local Development Framework Core Strategy. It supports the objectives of the Council's partners such as Suffolk County Council, Police, Fire and public health bodies.

The context provided by the especially relevant plans and strategies is provided below:

Draft National Planning Policy Framework (July 2011)

In July 2011 the Government published a Draft National Planning Policy Framework which aims to make the planning system less complex, more accessible and which works to promote sustainable growth. The draft guidance proposes that the planning system should be based on national policies, local and neighbourhood plans and positive development management. It suggests that an integrated approach to planning which balances planning for prosperity (an economic role), for people (a social role) and for places (an environmental role) should be adopted, with a presumption in favour of sustainable development.

The main implications of the Draft document are that all plans and policies should guide how the presumption in favour of sustainable development will be applied locally. The presumption will mean that neighbourhoods should support the strategic development needs set out in Local Plans, plan positively to support local development and identify opportunities to use neighbourhood development orders to grant planning permission for developments consistent with the neighbourhood plan.

The Draft document explains that other factors such as infrastructure requirements, environmental assessment, the historic environment and the health and wellbeing of

residents should be considered whilst ensuring viability and deliverability of proposals in line with sustainable objectives.

Other key headlines in the draft include:

- should aim to meet the needs of business, and help make the economy fit for the future;
- new shops and leisure developments should look for sites in town centres first;
- new development should have good public transport links;
- Important local facilities, such as schools and shops, should be within walking distance of most new properties where possible;
- local plans should identify sites or broad areas to allow 15 years housing growth where possible;
- communities should have good quality buildings in their area, and have good local services that serve community needs;
- ensure new development is ready for future climate change, by getting its location and design right;
- the planning system should try not just to protect, but, where possible, improve biodiversity;
- try to avoid too much noise pollution from new developments, and to protect tranquil areas prized for their peace and quiet;
- development causing substantial harm or loss to an important heritage asset is not allowed, unless in wholly exceptional circumstances.

The draft National Planning Policy Framework attracted significant criticism when it was consulted on. It is quite possible that the final Framework will be published during the consultation on this draft Vision 2031 document. The final draft will need reflect the content of any changes to national planning policy introduced by the government.

Regional Spatial Strategy

The Regional Spatial Strategy was the broad spatial strategy for the region which was prepared by the former East of England Regional Assembly. It formed part of the Development Plan and established the level of housing growth in each district within the region. In May 2010 the Secretary of State for Communities and Local Government wrote to all local authority Leaders highlighting the coalition Governments' commitment to 'rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils.' Until the implementation of the Localism Act in November 2011 the Regional Spatial Strategy was still in place, but the Council took early steps in July 2010 to investigate the potential impact of the removal of the Regional Spatial Strategy. This concluded that there is a robust local evidence base in place to justify the housing numbers in the Core Strategy and there was no reason why these numbers should not be continued with at this time. The Planning Inspector examining the Core Strategy concurred with this view.

Suffolk Community Strategy

The Suffolk Strategic Partnership, and the organisations that form it, have worked together to produce the document 'Transforming Suffolk, Suffolk's Community Strategy 2008 to 2028'. This strategy will deliver improvements to the quality of life in Suffolk, for its people and for its communities. The overall ambition for the Strategy is:

'By 2028 we want Suffolk to be recognised for its outstanding environment and quality of life for all; a

place where everyone can realise their potential, benefit from and contribute to Suffolk's economic prosperity, and be actively involved in their community.'

This Strategy has been used to assist in the identification of the themes and issues for consideration in this Rural Vision.

Western Suffolk Sustainable Community Strategy

The West Suffolk Community Strategy was particularly important in forming the vision and strategic objectives of St Edmundsbury's Core Strategy. This means that as far as possible, the vision and objectives contained in this document, which accord with the Core Strategy vision and objectives, are in conformity with the needs and aims of the local community through the West Suffolk Community Strategy.

St Edmundsbury Vision 2025:

The Council prepared a vision document for the whole of St Edmundsbury in 2005. Vision 2025 is designed to give a clear and shared vision of "how we see the beautiful and successful area of St Edmundsbury in 20 years' time – and to help realise the aspirations of our community, be that for local residents or local businesses."

It was prepared after talking to a range of partner organisations and the local community to identify the main challenges that needed dealing with by 2025. This resulted in the vision and the action plans for delivery contained in the final Vision 2025 document.

Vision 2025 now needs looking at again to see what's changed and to extend the period that it covers. The Rural Vision 2031, Bury St Edmunds 2031 and Haverhill 2031 documents will do this.

The Replacement St Edmundsbury Borough Local Plan 2016

In 2006 the Council adopted a new Local Plan for the borough that set out the planning policies and proposals for the area to 2016 and replaced an earlier version. This included the identification of sites for development in the town as well as zoning areas with particular planning constraints. With only five years remaining, there is a need to identify the longer term planning proposals for the town to meet the needs of both current and future residents. The Bury St Edmunds Vision 2031 will do this.

Local Development Framework

The Local Development Framework, commonly known as the LDF, consists of a series of different documents as illustrated in the diagram below. It will eventually replace the existing Local Plan referred to above. In the meantime, some Local Plan policies remain.

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Core Strategy:

This is a high-level strategic planning framework for the whole of St Edmundsbury, formally adopted by the Council in December 2010. It determined how many new homes and jobs were needed in St Edmundsbury and the locations for the main areas of growth. Haverhill Vision 2031 develops this by looking specifically at planning policies for Haverhill.

The Core Strategy has already determined the following, strategic policies:

1. The town will grow by at least 4,260 new homes between 2009 and 2031;
2. Most new housing will be located to the north-west and north-east of the town;
3. 12 hectares of land at Hanchet End is allocated for employment; and
4. The town centre will be the main focus for new retail, leisure and office development.

Development Management Policies

The Development Management Policies document will contain those policies that are primarily used on a day-to-day basis to determine planning applications. They are not generally site or location specific. The Borough council is preparing this document in partnership with Forest Heath District Council and the Preferred Options document was published for consultation on 12 January 2012. It is available to view on the Borough Council's website.

PREPARING THE HAVERHILL VISION 2031 DOCUMENT

In March 2011 the Council launched work on Haverhill Vision 2031 by asking what the Issues were that needed to be tackled, either at present or having regard to what the town will face over the next 20 years. We also asked what peoples visions were for what the town should be like in 2031. The consultation stage lasted until ~~xxxxxx~~ and the comments received have been published in a consultation report.

Consultation Feedback

The main issues arising from the consultation are shown below. The number of people who agreed/disagreed with each issue is indicated in brackets after each sentence and these issues have been ordered from most popular to least popular.

Homes and Communities

- There are not enough homes or affordable housing (4)
- Need sheltered homes especially for the elderly (3)
- Need executive homes (2)
- There is a need for greater community spirit (1)
- Need mixed housing developments (1)
- Too many homes being built (1)
- Inappropriate development along the ring road (1)

Jobs & Economy

- High level of unemployment and people claiming benefits (5)
- High level of youth unemployment and need for more jobs for younger generation (4)
- There is a lack of local employment opportunities (3)

- There is not enough industry or support for smaller businesses and a need for encouragement of inward investment (3)
- Need to develop high-tech jobs and jobs for skilled/qualified people (2)

Travel

- Poor transport links into and around town and to Cambridge worsening (12)
- Traffic congestion particularly on A1307 (5)
- Poor rail services/links (4)
- Need free or cheap parking (4)
- Need to pedestrianise the High Street (3)
- Poor bus service (2)
- Road parking issues on Crowland Road, need more yellow lines (1)
- Uneven pavements (1)

Sustainability and Climate Change

- Growing and ageing population (7)
- Need sustainable development (1)
- Over-development leading to water runoff (1)

Crime and Community Safety

- High crime rate and vandalism to cars (3)
- Anti-social behaviour (2)
- Prejudice (1)
- Drug addicts hanging around (1)
- More police needed e.g. to deal with shoplifting (1)

Infrastructure and Services

- Not enough shops or variety of shops due to closures, need to attract new retail and big name shops and develop shopping centre (31)
- Need improved public services/facilities to prevent need to travel out of town (8)
- Too many supermarkets having adverse effect on others and the market (4)
- Need better road links to M11/Cambridge/the coast (4)
- Shortage of care homes for elderly or young (2)
- Need foreign facilities for non-English speakers (1)
- Need rural broadband (1)
- Need public toilets (1)

Leisure and Recreation

- Lack of facilities for teenagers (7)
- Lack of facilities and playgrounds for families and young people (4)
- Lack of hobbies and things to do and poor variety of entertainment (2)
- There is a lack of sports facilities (1)
- Need continued development of Arts Centre (1)

Health

- Too many unhealthy take-away shops (3)
- No x-ray facilities (at Crown HC) (2)
- Poor preventive health services (1)

Education and Skills

- Not enough discipline in schools (1)

Historic and Natural Environment

- Poor image/reputation of the town and need to overcome and develop the High Street (15)
- Lack of green spaces/natural environments, loss of/destruction of green spaces and lack of concern (6)
- Need to protect Haverhill Country Walks and extend East Town Park (5)
- More parkland in line with housing to create pleasant environment (4)

Princes Foundation Community Capital Visioning

To ensure that the Haverhill Vision consultation process was all inclusive and comprehensive, The Princes Foundation were appointed to engage with local Councillors and Officers to build capacity in understanding how to create sustainable communities and through this identify key issues, assets and opportunities for the borough.

The Prince's Foundation used its Community Capital Framework tool which builds upon the town's existing and potential community capital based on four dimensions; natural, social, built and financial capital, to provide a framework for achieving sustainable communities. The outcomes from this work have helped to inform the objectives and vision for the Haverhill Vision. The full report which forms background evidence to this document can be seen on the Council's website at www.stedmundsbury.gov.uk/ldf

In a feedback session at the end of the process all the participants discussed and prioritised the issues into the Top 6 positive assets and the Top 6 negative elements of the town

Top Six Positive

- 1) Green infrastructure with local wildlife and biodiversity
- 2) Community spirit
- 3) Good leisure and sports facilities
- 4) Good local employment opportunities
- 5) Good education facilities
- 6) Good range of social facilities across social groups and age groups

Top Six Negative

- 1) Aged/tired town centre
- 2) Poor connections between north and south
- 3) Lack of public transport options out of town
- 4) Heritage could conflict with investment
- 5) Lack of national retailers
- 6) People's perception and local identify

Princes Foundation Vision Statements

Following the identification of the positive and negative aspects, a number of vision statements were created that would take advantage of the positives and seek to overcome the negatives. The resultant vision statements were:

- *By 2031 Haverhill will have a vibrant, successful and beautiful town centre offering a diverse range of goods, services and amenities that will change people's current perception.*
- *By 2031 residents and visitors to Haverhill will enjoy a seamless network of green routes linking north to south, and houses to schools and employment.*
- *By 2031 Haverhill will be connected to Stansted, Addenbrookes, and Cambridge as well as Bury St Edmunds and Suffolk College by a high speed dedicated bus service*
- *By 2031 Haverhill will be a competitive research, manufacturing and retail hub supporting other centres such as Cambridge.*

The work facilitated by the Princes Foundation has been taken into account in the preparation of this draft Haverhill Vision 2031 document.

Q. Do you agree with the Vision Statements arising from the work the Princes Foundation did for the Council?

Q. If not, what would you change?

Town Planning Context

As explained in Chapter 1, planning policies that need to be taken into consideration in Haverhill are contained in a number of documents both locally and nationally. Plans have been in place to guide and manage development for many years, so in preparing new planning policies for Haverhill we do not start from a blank canvas. For example, the housing recently built and proposed at North West Haverhill emanates from a masterplan published in the 1970's and updated in 2009. New plans must therefore have regard to those that already exist as well as development that is already in the pipeline.

The most appropriate starting place is the adopted St Edmundsbury Core Strategy, which sets out a vision for the borough and Haverhill, which is shown below.

Vision for St Edmundsbury

By 2031 St Edmundsbury will remain a vibrant part of Suffolk and a region where the distinctive local character, unique local heritage and environmental and cultural assets are retained and enhanced for the enjoyment of all. The Borough will be a safe place to live with strong communities. Employment growth and development will produce a prosperous sustainable economy including sustainable tourism. All residents of the borough will have an equal opportunity to access services, jobs, housing and leisure facilities to maximise their potential to live and work in an environmentally sustainable manner. A hierarchy and network of town and village centres will grow and develop to provide a wide range of services in a good environment and accessible to all, appropriate to the size of settlement.

The borough will respond to the challenge of delivering growth in a manner that does not just respect the heritage and culture of St Edmundsbury but actually strives to enhance them in an environmentally sustainable way. The natural and built environment and local biodiversity of the borough will be protected and where possible enhanced to increase access to the countryside and the provision of green open space in recognition of the county ambition to become the greenest county. The challenges of climate change will be addressed to ensure that the specific threats that Suffolk faces are mitigated but that other adaptations are also made such as an increase in renewable energy and water efficiency and an active decrease in carbon emissions. All new development will respect the Breckland Special Protection Area, Special Areas of Conservation and Sites of Special Scientific Interest.

Bury St Edmunds and Haverhill will be the cultural and economic hearts of the borough with strong, sustainable links to the surrounding key services centres, villages and countryside.

Haverhill

- Regeneration of the town will continue with the aim of being able to have a more attractive retail, leisure and employment offer to its residents to decrease the amount of out-commuting and to grow an organic 21st Century town based on strong community.
- The town centre will be a high quality environment where pedestrians and other non-car users can move around safely and comfortably.
- Development will be focused initially on the north-west Haverhill site and long-term development located on the north eastern edge of Haverhill.
- Existing surrounding settlements will be protected from coalescence and have green buffer zones developed between them and Haverhill to maintain their integrity.
- Haverhill will diversify its employment base, building on the bio-chemical industry and capitalising on the strong links it has with Cambridge and Stansted.
- To achieve the latter, long-term sustainable transport solutions will be developed to mitigate the difficulties of accessing strategic road networks along the A1307, A1017 and A143.
- Within the town, cycling and pedestrian links will be established.

2. Haverhill 2011

Haverhill's biggest advantage is its position. It lies on the A1307, less than 20 miles from Cambridge. It is close to the 'M11 Corridor', near Stansted Airport and on the cusp of three counties: Suffolk, Cambridgeshire and Essex. It is in the borough of St Edmundsbury in West Suffolk but it has strong economic links to Cambridge and a large proportion of residents commute to work in Cambridgeshire and Essex.

The proximity of the county boundaries with Essex and Cambridgeshire means that there is a reliance on other local planning authorities to assist in the delivery of the land use planning vision for the town. The Council has worked with Braintree District Council to successfully deliver the Haverhill Business Park and will look to continue this good cooperation to ensure that Haverhill continues to be a successful and buoyant economy.

It is surrounded by attractive countryside and has some good parks. The town has changed a great deal – and is still changing. Haverhill's market town origins can still be seen, but evolved to become a manufacturing centre, principally for textiles, in the Victorian period. Much of the development that took place during this period survives today and forms the basis for two town centre Conservation Areas. In the 1960's Haverhill was part of the Greater London Council's town expansion scheme and grew rapidly. In the past twenty years, it has experienced an economic renaissance, helped by its proximity to Cambridge and the population increased by just under 20% between 1991 and 2001. The data contained in this document is based on the 2001 census data as the 2011 census data is not currently available at the time of writing this document. As a result, the town's social and economic profile has changed and it has become more prosperous. Haverhill's population is now estimated to be 22,880 and it is the fifth largest town in Suffolk, after Ipswich, Lowestoft, Bury St Edmunds and Felixstowe. It is the second largest town in St Edmundsbury, but its profile differs markedly from that of the rest of the borough. The population structure is much younger, largely as a result of people coming from London during the expansion scheme.

In recent years, there has been much private house-building, especially on the western side of the town nearest to Cambridge. In 2001, Haverhill had 9,017 households. The strategy for growth provides for at least 2,500 new homes in Haverhill by 2031, over and above those already identified in the Local Plan or being built at the moment.

Homes and Communities

In 2001, nearly 70% of homes in Haverhill were owned by their occupants, either owned outright or with a mortgage. In 2010, the average price of properties sold in Haverhill was £162,000. House prices of 3 to 3.5 times income are generally considered affordable, but in Haverhill, the ratio is 5.74, using salaries and properties that first time buyers would typically be earning and buying. This places a huge strain on the ability of people to find affordable houses.

In 2001, 4% of Haverhill homes were privately rented and 25% rented from social landlords. The proportion of privately rented homes was smaller in Haverhill than in

the rest of the borough, whilst the proportion socially rented was larger. Housing associations provide approximately 2,300 affordable homes in the town. The housing register shows that, in July 2011, 422 households living in Haverhill had registered their need for housing in the town. Evidence from the housing register and the Councils Strategic Housing Market Assessment shows more affordable housing is needed.

Looking at the condition of the housing stock, the rate of fuel poverty, households with serious hazards and non-decent homes in Haverhill is lower than the average for the borough, reflecting its higher proportion of modern homes. The rate of fuel poverty in Haverhill is 2.1% and the number of serious hazards is 6.8%, with the majority due to excess cold. The average SAP rating is 59. (SAP is the Government's 'Standard Assessment Procedure' for energy rating of dwellings. Every new house has to have a SAP rating, and the higher the rating, the better.) Houses can be deemed 'non-decent' if they have serious hazards, are in a poor state of repair or have a poor standard of amenity and low thermal comfort. 16.2% of Haverhill homes are non-decent and 12.1% of vulnerable households live in non-decent homes. The average cost of repairing houses in Haverhill is £2,700.

The Council has monitored the delivery of new homes over the long term. Over the last 20 years just under 3,200 new homes have been built across the town, averaging just over 150 a year. The table below illustrates that there have been peaks and troughs throughout the last 20 years and that despite the recent economic problems house building in the town is still close to the average.

Year	Completions
1991-1992	45
1992-1993	64
1993-1994	139
1994-1995	136
1995-1996	228
1996-1997	331
1997-1998	273
1998-1999	261
1999-2000	317
2000-2001	244
2001-2002	182
2002-2003	83
2003-2004	206
2004-2005	47
2005-2006	135
2006-2007	109
2007-2008	168
2008-2009	107
2009-2010	85
2010-2011	24
Totals:	3184
Average	159

Jobs and Economy

Haverhill has a strong business culture with two business organisations, the Chamber of Commerce and Haverhill Enterprise. Both do a great deal to promote Haverhill and Haverhill Enterprise was responsible for erecting the 'Spirit of Enterprise' sculpture at the entrance to Haverhill on the approach road from Cambridge. The Mid-Anglia Enterprise Agency (MENTA) runs the Hollands Business Centre and opened a new business and training centre in 2010.

The largest employment sectors are manufacturing (29.2%), retail (14.2%), education (8.0%), transport and storage (7.7%) and health (7.1%) (Business Register and Employment Survey, 2009). The town has an unusually high proportion of manufacturing jobs. Apart from Suffolk County Council, the largest employers are all commercial firms, such as Genzyme, the Herbert Group, Axa Insurance and International Flavours and Fragrances. Haverhill is close to an area known as 'bio-country' in South Cambridgeshire because of its high number of bio-technology firms and it has some important life-sciences businesses, such as Genzyme, Sigma-Aldrich and Intas Pharmaceuticals.

Several new firms have come to the town in recent years, such as Percy Dalton's Peanut Factory and Figleaves Lingerie in the early 2000s, Days Inn Hotel in 2007 and Culina Logistics in 2008. The latter explains why transport and storage is now one of the town's largest employment sectors. A masterplan has been adopted for the development of a Research Park at Hanchett End, which should significantly broaden the employment opportunities.

