

**Haverhill Vision 2031**

**Submission Draft**

**Version  
19.04.13**

**Please note that work is continuing on the supporting text within this document and any inconsistencies with the Rural and Bury St Edmunds Vision documents will be rectified.**

Last updated 24.04.13 by CTR

Underline = new text

~~Strikethrough~~ = deletion

Haverhill Vision 2031

Foreword from Cllr John Griffiths, Leader of St Edmundsbury Borough Council

I would like to start by thanking all those who have made this document, the Haverhill Vision 2031, possible. Your contributions, whether through attending one of the many meetings over the past year, or sending in your comments, have helped to make this a truly shared vision.

Haverhill is a wonderfully vibrant, forward-looking town and people care passionately about it. There is an optimism and enthusiasm which emanates from Haverhill together with a refusal to let the past dictate the future. This is balanced by a recognition that the town has a history to be proud of and which deserves to be preserved.

The town has grown and further growth is inevitable. The challenge for us all is to shape and accommodate this growth while protecting the very qualities that make Haverhill special and attract people to live here. Any growth must be as appropriate, sensitive and sensible as possible.

Haverhill Vision 2031 is unusual and exciting because it combines the technical planning issues we need to tackle as part of our Local Plan Development Framework (the overall plan of how the borough will be developed) alongside our aspirations for the future - and the actions we can take together to turn those aspirations into realities.

We are protected from random growth only because we have our main strategy in place, and formally approved, so now we need to plan the detail. I would encourage everyone to get involved, look at the proposals in this Haverhill Vision 2031, and then make your comments and suggestions. I can assure you that these will be taken into consideration and help us to get things as right as we possibly can for the sake of all our futures.

There is a limit to what we, as a borough council, can achieve on our own. But working together, with as many people and organisations as possible, we can widen the horizons of possibility.

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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 20 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.

1.1 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 Plan 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 final first draft is a result of work with local communities and other stakeholders over the last two years. ~~has been compiled after widespread consultation so that it reflects the views of local people.~~

### **Working together**

The Vision 2031 documents have been developed by working with neighbouring authorities, partner organisations and local communities. Where there are areas of common interest the council has sought to actively engage with its neighbours, to resolve any potential issues and ensure that cross boundary issues are dealt with coherently with strategic priorities aligned as far as possible. This collaboration continues through the local plan preparation process and on specific issues. The community input into the Vision documents has helped to develop what is considered to be a shared vision for the future of the area, with the priorities reflecting those of the people that live and work in the borough every day.

### **St Edmundsbury Local Plan**

The Local Plan, formerly known as The Local Development Framework (LDF), consists of a series of different documents as illustrated below. It will eventually replace the existing Local Plan which was adopted in 2006.

### **Figure 1 St Edmundsbury Local Plan**

## St Edmundsbury Local Plan Documents

<p><b>Joint Development Management Policies Document</b></p> <p>(development control policies)</p>	<p><b>Bury St Edmunds Vision 2031</b></p> <p>(corporate vision and town site allocations)</p>	<p><b>Haverhill Vision 2031</b></p> <p>(corporate vision and town site allocations)</p>	<p><b>Rural Vision 2031</b></p> <p>(corporate vision and rural site allocations)</p>	<p><b>Core Strategy</b></p> <p>(strategic policies, adopted 2010)</p>
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## Policies Map

### Document structure

1.2 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 establish ~~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 in the adjacent diagram.

### Glossary of terms

1.3 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 ~~1~~.

### ~~Getting involved~~

~~1.4 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 Haverhill Vision 2031. 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 and community organisations will take this opportunity to respond to the consultation with their views on the options presented in this document.~~

### Sustainability Appraisal and Habitat Regulations Assessment

1.5 4 The policies in this document have been assessed in a Sustainability Report and a Habitat Regulations Assessment Screening (HRA) which accompany this document and can be seen on the council's website at [www.stedmundsbury.gov.uk/Vision2031](http://www.stedmundsbury.gov.uk/Vision2031)

The Sustainability Appraisal and the Habitat Regulations Assessment Screening apply to the planning policy elements of this document as required by the Strategic Environmental Assessment (SEA) directive. The corporate aspirations and actions have not been subject to Sustainability Appraisal or HRA as they set the corporate direction for the Council up to 2031 and are not specifically related to land use planning and therefore do not have to be subject to appraisal.

### **Infrastructure Delivery Plan**

An Infrastructure Delivery Plan (IDP) accompanies the Bury St Edmunds Vision document which sets out the infrastructure requirements for the town and how these will be funded, to ensure that the vision and allocations in this document can be delivered. This document is subject to a separate consultation which is taking place at the same time as the final period of consultation on the Vision 2031 document. The IDP, and details of how to respond to it, are on the council's website at [www.stedmundsbury.gov.uk/vision2031](http://www.stedmundsbury.gov.uk/vision2031)

### **How to have your say**

~~1.6 5 There is an 8 week public consultation on this document which commences on 18 June 4 March 2012 and ends on 9 August 2013 30 April 2012 during which comments can be received. Representations will not be considered if they are received after the closing date.~~

Details of how to comment can be found within the accompanying covering letter and guidance notes on how to respond to a Local Plan Submission Document.

~~1.7 You can let us know your views online: [www.stedmundsbury.gov.uk/vision2031](http://www.stedmundsbury.gov.uk/vision2031) Complete the form or complete and return a questionnaire available from the council's offices at Lower Downs Slade, Haverhill, or West Suffolk House, Bury St Edmunds. Or you can call Planning Policy on 01284 757368 or email [LDF@stedsbc.gov.uk](mailto:LDF@stedsbc.gov.uk)~~

~~1.8 There are questions set out at various points within this document. If you wish to submit supporting material with your response it would be helpful if you can do so electronically and include a summary of the content in the actual question response.~~

~~1.9 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 online.~~

~~1.10 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?**

~~1.11 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**

1.12 6 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 Haverhill 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.

1.13 7 This document is in general conformity with the National Planning Policy Framework (NPPF) national planning policy guidance and the Core Strategy. It supports the objectives of the council's partners such as Suffolk County Council, Suffolk Health and Wellbeing Board, police, fire and public health bodies.