The town has weathered the recession reasonably well, but there have been some large-scale redundancies and an increase in unemployment. The unemployment rate was 3.38% in June 2011, higher than the Suffolk figure of 2.8 but below the national figure of 3.7%. The level of 'NEETs' (not in education, employment or training) aged 16-18 is also high: 9.48% in April 2011.

The town has a high level of out-commuting: in 2001, nearly 50% of Haverhill's employed population commuted to work elsewhere: over 20% to Cambridgeshire, 8.2% to Essex, and a tiny proportion (1.8%) to Bury St Edmunds. It is thought that one of the key workplaces attracting Haverhill people is Addenbrookes Hospital.

In 2004 the borough council drew up a town centre masterplan document to guide investment and development. A new 'cb9' branding was developed for the town, reflecting its Cambridge postcode. The borough council started a ten year regeneration programme. The most impressive new development is the multiplex cinema on Ehringshausen Way, built in a partnership between the borough council and Citigrove Securities. This opened in October 2008 and includes a five-screen cinema and four retail and restaurant units. Other regeneration projects have included extending the Town Hall car park and enhancing Jubilee Walk and the bus station. In summer 2009, the leisure centre reopened after a £5 million refurbishment.

The retail sector has also grown recently, with Iceland, W.H.Smiths, Costa Coffee and Holland and Barrett opening shops on the High Street in 2008 and 2009, and Tesco opening a large town centre store in September 2009, which brought approximately 250 new jobs to the town. The new Tesco necessitated the rearrangement of the

road system around the supermarket and pedestrian links to the town have been developed to encourage Tesco shoppers to go into the town centre, whilst the borough council improved Queen Street to make it more attractive. Local schoolchildren designed a new piece of public art in the form of two sets of gates which have been installed on Queen Street. The town centre shop vacancy rate (5.3% in September 2011) is very low.

Travel

The linear character of Haverhill which follows the valley of the Stour Brook has encouraged movement on a north-west, south-east axis, following the route of the former A604 Cambridge to Colchester road (now A1307 and A143) and latterly along the bypass (A1017). This same axis formed the route for the former railway which has now been utilised as a footpath and cycleway along much of its route through the town. Running to the north-east at a tangent to the valley is the A143 road to Bury St Edmunds.

Within the town, the geography of the valley, the town centre and A1307/A143 roads act as barriers to cross town movement affecting all modes of transport. It is especially difficult to get from the northern side of the town to the main employment areas on Haverhill Industrial Estate and Business Park. In addition, the links from Hanchet End to the town centre are poor and only encourage the use of the car to make trips to the town centre.

Making journeys from the town can also be problematic. The proximity of Cambridge, Stansted and the M11 corridor encourage out commuting from Haverhill. The A1307 towards Cambridge and the M11 has a poor accident record and is severely congested in places, especially at Linton.

Sustainability and Climate Change

Haverhill, like other towns, faces serious and pressing global challenges to its quality of life. Increasing demands for resources such as land, food, energy and water necessitate a better balance between our economic and social needs without compromising the needs of others or the state of the environment. The changing climate may also have significant implications, both positive and negative, for residents and businesses in Haverhill.

The environmental issues faced by Haverhill include:

- ◆ Coping with growth: The town is trying to cope with growth whilst its infrastructure is constrained because of its location in the Stour Valley.
- ◆ Dealing with the consequences of climate change: well-planned actions to cut carbon emissions and adapt to a changing climate can help save money and lives as well as allowing the town to take advantage of any benefits.
- ◆ Coping with a new era of energy insecurity: the country is now heavily reliant on oil and gas imports to meet electricity and heating demand and fuel transport. As prices are likely to continue rising, households and businesses will find it increasingly hard to afford energy and access to some energy sources may become more difficult.

- ◆ Resource depletion, and the associated environmental damage caused by their extraction and use, is becoming a critical factor for global and local communities.
- ◆ Water supply and quality: the Eastern region is the driest in the UK and Haverhill relies on underground water reserves and water transfer. Future water availability and quality will have a significant impact on local economic activity, particularly farming and the food industry.

Crime and Safety

Suffolk benefits from low rates of crime and anti-social behaviour by national standards and Haverhill is a safe place to live with a low incidence of crime. Crime and safety are always high on the public agenda, however, and being in an area with low crime rates is no consolation to victims of crime or the communities they live in. A debate is currently underway about where the responsibility for achieving a safe and crime-free environment lies and there is an increasing recognition that communities and individuals need to play an active part.

Haverhill has a moderate amount of reported crime with no one type more common than any other. It is on the border with Essex and Cambridgeshire, and may suffer from organised crime such as Class A drugs and burglary transferred from those counties. Anti-social behaviour in Haverhill is associated with housing estates and green spaces rather than the night-time economy. Particular issues reported include littering and low-level damage on the Chalkstone and Leystone estates, and large numbers of young people congregating on weekend evenings in the Chalkstone area.

Infrastructure and Services

The provision of infrastructure is essential to meet the increasing demands of today's population and to accommodate planned growth. Infrastructure delivery rests with several different service providers. Haverhill has grown rapidly in recent years. Much of this growth has been matched by improvements to infrastructure and services, but parts may be reaching capacity and others need updating to meet modern demands. The existing sewage treatments works retains sufficient capacity to accommodate additional demand, but faces potential restrictions due to the proximity of existing built development and the main trunk sewer through the centre of the town has limited capacity, potentially limiting development to the west of the town.

Culture and Leisure

Culture and leisure covers a huge range of activities, including arts, entertainments and festivals, heritage and museums, parks and countryside, cemeteries and allotments, children's play areas, sports facilities and tourism and visitor services. The leisure facilities in Haverhill have been transformed in recent years. The most striking development is the new multiplex cinema and its associated group of restaurants, which has done more than anything else to make Haverhill a leisure destination. The Victorian Town Hall has been converted into an Arts Centre housing a theatre/cinema, local history centre, art gallery and bistro. The leisure centre has had a £5.2 million refurbishment and a new community football stadium has been built. The town has several very good parks, especially East Town Park.

Haverhill has a wide range of leisure providers. The borough council has made a huge investment in leisure facilities, financing the multiplex cinema in partnership with a developer, and funding the refurbishment of both the town hall and the leisure centre. The town council manages Haverhill Arts Centre and organises a wide range of events, including the annual Haverhill festival. The private sector runs many leisure facilities, such as the multiplex cinema and restaurants, and some of the town's most important sports facilities are managed by voluntary organisations, such as the New Croft Community Football Ground. A trust, Abbeycroft Leisure, manages the leisure centre and there are many voluntary groups involved in sport and leisure.



Health and Well-Being

Health is about much more than being free from illness. Its wider determinants include food, housing standards, health and safety, air quality, noise and environmental issues, all services in which the borough council plays an important role and which are discussed elsewhere in this document. Well-being is generally considered to be closely linked to quality of life and its indicators include wealth, employment, the built environment, physical and mental health, education, recreation and leisure time, and social belonging, also subjects discussed elsewhere in this document. It is in improving quality of life that local people, community groups and public sector bodies can have a real impact on the health and well-being of the town.

Haverhill has relatively low levels of unemployment and its population is generally in good health but there are pockets of health inequality, particularly in areas of mainly social housing. Life expectancy has risen but there is a significant gap in life expectancy between those from the most affluent areas of the town compared with those from the most deprived: for example, in Haverhill South ward, the average life expectancy is 77.89 years, but in Haverhill West it is 82.09. Many health problems are caused by obesity and smoking: in St Edmundsbury about 20% of the adult population smoke and about 15% are obese. A temporary drop-in clinic has been established at Lower Downs Slade and a permanent facility will be required to meet the increasing demand. The town has a strong voluntary and community sector offering a wealth of activities and support, but not everyone is in a position to take advantage of these.

The population of Haverhill is ageing, though this is less of an issue at present in Haverhill than elsewhere as it has a generally younger population. More services and facilities to keep older people fit and healthy will be needed, as well as wider access

to services as people require assistance or greater levels of medical care. The thermal comfort of homes will need to be improved and homes may need to be adapted.

Generally the quality of the environment in Haverhill is good. As in many areas of the country, road traffic emissions are the main source of pollution. Industrial processes that might pollute are regulated either by the local authority or the Environment Agency. Individual pollution episodes, for example noise and contaminated land, affect only a small group of people but may have a significant effect on their health and well-being.

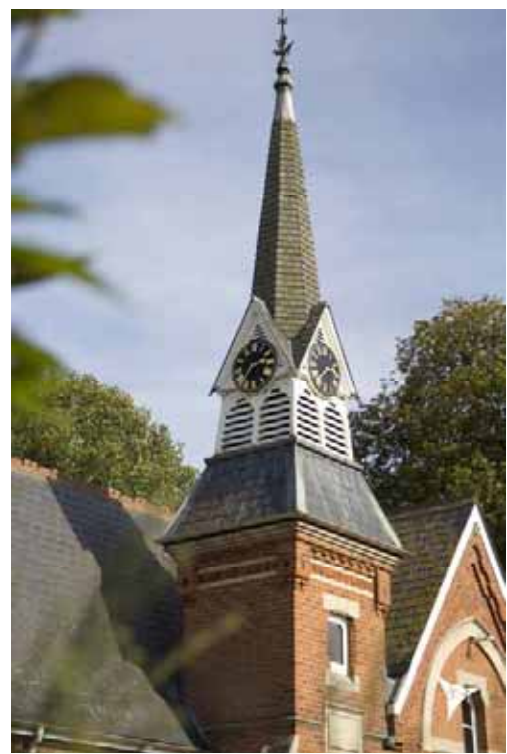
Education and Skills

Education and skills were not seen as a priority by respondents to the Vision 2031 consultation, and several respondents stated that the town's schools are of a high quality. Education is a county council responsibility, although the Government has invited schools to apply for academy status, which would take them out of local authority control. In Haverhill, Samuel Ward has been granted academy status while Castle Manor is now a successful Enterprise College. Haverhill's primary, middle and high schools have been reorganised into a two-tier system, whereby the town is now served by primary and high schools, and the town's three middle schools at Castle Hill, Chalkstone and Parkway closed in July 2011.

Haverhill is served by two Sure Start Centres, Cartwheels and On-Track, which provide integrated services for children aged 0-5 and their parents. For children aged 5 and over, there are six primary schools, Clements, Coupals, New Cangal, Place Farm, St Felix and Westfield, and two high schools, Samuel Ward and Castle Manor. Whilst there has been some improvement in recent years, educational attainment at Haverhill's middle and upper schools has generally been below national and Suffolk averages for Key Stage 2 and GCSE results. West Suffolk College manages the learning shop on the High Street, and many young people go from Haverhill to the College itself for further and higher education.

Historic and Natural Environment

For local people, the historic and natural environment is what gives their town its identity. Many spaces combine the natural and historic environment, for example the railway walks. The historic and natural environment is closely linked to other themes in this document as part of the leisure offering of the town and as helping to maintain health and well-being. It is also a finite resource that needs protection.



The town grew considerably in the 19th century, with the erection of Chantry Mill and the arrival of the railway, and it has some fine Victorian architecture. Haverhill has two conservation areas (Queen Street and Hamlet Road) and many houses protected by Article 4 Directions (Article 4 Directions remove permitted development rights from those properties which they cover) to protect their original appearance. There are a few listed buildings in the High Street and Queen Street, including the Arts Centre. The town has many open spaces of local nature conservation value, including East Town Park and the Meldham Washlands, and the disused railway line and Stour Brook river corridor which connect these. The countryside surrounding the town is very attractive and several good walks start from or pass close to Haverhill.

In the Vision 2031 consultation, the historic and natural environment was seen as a high priority in Haverhill. Many responses focussed on the development of the town centre and High Street, and others asked for improving the provision of country walks and parks and protecting the natural environment.

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3. Haverhill 2031

Introduction

This part of Haverhill Vision 2031 puts forward a comprehensive vision to guide the overall direction of future service provision and investment in the town of Haverhill for the next twenty years. It tries to combine all service and infrastructure provision requirements in the town into a single holistic vision, so that service-providers work together to achieve agreed aims and reduce wastage and duplication. It is orientated towards the future: it thinks about what this market town might be like in 2031, so that the foundations can be laid for it now.

In 2031 Haverhill will be a town that:

- Has an attractive retail, leisure and employment offer;
- Has a high quality town centre environment;
- Has well connected new development integrated into the town;
- Has protected the identity and integrity of surrounding villages;
- Has a diverse employment base with strong links to Cambridge and Stansted;
- Has sustainable transport links; and
- Has seen an increased shift to non-car modes of travel

Haverhill Vision 2031 has been compiled by St Edmundsbury Borough Council, working with many other partners, and it combines strategic and corporate planning with land-use planning so that the council's planning policies follow on from its strategic policies. Although the current economic difficulties may change the pattern or rate of growth compared with that experienced in recent times, it is necessary to look forward and prepare for the growth which will follow.

Key Challenges for Haverhill

Vision 2031 starts by looking at ten different themes, but actually the themes turn out to be very closely interlinked and their aspirations taken together add up to a vision for the town. The key challenges for each theme are identified, but many of these apply to several of the themes. These challenges are:

- ◆ **Character and image of the town:** Haverhill has suffered from a poor image and from a lack of identity in the past. It has perhaps been disadvantaged by comparison with other Suffolk towns that are sleepy and rural: it's a manufacturing town with a modern, hard-working and forward-looking character. The borough council and private developers have invested a great deal of money in the town in recent years and its image is undoubtedly improving, but there is still a need to undertake initiatives that will build its character and identity and to highlight its many good features.
- ◆ **The town centre:** For a town with a population of over 22,000, Haverhill has a small and old-fashioned town centre. It is also very linear. Recent initiatives, such as the building of the multiplex cinema and the Queen Street enhancements, have greatly improved and enlarged the town centre, but further improvements to the appearance and facilities of the town centre are needed to give the town a heart and a focal point.

- ◆ **An ageing population:** Population projections suggest that by 2031 over a quarter of local residents will be aged 65 or over. Older people may need their homes to be improved, adapted and kept warm. They are likely to need health care services. Many of them would like jobs and they would also like leisure services tailored for them. This is less of a problem for Haverhill than for many other places, as Haverhill still has a relatively young population, but it is nonetheless an issue.
- ◆ **Broadband:** Better broadband is crucial for businesses. It enables people to work from home and the opportunities it offers help to reduce the need for travel. It also has important social benefits by enabling people to keep in touch and supporting other new technologies. BT/Openreach is currently upgrading the broadband infrastructure to offer 'Fibre to the Cabinet' (FTTC), which will give much of the town up to 40MB broadband connectivity.
- ◆ **Dual use of schools:** Maximising the use of facilities is a recurrent theme in this document as it is far more cost-effective to open school facilities to community use than to build new community facilities.
- ◆ **Community facilities:** Several of the themes stress the importance of community facilities not just as places where local people can meet but also as potential hubs for delivering services in the community, as locations for leisure activities and as bases for community and voluntary groups.
- ◆ **Young people and jobs:** The local community is very concerned about whether there will be enough jobs for young people in 2031, and whether the education system is equipping young people for the likely jobs of the future. The separate worlds of education and employment need to be brought much closer together.
- ◆ **Responsibility:** Several of the themes identify the need for people and groups to take more responsibility for aspects of their own lives, for example, combating local crime and anti-social behaviour and promoting good health. The education section suggests that educating young people in citizenship would be a good way to start this process.

Question: Do you agree that these are the key cross-subject challenges for the town?

If not, what would you change?

4. Haverhill Objectives

A set of draft objectives have been developed which sets the context for delivering the draft spatial vision, policies and proposals in the Haverhill Vision 2031 document. The objectives will also provide a framework for monitoring performance.

The draft objectives have been developed taking into account the strategic spatial objectives identified in the adopted Core Strategy (Appendix 1), background research, the issues and priorities identified in response to the Issues consultation between March and May this year and the Council's vision for the Haverhill. The draft objectives relate strongly to those in the adopted Core Strategy and the links are shown with the Core Strategy objective reference number illustrated at the end of each draft objective.

Objective 1

To meet the housing needs of Haverhill with a particular emphasis on the provision of affordable homes for local people and of appropriate housing for an ageing population.

(CS: A)

Objective 2

To maintain, develop and diversify the economic base through the provision of employment sites to meet different demands.

(CS: B)

Objective 3

To ensure that the necessary infrastructure required to meet the needs of new development is provided at the appropriate time.

(CS: I)

Objective 4

To meet the shopping needs of residents of Haverhill and the surrounding villages.

(CS: E)

Objective 5

To ensure that any new development is safe and does not compromise the natural and built up character, identity and local distinctiveness of Haverhill and improves access to green space and surrounding countryside

(CS: D, G, H)

Objective 6

To ensure development is accessible to the town centre and other services and facilities to help reduce the need to travel by unsustainable means.

(CS: F)

Objective 7

To support and encourage all means of sustainable and safe transport, public transport improvements, and cycleway and footway improvements

(CS: F)

Objective 9

To ensure that development is built to high standards and addresses sustainability issues including climate change adaptation, carbon emissions reduction, renewable energy provision, waste reduction, recycling and reuse and water efficiency.

(CS: J)

Objective 10

To ensure residents have access to schools, further and higher educational opportunities, vocational and technical training.

Question: Do you agree with the draft objectives for Haverhill?

Question: Taking into account the fact these objectives must not repeat the Core Strategy objectives (See Appendix 1), do you think any elements have been missed out of the objectives which you feel should be included?

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5. Homes and Communities

Secure and affordable housing is crucial to most people. People need to be appropriately housed if they are to live meaningful lives and play their part in the community. The borough council and its partners have to ensure that enough housing is delivered in a sustainable way to meet the needs of the whole community. They have to provide an adequate supply of land for housing and maximise the amount of previously developed land used.

Housing should not be considered in isolation but in the context of the community in which it is located. It is in everyone's interest that strong communities are formed which can help deliver local services. It is important that there are appropriate community facilities for people to use without travelling far and to offer a base for voluntary groups. Where existing communities are expanded, it is equally important that community needs are identified and catered for as part of the planning process.

In 2031, Haverhill will be a place where:

- 1. Every resident has a home that is affordable and suitable to their needs.**
- 2. Walkable neighbourhoods enable communities to meet their day to day needs without necessarily requiring them to drive.**
- 3. The best use is made of existing homes.**
- 4. Former school sites have been developed to meet the needs of the community**

Homes and Communities Aspirations

The steps we need to take to meet these aspirations are set out as actions and we would like to know from you whether you think these actions will help us get where we want by 2031.

Aspiration 1: Every resident has a home that is affordable and suitable to their needs

The main challenge for the life of Vision 2031 is to deliver new housing in a sustainable way to meet the needs of the whole community. The Core Strategy has already determined that most of the new housing growth will be located to the north-west and north-east of the town. It is essential that this growth must be integrated into the fabric of the town.