1.8 The context provided by the relevant plans and strategies is provided below.

### ~~Draft National Planning Policy Framework (March 2012)~~ (July 2011)

1.14 9 In ~~July 2011~~ March 2012 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 NPPF states proposes~~ that the planning system should be based on national policies, local and neighbourhood plans and positive development management. It places a presumption in favour of sustainable development which all Local Plans should reflect and be based on and requires plans to include policies which guide how this presumption will be reflected locally. There are three dimensions to sustainable growth in the NPPF which the Haverhill Vision document seeks to address;

- "An economic role – contributing to building a strong, responsive and competitive economy
  - A social role – supporting strong, vibrant and healthy communities"
  - An environmental role – contributing to protecting and enhancing our natural, built and historic environment"
- (NPPF, Para 7, March 2012)

~~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.~~

~~1.15 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.~~

1.10 The presumption in favour of sustainable development will means that meeting the development needs of an area with sufficient flexibility to adapt to change is a key element of the development strategy in this Haverhill Vision document. The document also needs to show that cross boundary issues have been considered and that the duty to cooperate with neighbouring authorities can be demonstrated. This includes



close liaison with Braintree and South Cambs. District Councils and Essex and Cambridge County Councils.

1.11 The NPPF also gives greater powers to local communities to develop visions for their neighbourhoods to deliver sustainable development. Neighbourhoods Communities 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.

~~1.16 12~~ The NPPF ~~draft document explains that other~~ requires factors such as infrastructure requirements, environmental assessment, the historic environment and the health and wellbeing of residents to should be considered whilst ensuring viability and deliverability of proposals in line with sustainable objectives.

~~1.17 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.~~

~~1.18 It is quite possible that the final Framework will be published during the consultation on this draft Haverhill Vision 2031 document. The final version will need to reflect the content of any changes to national planning policy introduced by the government.~~

1.13 Regard has therefore been had to the NPPF and the guidance within it, including the objective of achieving sustainable development. Policy HV1 is therefore intended as an overarching policy that seeks to enshrine at a local level the Council's commitment to the presumption in favour of sustainable development.

### **Policy HV1**

### **Presumption in Favour of Sustainable Development**

**When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable**

**development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.**

**Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.**

**Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:**

- **Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- **Specific policies in that Framework indicate that development should be restricted.**

**Note: This policy has been published by the Planning Inspectorate and is required to be included in all Local Plans.**

## **Regional Spatial Strategy**

1.49 <sup>14</sup> The Regional Spatial Strategy 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 Government's commitment to 'rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils'. The Regional Spatial Strategy was formally revoked on 3 January 2013. ~~Until the implementation of the relevant section of the Localism Act later in 2012 the Regional Spatial Strategy will still be in place, but t~~ 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**

1.15 The Western Suffolk Sustainable Community Strategy, prepared by the Western Suffolk Local Strategic Partnership (WSLSP), was referred to and used during the preparation of the Core Strategy document. The WSLSP has now been dissolved, its successor, the West Suffolk Partnership, has not produced a community strategy as there is no longer a statutory requirement to do so and the vision element of the three documents under preparation by the council fulfils that purpose.

~~1.20 16~~ 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."

~~1.24 17~~ We have used this strategy to ensure that where appropriate the spatial elements of the Community Strategy are reflected ~~has been used to assist in the identification of the themes and issues for consideration in this Haverhill Vision.~~

### ~~Western Suffolk Community Strategy~~

~~1.22 The Western 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.~~

### **St Edmundsbury Vision 2025**

~~1.23 18~~ The council prepared a vision document for the whole of St Edmundsbury in 2005. Vision 2025 was 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'.

1.19 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~~ needed reviewing to see what's changed and to extend the period that it covers to match the period of the Local Plan. The Haverhill Vision 2031, Bury St Edmunds Vision 2031 and Rural Vision 2031 documents ~~will~~ do this.

### **The Replacement St Edmundsbury Borough Local Plan 2016**

~~1.24 20~~ 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 three ~~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. Along with the Core Strategy, ~~the~~ Haverhill Vision 2031 will do this.

### ~~Local Development Framework~~

~~1.25 The Local Development Framework, commonly known as the LDF, consists of a series of different documents as illustrated in the diagram overleaf. It will eventually replace the existing Local Plan referred to above. In the meantime, some Local Plan policies remain.~~

### **Core Strategy**

~~1.26 21~~ 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 for Haverhill.

1. The town will grow by at least 4260 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.
4. The town centre will be the main focus for new retail, leisure and office development.

### **Development Management Policies**

~~1.27 22~~ 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.~~

### **~~Preparing the Haverhill Vision 2031 document~~**

Three documents are being prepared, Bury St Edmunds Vision 2031, Haverhill Vision 2031 and Rural Vision 2031. These documents are part of the council's Local Plan and will provide the vision and planning framework, including site allocations, up to the period 2031.

### **Development sites**

Since work commenced on the preparation of the Local Plan a number of landowners and developers have put forward prospective sites that they consider are suitable for development and would like allocating in the document. Those sites in and around Haverhill that have not been included in the draft Vision 2031 document are identified in a separate excluded sites report which also explains why they have not been selected at this time.

~~1.28 In March 2011 the council launched the 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 people's visions were for what the town should be like in 2031. The consultation stage lasted until 1 April 2011 and the comments received have been published in a consultation report.~~

### **Consultation feedback**

~~1.29 The main issues arising from the consultation are shown below. The issues have been ordered from most popular to least popular.~~

#### ~~1.30 Homes and communities~~

~~There are not enough homes or affordable housing.~~

~~Need sheltered homes, especially for elderly people.~~

~~Need executive homes.~~

~~There is a need for greater community spirit.~~

~~Need mixed housing developments.~~

~~Too many homes being built.~~

~~Inappropriate development along the ring road.~~

#### ~~1.31 Jobs and economy~~

~~High level of unemployment and people claiming benefits.~~

~~High level of youth unemployment and need for more jobs for younger generation.~~

~~There is a lack of local employment opportunities.~~

~~There is not enough industry or support for smaller businesses and a need to encourage inward investment.~~

~~Need to develop high-tech jobs and jobs for skilled/qualified people.~~

#### ~~1.32 Travel~~

~~Poor transport links into and around town and worsening to Cambridge.~~

~~Traffic congestion particularly on A1307.~~

~~Poor rail services/links.~~

~~Need free or cheap parking.~~

~~Need to pedestrianise the High Street.~~

~~Poor bus service.~~

~~Road parking issues on Crowland Road, need more yellow lines.~~

~~Uneven pavements.~~

#### ~~1.33 Sustainability and climate change~~

~~Growing and ageing population.~~

~~Need sustainable development.~~

~~Over-development leading to water runoff.~~

#### ~~1.34 Crime and safety~~

~~High crime rate and vandalism to cars.~~

~~Antisocial behaviour.~~

~~Prejudice.~~

~~Drug addicts hanging around.~~

~~More police needed, for example to deal with shoplifting.~~

#### ~~1.35 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.~~

~~Need improved public services/facilities to prevent need to travel out of town.~~