Proposed actions to achieve this:

- **Identify and bring forward sufficient sites to provide 4,150 open market and affordable homes at a steady rate throughout the 20 year period.**
- **Work with developers and registered housing providers to maximise the delivery of both open market and affordable housing.**
- **Work with community representatives to develop services, facilities and infrastructure and ensure these are provided in line with the delivery of homes.**
- **Encourage the best use of family homes, by targeting provision in to meet the needs of those who wish to downsize to smaller homes.**
- **Plan for a supply of suitable land for housing.**
- **Work with landlords to improve access to private rented accommodation and to ensure good standards of accommodation and security.**
- **Work with developers to ensure that new homes meet the 'lifetime homes' standard.**
- **Promote and facilitate executive houses and self-build as a contribution to meeting housing need**
- **Invest in existing housing areas to maintain and create high quality and safe environments.**

Meeting housing need

As noted above, the adopted Local Development Framework Core Strategy makes provision for at least 4,260 new homes to be built in the town between 2009 and 2031. These will be accommodated within a combination of greenfield and brownfield sites.

It is expected that the new development will be based upon achieving key fundamental objectives of creating sustainable development and, in particular, a development that is Lively, Safe, Sustainable and Healthy in accordance with the overall vision for the town.

Housing Settlement Boundaries as identified on the Proposals Map define the extent to which new housing development will be allowed within Haverhill to meet the provisions of Core Strategy Policy CS12 and provide the basis for development management. Proposals for development within Housing Settlement Boundaries will be assessed against the Core Strategy and other policies contained within the wider Local Development Framework.

POLICY HV1 HOUSING DEVELOPMENT WITHIN HAVERHILL

Within the Housing Settlement Boundary for Haverhill (defined on the Proposal Map) planning permission for new residential development, residential conversion schemes, residential redevelopment and replacement of existing dwellings with a new dwelling will be permitted where it is not contrary to other planning policies.

Strategic Greenfield Sites

A strategic site has previously been identified through the Local Plan published in 2006 for a housing led development in north-west Haverhill that will deliver around 1,150 new homes over a long timescale. In addition Policy CS12 of the St Edmundsbury Core Strategy identifies the need to provide for at least 2,500 new homes over and above those previously identified by the Local Plan and sets out the location for strategic growth. These new neighbourhoods will, where appropriate, be required to deliver a mix of homes, jobs, community and social facilities. Careful planning is required to ensure that new neighbourhoods integrate with the existing town and that merging with nearby villages does not occur.

Before development can commence, a masterplan will need to be prepared and adopted for each site identifying how an area is to be developed over the longer term. The content of the masterplan will have to accord with the Local Development Framework and the content of site Concept. Chapter 16 includes the draft Concept Statements for the strategic growth area.

Land at North-West Haverhill

The Core Strategy confirmed the allocation of 42 hectares of land at north-west Haverhill primarily for new homes. The amount of land available for development has been informed by a masterplan which was adopted in 2009 following significant community engagement and then amended in 2011 to reflect a local desire to provide homes in a lower density environment in one part of the site. The allocation includes the construction of a north-west relief road for the town and also makes provision for a new primary school, recreational open space and local shops, community and health facilities.

An outline planning application for the development is currently being considered by the Council, together with a detailed application for the construction of the road. The decision on those applications is likely to take place before Haverhill Vision 2031 is finalised. These proposals can be viewed a the councils website



POLICY HV2: STRATEGIC SITE - NORTH WEST HAVERHILL

42 Ha of land at North-West Haverhill is identified on the Proposals Map to meet the provisions of Policy CS12 of the Core Strategy.

Land at North-East Haverhill

The principle of extending the town towards the north-east has already been approved in the Local Development Framework Core Strategy. This new neighbourhood will need to integrate with the existing town and deliver a mix of uses including homes, jobs, community and social facilities. Careful planning is required to ensure that merging with the nearby settlements of Little Wratting and Kedington (including Calford Green) does not occur.

Before development can commence, a masterplan will need to be prepared and adopted identifying how the area is to be developed over the longer term. The content of the masterplan will have to accord with the Local Development Framework and the content of a Concept Statement that is being prepared for the site.

It is expected that the development of the area will be based upon key fundamental objectives of creating sustainable development and, in particular, a development that

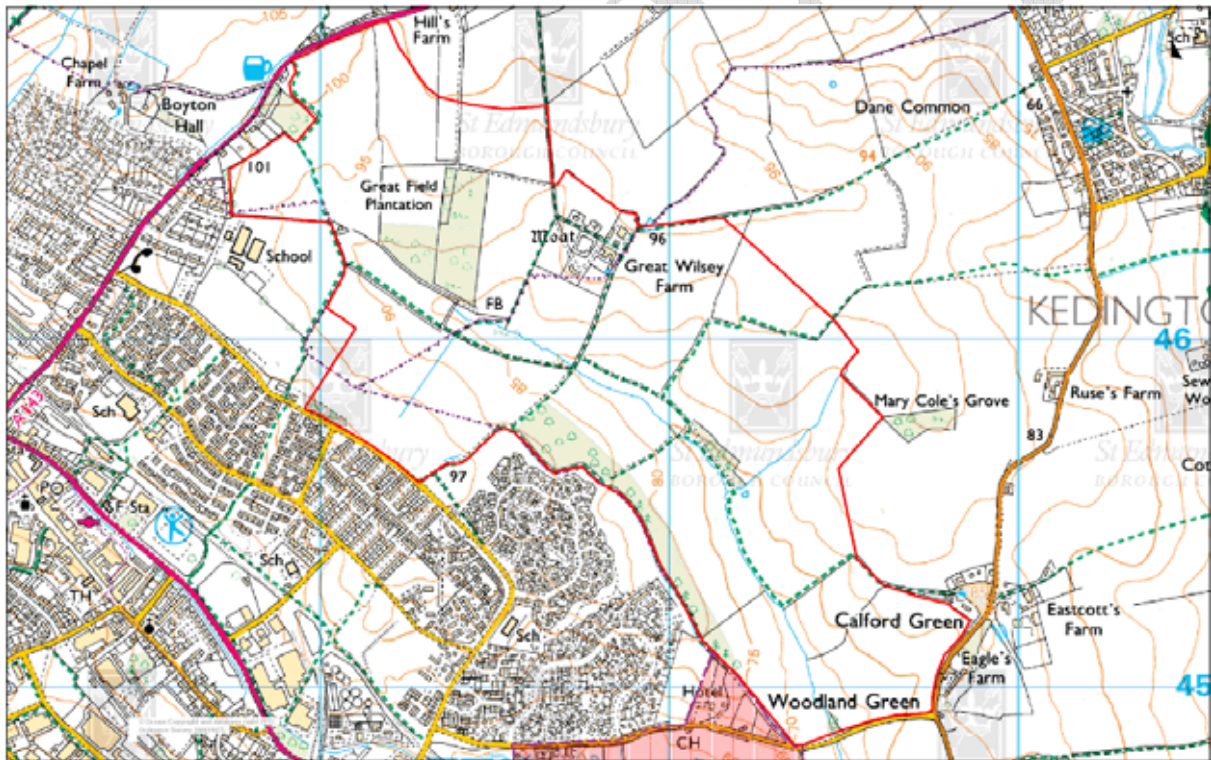
is lively, safe, sustainable and healthy in accordance with the overall vision for the town.

Policy CS12 of the Core Strategy states what is proposed in this development.

POLICY HV3: STRATEGIC SITE – NORTH EAST HAVERHILL

XX Ha of land at North East Haverhill is identified on the Proposals Map to meet the provisions of Policy CS12 of the Core Strategy.

A Draft Concept Statement has been prepared as a result of working closely with the local community and service providers. It is attached in Appendix 3 of this document.



Other greenfield development sites

Limited opportunities exist for further development of housing on greenfield sites in the town. However two smaller sites have been identified that could deliver just under 100 new homes. The site at Chapelwent Road was previously reserved for the construction of a middle school. However following the reorganisation of the school structure this site is no longer required. The land on the corner of Millfields Way and Kestrel Road was previously allocated for a Local Centre. However the site has proved unsuited to such use.

POLICY HV4: HOUSING ON GREENFIELD SITES

Note. Further sites are identified in the context of the education review (see below)

Two smaller sites have been identified which, in the opinion of the Borough Council, can be delivered during the Plan period are put forward as allocations in Policy XX1 and identified on the Proposals Map. The development of each site will be expected to accord with a Design Brief.

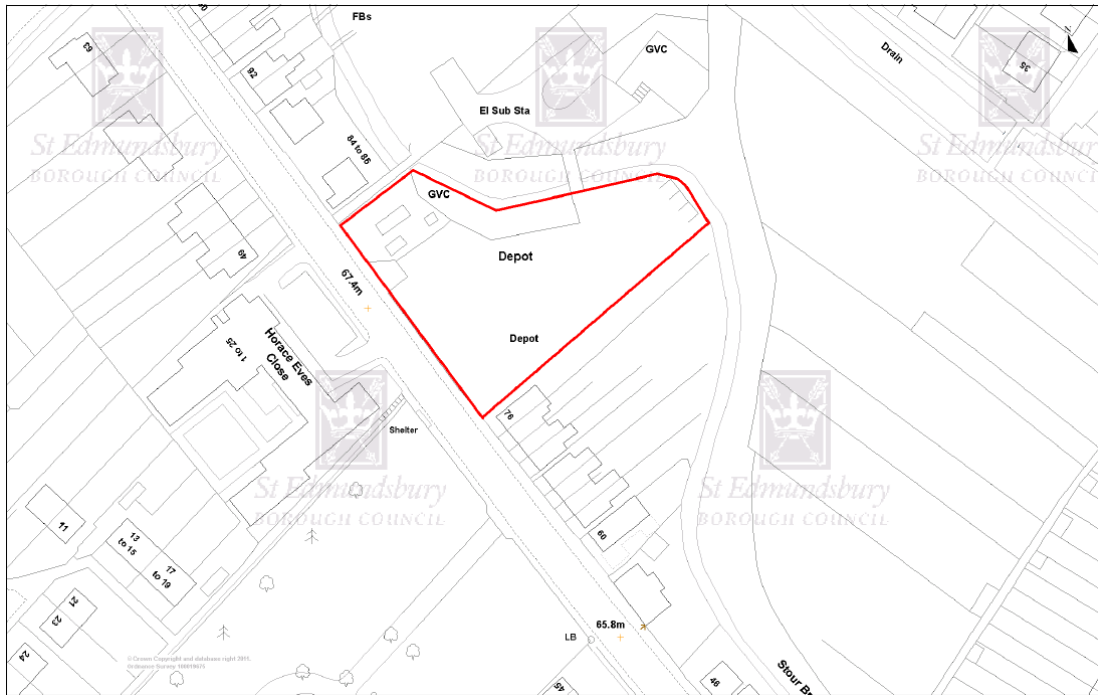
		Indicative Capacity	Site Area (Ha)
a)	Land south of Chapelwent Road	85	2.8
b)	Land on the corner of Millfields way and Kestrel Road	12	0.4

Previously developed land (brownfield)

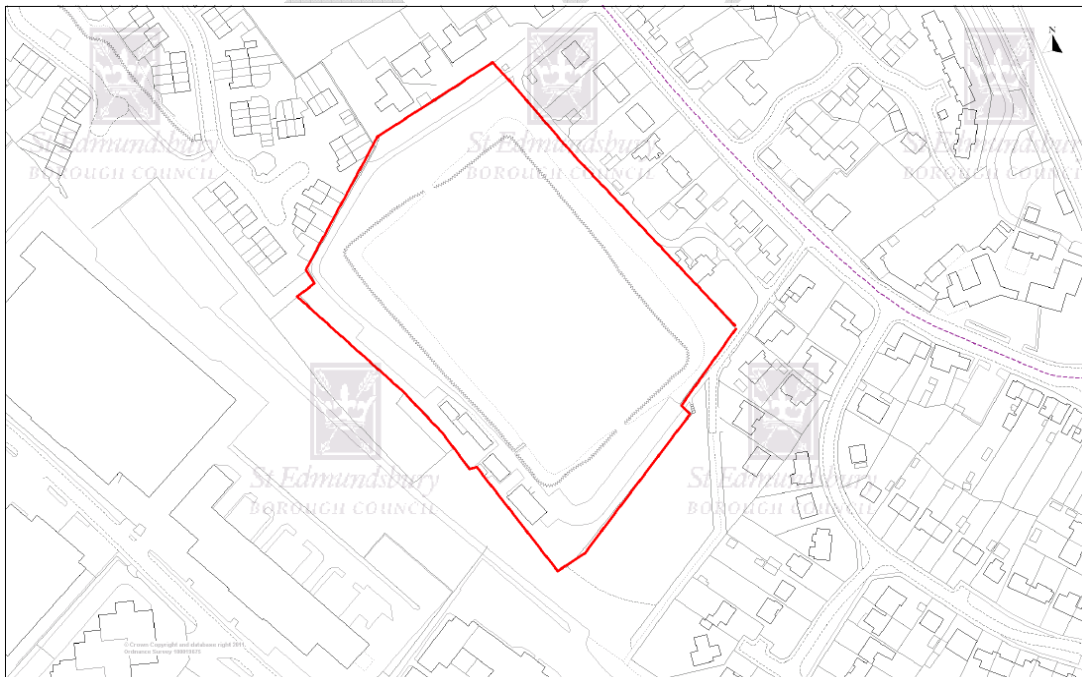
Land is a finite resource and we need to ensure that developing on greenfield sites is a last resort, while making sure that urban areas are not so crammed with development that the quality of life is deficient. While it is accepted that "garden grabbing" is not generally accepted, the Council will continue to encourage an appropriate amount of new homes to be built on previously developed land, as long as the environmental and economic impact of such development is acceptable. In the last 5 years, 404 new homes have been built in the town on previously developed land. Opportunities remain for more homes to be provided in this way. However, care will be needed to ensure that, for example, houses with large gardens are not developed on to the detriment to the overall character of that area.

A number of sites have been identified that provide a realistic opportunity to be redeveloped during the course of the next 20 years and these are identified below.

Former Gasworks, Withersfield Road: This is a small site located between Withersfield Road and the Stour Brook, which formerly housed the Haverhill Gasworks. The site is now vacant and cleared, although it may be contaminated. Development opportunities are limited by access visibility and flood zones.

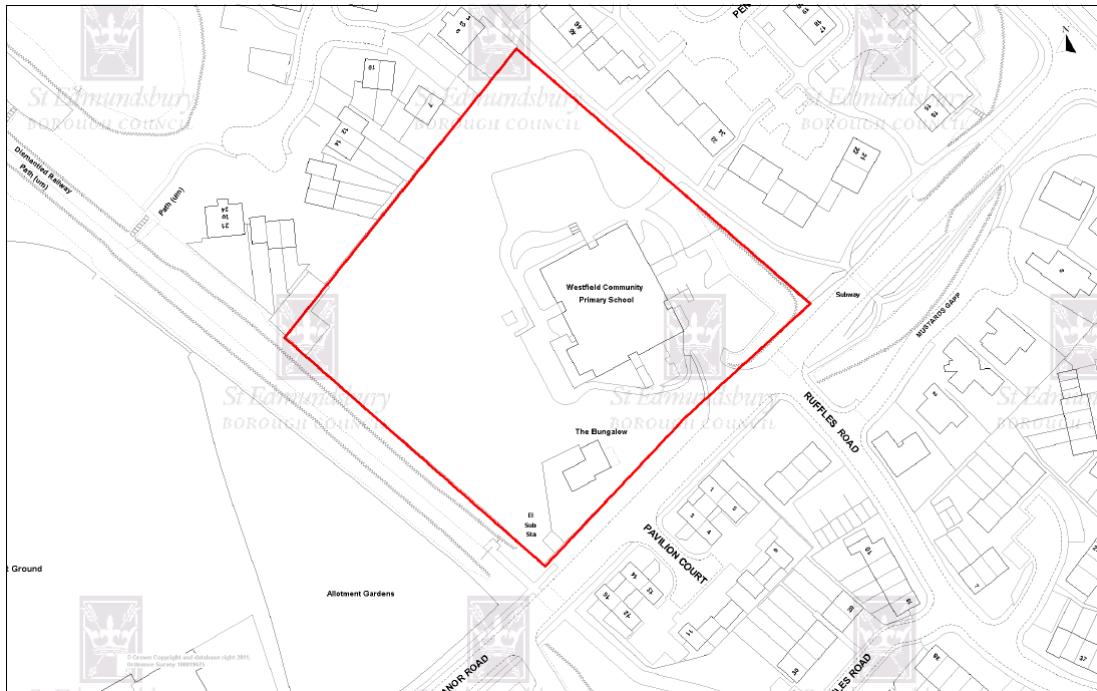


Hamlet Croft: This site is the former football ground used by Haverhill Rovers. However a new enlarged football stadium has been built at Chalkstone Way. Therefore this site is available and at January 2012 has an approved Development Brief.

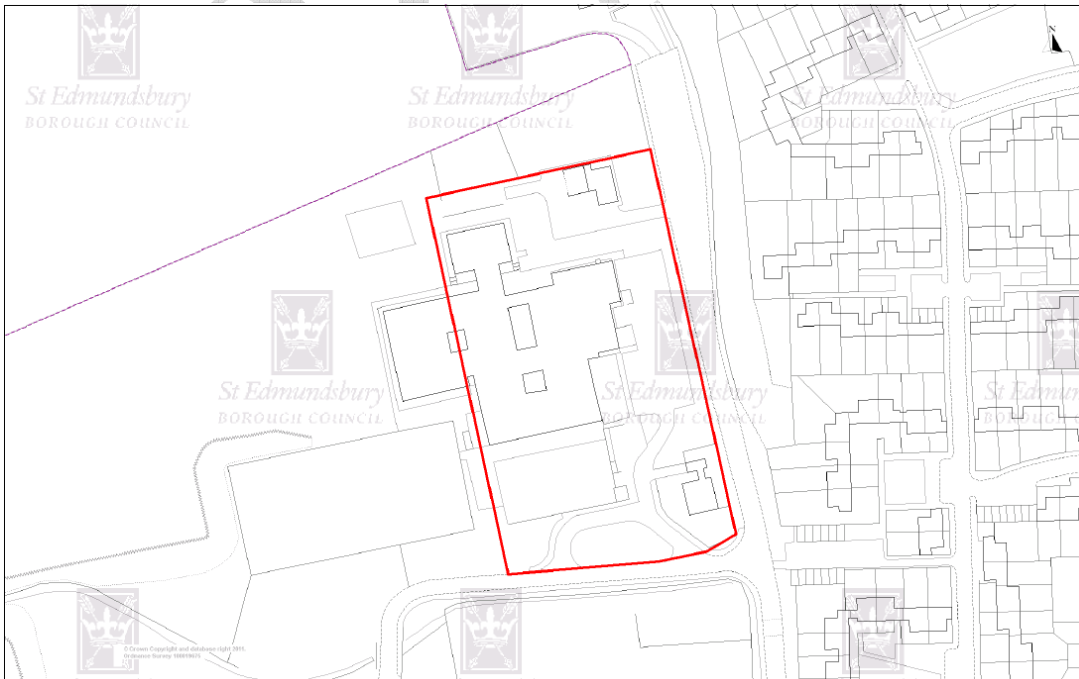


Westfield School: The reorganisation of the education system in Haverhill has resulted in the development of a new enlarged Westfield School at Chalkstone Way, adjacent to Samuel Ward Academy. As a result, the existing school has become surplus to

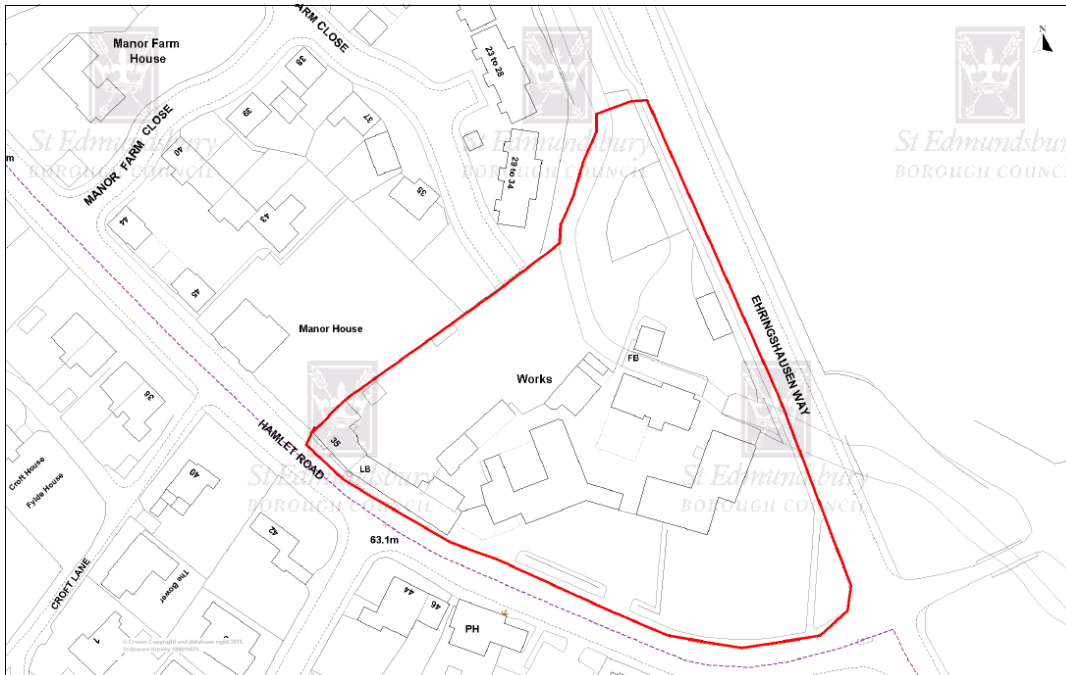
requirements and will soon be available for redevelopment. Development will be required to accord with a Development Brief for the site, which is currently being prepared.



Former Castle Hill Middle School: This is another school site which has become vacant following reorganisation of the education system. The existing playing fields form part of a wider important area of open space and should be retained as open space, but the built-up area of the school is available for development. No development shall take place until a Development Brief has been approved for the site.



Atterton and Ellis: Although this site has received planning permission, the decision was granted after 1st April 2011 which means it should be included as an allocated site.



POLICY HV5: HOUSING ON BROWNFIELD SITES

The following urban sites are allocated for residential development.

		Indicative Capacity	Site Area (Ha)
a)	Former Gasworks, Withersfield Road	10	0.3
b)	Hamlet Croft	100	2.5
c)	Westfield Primary School	30	1.2
d)	Former Castle Hill Middle School	25	0.75
e)	Atterton and Ellis Site	39	0.63

Mixed use redevelopment of brownfield sites

A number of sites which are well located to the town centre of Haverhill are expected to be available for redevelopment over the next 20 years. It is considered inappropriate for these to be solely redeveloped for new homes given their close proximity to the town centre and the mixed use benefits that they could bring to the town as a whole.

A town centre Masterplan will be prepared to consider these possibilities in more detail. It is the opinion of the Borough Council, that the sites can be delivered during the Plan period and are therefore put forward as allocations in Policy HV5 and identified on the Proposals Map.

POLICY HV6: MIXED USE REDEVELOPMENT OF BROWNFIELD LAND

The following urban sites are allocated for mixed use development which may include residential development and commercial uses and car parking. Numbers will be informed by more detailed Development Briefs for the sites at the appropriate time.

	Site Area (Ha)
a) Wisdom Factory, Duddery Hill	
b) Chantry Mill, High Street	
c) Rear of Argos/Post Office	
d) Cleale's/Town Hall Car Park	
e) Brook Service Road/Car Park	

Aspiration 2: Walkable neighbourhoods enable communities to meet their day to day needs without necessarily requiring them to drive.

The town is made up of a number of neighbourhoods, some of which are much more distinctive than others. These neighbourhoods are often served by a local centre which may have a community centre, shop, takeaway facility and post office. These Local centres provide meeting points, enable communities to flourish and provide local services on a day to day basis negating the need to travel elsewhere. These communities should be supported in providing voluntary and community activities.

Haverhill has two purpose-built community centres in Leiston and Chalkstone, but in some parts of the town, there are expanses of housing without any meeting place. In the Infrastructure Delivery Plan, a community centre is defined as any facility that has an area of space available for use by the community and hosts community activities regularly.

Local authorities are no longer in a position to build and maintain such facilities so new approaches to providing them are needed. All publically funded buildings should be considered for potential community use to maximise the existing investment. Haverhill has a strong voluntary and community sector and the borough council should work with it to bring new communities together. A community-led approach

to some issues, especially in the new areas of growth, for example, community composting or a district heating system, could both address practical issues and help to bring communities together.

Proposed actions to achieve this:

- Ensure there are sufficient new facilities within walking distance of homes to meet growth in demand.
- Adopt a dual-use policy for public sector buildings.
- Foster inter-generational compatibility through good design and access to services.
- Existing facilities will be safeguarded by Planning Policies.

POLICY HV7: NEW AND EXISTING LOCAL CENTRES AND COMMUNITY FACILITIES

Sites for new and existing local centres are allocated at:

- a) **Hales Barn, Haverhill;**
- b) **Chivers Road/Chimswell Way, Haverhill; ***
- c) **Former Chalkstone Middle School, Millfields Way;**
- d) **Strasbourg Square;**
- e) **Leiston Road;**
- f) **Blair Parade; and**
- g) **Hanchet End**

The local planning authority will require new local centres to contain a mix of uses which could include:

- i) **Leisure and Recreation;**
- ii) **Health and Community facilities;**
- iii) **Small scale retail development, where it can be demonstrated to meet local need (generally not exceeding 150 sq. metres in net floor area unless a larger area is required to meet a demonstrated local shortfall); and**
- iv) **Education.**

These sites will be safeguarded from other forms of development.

*** To deliver these facilities in this location, it may be necessary to consider an enabling element of residential development**

Aspiration 3: The best use is made of existing homes.

A further key challenge is to make best use of existing homes and extend housing options by improving housing conditions, reducing risk, updating sheltered housing and bringing empty homes back into use. Fuel poverty is a key issue and occurs when households cannot afford to heat their home to the level required for health and comfort. It arises from a combination of fuel prices, low incomes, poorly insulated homes and expensive or inadequate heating systems. Households that fail the decent homes standard do so primarily due to 'excess cold', so it is important to improve the thermal comfort of these homes.

Increasing age brings with it an increased number of residents with disabilities, who will need appropriate housing and local services and support from public bodies, their families and their local communities, particularly where there are concentrations of elderly residents who moved into estates designed for families but continue to live there into their old age. Newly-retired people can, however, be a very valuable resource if they are willing to use some of their time to volunteer.

Proposed actions to achieve this:

- Ensure that homes needing improvements are identified and occupants given the opportunity and support to bring their property up to standard.
- Bring empty houses back into use as quickly as possible by encouraging the reporting of empty homes and identifying solutions.
- Help vulnerable people remain in their own homes by providing funding to help keep their homes safe, warm and in good repair and adapt them if necessary.
- Help vulnerable occupants carry out minor repairs to their homes.
- Help improve the thermal comfort of homes and eliminate fuel poverty.
- Work with residents to determine changing housing aspirations and their preferences for the future.
- Encourage occupants of larger family houses to move into smaller homes.
- Work with the county council and other partners to ensure that the specialist housing needs of older people are planned for and met.
- Encourage employers to promote volunteering to employees nearing retirement.
- Enable older people to stay in their own homes by providing funding to help keep their homes safe, warm and in good repair and adapt them if necessary.
- Ensure new development meets the 'Lifetime Homes and Neighbourhoods' standard.

Aspiration 4: Former school sites have been developed to meet the needs of the community

Haverhill has recently completed the change from a three tier education system of primary, middle and upper schools, to a two tier system of primary and secondary schools. To facilitate this change, the former middle schools have become surplus to requirements and the primary and upper schools have had to expand to accommodate the additional year groups. This is discussed further in the Education and Skills section of this Vision document.

The former Chalkstone Middle School is a site of 2.75 ha in a highly accessible location adjacent to Strasbourg Square, suited to accommodate a range of community uses/facilities and has been included in Policy HV7 above.

Castle Hill Middle School occupies a site of some 5.4 ha situated approximately 2km to the west of the town centre and is located adjacent to two primary schools, all accessed from School Lane. The site is irregular in shape and has a frontage to, but no access from Chivers Road. Chivers Road is the main access road serving a modern housing development on the western side of town, which lacks local services and has poor pedestrian and cycle links with the primary schools and the town centre. The site is adjoined to the north by the Haverhill Rugby Club and Castle Playing Field and to the south by the two primary schools and their respective playing fields, which collectively form an important area of recreational open space.

As identified elsewhere, the Chivers Road/Strawberry Fields area is not well served by local facilities. Potential exists for the provision of local facilities to be located on the western side of the site with frontage to Chivers Road and the provision of footpath and cycle access from Chivers Road to School Lane. The provision of such facilities would need to be delivered as part of a mixed use development including residential. The area currently occupied by school buildings fronting School Lane should be made available as recreational open space and allotments to compensate for the loss of open space to the west.

The requirement to accommodate two additional year groups within the primary schools has required the relocation of two schools. Clements Primary has been replaced with a new school at Puddlebrook and the site of the former school will become public open space. The aim for this area is to enable the local community to design and possibly manage its future use. Westfield Primary school is being replaced by a new school located adjacent to Samuel Ward. This will release the former Westfield school site for development which has been included as a housing allocation in Policy HV5 above.

Proposed actions to achieve this

- ◆ Work with the county council and community groups to ensure that suitable educational or community uses are found for vacant school sites.

- ◆ Remove policies that protect school sites for educational and community uses, making it easier for school buildings and playing fields to be redeveloped.
- Ensure that sufficient land is included within the north west Haverhill strategic growth area to accommodate the future requirements for Samuel Ward
- Retain the former Parkway Middle School for education purposes
- Release part of the Castle Manor site at Eastern Avenue for residential development.
- Retain the former Chalkstone Middle School site for community use/development
- Allocate land forming part of the former Castle Hill Middle School fronting Chivers Way for mixed development to include residential and a local centre
- Retain the remaining parts of the former Castle Hill Middle School including those currently occupied by buildings as public recreational open space and allotments
- Provide a footpath/cycleway between Chivers Road and School Lane
- Allow redevelopment of Westfield Primary for residential purposes in accordance with a Design Brief.

Do you agree with our aspirations for Homes and Communities?

Do you agree with the actions we propose to take to achieve our aspirations?

6. Jobs and Economy

The balance between the population and the number of jobs in the town is one which the Vision 2031, as part of a series of measures, will seek to improve. While commuting to other centres is unlikely to diminish, it is important to enhance the range of employment opportunities in the town, to give more choice of work.

There continues to be a need to make provision for a wide range of jobs in the town to ensure that the local economy is able to expand. The growth of the local population will also require jobs in order to discourage the town being a dormitory for other employment locations. The town centre is a key economic driver and acts as a preferred shopping destination for a wide catchment area. A section dedicated to the town centre is included towards the end of this draft Vision document.

In 2031, Haverhill will be a place where:

1. Businesses take full advantage of the town's proximity to Cambridge and the M11.
2. The unemployment rate is low, there are many local job opportunities for residents and Investors are keen to establish new businesses.
3. The town is seen as hard-working, forward-looking and optimistic.

Aspiration 1: Businesses take full advantage of the town's proximity to Cambridge and the M11.

The Core Strategy notes that Haverhill has consistently accommodated high levels of growth and can contribute towards accommodating growth in the Cambridge sub-region. It anticipates that employment opportunities in Haverhill will continue to grow because of its proximity to Cambridge and the M11. A report, *Economic Interventions for the Greater Cambridge Sub-region* (2006) by GVA Grimley and Roger Tymms, says that high-value manufacturing is important for the future of the Cambridge sub-region and that Haverhill could play a key role in providing it. Businesses are concerned about congestion on the A1307 which links Haverhill to Cambridge and the M11. Agents also identify the poor access as a reason why Cambridge businesses do not move to Haverhill, despite the cheaper rents. The town has high levels of out-commuting, however, and there is always the danger that encouraging links to Cambridge may further encourage people to work elsewhere.

Proposed actions to achieve this

- Play an active role in Cambridge organisations to foster the economic links.
- Lobby for improvement of transport links with Cambridge.
- Continue efforts to bring employment to Haverhill so that people do not have to commute elsewhere for jobs.

Aspiration 2: The unemployment rate is low, there are many local job opportunities for residents and investors are keen to establish new businesses.

It is impossible to predict what the economic climate will be like in 2031. The country is still emerging from a recession which proved very unpredictable. Recovery is slow and fragile and further economic shocks and a 'double-dip' recession are still possible. Analysts suggests that demand for labour is likely to be low for some time. Haverhill has, however, come through the recession rather better than many towns reliant on manufacturing, and it seems likely that this is because of its strong business culture. Public spending is being tightly constrained, so the Council will not be able to invest the same level of funding in the town as it has in recent years.

Haverhill has a high level of manufacturing and the Government's recovery strategy encourages manufacturing and exports, which may enable Haverhill to flourish. Traditional manufacturing is still likely to be undercut by foreign competition, however, and Haverhill manufacturing firms need to produce high-value items for which there will be a future demand – as many of them are already doing. However it is important that the town does not become over reliant on one employment sector and that opportunities to broaden the job base are seized.

Proposed actions to achieve this

- Ensure adequate land is made available to enable the economy to grow
- Encourage the regeneration and improvement of older employment areas
- Create the conditions that will help local businesses.
- Strongly support the development of Haverhill Research Park
- Lobby and enlist help from Government and economic agencies.
- Improve the town centre and regenerate rundown areas.
- Attract and retain inward investment.
- Help businesses navigate Planning requirements.
- Work with business interest groups to promote the town.
- Help businesses use resources more efficiently.
- Identify and promote target sectors, e.g. advanced manufacturing and bio-technology.
- Investigate the feasibility of developing 'clean-tech' industries in Haverhill.

- Encourage Haverhill companies to move into high-value manufacturing.

Identifying Employment Sites

We will help to increase the range of jobs by protecting existing sites as well as providing sites which can attract research and technology based industries together with sites for the support industries needed to maintain the growing economy of the Cambridge sub-region, in accordance with the requirements of Policy CS9 of the Core Strategy.

Existing vacant land and premises within the defined employment areas will continue to provide a meaningful range of sites for a variety of employment uses and further provision will be made to meet local demand within the North-East Haverhill Strategic Site. (Policy HV3)

POLICY HV8: GENERAL EMPLOYMENT AREAS - HAVERHILL

The following areas are designated as General Employment Areas:

		Use Class
a)	Bumpstead Road	(B1, B2, B8)
b)	Falconer Road	(B1, B2, B8)
c)	Haverhill Industrial Estate	(B1, B2, B8)
d)	Homefield Road	(B1, B8)
e)	Stour Valley Road	(B1, B2, B8)

Proposals for industrial and business development within General Employment Areas will be permitted providing that space requirements, parking, access and general environmental considerations can be met.

Note: References to Classes B1, B2 and B8 are as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).



In addition to the general employment provision within the town, a strategic employment site has been identified in a gateway location at the western approach to the town at Hanchett End adjacent to the 'Spirit of Enterprise' roundabout. This site has the potential to deliver a high quality research and business park to attract high technology firms and related activities. A masterplan for the development of the site was adopted in 2011 for a period of three years, that recognised that there were issues concerning the viability of developing the site due to high infrastructure costs. The Masterplan therefore allowed, as an exception to policy, the construction of new homes on part of the site to assist in the delivery of the employment site

POLICY HV9: STRATEGIC EMPLOYMENT SITE - HANCHETT END, HAVERHILL

12 hectares of land at Hanchett End, Haverhill are allocated as a strategic employment site for class B1 use of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Development at the Hanchett End Business Park will comprise the following:

- a) light industrial, research and office use);**
- b) units for new and small firms involved in high technology and related activities; or**
- c) low density development with extensive landscaping.**

The amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a masterplan for the site (a masterplan was adopted in 2011 for a limited period of 3 years)



Shopping provision will continue to be focussed on the town centre, with local day-to-day provision within neighbourhood centres. However, it is not always possible to locate bulky goods retailers in a central location, therefore provision for such stores has been made at Haverhill Retail Park and Ehringshausen Way Retail Park.

Haverhill Retail Park is located west of Park Road and is currently occupied by Sainsbury's, B&Q and Halfords

The Ehringshausen Way Site occupies part of the former project office furniture factory site. Planning Permission was granted in 2011 for four Retail warehouses.

POLICY HV10: HAVERHILL RETAIL PARK AND EHRINGSHAUSEN WAY RETAIL PARK

Sites are identified on the proposals map bounded by Park Road, the A1307 Cambridge Road and Baines Coney known as the Haverhill Retail Park and fronting Ehringshausen Way east of Stour Valley Road known as Ehringshausen Way Retail Park.

In addition to the policies elsewhere in this Plan, proposals for all retail floorspace on these sites will be judged against the following criteria:

- a) The need for the proposal;**

- b) That a sequential approach has been adopted in selecting the site demonstrating that all potential suitable, viable and available sites have been evaluated; and
- c) The impact of the proposal on the vitality and viability of Haverhill Town Centre and local centres, including the cumulative impact of recently completed developments and unimplemented planning permissions, taking into account the results of a shopping impact study and/or an environmental assessment; and
- d) That the site is accessible by a choice of means of transport.

Aspiration 3: The town is seen as hard-working, forward-looking and optimistic.

The lack of jobs and opportunities for young people was one of the key issues raised in consultation. Although Haverhill schools are performing well, there is still concern that the level of people Not in Education, Employment or Training (NEETs) in Haverhill is too high and aspirations too low. Over half of all school leavers at age 16 in Haverhill enter sixth form, but less than 30% go on to some other form of higher education, a lower proportion than in the rest of the borough. A new project, 'Supporting Young Haverhill', has recently started to try to improve aspiration and help young people into training and employment.

Proposed actions to achieve this

- ◆ Enhance the training offer and increase the number of apprenticeships.
- ◆ Ensure skills are well catered for in the proposed education re-organisation and support plans for 16-19 provision by the Two Counties Learning Partnership.

The provision of a site for a new sixth form centre is addressed in the Education and Skills section of this document.

Do you agree with our aspirations for jobs and the economy?

Do you agree with the actions we propose to take to achieve our aspirations?

7. Travel

People need to travel to reach their homes, places of work, schools, health services and leisure facilities. Haverhill's location on the border of three counties means that co-ordination of future passenger and freight transport services is crucial to maintain its social and economic vitality. Many people commute out of the town especially to Cambridge which puts great pressure on the town's roads, particularly the A1307. The road link to Bury St Edmunds is not good either and there is no railway.

Over 3500 homes are planned in the northern part of the town over the next twenty years and there will also be growth in leisure and retail provision, which will put further pressure on the road network. Within the town, the focus will be on encouraging people to travel by means other than the car wherever possible. The Core Strategy sets out that all development proposals should prioritise modes of transport in the following order: walking, cycling, public transport (including taxis), commercial vehicles and cars.