~~Too many supermarkets having adverse effect on others and the market.~~

~~Need better road links to M11/Cambridge/the coast.~~

~~Shortage of care homes for elderly or young people.~~

~~Need foreign facilities for non-English speakers.~~

~~Need rural broadband.~~

~~Need public toilets.~~

#### 1.36 Culture and Leisure

~~Lack of facilities for teenagers.~~

~~Lack of facilities and playgrounds for families and young people.~~

~~Lack of hobbies and things to do and poor variety of entertainment.~~

~~There is a lack of sports facilities.~~

~~Need continued development of Arts Centre.~~

#### 1.37 Health and wellbeing

~~Too many unhealthy~~

~~take-away shops.~~

~~No x-ray facilities (at Crown HC).~~

~~Poor preventative health services.~~

#### 1.38 Education and skills

~~Not enough discipline in schools.~~

#### 1.39 Historic and natural environment

~~Poor image/reputation of the town and need to overcome and develop the High Street.~~

~~Lack of green spaces/natural environments, loss of/destruction of green spaces and lack of concern.~~

~~Need to protect Haverhill Country Walks and extend East Town Park.~~

~~More parkland in line with housing to create pleasant environment.~~

### **Prince's Foundation community capital visioning**

The Prince's Foundation was appointed to engage with borough councillors and staff to help increase understanding about 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 areas' existing and potential community capital. Based on four dimensions – natural, social, built and financial capital – this provides a framework for achieving sustainable communities.

These four vision statements, below, were identified by the Prince's Foundation work.

1. 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;
2. Residents and visitors to Haverhill will enjoy a seamless network of green routes linking north to south, and houses to schools and employment;
3. Haverhill will be connected to Stansted, Addenbrookes and Cambridge as well as Bury St Edmunds and Suffolk College by high speed dedicated bus services;
4. Haverhill will be a competitive research, manufacturing and retail hub supporting other centres such as Cambridge.

The outcomes from this work have helped to identify the key challenges and inform the objectives and vision for Haverhill, but only forms one part of the information

process in preparing Vision 2031. The full report which forms background evidence to this document is on the council's website at [www.stedmundsbury.gov.uk/planning-studies](http://www.stedmundsbury.gov.uk/planning-studies)

~~1.40 To ensure that the Haverhill Vision consultation process was inclusive and comprehensive, The Prince's Foundation helped people understand how to create sustainable communities and, through this process, identify key issues, assets and opportunities for the borough.~~

~~1.41 The Prince's Foundation used its Community Capital Framework tool which builds upon the existing and potential community capital. Based on four dimensions — natural, social, built and financial capital — this provides a framework for achieving sustainable communities. The outcomes from this work have helped to inform the objectives and vision for Haverhill. The full report which forms background evidence to this document can be seen online: [www.stedmundsbury.gov.uk/ldf](http://www.stedmundsbury.gov.uk/ldf)~~

~~1.42 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 positives~~

~~I. — Green infrastructure with local wildlife and biodiversity.~~

~~II. — Community spirit.~~

~~III. — Good leisure and sports facilities.~~

~~IV. — Good local employment opportunities.~~

~~V. — Good education facilities.~~

~~VI. — Good range of social facilities across social groups and age groups.~~

~~Top six negatives~~

~~I. — Aged/tired town centre.~~

~~II. — Poor connections between north and south.~~

~~III. — Lack of public transport options out of town.~~

~~IV. — Heritage could conflict with investment.~~

~~V. — Lack of national retailers.~~

~~VI. — People's perception and local identity.~~

### **~~Prince's Foundation Vision Statements~~**

~~1.43 — 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 that by 2031:~~

~~a) — 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;~~

~~b) — residents and visitors to Haverhill will enjoy a seamless network of green routes linking north to south, and houses to schools and employment;~~

~~c) — Haverhill will be connected to Stansted, Addenbrookes and Cambridge as well as Bury St Edmunds and Suffolk College by high speed dedicated bus services;~~

~~d) — Haverhill will be a competitive research, manufacturing and retail hub supporting other centres such as Cambridge.~~

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

~~QUESTION 1: Do you agree with the vision statements arising from the work the Prince's Foundation did for the council? If not, what would you change?~~

### **Town planning context**

~~1.44 28~~ As explained earlier in this section, 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 comes from a masterplan published in the 1970s and updated in 2009. New plans must therefore have regard to those that already exist as site specific masterplans as well as development that is in the pipeline.

~~1.45 The most appropriate starting point for Vision 2031 is the adopted St Edmundsbury Core Strategy, which sets out a vision for the borough and Haverhill, which is shown adjacent.~~

### **~~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 Vision**

A town-wide vision, which seeks to identify how Haverhill will grow and positively respond to changing demands over the plan period to 2031, was established within the adopted Core Strategy (2010), which has close regard to the Western Suffolk



Local Strategic Partnership's objectives (in view of the absence of an overall vision in the now, former, Western Suffolk Sustainable Community Strategy). Since adoption of that document, additional work has been undertaken which includes;

- the issues and challenges identified during the preparation of the Haverhill Vision document;
- the aspirations identified in the themes and actions sections of this document;  
and
- the work The Prince's Foundation undertook in the autumn of 2011.

It is considered that the Vision for Haverhill, as set out in the Core Strategy, is still relevant and current in light of the additional work undertaken. This vision is set out below:

## **Haverhill**

- Regeneration of the town will continue with the aim of creating a 21<sup>st</sup> Century town which has grown organically around its strong communities and has a more attractive retail, leisure and employment offer to its residents ~~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 focussed 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 and improved.

## 2. Haverhill ~~2013~~ 2014

Haverhill's position gives it a big advantage. ~~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.

2.1 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 successfully to deliver the Haverhill Business Park and will look to carry on with this good cooperation to ensure that Haverhill continues to be a successful and buoyant economy.

2.2 Haverhill 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 it 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 1960s Haverhill was part of the Greater London Council's town expansion scheme and grew rapidly. In the past 20 years, it has experienced an economic renaissance, helped by its proximity to Cambridge and the population increased by just under ~~20%~~ 23% between ~~1991 and 2001~~ and 2011 (~~the data contained in this document is based on the 2001 census data as the 2011 census data is not currently available~~). 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~~ 27,041 and it is the ~~fifth~~ fourth largest town in Suffolk, after Ipswich, Lowestoft, and 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 of Haverhill is much younger, largely as a result of people coming from London during the expansion scheme.