The Suffolk Local Transport Plan 2011-2031 produced by Suffolk County Council identifies a series of priorities to support sustainable development of the town. This includes working with partners to find solutions to traffic issues on the A1307 and improving journey to work patterns.

The LTP makes seeks to ensure that:

- demand for car travel can be reduced by co-locating housing, key services and jobs.
- There are better networks for walking and cycling so that these are more attractive and realistic choices.
- all new developments implement robust travel plans to minimise car use, including improvement to sustainable travel infrastructure and services.
- established employers at sites such as Haverhill Business Park; Haverhill Industrial Estate; and Boundary Road Industrial Estate try to reduce car journeys.
- better information about travel including accessing information online, by mobile phones, or from variable message signs. There is a potential for urban traffic management and control in Haverhill to link traffic lights and provide priority for buses alongside real time bus information.

Haverhill has a good network of walking and cycling routes but many are incomplete. Most areas of the town are within one kilometre of the centre and main employment locations.

Publicly funded infrastructure improvements will be limited at the start of this plan due to funding constraints, but we still hope to be able to fund important improvements to the walking and cycling networks. Developer funding of improvements to support the sustainability of new developments will also be essential. As the plan progresses larger-scale publicly funded schemes may be possible, but will still be judged on the benefits they offer and their deliverability.

A north west relief road is a much needed improvement. This is a requirement alongside housing development in this part of the town and will help relieve the Cangle junction of through traffic heading north towards Bury St Edmunds.

In 2031, Haverhill will be a place where:

1. Walking and cycling links are improved in and around the town, linking the town centre, residential areas, schools and the employment areas minimising congestion and the need for car use.
2. Public transport, both around the town and to Cambridge, is reliable and cheap.
3. People can travel around the town and other centres safely, efficiently and effectively.

Aspiration 1. Walking and cycling links are improved in and around the town, linking the town centre, residential areas, schools and the employment areas minimising congestion and the need for car use.

If the town is to cope with the increasing demands of growth, more trips need to be made by walking and cycling instead of by car. Walkers and cyclists in Haverhill benefit from the former railway line as an east-west route but do not have north-south pedestrian and bicycle routes linking the employment and housing areas.

Many people living in the rural areas need access to Haverhill for work, recreation and shopping. They often rely on the car as the only practical mode of travel, but the increasing cost of petrol makes this unaffordable for people on low incomes. Planning for more sustainable journeys in the town will help to accommodate the planned growth and enable people in the rural area to travel into town and still find parking spaces.

Increasing the number of children who cycle or walk to school would both improve their health and benefit the town. It would help to combat childhood obesity and congestion at peak times, much of which is attributable to the 'school run'. Safety is the key issue because parents will not allow their children to cycle unless they think the roads are safe.

The Local Transport Plan illustrates a number of improvements to the cycle route network which will, when implemented make a significant contribution. Where appropriate, developers will be asked to make appropriate contributions to network improvements.



Proposed actions to achieve this

- ◆ Improve the desirability and viability of local centres and increase cycle facilities.
- ◆ Ensure new and existing neighbourhoods are well-integrated places with streets giving priority to pedestrians and cyclists.
- ◆ Increase the number of dedicated pedestrian and bicycle routes around the town.
- ◆ Increase the number of pedestrian routes across Lord's Croft Lane/Ehringshausen Way and other main roads which act as barriers to pedestrians.
- ◆ Introduce conveniently located, secure, covered and illuminated bicycle shelters.
- ◆ Promote car sharing and car clubs.
- ◆ Create safe routes from villages close to the town to promote cycling and walking.
- ◆ Reduce the need to travel by improving local service provision and communications.
- ◆ Introduce safe routes to schools where possible.
- ◆ Provide facilities at schools to encourage students and staff to walk or cycle.
- ◆ Improve cycling and walking opportunities when developing redundant school sites.

Aspiration 2. Public transport, both around the town and to Cambridge, is reliable and cheap.

Bus services across the town are under threat because of funding cuts, but the remaining services could be made more attractive and easier to use.

The Local Transport Plan identifies potential enhancement to the bus route network, as well as the introduction of Real Time Passenger Information to indicate at bus stops when the next bus is due. In particular, routes linking homes and jobs would be especially beneficial in increasing choices of modes of travel. We will work with Suffolk County Council, Cambridgeshire County Council and bus operators to achieve improved services to Cambridge.

Proposed actions to achieve this

- ◆ Introduce real-time information and improve the availability and usability of bus timetables and how they relate to other bus and rail services.
- ◆ Enhance where possible the bus shelters around the town.
- ◆ Improve the size and facilities of the bus station and make it a more integrated transport hub to encourage people to combine different methods of transport.
- ◆ Improve public transport links including a fast bus service to Cambridge.
- ◆ Primary road networks are safeguarded and improved to manage safety and congestion.

Aspiration 3. People can travel around the town and to other centres safely, efficiently and effectively.

Haverhill Northern Relief Road

At present vehicles travelling between the west of Haverhill (A1307) and the north (A143) have to go via Withersfield Road, Cangle junction and Wrattling Road. These movements are contributing to congestion and environmental damage along these routes. To reduce this impact, a road will be constructed as part of the requirement to serve the strategic site allocated in Policy HV10 which will also act as a relief road for this traffic. An associated traffic management scheme on the existing roads will ensure that the scheme is effective.

POLICY HV11: HAVERHILL NORTHERN RELIEF ROAD

The Haverhill Northern Relief Road will be completed between Withersfield Road (A1307) and Wrating Road (A143). Developers will be required to enter into a legal agreement to implement this proposal or make an appropriate financial contribution towards its completion.

Do you agree with our aspirations for travel?

Do you agree with the actions we propose to take to achieve our aspirations?

DRAFT

8. Sustainability and Climate Change

There are many global challenges facing us over the next 20 years that will impact us at a local level. One particular challenge is combating the effects of climate change and, in turn, sustaining the environment. This section addresses what we can do at a local level in terms of 'sustainability and climate change'.

The steps we need to take to meet our aspirations are set out as actions and we would like to know from you whether you think these actions will help us get where we want to be by 2031.

In 2031, Haverhill will be a place where:

1. Resource efficiency is maximised and carbon emissions are being reduced at a rate greater than Government targets.
2. Both existing buildings and new developments incorporate high environmental standards and standards of resource efficiency and are resilient to a changing climate.
3. All homes and businesses have secure, affordable, low-carbon energy supplies and benefit from local renewable energy generation.

Aspiration 1: Resource efficiency is maximised and carbon emissions are being reduced at a rate greater than Government targets.

The energy and water efficiency of both new development and existing buildings needs to be improved to cut the use of resources and make savings in running costs.

Proposed actions to achieve this

- ◆ Provide a service offering advice and financial support to help homeowners, community groups and businesses improve their environmental performance and adopt sustainable construction/refurbishment principles and practices.
- ◆ Require developers to take account of the lifetime impact of their development on the local community and the environment when submitting proposals.

Aspiration 2: Both existing buildings and new developments incorporate high environmental standards and standards of resource efficiency and are resilient to a changing climate.

The energy and water efficiency of both new development and existing buildings needs to be improved to cut the use of resources and make savings in running costs.

Proposed actions to achieve this

- ◆ Set sustainable construction standards above current minimum requirements.

- ◆ Set stringent CO₂ emission standards for new development.
- ◆ Manage waste to minimise landfill.
- ◆ Protect natural resources.

Aspiration 3: All homes and businesses have secure, affordable, low-carbon energy supplies and benefit from local renewable energy generation.

Proposed actions to achieve this

- ◆ Require onsite/local renewable/low carbon energy generation in new development.

Links with other themes

Sustainability and climate change issues need to be considered in conjunction with most if not all of the other themes in Vision 2031, and many of the options put forward in those sections are responses which are sustainable, for example, improving the resource-efficiency of homes and businesses, moving away from dependence upon the car and preserving the natural environment.

On-site low carbon energy

The council has a strategic role to play to develop sustainable low carbon energy supplies for Haverhill over the next twenty years. Every supplier needs to:

- Be financially viable;
- Achieve national and local carbon reduction goals;
- Be affordable for the consumer; and
- Be secure

POLICY HV12 – ON-SITE LOW CARBON ENERGY TARGET

Opportunities for large-scale low carbon energy generation are limited in Haverhill. In order to deliver energy generation and CO₂ reductions, and maximise the economic, social and environmental benefits that this will bring, the Council expects new development to play its part.

Opportunities for district heating network

District heating, could in the long term, play a strategic part in delivering secure energy supplies. Although no studies have yet been carried out in Haverhill to identify any opportunities which may exist, any future potential which may be identified should be explored.

POLICY HV13 – DISTRICT HEATING.

It is recommended that new development should, where feasible and financially viable, contribute to the establishment of a strategic district heating network(s) in suitable locations. Accordingly:

- 1. Development of all sizes should seek to make use of available heat, biomass and waste heat.**
- 2. Strategic development sites should consider installing a district heating network to serve the site unless it can be shown not to be feasible or viable. The network should connect to or be compatible with connection to a strategic network at a future date.**
- 3. Other new developments should connect to any available district heating networks unless it can be shown not to be feasible or viable. Where a district heating network does not yet exist, applicants should demonstrate that the heating and cooling equipment installed does not conflict with future connection to a strategic network.**
- 4. New development should be designed to maximise the opportunities to accommodate a district heating solution, considering density, mix of use, layout and phasing.**

Community Infrastructure Levy

The new financial arrangements created by recent changes introducing the Community Infrastructure Levy (CIL), creates opportunities to support renewable and low carbon energy in the town.

POLICY HV14 – COMMUNITY INFRASTRUCTURE LEVY AND ALLOWABLE SOLUTIONS

Money raised through the CIL and, in future, from Allowable Solutions (levied as part of the Building Regulations) to contribute towards the development of the strategic district heating networks. It may also be spent on other CO2 reduction priorities identified by the Council in the future.

Do you agree with our aspirations for sustainability and climate change?

Do you agree with the actions we propose to take to achieve our aspirations?

9. Crime and Safety

Haverhill is growing in both population and diversity which may mean that levels and types of crime and disorder change in the future. The level of crime and disorder is linked to other inequalities, such as health and educational attainment, and tackling these inequalities will help to improve community safety. The pattern and nature of crime is not static. Over the next 20 years it will be important to keep the local picture under review and use the resources available to best effect by targeting the most serious crimes and those issues with the greatest community impact.

The Suffolk Police Authority Three Year Policing Plan (2011-2014) contains seven strategic aspirations including stating that "Local policing and responding to the policing needs and concerns of local communities is the cornerstone of the Constabulary". They are also seeking the efficient use of their buildings and are looking to share with partners where possible. The Council will work with Suffolk Constabulary to implement the Policing Plan.

In 2031, Haverhill will be a place where:

1. Levels of crime and disorder are low.
2. Residents both are and feel safe.

Aspiration 1: Levels of crime and disorder are low.

Currently, most people see community safety as an issue primarily for the police and they want policing to be more visible. The funding for community safety partnerships has been greatly reduced, however, and increasingly the community is being asked to identify and provide some of the solutions to issues which give rise to crime or threaten the safety of local people. Other ways to provide some uniformed presence in the community are being sought, such as special constables.

Proposed actions to achieve this

- ◆ Involve local groups in combating crime and finding solutions to issues of local concern, e.g. residents' associations, local businesses, interest groups, Neighbourhood Watch, PubWatch, Community Speed Watch and Town Pastors.
- ◆ Adopt a practical 'problem solving' approach to issues, in which local people help identify issues and propose local solutions: for example, if speeding is seen as an issue, local people can be trained to conduct speed tests, which will both establish the extent of the problem and act as a deterrent.
- ◆ Offer advice and support to local people to engage with young people, making sure that the type of engagement meets the needs of young people: for example, asking young people what provision they want, and, if the resources are not available to provide it, getting them involved in making grant applications.

- ◆ Encourage school and community projects addressing issues such as vandalism and littering.
- ◆ Look at crime prevention in its widest sense, starting with good design to remove the opportunities for crime, and including practical solutions to protect property, community facilities, space for people of all ages to get out of their homes and be active and fostering strong communities which can address local issues.
- ◆ Try to change the local attitude towards alcohol, as so many crime and disorder problems are caused by excessive drinking.
- ◆ Encourage local people to feel proud of Haverhill and able to challenge people who drop litter.
- ◆ Encourage everyone to see community safety as their issue, not a Police issue, and to become involved in initiatives to address crime and anti-social behaviour.

Aspiration 2: Residents both are and feel safe.

The fear of crime far outstrips the reality of crime levels, although in a low crime area a single serious crime can have a far greater impact on the perception of the safety of the area than several serious crimes in a higher crime area would have.

Proposed actions to achieve this

- ◆ Promote understanding between the generations so that older people do not perceive young people as a threat simply because they are out on the street, and young people recognise that congregating in large groups can be seen as intimidating.
- ◆ Encourage the local media, community groups and partners to put out positive community safety messages.
- ◆ Work with partners and the community to dispel myths, for example, that all young people cause a problem.
- ◆ Communities identify the crime and safety issues which matter to them and lead the response.

Do you agree with our aspirations for crime and safety?

Do you agree with the actions we propose to take to achieve our aspirations?

10. Infrastructure and Services

Infrastructure is essential to meet the increasing demands of today's population and to accommodate growth, while maintaining a good quality of life. Infrastructure delivery rests with several different providers. Growth within the town was particularly rapid during the second half of the 20th century. Much of this growth has been matched by improvements to infrastructure and services, but parts may be reaching capacity and others be in need of updating.

For the purposes of this section of the document, infrastructure includes external services, provided by third parties, required directly to service existing and proposed development. It does not include roads and travel networks which are considered separately.

In 2031, Haverhill will be a place where:

1. The provision of infrastructure and services meets the growing needs of the town.
2. The visual impact of infrastructure provision is minimised.

Aspiration 1: The provision of infrastructure and services meets the growing needs of the town.

Haverhill is located in the driest region of the country and obtains its water from boreholes. Responsibility for supply rests with Anglian Water, who say that, subject to supply development schemes and demand management, there is sufficient water resource capacity to accommodate growth to 2031.

Haverhill's principal sewage treatment works is in Coupals Road and can cope with proposed growth levels, but the existing sewerage system for transferring waste water to the treatment works has capacity limits particularly in the town centre. Development to the north and east of Haverhill can connect to the treatment works, but development to the west is limited by the town centre restriction.

Haverhill is located on the Stour Brook. Flood risk mapping has been carried out, which identifies areas at risk, including existing sites and properties. This will be used to inform decisions about the form and location of future development.

The borough council collects waste from households whilst the county council treats and disposes of it. Domestic users can dispose of or recycle bulky waste at the household waste site at Coupals Road. The county council plans that by 2026, untreated waste will no longer go to landfill and residual waste will be managed to recover value from waste that cannot practicably be recycled or composted. At present, much effort goes into reducing landfill by sorting waste and removing material for recycling or composting. It is most efficient to achieve this at source, but it relies upon co-operation from all users. The alternative is sorting material after

collection, which reduces the potential for error, but would require specialised equipment, may increase contamination and may significantly increase sorting costs.

UK Power Networks is responsible for supplying electricity for Haverhill. No major projects are required to meet planned growth to 2031, but local sub-stations will have to be upgraded to increase capacity.

Haverhill is currently in the process of having its broadband infrastructure upgraded with high speed fibre-optics. Failure to expand this opportunity could be inconvenient for domestic users and damaging to business.

Proposed actions to achieve this

- ◆ Upgrade the town centre sewerage system and manage the associated disruption.
- ◆ Provide new trunk sewers around the town.
- ◆ Confine strategic growth to the north-east of the town centre.
- ◆ Locate all new development away from areas as greatest risk from flooding.
- ◆ Design development to accommodate flooding and make efficient use of land.
- ◆ Design developments to capture run-off water and re-use it.
- ◆ Address existing areas of flood risk and adopt flood prevention measures.
- ◆ Work with manufacturers to reduce unnecessary packaging.
- ◆ Work with National Grid to ensure that supply is able to maintain pace with demand.
- ◆ Ensure that any new development makes adequate provision for the sensitive provision of electricity sub-stations to meet demand.
- ◆ Ensure that high speed broadband connections are extended to new development.

Aspiration 2: The visual impact of infrastructure provision is minimised.

The location of certain types of infrastructure, such as overhead power lines, telephone lines and mobile phone masts, can have an impact on visual amenity. It is important that such impacts are managed to ensure that required infrastructure is sited in the best location for the provider with the least visual impact.

Proposed action to achieve this;

- ◆ Use planning policy effectively to locate new infrastructure with minimal visual impact on the surrounding environment

Do you agree with our aspirations for infrastructure and services?

Do you agree with the actions we propose to take to achieve our aspirations?

It is noted that early in the plan period, it will be necessary to make land available for a new cemetery as the existing site in Withersfield Road is reaching capacity. The Borough Council will continue to investigate identifying the most appropriate location for this facility.

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11. Culture and Leisure

Culture and leisure covers a wide range of activities, including arts, entertainments and festivals, heritage and museums, parks and countryside, cemeteries and allotments, children's play areas, sports facilities and tourism and visitor services.

In 2031, Haverhill will be a place where:

1. A wide range of world class cultural and leisure opportunities appropriate to the towns size are offered to residents so that they increase the time spent in the town instead of travelling elsewhere.
2. Cultural and leisure activities bring social and economic benefits, contribute to improving health, offer alternatives to anti-social behaviour and help to protect the environment.
3. Many different organisations in the public, private and voluntary sectors work in partnership to offer cultural and leisure activities at the lowest possible cost and offering the best possible value.



Aspiration 1: A wide range of world class cultural and leisure opportunities appropriate to the towns size are offered to residents so that they increase the time spent in the town instead of travelling elsewhere.

The population in Haverhill is set to increase by over a third by 2031. It is desirable to increase the amount of leisure provision to match the increased population, and to tailor the type of provision to the age-groups likely to increase. Many national leisure organisations publish calculators suggesting what level of provision is desirable: Sport England's facilities calculator suggests that people in Haverhill lack access to swimming pools, sports pitches and sports halls. The Arts Council has a similar calculator to work out developer contributions for culture and heritage.

Proposed actions to achieve this

- ◆ Maximise the use of existing cultural and leisure facilities including open space and sports facilities.
- ◆ Maximise the community use of other public sector facilities, especially schools.
- ◆ Work in partnership with the private and voluntary sector to enhance opportunities.
- ◆ Build new cultural and leisure facilities in areas of population growth.
- ◆ Integrate new cultural and leisure facilities with new school and community provision.

Aspiration 2: Cultural and leisure activities bring social and economic benefits, contribute to improving health, offer alternatives to anti-social behaviour and help to protect the environment.

Leisure and cultural services play an important part in improving the people's of life: promoting economic development, by making the area attractive for businesses; promoting social cohesion and helping to prevent anti-social behaviour; promoting good health in every sense: physical, emotional and mental, and helping to combat obesity through physical activity; bringing people together and creating a sense of belonging to a distinctive local community; and caring for the environment through parks, green spaces and countryside stewardship.

Proposed actions to achieve this

- ◆ Promote active cultural and leisure participation as a way of achieving good health.
- ◆ Promote cultural and leisure opportunities as a way of achieving community cohesion.
- ◆ Deliver cultural and leisure facilities and an events programme that increases visits to the town and maximises the local economic impact.
- ◆ Promote leisure activity that enhances and sustains the environment.
- ◆ Make land available for allotments to allow residents to grow their own food and facilitate the provision of local markets offering reasonably-priced good quality food.