2.3 In recent years, there has been much private house building, especially on the western side of the town nearest to Cambridge. In ~~2001~~ 2011, Haverhill had 10,640 ~~9017~~ households. The strategy for growth provides for at least 4,260 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

2.4 In ~~2001, nearly 70%~~ 2011. 65% of homes in Haverhill were owned by their occupants, either owned outright or with a mortgage. In ~~2010~~ June to November 2012, the average price of properties sold in Haverhill was £187,486. ~~£162,000.~~ House prices of 3 to 3.5 times income are generally considered affordable, but in Haverhill, the median house price to median income ratio is 4.46 in Haverhill West (the most affordable ward) and 6.21 in Haverhill North (the least affordable ward). ~~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.

2.5 In ~~2001, 4%~~ 2011, 12% of Haverhill homes were privately rented and ~~21%~~ 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 ~~April 2013~~ July 2011, ~~298~~ 422 households living in Haverhill had registered their need for housing in the town. Evidence from the housing register and the council's Strategic Housing Market Assessment shows more affordable housing is needed.

2.6 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 for Haverhill 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 £2700.

2.7 The council has monitored the delivery of new homes over the long term. Over the last 20 years just under 3200 new homes have been built across the town, averaging nearly 160 ~~just over 150~~ a year. The table 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
<del>1991-1992</del>	45
<del>1992-1993</del>	64
<del>1993-1994</del>	139
<del>1994-1995</del>	136
<del>1995-1996</del>	228
<del>1996-1997</del>	331
<del>1997-1998</del>	273
<del>1998-1999</del>	261
<del>1999-2000</del>	317
<del>2000-2001</del>	244
<del>2001-2002</del>	182
<del>2002-2003</del>	83
<del>2003-2004</del>	206
<del>2004-2005</del>	47

<del>2005-2006</del>	<del>135</del>
<del>2006-2007</del>	<del>109</del>
<del>2007-2008</del>	<del>168</del>
<del>2008-2009</del>	<del>107</del>
<del>2009-2010</del>	<del>85</del>
<del>2010-2011</del>	<del>24</del>
Totals:	3184
Average	159

<u>Years</u>	<u>Completions</u>
<u>1991-1996</u>	<u>612</u>
<u>1996-2001</u>	<u>1426</u>
<u>2001-2006</u>	<u>653</u>
<u>2006-2011</u>	<u>493</u>
<u>Totals:</u>	<u>3184</u>
<u>Average</u>	<u>159</u>

### **Jobs and economy**

2.8 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-Anglian Enterprise Agency (MENTA) runs the Hollands Business Centre and opened a new business and training centre in 2010.

2.9 The largest employment sectors are manufacturing (31.2%), retail (12.8%), education (7.6%), transport and storage (9.4%) and health (7.0%) (Business Register and Employment Survey, 2011). 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.

2.10 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 Hanchet End, which should significantly broaden the employment opportunities.

2.11 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.

2.12 The town has a high level of out-commuting: in 2001, nearly 50% of Haverhill's employed population commuted to work elsewhere. Over 20% went 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. The 2011 census data on place of work was not available when preparing this document.

2.13 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 10-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.

2.14 The retail sector has also grown recently, with Iceland, WH Smith, 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 (3.2% in August 2012 ~~5.3% in September 2011~~) is very low.

## **Travel**

2.15 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.

2.16 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.

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

## **Sustainability and climate change**

2.18 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.

2.19 The environmental issues faced by Haverhill include the following.

- 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**

2.20 Suffolk benefits from low rates of crime and antisocial 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.

2.21 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. Antisocial 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 Clements estates, and large numbers of young people congregating on weekend evenings in the Chalkstone area.

## **Infrastructure and services**

2.22 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.

2.23 The existing sewage treatment 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**

2.24 Culture and leisure cover a huge range of activities, including arts, entertainments and festivals, heritage and museums, parks and countryside, allotments, children's play areas, sports facilities, tourism and visitor services. The leisure facilities in Haverhill have been transformed in recent years. The most striking recent 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 which has achieved Green Flag status.

2.25 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 and grant aiding the community football project. A £50,000 community fund for Haverhill was established by the borough council in 2012. The town council funds and 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 wellbeing**

2.26 Health is about much more than being free from illness. Its wider determinants include food, exercise, 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. Wellbeing 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 wellbeing of the town.

2.27 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~~ 80.6 years, but in Haverhill West it is ~~82.09~~ 83. Many health problems are caused by obesity and smoking: in St Edmundsbury about ~~20%~~ 22% of the adult population smoke and about ~~15%~~ 24% are obese. The temporary drop-in Crown Clinic ~~has been established~~ which was located to the rear of Lower Downs

~~Slade closed in July 2012. and a permanent facility will be required to meet the increasing demand. Public Health and the new Western Suffolk Clinical Commissioning Group are conducting a joint strategic needs assessment of the town to establish its health needs and how they can best be met in future.~~ 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.

2.28 The population of Haverhill is ageing, though this is less of an issue at present ~~in Haverhill~~ than elsewhere as the town ~~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.

2.29 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 wellbeing.

### **Education and skills**

In recent years there has been improvement in educational attainment at Haverhill's secondary schools with Samuel Ward Academy achieving above national average results in 2011 and 2012 at Key Stage Four/GCSE. West Suffolk College manages the LEAP Centre on the High Street which provides advice on education, training and skills opportunities in the area and many young people go from Haverhill to the College itself for further and higher education.

2.30 Notwithstanding this situation, education and skills, as an overall theme, 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, both Samuel Ward and Castle Manor have become academies. has been granted academy status while Castle Manor is now a successful Enterprise College.

2.31 Haverhill's primary, middle and high schools have been reorganised into a two-tier system, whereby the town is now served by primary and secondary high schools, and the town's three middle schools at Castle Hill, Chalkstone and Parkway closed in July 2011.

2.32 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 five and over, there are six primary schools, Clements, Coupals, New Cangle, Place Farm, St Felix and Westfield, and two secondary high schools, Samuel Ward and Castle Manor.

~~2.33 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**

2.34 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.

2.35 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.

2.36 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.

2.37 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.

### 3. Haverhill 2031

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 20 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.

3.1 To achieve people's aspirations, in 2031 Haverhill will be a town that has:

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

3.2 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

3.3 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 are the key challenges.

a) **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.

b) **The town centre:** For a town with a population of over ~~22,000~~ 27,000, Haverhill has a small and ~~old-fashioned~~ dated 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.

c) **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.

- d) **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.
- e) ~~Dual~~ **Multi 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.
- f) **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.
- g) **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.
- h) **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 antisocial behaviour and looking after their own health. ~~promoting good health~~. The education section suggests that educating young people in citizenship would be a good way to start this process.

~~Question 2: 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.

4.1 The ~~draft~~ objectives have been developed taking into account the strategic spatial objectives identified in the Core Strategy (Appendix 4), background research, the issues and priorities identified in response to the issues consultation between March and May 2011 and the council's vision for Haverhill. The ~~draft~~ objectives relate strongly to those in the 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 and an appropriate mix of house types for local people and provision 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 the needs of existing and future businesses ~~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, cultural and leisure 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, employment locations 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 8

To ensure that development is built to high standards and addresses environmental sustainability considerations ~~issues including climate change adaptation, carbon emissions reduction, renewable energy provision, waste reduction, recycling and reuse and water efficiency.~~ (CS: J)

Objective 9

To ensure residents have access to schools, further and higher educational opportunities, vocational and technical training. (CS: D,I)

~~Question 3: Do you agree with the draft objectives for Haverhill?~~

~~Taking into account the fact that, to comply with planning law, these objectives must not repeat the Core Strategy objectives (see Appendix 4), do you think any elements have been missed out of the objectives which you feel should be included?~~

## 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.

5.1 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.

### **Homes and communities aspirations**

5.2 To achieve people's aspirations, in 2031, Haverhill will be a place where:

- Aspiration 1. every resident has a sustainable and suitable home ~~that is affordable and suitable to their needs;~~
- Aspiration 2. walkable neighbourhoods enable communities to meet their day-to-day needs without necessarily requiring them to drive;<sup>1</sup>
- Aspiration 3. the best use is made of existing homes;
- Aspiration 4. former school sites have been developed to meet the needs of the community <sup>2</sup>

#### FOOTNOTE

1 This is an area 500 metres around a local centre which would provide services and facilities like a corner shop and/or Post Office

2 Community needs are many and varied and there is no presumption that meeting those needs involve retaining the facility in public use.

### **~~Homes and communities aspirations~~**

~~5.3 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 to where we want to be by 2031.~~~~

#### **Aspiration 1**

**Every resident has a sustainable and suitable home. ~~that is affordable and suitable to their needs.~~**

5.4 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 is integrated into the fabric of the town.

5.5 Proposed actions to achieve this aspiration:

- a Identify and bring forward sufficient sites to provide the remaining 4260 open market and affordable homes, as identified in the Local Plan Development Framework (LDF) Core Strategy at a steady rate throughout the 20 year period.
- b Work with developers and registered housing providers to maximise the delivery of both open market and affordable housing homes.
- c Work with community representatives to develop services, facilities and infrastructure and ensure these are provided in line with the delivery of homes.
- ~~d Encourage the best use of family homes, by targeting provision to meet the needs of those who wish to downsize to smaller homes.~~
- ~~e Plan for a supply of suitable land for housing.~~
- f d Work with landlords to improve access to private rented accommodation and to ensure good standards of accommodation and security.
- ~~g~~ e Work with developers to ensure that new homes meet the lifetime homes standard and provide an appropriate mix of housing types and sizes.
- ~~h~~ f Promote and facilitate executive houses and self-build as a contribution to meeting housing need.
- g Ensure households in housing need receive advice about housing options and expand housing advice and homelessness prevention and services.
- ~~i~~ h Invest in existing housing areas to maintain and create high quality and safe environments.
- i Work with the County Council and other partners to ensure that the specialist housing needs of older and vulnerable people are planned for and met.

### **Meeting housing need**

5.6 Local planning authorities are required, under the context of the National Planning Policy Framework, to “ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.” The planned growth within the Core Strategy was calculated in the context of the projected population and economic growth that was forecast to take place across the borough by 2031. The draft Core Strategy was prepared at a time when it had to comply with the regional spatial strategy but, at the time of examining the Core Strategy (May 2010), the government announced that regional plans were to be abolished and that decisions on housing supply would rest with local planning authorities. In the light of this, the Planning Inspector sought the views of consultees and the Council on the implications of the announcement.

5.7 In 2008 the government forecasted that the population of St Edmundsbury would grow from an estimated 103,500 in 2009 to 121,700 in 2031. This represented a 17% growth in population over the 22 year period. The Council reassessed the growth forecasts as a result of the Planning Inspectors question and concluded that, based on the published information available, they remained the most appropriate figures given the forecast changes to population and household formation in the borough. Regardless of the status of the regional plan, the forecasts prepared to inform it had been subject to scrutiny through the examination in public of the plan and so have some relevance in predicting future population and housing growth. The Planning Inspector confirmed the planned growth in the final Core Strategy.

5.8 In terms of the requirements of the NPPF, St Edmundsbury is within the defined Cambridge Sub-Region Housing Market Area. A Strategic Housing Market Area Assessment (SHMAA) was prepared for the area in 2008 and has just been updated. It identifies that the population of St Edmundsbury in 2031 is likely to be around

130,000 and that the number of homes required to satisfy that population's need will be around 58,000, representing an increase of 11,000 new homes between 2011 and 2031. This rate of growth is in fact the lowest in the sub-region.

5.9 The Core Strategy makes provision to build 12,240 new homes, including affordable homes, between 2009 and 2031. Between 2009 and 2012 760 more homes had been built leaving 11,480 to be built across the borough by 2031. Given the revised forecast in the SHMAA, it is considered that this planned housing growth remains appropriate in the recognition that forecasts will continue to be produced on a regular basis during the Vision 2031 period and that there is a requirement for local planning authorities to monitor the delivery of plans and plan for at least 15 years supply of housing land.

**Delivering St Edmundsbury housing need**

<u>Requirement 2012 – 2031</u>	<u>11,480</u>	
<u>Sites with planning permission at 1 April 2012</u>		<u>900</u>
<u>Additional sites required 2012-2031</u>	<u>10,580</u>	

5.10 The Core Strategy confirms how the new homes would be distributed across St Edmundsbury, following consultation on options for this growth in 2008. Policy CS1 of the Core Strategy identifies that 52% of the 2001-2031 growth will be in Bury St Edmunds, 34% in Haverhill and the remaining 14% across the rural area. However, taking account of the lower rates of house-building since 2001, the number of new homes to be constructed in Haverhill in the period 2012 to 2031 will need to increase to 36% of the borough total, or 4,130 homes, in order to conform with the Core Strategy.

5.11 The Vision 2031 documents provide the opportunity to turn a high level strategy into more detailed and site specific proposals using up-to-date information on site availability and deliverability.

5.12 As at 1 April 2012 there was planning permission for 290 new homes in the town where development had either not commenced or was under construction and not complete. This leaves a need to find sites for a further 3,840 homes that can be built by 2031.

5.13 Vision 2031 allocates sites that are estimated to have the ability to deliver at least 3,910 homes. It is acknowledged that this figure is potentially 70 more homes than required, but it recognises that a percentage of existing planning consents may not actually get built and that the opportunities for windfall and infill development in Haverhill are traditionally less than in the remainder of the borough.