Allotments, both public and private have traditionally played an important role in urban areas, providing the opportunity for individuals to grow their own produce. Concerns about genetic modification of foodstuffs, chemical pollution and contamination of food and the desire for freshness has seen resurgence in their popularity.

The standard plot of 10 rods provides about 250 square metres area, which will generally meet the requirements of the most demanding gardener. However, for many, this may exceed their individual requirements and consideration should be given to the provision of a wider range of plot sizes, including smaller plots.

POLICY HV15: ALLOTMENTS

Proposals that will result in the loss of allotments will not be allowed unless:

- a) it can be demonstrated that there is no local demand for the allotment; or**
- b) suitable mitigation can be identified and made available.**

Any replacement provision should take account of the needs of the locality, accessibility and suitability.

Sites for the provision of additional allotments will be identified in Masterplans and Development Briefs.

Children's Play

"Play is crucial to children's healthy development and happiness. Evidence demonstrates that one of the best ways for children to stay both physically and mentally healthy is through access to a variety of unstructured play experiences. Generally accepted claims of the benefits, acknowledge that 'play allows children to use their creativity while developing their imagination, dexterity, and physical, cognitive and emotional strength.'" (Play England 2008).

The Council's planning policies for the provision of play are contained in the Development Management Policies document. However, the Borough Council has an important role in the town in the provision and management of play areas and equipment. A county-wide play strategy was published in 2010 which set out a vision "*to create and sustain inclusive play opportunities to contribute to enabling all children and young people in Suffolk to enjoy themselves and develop their potential, giving them the basis for a successful life as active members of their community.*"

Play doesn't always require a formal playground with swings and roundabouts to enable play. Often things such as a fallen tree trunk can spark imaginative play that will stimulate the senses even if it does not require physical activity.

In preparing this Vision, it may be an appropriate time to consider whether it would be good to introduce more unstructured opportunities for play in addition to the traditional equipped playground. For example, in introducing earth banks alongside a footpath, or a swing in a town centre street where there are often more children accompanying adults on a shopping trip than might be found in a neighbourhood play area.

Public Art

The installation of public art in towns can make a major contribution to giving a place character and identity. There are already many examples of public art installed around the town and they can often be combined with functional purposes, such as the traffic gates in Queen Street. In many instances when working with residents and property owners, artists can help to interpret and improve local perceptions of an area, in order to generate and enhance a sense of place.

It may be appropriate to encourage the inclusion of public art projects in new development areas as well as the traditional cultural quarters of the town.

Would you support the provision of public art installations in the town?

Aspiration 3: Many different organisations in the public, private and voluntary sectors work in partnership to offer cultural and leisure activities at the lowest possible cost and offering the best possible value.

Running leisure facilities is expensive and accounts for a large proportion of the borough council's revenue budget at a time when funding for local authorities is being cut sharply. Moreover, most leisure services are discretionary and local authorities are under no obligation to provide them. Customers' expectations are rising all the time, however, and they expect leisure facilities and activities to be of a high standard. For all these reasons, the council's leisure services are under considerable financial pressure.



If leisure services are to meet their aims of increasing the number of users and the amount of money raised, and also their social objectives, they need to ensure that leisure activities are widely publicised not just to people who are used to taking part in them, but also to 'hard-to-reach' groups especially young people.

Proposed actions to achieve this

- ◆ Maximise the use of existing cultural and leisure facilities including open space and sports facilities.
- ◆ Maximise the community use of other public sector facilities, especially schools.
- ◆ Work in partnership with the private and voluntary sector to enhance opportunities.
- ◆ Integrate new cultural and leisure facilities with new school and community provision.
- ◆ Work with other public services such as the Health and Wellbeing Board to deliver an inclusive service.

Do you agree with our aspirations for culture and leisure?

Do you agree with the actions we propose to take to achieve our aspirations?

12. Health and Wellbeing

It is important to improve health and reduce the call upon health services. The borough Council can have a key role in the delivery of health objectives.

In 2031, Haverhill will be a place where:

1. All residents have access to good quality health facilities, information and activities.
2. A good quality environment will help to enhance people's lives and support a sustainable economy.
3. An ageing population is adequately provided for.
4. Issues of deprivation are considered and dealt with appropriately

Aspiration 1: All residents have access to good quality health facilities, information and activities.

Health services face increasing calls on limited resources and health care provision will have to change in response. Health has been seen as the responsibility of healthcare professionals, but community groups and individuals will have to take an increasing responsibility. A greater emphasis upon prevention may decrease the need for treatment, but this is likely to take a generation to show results.

Local facilities and activities make an important contribution to health and well-being and provide a focus for people who want to keep healthy and active. The council will work to persuade the health authority to retain the temporary drop-in health centre at Lower Downs Slade and find a permanent site for the facility which will ultimately be required to serve the larger population.

Proposed actions to achieve this

- ◆ Encourage a debate about how healthcare resources are best used.
- ◆ Exploit advances in technology, both to support elderly people and more generally.
- ◆ Ensure that health bodies develop a coherent approach to preventative measures and promoting well-being.
- ◆ Engage voluntary and community groups in the local delivery of healthcare.
- ◆ Plan to change health provision as the population changes.
- ◆ Work with the health bodies to provide a permanent drop-in health centre.
- ◆ Maximise the use of existing facilities and make dual use of publically funded buildings the norm.
- ◆ Encourage the creation of community hubs offering a range of services.

- ◆ Encourage schools to establish patterns of healthy exercise.
- ◆ Encourage sports and outdoor clubs to enable people of all ages to stay active.

Aspiration 2: A good quality environment will help to enhance people's lives and support a sustainable economy.

The quality of the environment is a key determinant of health: a good quality environment can help enhance people's lives and support a sustainable economy.

Proposed actions to achieve this

- ◆ Address environmental issues affecting residents' lives.
- ◆ Ensure that environmental impacts are properly considered for all new developments, attaching conditions to mitigate the impact where appropriate.
- ◆ Work with highway engineers to reduce traffic congestion and improve air quality.

Aspiration 3: An ageing population is adequately provided for.

Increased calls on healthcare generally, and from the ageing population in particular, mean that innovative and cost-effective methods of delivering care to people in their own homes need to be explored. Older people also need opportunities to socialise, for example, day centres and lunch clubs, and an increasing numbers of carers will need support. Those reliant on public transport need help to access services.

Proposed actions to achieve this

- ◆ Use community facilities as hubs for services for local residents.
- ◆ Encourage self-help and volunteering to help provide services for older people.
- ◆ Support affordable community transport initiatives.

Aspiration 4 : Issues of deprivation are considered and dealt with appropriately

Compared to many parts of the country Haverhill has few areas of deprivation, however, where pockets of deprivation do exist it is important that these issues are dealt with appropriately.

Proposed actions to achieve this

- ◆ Use the results of the 2011 Census, when published, and other available data to inform collective decisions on programmes to tackle deprivation
- ◆ Focus available resources on dealing with the isolated pockets of deprivation across the town

Do you agree with our aspirations for health and well-being?

Do you agree with the actions we propose to take to achieve our aspirations?

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13. Education and Skills

Haverhill has an increasingly important role in education provision and has already commenced the change from a three tier to a two tier education system. There is a need for flexibility and to enable the highest quality facilities and learning methods.

There remains a need to make provision for further school places to accommodate the growth in population during the next 20 years and beyond. The County Council advise the Borough Council on needs for new sites based on the population projections and it is the role of documents such as this to safeguard sites for new schools.

Pre-school facilities and specialist schools also play an important role in the overall education structure in the town and there is a need to ensure that sufficient spaces are available in the most appropriate locations.

In 2031, Haverhill will be a place where:

1. Local schools are successful and educational attainment exceeds national averages.
2. Existing schools are supported through periods of change and efficient use is made of vacant school sites.
3. School facilities are of a high standard and fulfil a wider community role.
4. Schools raise aspirations and create the workforce of the future.
5. Adult skills levels are enhanced.
6. Residents have access to schools, further education opportunities and vocational and technical training.



Aspiration 1: Local schools are successful and educational attainment exceeds national averages.

Educational attainment and adult skill levels in Haverhill are below national and county averages. This limits the opportunities of school leavers, and makes the Haverhill workforce less attractive to businesses wanted to invest in the town, reducing employment levels. New technologies, particularly information and communication technologies, are likely to change the way people work. These new working patterns will require new skills that go beyond today's most innovative and modern ICT. As the public sector is reduced in size, some public sector workers will benefit from retraining to help them find jobs in the private or third sectors.

Proposed actions to achieve this

- ◆ Work with the County Council and schools to encourage and facilitate high educational attainment
- ◆ Work with schools, employers and communities to create responsible citizens, fulfilling the aspirations set out in other Vision 2031 chapters.

Aspiration 2: Existing schools are supported through periods of change and efficient use is made of vacant school sites

Schools reorganisation and the increasing number of academies and free schools present both challenges and opportunities. The borough council needs to ensure that the remaining schools have space to expand and take on extra year groups from the closed middle schools, and that the former school sites are used appropriately.

Proposed actions to achieve this

- ◆ Identify and support the growth of existing educational establishments.
- ◆ Identify appropriate uses for redundant schools.
- ◆ Find new sites for existing schools, or upgrade their existing sites, e.g. a new site for Castle Manor Business and Enterprise College on the old Parkway Middle School.

The re-use of vacant sites arising from the current reorganisation is addressed in the section of this document on 'Homes and Communities'.

POLICY HV16: SAFEGUARDING EDUCATIONAL ESTABLISHMENTS

Existing and proposed schools and educational establishments will be safeguarded for educational and community use. Development will not be permitted unless:

- i) the development is for buildings and/or facilities ancillary to, or enhancing the educational or community use; or**
- ii) the facility which would be lost as a result of the proposed development would be replaced by an establishment of an equivalent or better quality, in a suitable location; or**
- iii) there is clear evidence through a quantified and documented assessment that now, and in the future, the site will no longer be needed for its current purpose and there is no community need for the site.**

Haverhill is currently served by two Upper Schools, Samuel Ward Academy and Castle Manor Business and Enterprise College. Both sites will need to accommodate expansion over the plan period. Samuel Ward is well placed accommodate growth from North East Haverhill and land has been identified within the strategic growth area for this purpose. The closure of Parkway Middle School immediately adjacent to Castle Manor Business and Enterprise College provides an opportunity for expansion of Castle Manor. This also offers the opportunity for the reorientation of Castle Manor to take advantage of the Parkway site for a new campus. This could be facilitated by the allocation of the existing developed frontage to Eastern Avenue for alternative forms of development.

POLICY HV17: CASTLE MANOR BUSINESS AND ENTERPRISE COLLEGE

Within the site shown on the Proposals Map at Eastern Avenue and Park Road, (known as Castle Manor Business and Enterprise College), land is allocated for the expansion and redevelopment of educational premises. An element of residential development may be appropriate on the site of the existing buildings to facilitate the delivery of educational facilities.

The amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a masterplan for the site. Applications for planning permission will only be considered once the masterplan has been adopted by the local planning authority.

As part of any new school development, it is expected that the education authority or providing body will prepare and implement a travel plan to reduce dependency on access the new facilities by the private motor car.

Aspiration 3: School facilities are of a high standard and fulfil a wider community role

The Core Strategy and Local Plan identify the need for around 5,300 new dwellings between 2001 and 2031. The county council estimates that this would generate around 1,045 extra primary school pupils and 900 further secondary school pupils. The county council needs to ensure that there are sufficient school places in the town and the borough council needs to allocate sites for schools of sufficient size. There are also opportunities to share school facilities between schools and the community, for example community use of sport and classroom facilities outside teaching hours.

Many schools have facilities such as playing fields and school halls which are underused out of school hours. There is an opportunity for local communities to work with the education authority and local schools to facilitate the use of these facilities by the local community.

Proposed actions to achieve this

- ◆ Site two new primary schools to the north of Haverhill.
- ◆ Site one new primary school to the north-west of Haverhill.
- ◆ Work with the County Council and local schools to facilitate the sharing of school facilities with local communities.

The use of public buildings for community use is also considered in the sections of this document on 'Homes and Communities' and 'Culture and Leisure'.

Aspiration 4: Schools raise aspirations and create the workforce of the future.

Population figures for Haverhill show a reduction in the population of 16-24 year olds, indicating that many young people leave, potentially for better jobs or to attend university. 8.2% of 16-18 year olds in the town are not in education, employment or training (NEET), and in some parts of Haverhill, this increases to 16.4%. NEET status is associated with youth crime, long-term unemployment and, for the individual, reduced income over their whole working life. Apprenticeships provide an excellent employment and education opportunity, but there is still a disappointingly low take-up by young people in Haverhill, and about a third of young people who take up apprenticeships in the borough never finish them.

Proposed actions to achieve this

- ◆ Work with the 'Supporting Young Haverhill' project to develop employment opportunities for young people.
- ◆ Work with local employers to improve the information about work received by school pupils, for example through the county council's aspiration escalator model.
- ◆ Promote awareness of apprenticeship schemes in schools, improve existing schemes and increase the number of employers taking on apprentices.

Aspiration 5: Adult skills levels are enhanced.

- ◆ Work with organisations such as the Eastern Enterprise Hub to develop the skills needed to run third sector organisations.
- ◆ Expand further education provision in the town to cope with an increasing population.

- ◆ Ensure that skills training meets the needs of a rapidly changing economy.

Aspiration 6: Residents have access to schools, further education opportunities and vocational and technical training.

Education transport is a county council responsibility, but the borough council would like the number of journeys to school made by car to be reduced, given the congestion and pollution it causes. Further education provision is currently limited in the town and any new facility should be located in a location accessible to all modes of transport.

Proposed actions to achieve this

- ◆ Build new schools in locations that limit the travelling distance for pupils.
- ◆ Create safe routes to schools that encourage walking and cycling.
- ◆ Allocate a site for a further education/sixth form centre in an accessible location.

POLICY HV18: FURTHER EDUCATION FACILITY

A site has been identified at Hollands Road/Duddery Hill for a sixth form/further education centre.

As part of any new development, it is expected that education authority or providing body will prepare and implement a travel plan to reduce dependency on access to the facility by the private motor car.

Do you agree with our aspirations for education and skills?

Do you agree with the actions we propose to take to achieve our aspirations?

14. Historic and Natural Environment

As well as containing a number of listed buildings, Haverhill contains two Conservation Areas, within and close to the town centre. These are centred on Queen Street and Hamlet Road. Both have Appraisal and Management Plans which were published in 2008.

In 2031, Haverhill will be a place where:

1. The historic and natural environment is protected, maintained and enhanced;
2. The historic and natural environment is promoted to increase understanding and enjoyment.
3. The green infrastructure of Haverhill is protected and enhanced.

Aspiration 1: The historic and natural environment is protected, maintained and enhanced.

Development represents the greatest threat to the historic and natural environment and even infill and brownfield developments can have an impact. Although the most important sites and species are protected by law, the loss of incidental habitats and trees can lead to increasing isolation. There are several local amenity groups with an interest in the historic and natural environment in Haverhill. These represent a valuable resource of local knowledge which could be better used.

A Conservation Area Appraisal and Management Plan for each of the two Conservation Areas was adopted in 2008, identifying key characteristics and the potential threats to that character. They set out a medium to long term strategy to preserve and enhance the character and appearance of the Conservation Areas and in particular, to deal with the negative areas, problems and pressures identified in the appraisals.

The railway walk provides a key wildlife and access corridor through the town. It connects with parks and natural areas, such as East Town Park, Meldham Washlands and the area off Millfields Way, which adds to its value and makes it an important focus for the natural environment in Haverhill. Better connections to housing areas would make it more accessible to residents.

In consultation, the lack of parks and accessible green space in Haverhill was raised as an issue. East Town Park is a small country park located to the south-east of the town, but the nearest large accessible open space is at Clare Country Park. The borough council owns a large quantity of the open space and woodland in and around the town, and it is much enjoyed by residents, but it is expensive to maintain.

Proposed actions to achieve this

- ◆ Strengthen policies to protect and enhance the historical and natural environment in the development management process.

- ◆ Improve connections between the railway walk and nearby residential areas.
- ◆ Link the railway walk to the Stour Valley Walk and other footpaths.
- ◆ Co-ordinate proposals for the historic and natural environment and for recreational and leisure facilities to maximise the potential of, and benefit to, each other.
- ◆ Work more closely and in a more co-ordinated way with local amenity groups.
- ◆ Form a stakeholder focus group to implement historical and environmental projects.
- ◆ Explore ways of providing additional open space for Haverhill residents.
- ◆ Investigate whether East Town Park could be enlarged and enhanced.
- ◆ Explore different options for managing the borough's open space and woodland, particularly when planning new green infrastructure.

Aspiration 2: The historic and natural environment is promoted to increase understanding and enjoyment.

With recent rapid growth and change, concern has been expressed that Haverhill is losing its culture and sense of place and becoming dislocated from its roots, and ways to re-establish this have been sought. Haverhill Local History Group has displays in the Arts Centre, and both the Family History Society and Gurteen's have collections relating to the town. There have been calls for a museum to be established, but local museums are expensive to maintain and tend not to attract many visitors.

Proposed actions to achieve this

- ◆ Enhance the High Street to develop a 'sense of place' and make it more attractive to businesses, shoppers and visitors.
- ◆ Develop other initiatives, such as events and competitions, to increase understanding and appreciation of the historic and natural environment.
- ◆ Explore ways of improving the presentation of Haverhill's history and culture.
- ◆ Develop Haverhill in Bloom.

Aspiration 3: The green infrastructure of Haverhill is protected and enhanced.

Now more than ever before, we must plan positively for green infrastructure and ensure its delivery.

The green infrastructure approach is widely recognised for its multifunctional possibilities in relation to our environment, and for its contribution to the three pillars of sustainable development – the economic, social and environmental agendas.

The Green Infrastructure Strategy (September 2009) was produced as a response to increasing development pressure within the borough which is likely to have significant implications for the area's landscape and environmental assets and to capitalise on any associated opportunities for environmental enhancement. Part one of the GI Strategy includes: an inventory of existing GI themed on landscape, biodiversity, recreation, access and cultural heritage; an analysis of future need and demands. Part two of the Strategy focuses on a green infrastructure vision for the borough and includes an action plan for the delivery.

This section of the Vision 2031 identifies a number of Haverhill specific projects which are identified within the Green Infrastructure Strategy and which will be a priority for delivery over the lifetime of Vision 2031. These are centred on the river valley and disused railway and propose a Stour Brook Green Corridor providing multifunctional routes in and around the town.

Proposed actions to achieve this

- ◆ Green infrastructure is recognised as a 'must have' for communities and for sustainable development.
- ◆ Ensure that new green infrastructure linking to existing open spaces is integral to all new development.
- ◆ Ensure where appropriate, that new development contributes to the delivery of projects identified in the green Infrastructure Study.

Areas of Special Character

The character of Haverhill varies considerably from one neighbourhood to another. As identified above, two areas have been designated as Conservation Areas. Outside of the two Conservation Areas there are areas of unique special character and quality. There are policies elsewhere in the Local Development Framework which seek to protect such areas, many of which sit within the emerging Joint Development Management Policies document which was subject to a Preferred Options consultation between January and March 2012.

We have not sought to specifically identify and define these areas of special character and quality as this can mean different things in different areas and it is considered

the protection of such areas will be addressed through other documents in the Local Development Framework.

Do you feel we need a special policy and designation in this document to help protect areas of unique and special character?