5.14 The NPPF requires that local planning authorities should ensure that their Local Plans meet the full, objectively assessed needs for market and affordable housing, including identifying key sites which are critical to the delivery of the housing strategy over the plan period.

5.15 It is expected that the new development will be based upon achieving key fundamental objectives of creating sustainable development in accordance with the NPPF, and, in particular, development that should enable the creation of is lively, safe, sustainable and healthy communities and neighbourhoods in accordance with the overall vision for the town.



5.16 Housing settlement boundaries, as identified on the ~~Proposals~~ Policies 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 Plan documents ~~Development Framework~~.

#### **POLICY HV24: HOUSING DEVELOPMENT WITHIN HAVERHILL**

**Within the housing settlement boundary for Haverhill (defined on the ~~Proposals~~ Policies 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.**

~~QUESTION 4: Do you agree with Policy HV1? If not, what changes would you like to be made, and why?~~

#### **Strategic growth areas ~~greenfield sites~~**

5.17 A strategic site has previously been identified through the 2006 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. A masterplan has already been adopted for this land and the development of the area is at planning application stage. 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 as being to the north-east of the town. The principle of growing the town in these directions has therefore been agreed and it is not for the Haverhill Vision 2031 document to re-open the debate about the merits of growth occurring on these locations. ~~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.~~

5.18 Other than outlining the principal 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.

5.19 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 already been achieved for north-west Haverhill through the preparation and adoption of a masterplan in 2009. Preparation of a Concept Statement for north-east Haverhill, which will inform a masterplan has been undertaken alongside the preparation of this Vision document. 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. Policy HV4 and the Policies Map defines the site boundary for the North

east Haverhill Strategic Site. The Concept Statement does not form part of the Haverhill Vision 2031 document but is contained in Appendix 5

5.20 Before development can commence, a masterplan will need to be prepared and adopted for ~~the each~~ site identifying how ~~the an~~ area is to be developed over the longer term. The content of the masterplan will have to accord with the Local Plan Development Framework and the content of the site concept statement. ~~Section 16 of Haverhill Vision 2031 includes the draft concept statement for the strategic growth area.~~

### **Land at north-west Haverhill**

5.21 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.

5.22 An outline planning application for the development is currently being considered by the borough 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 on the planning pages of the council's website.

### **POLICY HV32: STRATEGIC SITE – NORTH-WEST HAVERHILL**

**42 Ha of land at north-west Haverhill is identified on the Proposals Policies Map to meet the provisions of Policy CS12 of the Core Strategy.**

~~QUESTION 5: Do you agree with Policy HV2? If not, what changes would you like to be made, and why?~~

### **Land at north-east Haverhill**

5.23 The principle of extending the town towards the north-east has already been approved in the Local Plan Development Framework Core Strategy adopted in 2010 following consultation and examination. This new neighbourhood will need to integrate with the existing town and deliver a mix of uses including homes, jobs, community, ~~and~~ social facilities and new natural habitats. Careful planning is required to ensure that merging with the nearby settlements of Little Wrattling and Kedington (including Calford Green) does not occur.

5.24 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 Plan Development Framework and the content of a the concept statement ~~that is being prepared for the site~~.

~~5.15 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 HV43: STRATEGIC SITE – NORTH-EAST HAVERHILL**

~~475,138~~ha of land at north-east Haverhill is ~~identified on the Proposals Map to meet~~ allocated for development in accordance with the provisions of Policy CS12 of the Core Strategy.

Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement

Policy CS12 of the Core Strategy states sets out the principles for what is proposed in this development.

A concept statement has been prepared as a result of working closely with the local community and service providers. It is attached in Appendix 5 of this document.

~~Question 6 (HV3): Do you agree with the boundaries for the north-east Haverhill site identified on the Proposals Map? If not, please explain why and what changes you would like to be made.~~

**Other greenfield development sites**

5.25 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. Following the reorganisation of the school structure this site may no longer be required and it has not been possible to identify suitable alternative community uses. 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. Any development proposals on either site will be based upon fundamental objectives of creating sustainable development, incorporating high standards of design and be sympathetic to any sensitive environmental features and any potential adverse effects mitigated

**POLICY HV54: HOUSING ON GREENFIELD SITES**

Two smaller sites have been identified which, in the opinion of the borough council, can be delivered during the Plan period. These are put forward as allocations and identified on the ~~Proposals~~ Policies 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

**\*Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. Planning permission for 11 affordable dwellings on Land at Millfields Way was approved in May 2012**

Question 7:—

Do you agree with Policy HV4? If not, what changes would you like to be made, and why?

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~~**

~~5.16 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. 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. Any development will be based upon fundamental objectives of creating sustainable development, incorporating high standards of design and be sympathetic to any sensitive environmental features and any potential adverse effects mitigated.~~

### **Previously developed land (brownfield)**

5.26 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 compromised 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 five 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. Opportunities for brownfield development are limited in Haverhill due to the nature of growth experienced in the 1960's.

5.27 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. The design and development of these sites should be sympathetic to any surrounding sensitive environmental and heritage features and ensure any potential adverse impacts are mitigated. Where necessary, flood mitigation measures should be undertaken in advance of development taking place.

5.28 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.

5.29 Hamlet Croft: This site is the former football ground used by Haverhill Rovers. A new enlarged football stadium has been built at Chalkstone Way; therefore this site is available and planning permission for 91 homes was approved in August 2012. ~~and at January 2012 has an approved development brief.~~

5.30 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 the adopted development brief for the site. ~~which is currently being prepared.~~

5.31 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. The site of the former school buildings (destroyed by fire) is located on the School Lane frontage, adjacent to two primary schools and unrelated to existing surrounding residential development. The school playing fields to the west of the former buildings include a frontage to Chivers Road adjoining residential development at Lavender Field. An area equivalent to the area formerly occupied by the school buildings is identified for residential development and the creation of a footpath/cycle link between Chivers Road and School Lane. The area currently occupied by the remains of the school buildings should be made available as recreational open space and allotments, prior to the housing being developed, to compensate for the loss of open space to the west.~~ No development shall take place until a development brief has been approved for the site.

~~5.23 Atterton and Ellis: Although this site has received planning permission, the decision was granted after 1 April 2011 which means it should be included as an allocated site.~~

#### **POLICY HV65: 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 <u>field, Chivers Road</u>	25	0.75
e)	<del>Atterton and Ellis Site</del>	<del>39</del>	<del>0.63</del>

**\*Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the**

**complete planning picture. Planning permission for 91 dwellings on Land at Hamlet Croft was approved in August 2012**

~~QUESTION 8:—~~

~~Do you agree with allocating these brownfield sites in policies HV5 (left) and HV6 (on page 31) for development?~~

~~If not, what changes do you require and why?—~~

~~Are there other brownfield sites that are suitable for housing development that could come forward in the next 20 years? If so, please provide details on the separate sites submission forms available from the Planning Policy team or website:—~~

~~[www.stedmundsbury.gov.uk/ldf](http://www.stedmundsbury.gov.uk/ldf)~~

**Mixed use redevelopment of brownfield sites**

5.32~~4~~ A number of sites which are well-located in 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. The design and development of these sites should be sympathetic to any surrounding sensitive environmental and heritage features and ensure any potential adverse impacts are mitigated. Flood mitigation measures should be undertaken in advance of development taking place where necessary.

5.33~~5~~ 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~~7~~ and identified on the ~~Proposals~~ Policies Map.

**POLICY HV~~7~~6: 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	1.5ha
b)	Chantry Mill, High Street	1.2ha
c)	Rear of Argos/Post Office	0.4ha
d)	Cleale's/Town Hall Car Park	1.3ha
e)	Brook Service Road/Car Park	0.8ha

**Aspiration 2**

Walkable neighbourhoods enable communities to meet their day-to-day needs without necessarily requiring them to drive.

5.34 6 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~~ They provide meeting points, enable communities to flourish and provide local services on a day to day basis negating the need to travel elsewhere. These neighbourhoods ~~communities~~ should be supported in providing voluntary and community activities.

5.35 7 Haverhill has two purpose-built community centres, in Leiston Road and Chalkstone, but in some parts of the town there are expanses of housing without any meeting place. In the Haverhill 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.

5.36 8 Local authorities are no longer in a position to build and maintain such facilities so new approaches to providing them are needed. All publicly 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.

5.37 9 Proposed actions to achieve this aspiration:

- a Ensure there are sufficient new facilities within walking distance of homes to meet growth in demand, including the creation of community hubs, where appropriate.
- b ~~Adopt a dual-use policy for public sector buildings.~~ Encourage the multi-purpose use of public sector and other buildings.
- c ~~Foster inter-generational compatibility~~ Buildings will be accessible to all age groups and users through good design and access to services.
- d Existing facilities will be safeguarded by ~~planning~~ development management policies.
- e Work with voluntary and community sector organisations to enable and support local communities.

5.38 A number of existing local centres have been identified around the town and it is felt that they should be safeguarded to ensure the long term provision of facilities in local neighbourhoods. The development of new housing around the town will be expected, where appropriate, to provide safe and attractive links to the nearby centres and/or provide new centres within the development. The design and development of the new local centre sites should be sympathetic to any sensitive environmental features and any potential adverse effects should be mitigated.

## **Policy HV8 7: 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, \*~~
- ~~e b) Former Chalkstone Middle School, Millfields Way;~~
- ~~d c) Strasbourg Square;~~
- ~~e d) Leiston Road;~~
- ~~f e) Blair Parade; and~~
- ~~g f) Hanchet End~~

Sites for new local centres are allocated at:

- g) North East Haverhill strategic growth area
- h) North West Haverhill strategic growth area

New local centres should be well served by public transport and cycle path access and within reasonable walking distance of all parts of the development.

The local planning authority will ~~require new local centres to contain~~ seek to maintain 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~~

In addition to the sites identified above, favourable consideration will be given to the provision of local centre facilities in the vicinity of Chivers Road/Chimswell Way.

~~Question 9:-~~

~~Do you agree with Policy HV7? If not, what changes would you like to be made, and why?~~

### **Aspiration 3**

The best use is made of existing homes.

5.39 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 a greater number of residents potentially with mobility difficulties and disabilities, who will need appropriate housing and local services and support from public bodies, their families and their local communities, particularly where there are clusters of elderly residents living on estates designed for families. ~~Retired people can, however, be a very valuable resource if they are willing to use some of their time to volunteer.~~

5.40 Proposed actions to achieve this aspiration.

- a Ensure that homes needing improvements are identified and occupants given the opportunity and support to bring their property up to standard.
- b ~~Bring empty houses back into use as quickly as possible by encouraging the reporting of empty homes and identifying solutions.~~ Encourage the reporting of empty homes and buildings and offer advice or assistance in bringing them back into use.
- c Help older and vulnerable people to stay remain in their own homes by ~~providing funding to~~ helping them keep their homes safe, warm and in good repair and adapt them if necessary.
- d ~~Help vulnerable occupants carry out minor repairs to their homes.~~
- e d Help improve the thermal comfort of homes and ~~eliminate~~ reduce fuel poverty.
- f e Work with groups and residents to determine changing housing aspirations and their preferences for the future.
- g ~~Encourage occupants of larger family houses to move into smaller homes.~~
- h ~~Work with the county council and other partners to ensure that the specialist housing needs of older people are planned for and met.~~
- i ~~Encourage employers to promote volunteering to employees nearing retirement.~~
- j ~~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.~~
- k ~~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

5.41 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.

5.42 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.

5.43 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.

5.44 As identified elsewhere, the Chivers Road/~~Strawberry Lavender~~ Fields area frontage is ~~not well served by local facilities identified for residential development.~~ 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 a~~ 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.

5.45 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 local community have been involved in identifying the mix of uses on this site and the design of the facilities and will play a role in managing the area. ~~aim for this area is to enable the local community to the design and possibly manage its future use.~~ Westfield Primary school is ~~being~~ has been replaced by a new school located adjacent to Samuel Ward. This ~~will~~ has released the former Westfield school site for development which has been included as a housing allocation in Policy HV5 6 above.

5.46 Proposed actions to achieve this aspiration:

- a Work with the county council and community groups to ensure that suitable educational or community uses are found for vacant school sites.
- ~~b Remove policies that protect school sites for educational and community uses, making it easier for school buildings and playing fields to be redeveloped.~~
- ~~c Ensure that sufficient land is included within the north-west Haverhill strategic growth area to accommodate the future requirements for Samuel Ward.~~
- ~~d Retain the former Parkway Middle School for education purposes.~~
- ~~e Release part of the Castle Manor site at Eastern Avenue for residential development.~~
- f e Retain the former Chalkstone Middle School site for community use/development.
- ~~g~~ f Allocate land forming part of the former Castle Hill Middle School fronting Chivers Way for ~~mixed development to include residential and a local centre.~~
- ~~h Retain the remaining parts of the former Castle Hill Middle School including those currently occupied by buildings as public recreational open space and allotments.~~
- ~~i~~ g Provide a footpath/cycleway between Chivers Road and School Lane.
- ~~j~~ h Allow redevelopment of Westfield Primary School site for residential purposes in accordance with a design brief.