Are there any parts of Haverhill (outside existing Conservation Areas) which you feel should be protected due to their special and unique character? Please set out your reasons.

Do you agree with our aspirations for historic and natural environment?

Do you agree with the actions we propose to take to achieve our aspirations?

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15. Haverhill Town Centre

The town centre remains the heart of the community and its success is a reflection on the viability of the town as a whole.



In 2031, Haverhill will be a place where:

1. The town centre is vibrant and attractive with a varied retail offer.

Aspiration 1. The town centre is vibrant and attractive with a varied retail offer.

Local businesses see the attractiveness of the town centre as a key factor in the success of the local business offering. They are pleased with the recent improvements to the town centre but point out that the High Street needs physical improvement and that the retail offer is still not as good as in neighbouring towns.

Proposed actions to achieve this

- ◆ Develop the town as a destination for shoppers and visitors by improving the retail and leisure offer.
- ◆ Pedestrianise and enhance the High Street.

- ◆ Make provision for the expansion of the retail area.
- ◆ Continue efforts to promote the town and improve its image.
- ◆ Introduce spaces for low-emission cars and electric car charging points to encourage more low-emission vehicles in the town centre.
- ◆ Maximise the Stour Brook's amenity value as an asset for the town.
- ◆ Encourage living above the shop

Policy CS10 of the Core Strategy provides an overview of retail, leisure, cultural and office provision, taking account of recently completed development. The Core Strategy recognises that Haverhill town centre will continue to be the focus for new retail, leisure, cultural and office development. Regard will be required to the floorspace requirements up-to-date retail appraisals.

The Town Centre Masterplan



A Town Centre Masterplan Vision developed in consultation with the local community was adopted in 2005. This has provided the basis for significant town centre investment, but significant opportunities remain. The Masterplan Vision will continue to set the context for the regeneration of the central area and provide the framework for individual development proposals to come forward. The central area includes a number of opportunities for mixed use development which are identified in Policy HV6.

POLICY HV19: HAVERHILL TOWN CENTRE MASTERPLAN

Haverhill Town Centre, as identified on the Proposals Map and is a suitable location for regeneration and new development. The amount of land available for development, including appropriate adjoining sites that will support the regeneration objectives, the location and distribution of uses, access arrangements, design and landscaping will be informed by a masterplan and subsequent individual site development briefs, which will be adopted as guidance.

Applications for planning permission for sites, other than already identified in the Plan for development, and which would have a strategic impact on the development of the masterplan will only be considered once the masterplan has been adopted as planning guidance by the local planning authority following public consultation.

Do you agree with our aspirations for the town centre?

Do you agree with the actions we propose to take to achieve our aspirations?

16. Strategic Growth Areas

Policy CS12 of Core Strategy identifies directions of growth for strategic development. The principle of growing the town in these directions has therefore been agreed and it is not for Haverhill Vision 2031 document to re-open the debate about the merits of growth occurring in these locations.

Other than outlining the principle uses to be planned for in each growth area, the Core Strategy contains little detail in respect of each site. Policy CS3 of the Core Strategy requires the preparation of a concept statement and masterplan for each growth area before planning applications will be considered. Effectively, this allows for a stage by stage approach to preparing detailed plans for each area, informed by a rolling programme of community engagement.

The Core Strategy identifies directions for strategic growth, but does not define specific boundaries for that growth. The definition of those boundaries has been defined by local environmental constraints and opportunities as part of the preparation of concept statements. This has been a community led approach to define the most appropriate boundaries and shape of development. The process has been undertaken by the landowner engaging with the local community through a series of consultation events including community workshops. Detail of this work is contained in Appendix 3.

The identified areas of growth are at North-west Haverhill and North-east Haverhill. As identified elsewhere in this document, a masterplan has already been adopted for the land at North-west Haverhill and the development of the area is at planning application stage.

North-east Haverhill



Policy CS12 of the Core Strategy identifies the area to the north east of the town for development that will:

- Maintain the identity and segregation of Kedington and Little Wrattling;
- Provide new high quality strategic public open space and recreation facilities;
- Protect by appropriate means the Scheduled Ancient Monument at Wilsey Farm;
- Provide improved public transport, foot and cycle links to the town centre and other significant leisure, employment and service destinations;
- Deliver additional education, community and leisure facilities to meet the needs of this development and is located in a way that can achieve positive integration with the wider area;
- Deliver around 2,500 homes of mixed tenure and size, including affordable homes; and
- Provide opportunities for B1 use class local employment.

Work has commenced on the preparation of a concept statement for the area.

The key challenges to be addressed in bringing forward the development of this area are:

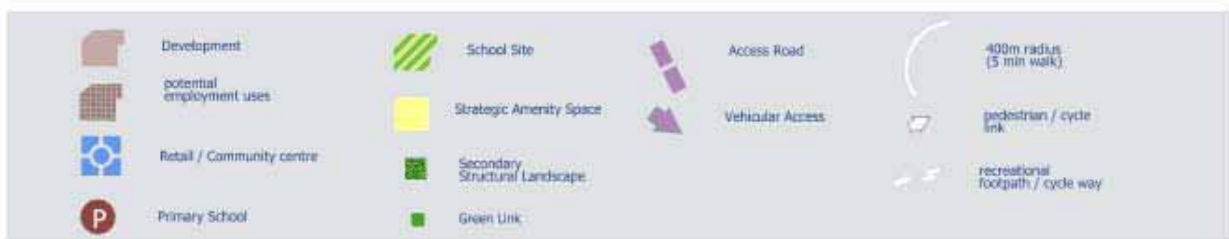
- ◆ Preventing the coalescence of development with Calford Green;
- ◆ Integrating the development with the existing town;
- ◆ Providing walkable neighbourhoods with access to education, community, employment and leisure facilities;
- ◆ Minimising the impact of built development on the surrounding countryside.

Development Principles

Three options for the development of the area have been considered by the landowner, one of which has been carried forward and developed into a concept plan, which is the preferred option illustrated below. The main development principles for the site in the preferred concept plan option below are as follows:

1. The ridge line to the north should form the visual horizon for views from Little Wrattling and Kedington. Views from Calford Green will be mitigated by community open space. Development will have a soft vegetated edge with improvements to the local footpath and valley area;
2. The new neighbourhood will build upon existing features with landscaped corridors, improved woodland and new areas of open space. A landscape buffer will protect the Scheduled Ancient Monument at Great Wilsey Farm;
3. Recreational opportunities will be provided throughout the site, including allotments, formal and informal areas with a continuous streamside walk running in an east west direction through the centre of the site.
4. A mix of housing types will be provided including affordable and executive housing. Overall density will be relatively low to link the urban area with the countryside.
5. Primary access will be from Wrattling Road, with secondary access from Chalkstone Way, with a third indirect link to Coupals Road.
6. Two community hubs are proposed, one to the south east of Great Wilsey Farm and one to the north west. These may accommodate a range of facilities including health facilities, shops, employment opportunities, community centre, health facilities and schools.

North East Haverhill Preferred Option



Appendix 3 of this draft document contains the other options for this site and explanatory text which has been written by the agent for the landowner.

Do you agree with the Preferred Option for the development of this site?

Would you recommend any changes to the Preferred Option?

DRAFT

Appendix 1

Summary of documents and policies within the Local Development Framework

Core Strategy (adopted December 2010)

This document provides the strategic context that will guide the preparation of future development plan documents. Outlines strategic development needs including housing, employment, leisure and retail.

Core Strategy Policies
Policy CS1 – St Edmundsbury Spatial Strategy
Policy CS2 – Sustainable Development
Policy CS3 – Design and Local Distinctiveness
Policy CS4 – Settlement Hierarchy and Identity
Policy CS5 – Affordable Housing
Policy CS6 – Gypsies, Travellers and Travelling Showpeople
Policy CS7 – Sustainable Transport
Policy CS8 – Strategic Transport Improvements
Policy CS9 – Employment and the Local Economy
Policy CS10 – Retail, Leisure, Cultural and Office Provision
Policy CS11 – Bury St Edmunds Strategic Growth
Policy CS12 – Haverhill Strategic Growth
Policy CS13 – Rural Areas
Policy CS14 – Community infrastructure capacity and tariffs
Policy CS15 – Plan, Monitor, Manage

Joint St Edmundsbury and Forest Heath Development Management Preferred Options Draft (January 2012)

This consultation draft document provides the proposed policy background against which planning decisions and other decisions dealing with physical and environmental change in each authority area will be made. Once adopted, the policies within this document will be used in the day to day determination of planning applications.

Joint Development Management Policies
Policy 1 Creating Places – Development Principles and Local Distinctiveness
Policy 2 Masterplans
Policy 3 Development Briefs
Policy 4 Development in the Countryside
Policy 5 Flooding and Sustainable Drainage
Policy 6 Sustainable Design and Construction
Policy 7 Improving Energy Efficiency
Policy 8 Low and Zero Carbon Energy Generation
Policy 9 Infrastructure Services and Telecommunications Development
Policy 10 Impact of Development on Sites of Biodiversity and Geodiversity
Policy 11 Protected Species
Policy 12 Protection, Mitigation and Enhancement of Biodiversity

Joint Development Management Policies
Policy 13 Landscape Features
Policy 14 Safeguarding from Hazards
Policy 15 Listed Buildings
Policy 16 Buildings of Local Architectural or Historic Significance or Protected by an Article 4 Direction
Policy 17 Conservation Areas
Policy 18 New Uses for Historic Buildings
Policy 19 Development Affecting Parks and Gardens of Special Historic or Design Interest
Policy 20 Archaeology
Policy 21 Enabling Development
Policy 22 Building for Life
Policy 23 Special Housing Needs
Policy 24 Alterations or Extensions to Dwellings, including self contained Annexes and Development within cartilage
Policy 25 Extensions to Domestic Gardens Within the Countryside
Policy 26 Agricultural and Essential Workers Dwellings
Policy 27 Residential use of Redundant Rural Buildings in the Countryside
Policy 28 Appropriate Employment Uses and Protection of Employment Land and Existing Businesses
Policy 29 Farm Diversification
Policy 30 Business and Domestic Equine Related Activities
Policy 31 Re-Use or Replacement of Buildings in the Countryside
Policy 32 Tourism Development
Policy 33 Proposals Within the Town Centre Boundaries
Policy 34 Protection of Local Centres
Policy 35 Public Realm Improvements
Policy 36 Shop Fronts and Advertisements
Policy 37 Street Trading and Street Cafes
Policy 38 Ancillary Retail Uses
Policy 39 Community Facilities and Services
Policy 40 Open Space, Sport and Recreation Facilities
Policy 41 Leisure Facilities
Policy 42 Rights of Way
Policy 43 Transport Assessments and Travel Plans
Policy 44 Parking Standards
(Policies 45-49 specific to FHDC horse racing industry)
Policy 50 Rural Housing Exception Sites (specific to St Edmundsbury)

Bury St Edmunds Vision 2031 (Preferred Options Draft, January 2012)

This document provides a comprehensive plan to guide the overall direction of future service provision and management of growth in the Bury St Edmunds for the next twenty years and beyond. The document provides a forward look to consider what the key challenges for the town will be over the next 20 years; thematic aspirations and proposed actions including town planning proposals; and sections covering defined local areas and larger development areas. Once adopted the document will have the status of an Area Action Plan document within the Local Development Framework.

Bury St Edmunds Vision 2031 Policies

- Policy BV1: Housing development within Bury St Edmunds
- Policy BV2: Strategic Site – North West Bury St Edmunds
- Policy BV3: Strategic Site – Moreton Hall, Bury St Edmunds
- Policy BV4: Strategic Site – West Bury St Edmunds
- Policy BV5: Strategic Site – North East Bury St Edmunds
- Policy BV6: Strategic Site – South East Bury St Edmunds
- Policy BV7: Vinefields Farm, Bury St Edmunds
- Policy BV8: Station Hill Development Area
- Policy BV9: Tayfen Road, Bury St Edmunds
- Policy BV10: Housing on Brownfield Sites
- Policy BV11: Land at Ram Meadow
- Policy BV12: New and Existing Local Centres and Community Facilities
- Policy BV13: Strategic Site – Extension to Suffolk Business Park
- Policy BV14: General Employment Areas
- Policy BV15: Alternative business development within General Employment Areas
- Policy BV16: British Sugar Lagoons
- Policy BV17: Bury St Edmunds Retail Park
- Policy BV18: On-site low carbon energy target
- Policy BV19: District heating network opportunity areas
- Policy BV20: Community Infrastructure Levy and Allowable Solutions
- Policy BV21: Land west of Rougham Hill
- Policy BV22: Rougham Airfield
- Policy BV23: Allotments
- Policy BV24: West Suffolk Hospital and St Nicholas Hospice
- Policy BV25: West Suffolk College
- Policy BV26: Safeguarding educational establishments
- Policy BV27: Conserving the setting and views from the historic core

Haverhill Vision 2031 Vision 2031 (Preferred Options Draft, January 2012)

This document provides a comprehensive plan to guide the overall direction of future service provision and management of growth in the Haverhill for the next twenty years and beyond. The document provides a forward look to consider what the key challenges for the town will be over the next 20 years; thematic aspirations and proposed actions including town planning proposals; and sections covering defined local areas and larger development areas. Once adopted the document will have the status of an Area Action Plan document within the Local Development Framework.

Haverhill Vision 2031 Policies

- Policy HV1 Housing Development Within Haverhill
- Policy HV2 Strategic Site - North West Haverhill
- Policy HV3 Strategic Site – North East Haverhill
- Policy HV4 Housing On Greenfield Sites
- Policy HV5 Housing On Brownfield Sites
- Policy HV6 Mixed Use Redevelopment Of Brownfield Land
- Policy HV7 New And Existing Local Centres And Community Facilities
- Policy HV8 General Employment Areas - Haverhill
- Policy HV9 Strategic Employment Site - Hanchet End, Haverhill
- Policy HV10 Haverhill Retail Park And Ehringshausen Way Retail Park
- Policy HV11 Haverhill Northern Relief Road

Haverhill Vision 2031 Policies

- Policy HV12 On-Site Low Carbon Energy Target
- Policy HV13 District Heating
- Policy HV14 Community Infrastructure Levy And Allowable Solutions
- Policy HV15 Allotments
- Policy HV16 Safeguarding Educational Establishments
- Policy HV17 Castle Manor Business And Enterprise College
- Policy HV18 Further Education Facility
- Policy HV19 Haverhill Town Centre Masterplan

Rural Vision 2031 (Preferred Options Draft, January 2012)

This document has two main parts. The first part is seeking to establish the Council's corporate priorities and a long term vision for the delivery of services up to 2031. The first section has helped to inform part two of this document which sets out the land use planning vision for the rural areas up to 2031. This section sets out the Council's vision and objectives and planning policies to allocate and guide development in the rural areas. Once adopted the document will have the status of a site allocations document within the Local Development Framework.

Rural Vision 2031 Policies

- Policy RV1 Neighbourhood Plans and Neighbourhood Development Orders in the rural areas
- Policy RV2 Settlement Boundaries
- Policy RV3 Rural Employment Areas
- Policy RV4 Protection of Special Uses
- Policy RV4a: Safeguarding Educational Establishments
- Policy RV5 Green Infrastructure in the Rural Areas
- Policy RV6 Barrow
- Policy RV7 Clare
- Policy RV8 Ixworth
- Policy RV9 Kedington
- Policy RV10 Stanton
- Policy RV11 Barningham
- Policy RV12 Cavendish
- Policy RV13 Chedburgh
- Policy RV14 Great Barton
- Policy RV15 Great and Little Whelnetham
- Policy RV16 Hopton
- Policy RV17 Ingham
- Policy RV18 Risby
- Policy RV19 Rougham
- Policy RV20 Wickhambrook

Appendix 2

Glossary of Terms

List of acronyms and technical terms used in St Edmundsbury documents

Items in italics each have a definition.

Glossary		
Acronym	Term	Definition
	Accessibility	The ability of everybody to go conveniently where they want.
	Adoption	The final confirmation of a <i>Local Development Document</i> as having statutory status by a Local Planning Authority.
	Affordable housing	Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: <ul style="list-style-type: none"> – Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. – Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.
	Amenity Open Space	An area that is primarily of visual importance but may also be used for recreation, either formally or informally.
	Rural Site Preferred Options DPD/Rural Vision 2031	The document within the St Edmundsbury <i>Local Development Framework</i> that will contain site specific allocations for rural areas. It will have the status of a <i>Development Plan Document</i> .
AMR	Annual Monitoring Report	Annual report on the progress of preparing the <i>Local Development Framework</i> Report and the extent to which policies are being achieved.
	Areas subject to planning restrictions	A former Local Plan Policy (DS3 – now adopted as SPD) Gardens, open areas with grass and trees, greens, and other areas of visually important gaps and open spaces within Housing Settlement Boundaries where proposals for development will not be considered favourably

BAP	Biodiversity Action Plan	A strategy prepared for a local area aimed at conserving biological diversity.
	Brownfield land	Brownfield land (also known as Previously Developed Land) is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Opposite to <i>greenfield</i> land.
	Conservation Area	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
	Core Strategy	The <i>Local Development Framework</i> document which sets out the long term spatial vision for the local planning authority area, and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a <i>Development Plan Document</i> .
CAP	Community Action Plan	Community-led processes for identifying local needs and priorities, prepared within the context of the <i>Community Plan</i> .
CP	Community Plan	The long term vision and action plan for St Edmundsbury articulating the aspirations, needs and priorities of the local community – prepared by the <i>Local Strategic Partnership</i> .
	Community Right to Build	Communities may wish to build new homes or new community amenities, and providing they can demonstrate overwhelming local support, the Community Right to Build will give Communities the powers to deliver this directly through the <i>Localism Act</i> .
	Development Plan	The statutory Development Plan comprises the <i>Regional Spatial Strategy</i> and the <i>Development Plan Documents</i> contained in the <i>Local Development Framework</i> .
DPD	Development Plan Document	Development Plan Documents outline the key development goals of the <i>Local Development Framework</i> .
	Development Management DPD	The document within the St Edmundsbury <i>LDF</i> which will contain detailed policies guiding particular forms of development. It will have the status of a <i>Development Plan Document</i> .
	Greenfield land	Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time (opposite of brownfield land). Applies to most land

		outside the <i>Housing Settlement Boundary</i> .
	Housing Needs Study	A study which assesses the future housing needs of the District, in terms of the size, type and affordability of dwellings. The St Edmundsbury Housing Needs Study was published in 2005.
HSB	Housing Settlement Boundary	Housing Settlement Boundaries represent the development limits or residential areas within which development proposals would be acceptable, subject to complying with other policies contained in the <i>Development Plan</i> . They seek to prevent development from gradually extending into the surrounding countryside.
	Issues and Options	Document(s) produced during the early production stage of the preparation of <i>Development Plan Documents</i> and issued for consultation.
LDD	Local Development Document	The various individual documents (<i>DPD, SCI, SPD</i>) in the <i>LDF</i> .
LDF	Local Development Framework	The name for the portfolio of Local Development Documents. It consists of <i>Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme</i> and <i>Annual Monitoring Reports</i> . Together these documents will provide the framework for delivering the <i>spatial planning</i> strategy for St Edmundsbury.
LDS	Local Development Scheme	A public statement setting out which documents will make up the <i>LDF</i> , and when they will be produced.
	Local Plan	The plan produced under the former planning system by District Councils. The Replacement St Edmundsbury Local Plan 2016 will be replaced by the <i>LDF</i> .
LTP	Local Transport Plan	The transport strategy prepared by the local transport authority, i.e. Suffolk County Council.
	The Localism Act	Localism Bill, which received royal assent in November 2011, introduces a number of changes to planning including the abolition of Regional Spatial Strategies and the introduction of Neighbourhood Plans.
NPPF	National Planning Policy Framework	Will replace the suite of <i>PPGs</i> as the national planning policy framework
	Neighbourhood Development Order	A "qualifying body" – in this instance a parish council or an organisation designated as a neighbourhood forum may initiate the process for requiring a local planning authority to create a development order. A neighbourhood development order grants planning permission in a particular neighbourhood area for development specified in the order.

	Neighbourhood Plan	A neighbourhood plan for an area can be prepared by local communities and, subject to a referendum, planning permission is automatically granted without the need for a planning application. The final details for the how this will work will be published under the Localism Bill.
PPG	Planning Policy Guidance	Guidance produced by the Government on planning matters (being replaced by <i>PPSs</i>).
PPS	Planning Policy Statement	Statements of National Planning Policy issued by the Government (to replace <i>PPGs</i>).
	Preferred Options	Document(s) produced as part of the preparation of <i>Development Plan Documents</i> , and issued for formal public participation. It shows the preferred "direction" of a <i>Development Plan Document</i> .
	Recreational Open Space	An area that is primarily used for children's play, and/or formal or informal organised games, but may also be visually important.
RPG	Regional Planning Guidance	The strategic plan for the region prepared under the former planning system, now replaced by the <i>Regional Spatial Strategy</i> .
RSS	Regional Spatial Strategy	The broad spatial strategy for the region prepared by the East of England Regional Assembly, and forming part of the statutory <i>Development Plan</i> .
	Rural Service Centre	A larger village that fits within the Spatial Strategy set out in policies SS1 and SS4 of the East of England Plan, i.e. villages that include some or all of the services and facilities listed in paragraph 3.17 of the East of England Plan.
SA	Sustainability Appraisal	Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.
SCI	Statement of Community Involvement	Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the <i>LDF</i> (and in the consideration of individual planning applications).
SEA	Strategic Environmental Assessment	An assessment of the environmental effects of a plan or programme required by EU Directive 2001/42/EC. Combined with the Assessment <i>Sustainability Appraisal</i> .
	Site specific allocations	Allocations of sites for specific or mixed uses or development, to be contained in the Allocations DPD. Policies will identify any specific requirements for individual proposals. The sites themselves will be shown on a Proposals Map.
SPD	Supplementary	Elaborates on policies or proposals in <i>DPDs</i> , and gives

	Planning Document	additional guidance.
SPG	Supplementary Planning Guidance	Provides guidance or development briefs to supplement policies and proposals in a <i>Local Plan</i> (being replaced by <i>SPD</i>).
	Structure Plan	The strategic plan produced under the former planning system by County Councils. The Suffolk Structure Plan (and the St Edmundsbury Local Plan) will be replaced by the <i>RSS</i> and <i>LDF</i> .
The Act	Planning and Compulsory Purchase Act 2004	Puts in place the new statutory framework for preparing <i>RSS</i> and <i>LDFs</i> .
The Regulations	Town and Country Planning (Local Development) (England) Regulations 2004	The formal Government regulations that define how the <i>LDFs</i> are produced.
UCS	Urban Capacity Study	A study produced (and kept under review) to assess the amount of land available for housing on <i>brownfield</i> land (previously developed land). The latest St Edmundsbury Urban Capacity Study was published in September 2005.

Strategic Site Concept

This supporting information has been prepared by Bidwells

Policy Context

A new neighbourhood on the north eastern edge of Haverhill is allocated for around 2,500 dwellings in Policy CS12 of the adopted St Edmundsbury Core Strategy Development Plan Document.

In summary, the Policy indicates that the new neighbourhood will:

- 1) Maintain the identity and segregation of Kedington and Little Wrating;
- 2) Provide new high quality strategic public open space and recreation facilities;
- 3) Protect the Scheduled Ancient Monument at Great Wilsey Farm;
- 4) Provide improved public transport, foot and cycle links to the town centre and other leisure, employment and service destinations;
- 5) Deliver additional education, community and leisure facilities to meet the needs of the new neighbourhood and these should be located in a way that can achieve positive integration with the wider area;
- 6) Deliver around 2,500 dwellings of mixed tenure and size, including flexible and affordable homes;
- 7) Provide opportunities for local employment (B1 use class).

Site Context

Architectural Context: Haverhill does not have an overall distinctive architectural character; older buildings and more contemporary buildings sit side by side. There is a mix of building heights of mostly two-storey with a fair proportion of three-storey units.

Landscape Context: Distinctive features include undulating arable landscape with streams and incised valleys, large scale fields with woods and plantations (including Great Field Plantation), some hedgerow boundaries with significant trees and a number of Public Rights of Way.

Topographical Context: The site sits on land between two major valleys, the River Stour and the Stour Brook. There are two ridge lines, one which runs from the site crossing the A143 to the north of Great Wilsey Farm towards Mary Cole's Grove; the second is to the north of Chalkstone Way, south of the site. These two ridges are bisected by a small river which has cut a valley. The valley runs south of Great Wilsey Farm to the south of Calford Green.

Site Assets

The major site assets are:

- 1) the existing woodland areas which provide a strong visual structure as well as adding benefit through giving the site character and enhanced habitats;
- 2) the stream with trees running alongside, which can be enhanced for recreational purposes and biodiversity value;
- 3) the valley landscape which creates intimate linear spaces which, along with meadows and tracks, provides opportunities for recreation and habitat creation;
- 4) the moat at Great Wilsey Farm, which is a Scheduled Ancient Monument;
- 5) a comprehensive system of public footpaths providing good access within the site and beyond to the countryside; and

- 6) proximity to Haverhill which will provide opportunities to link the new community with the existing community.

The new neighbourhood will offer Haverhill new opportunities including a 'parkland setting' and areas of informal public open space which will enhance the Town's existing strengths.

Landowner's Aims

- 1) To provide additional housing for Haverhill. To supply a range of high quality dwellings to encourage more businesses to relocate to the Town;
- 2) To provide a link between town and countryside;
- 3) To create facilities for the community that will complement those already located within Haverhill and allow the creation of a strong community;
- 4) To develop for the twenty first century, taking into account;
 - a) Global warming and reduced car use;
 - b) The need for good public transport;
 - c) Good local services and facilities;
 - d) High quality flexible housing to allow people to set up businesses from home and to work from home, thus helping to reduce car use.
- 5) To ensure that the good network of footpaths is retained. To enhance existing Public Rights of Way and create cycle paths;
- 6) To provide an environment where all generations will be happy to live; and
- 7) To provide excellent green spaces with recreational facilities for all ages.

Stakeholder Consultation

Community consultation demonstrated how important green spaces and access to these spaces is to local people and this has therefore been taken as the starting point for the new neighbourhood. Other common themes arising from the community consultation that have been taken into consideration include:

- 1) Development should be located within the ridge line;
- 2) Shelter belts/vegetation should be planted along the site boundary;
- 3) Housing should be mixed density with a range of units to include executive housing, live/work units and accommodation for the older generation;
- 4) A community hub is needed which should include a community centre, shops, recycling centre, primary school and allotments;
- 5) Sheltered small green spaces with play areas should be provided, along with play areas for older children;
- 6) The new neighbourhood should be integrated with the Town and there should be good connectivity through bus routes, cycle paths and footpaths;
- 7) There should be a stream-side walk to provide a recreation and wildlife corridor;
- 8) Existing woodland and trees should be retained;
- 9) Open space/parkland should be provided close to Coupals Road; and
- 10) Employment opportunities should be provided near Wrating Road.

Development Principles

The vision for the new neighbourhood, Great Wilsey Park, is to link the existing urban area of Haverhill with the countryside and provide a modern, high quality, sustainable, energy efficient development based upon a green network of open spaces which provide facilities for the local community.

The ridge line to the north of the site forms the visual horizon for views towards the site from Little Wrating and Kedington. The development will lie to the south of this ridge line and will not therefore be visible from either Village. It will have a soft vegetated edge which will also protect views from the Villages. The views from Calford Green will be mitigated by the inclusion of an area of community open space and enhancements to the local footpath and valley area. The development will, therefore, maintain the separation from Kedington, Calford Green and Little Wrating and at the same time improve the landscape character around the northern edge of Haverhill thereby enhancing the northern approach to the Town.

The new neighbourhood seeks to build upon the existing features and will promote multifunctional landscaped corridors throughout the development. It will be integrated into a green setting with existing woodland opened, improved, managed and linked to new areas of open space. This will create green areas to which all residents will have good access. A landscaped buffer zone will protect the moat at Great Wilsey Farm which is a Scheduled Ancient Monument.

Recreational opportunities will be provided throughout the new neighbourhood and will include allotments and play areas for children of all ages; some will be larger areas and others will be sheltered smaller green spaces with natural play materials. All will have passive surveillance. Long Meadow, which is adjacent to the stream and to the south of the woodland at Great Field Plantation and the commercial hub, will form a focal point for formal and informal recreation. The stream is an important feature in terms of visual amenity and wildlife. A continuous streamside walk with enhanced habitat provision will be provided and this will also secure opportunities for recreation in a central location which will run through the development in an east-west direction. Consideration will be given to local volunteers helping to maintain the open spaces. The possibility of a wild flower meadow is also being considered.

In order to achieve a balanced community, the new neighbourhood will provide a mix of housing types to include executive style housing, some self-build housing plots and accommodation for the older generation, such as a care home and sheltered accommodation. It will be important for housing to be flexible and live/work units will be provided to help create local employment opportunities. Affordable housing and low cost housing will also form part of the development.

The average density of the new neighbourhood will be relatively low because the development is seeking to link the urban area with the countryside and provide a 'parkland setting' which is focused upon green infrastructure. High density areas of housing will not be visually intrusive and will be broadly located close to the commercial hub, the community hub, in the valley and along parts of the primary and secondary access roads through the new neighbourhood. Lower density housing will be broadly located in areas close to the rural edge of the new neighbourhood and consideration will be given to low density executive style housing in appropriate areas, including land close to Coupals Road. Housing will provide suitable sized gardens and there will be sufficient car parking.

The primary access route will be from Wrattling Road along a tree lined avenue. The secondary access will be along Chalkstone Way with a country lane leading from Coupals Road. While there will be access through the new neighbourhood from Wrattling Road to Coupals Road, the roads will be designed to avoid rat running and to reduce speed. For example, the link from Coupals Road to the primary access route will not be direct.

Concept Plan

Land to the south east of Great Wilsey Farm will be considered for a community hub which will comprise uses such as education facilities, including nursery provision and a primary school, a shared use community centre, health facilities and shops. The area is centrally located and within easy walking distance of housing, the streamside walk and recreational facilities in Long Meadow. The community hub will act as a focal point for the new community and will provide good pedestrian linkages to the rest of the new neighbourhood.

A commercial hub will be considered to the north of the woodland at Great Field Plantation to accommodate local employment use. While the area is well screened, pedestrian linkages will be enhanced to ensure connectivity with the surrounding residential areas. The commercial hub may include other uses, such as a second primary school if required and shops to serve the employment area. The commercial hub will be easily accessed from the primary access route and this will ensure that public transport linkages are enhanced.

The provision of small sandwich shops in the community hub and commercial hub will be of great importance to help facilitate community building and an easy contact point for neighbours and workers alike.

A community spirit will be fostered through a range of housing styles and tenures, community facilities, recreational opportunities, a 'green environment' and sharing of facilities.

It will be important to retain and enhance the existing Public Rights of Way, which currently afford excellent walking opportunities for local people, and to create opportunities for cycleways. The existing woodland areas will be retained and will provide maturity and character to the new neighbourhood. Where possible, mature trees and hedgerows will be retained and improved with additional planting. Habitats which promote biodiversity will be retained and enhanced through additional planting or through the creation of glades in existing planted areas to encourage a mosaic of habitats.

Sustainability Development Principles

The development will be built for the future taking into account 'global warming' and developing opportunities to reduce the carbon footprint.

Energy: New buildings will meet high standards through energy efficiency measures and through maximising the use of renewable energy generation, where appropriate. Renewable energy will be provided on site through measures including solar thermal hot water systems, photovoltaic cells, small scale wind turbines, heat pump and biomass. New buildings will be adaptable to climate change. A sustainable energy strategy will aim to reduce energy consumption through a series of measures, including passive solar absorption where buildings are orientated within 30 degrees of due south.

Transport and Access: In developing and planning the site, the focus will be upon reducing the use of cars and encouraging the use of public transport, cycleways and footpaths. Existing footpaths will be retained and improved to provide a comprehensive and connective network.

Water: The aim will be to reduce water consumption using site-wide measures such as rainwater harvesting and also using modern technologies within buildings. The development will integrate the principles of Sustainable Drainage Systems (SuDS) where possible.

Ecology and Biodiversity: The Concept Plan uses a structure of green spaces to build a network of open spaces which will act as wildlife corridors and meadows and which will provide habitats.

Waste: The objective will be to minimise waste and to deal with waste as effectively as possible. Innovative solutions and modern technology will be explored, including communal shared waste and underground central waste storage systems.

Delivery Principles

The vision for Great Wilsey Park is to link the urban area of Haverhill with the countryside and provide a modern high quality, sustainable, energy efficient development that is based upon a green infrastructure network, and which provides facilities for the local community.

Planning policy indicates that the actual amount of development will be determined by environmental and infrastructure considerations and also the preparation of a detailed masterplan in which the local community and other stakeholders will be fully engaged.

As work progresses on the new neighbourhood during the Haverhill Vision 2031 process and later through the detailed masterplan, additional information on the delivery of the development, including the land uses, viability, timescales and infrastructure delivery mechanisms will be drawn up.

As part of the consultation procedure and prior to the Concept Statement being developed, two further options were considered for developing land to the North East of Haverhill. These are referred to as Options 1 and 2 respectively and identified on plans. Both options were discounted for the reasons detailed and not worked up into alternative concept statements.

Haverhill North East Landowner Option 2



Option 2 was discounted for the following reasons:

- Impact on Calford Green
- Impact and lack of separation with Kedington
- Development beyond the ridgeline
- Access considerations
- Lack of opportunity to enhance gateway to Haverhill
- Poor relationship with existing urban edge of Haverhill

Haverhill North East Landowner Option 3

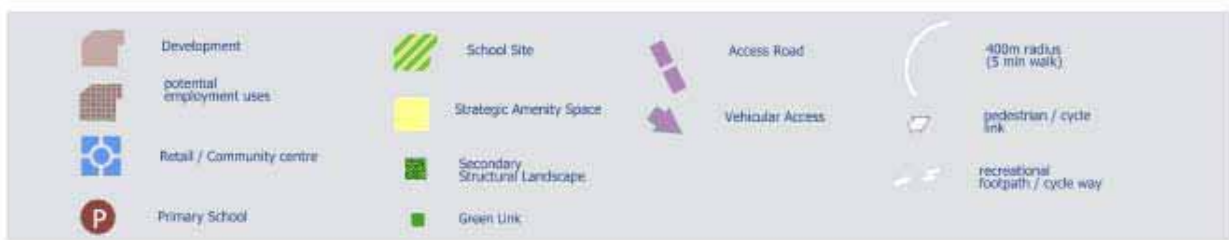
Great Wilsey Park - Alternative option with north west focus



Option 3 was discounted for the following reasons:

- Impact and lack of separation with Little Wratting
- Impact and lack of separation with Kedington
- Development beyond the ridgeline
- Access considerations
- Poor relationship with existing urban edge of Haverhill

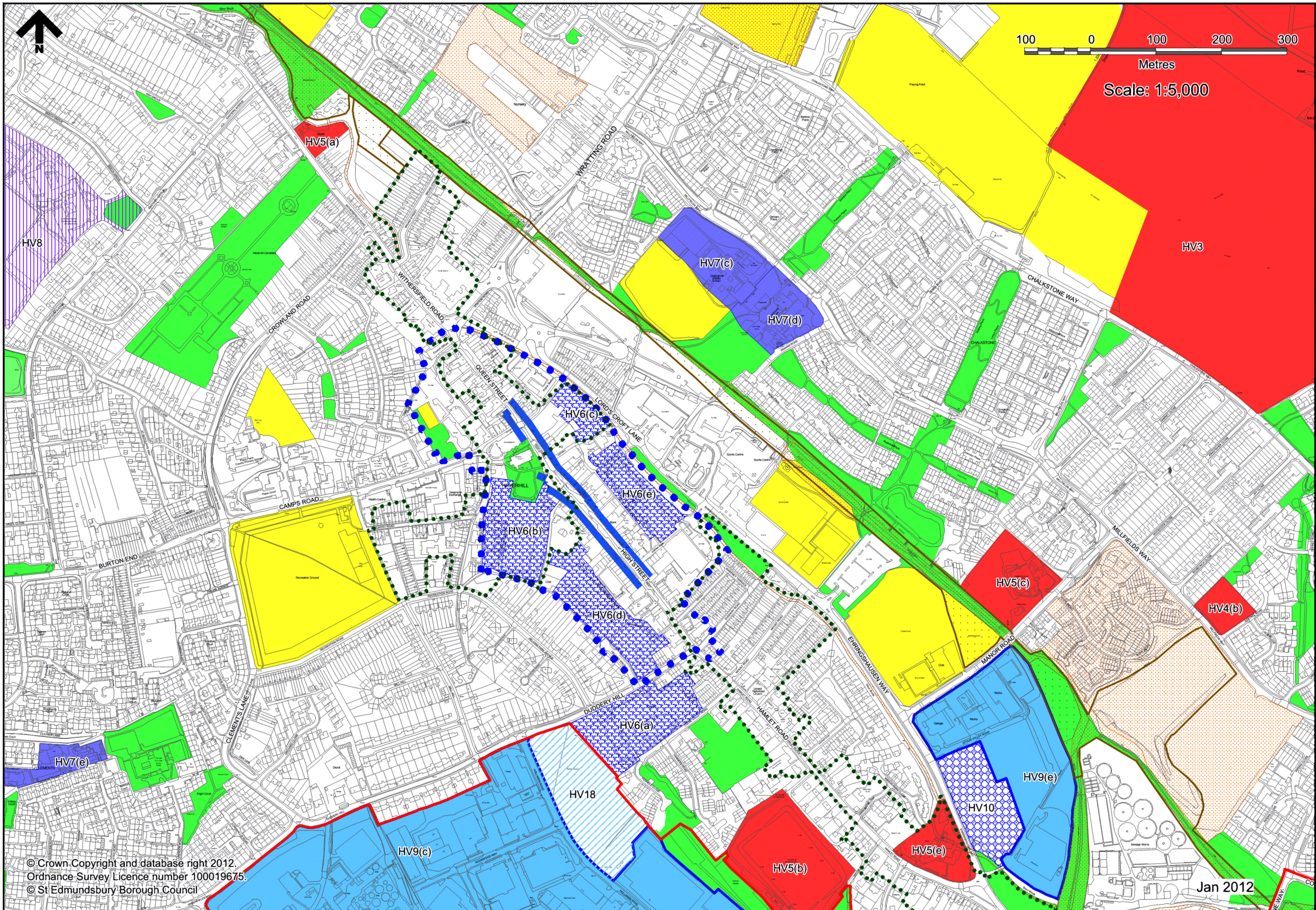
Haverhill North East Landowner Preferred Option





100 0 100 200 300

Metres
Scale: 1:5,000



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