~~Question 10: Do you agree with our aspirations for Homes and Communities? Do you agree with the actions we propose to take to achieve our aspirations?~~

## Gypsy and Traveller Sites

5.47 At the time of the Examination into the Core Strategy document (2010) the East of England Regional Plan was still in place which set the required number of authorised gypsy and traveller pitches in each authority area.

5.48 National guidance 'Planning Policy for Traveller Sites' was published in March 2012, at the same time as the National Planning Policy Framework (NPPF). The guidance requires Local planning authorities to make their own assessment of the need for gypsy and traveller sites which is locally determined, but has regard to the duty to cooperate and cross boundary issues.

5.49 The East of England Plan was formally revoked on 3 January 2013 and the most up to date evidence now, in terms of future requirements, is the West Suffolk Gypsy and Traveller Accommodation Needs Assessment (GTANA) Update published in April 2012

5.50 This document assessed the need for permanent pitches up to 2021 and provides guidance on the projected need for the permanent pitches from 2021 to 2031. The figures set out in the document are intended to form the evidence base for the authority in reaching its own figures, rather than providing a target.

5.51 The revised figures equate to a need of 4 additional pitches to 2021 and a total of 3 pitches to 2031. This total of 7 pitches is significantly lower than that previously required under the East of England Plan.

5.52 The need for pitches for Travelling Showpeople up to 2016 remains at 1, the same as set out in the joint authority Cambridge sub-region Gypsy and Traveller Needs Assessment (GTNA) which was reviewed and published in October 2011. It is not feasible to assess longer term need for Travelling Showpeople beyond 2016 because of the small numbers involved.

5.53 The council issued a call for any suitable, available and deliverable gypsy and traveller sites during the 2010 Rural Site Allocations document consultation. No suitable sites were identified through this process and hence no sites have been allocated in earlier drafts of the Rural Vision, Bury St Edmunds Vision, or Haverhill Vision 2031 documents due to the difficulties this would present in demonstrating the potential deliverability of sites.

5.54 A further call for suitable, available and deliverable sites is now being issued during this final period of consultation on the Haverhill Vision 2031 document, to assess whether the situation has changed in the last two years.

## 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 some commuting to other centres is likely to continue ~~unlikely to diminish~~, it is important to enhance the range of employment opportunities in the town, to give more choice of work.

6.1 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 ~~the this draft~~ Vision 2031 document.

6.2 In 2031, Haverhill will be a place where:

Aspiration 5 ~~4~~. businesses take full advantage of the town's proximity to Cambridge and the M11 and Stansted;

Aspiration 6 ~~2~~. the unemployment rate is low, there are many local job opportunities for residents and investors are keen to establish new businesses;

Aspiration 7 ~~3~~. The ~~town~~ workforce is seen as hard-working, ~~forward-looking~~ appropriately skilled and optimistic.

### **Aspiration ~~4~~ 5**

Businesses take full advantage of the town's proximity to Cambridge and the M11 and Stansted.

6.3 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 which provides access to Stansted and London. 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.

6.4 Proposed actions to achieve this aspiration:

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

### **Aspiration ~~2~~ 6**

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

6.5 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~~ triple-dip recession are still possible. Analysts suggest 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 borough council will not be able to invest the same level of funding in the town as it has in recent years.

6.6 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.

6.7 Proposed actions to achieve this aspiration:

- a Ensure adequate land is made available to enable the economy to grow.
- b Encourage the regeneration and improvement of older employment areas.
- ~~c Create the conditions that will help local businesses.~~
- ~~d~~ c ~~Strongly~~ Support the development of Haverhill Research Park.
- e d Lobby and enlist help from Government and economic agencies.
- ~~f Improve the town centre and regenerate rundown areas.~~
- ~~g Attract and retain inward investment.~~
- ~~h~~ e Help Support existing businesses navigate ~~planning requirements~~ barriers to growth.
- ~~i~~ f Work with business interest groups to promote the town.
- ~~j~~ g ~~Help~~ Support existing businesses and help them use resources more efficiently.
- ~~k~~ h Identify and promote target sectors, for example advanced manufacturing and bio-technology.
- ~~l Investigate the feasibility of developing clean-tech industries in Haverhill.~~
- ~~m Encourage Haverhill companies to move into high-value manufacturing.~~

### **Identifying employment sites**

6.8 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.

6.9 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 4) Annual land availability assessments will be published to monitor availability of land in Haverhill and assess whether additional land needs to be released.

### **POLICY HV2 8: 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)
f)	Haverhill Research Park	(B1)

**Proposals for industrial and business development within General Employment Areas will be permitted providing that space requirements, parking, access, travel 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).**

Question 11: Do you agree with Policy HV8? If not, what changes would you like to be made, and why?

6.10 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 Hanchet End adjacent to the Spirit of Enterprise roundabout. ~~This~~ The site known as the Haverhill Research Park, 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 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. Planning permission for 150 dwellings was approved on January 2013. The design and development of the site should be sensitive to any sensitive environmental features and any potential adverse effects should be mitigated.

**POLICY HV10 9: STRATEGIC EMPLOYMENT SITE - HANCHET END, HAVERHILL**  
**12 hectares of land at Hanchet 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 ~~Hanchet End Business~~ Haverhill Research 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)**

~~Question 12: Do you agree with Policy HV9? If not, what changes would you like to be made, and why?~~

6.11 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. Flood mitigation measures should be undertaken in advance of development taking place where necessary.

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

6.13 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 HV11 ~~10~~: HAVERHILL RETAIL PARK AND EHRINGSHAUSEN WAY RETAIL PARK**

**Sites are identified on the ~~proposals~~ policies 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.**

~~Question 13: Do you agree with Policy HV10? If not, what changes would you like to be made, and why?~~

### **Aspiration ~~3~~ 7**

The ~~town~~ workforce is seen as hard-working, ~~forward-looking~~ appropriately skilled and optimistic.

6.14 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 young 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. The

Supporting Young Haverhill, project, which was established to try to improve aspiration and help young people into training and employment has now become part of the Haverhill Youth strategy developed by ONE Haverhill. A new project, Supporting Young Haverhill, has recently started to try to improve aspiration and help young people into training and employment.

6.15 Proposed actions to achieve this aspiration:

- a Enhance the training offer and increase the number of apprenticeships.
- b ~~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.~~  
Support the County Council to develop young people who have a good grounding in basic skills, have a good work ethic and are as flexible as possible.
- c Articulate the skills needs of businesses and bring employers and skills providers together to encourage the development of skills that local employers need.
- d Work with schools and other education providers to inspire young people to consider business careers.

6.16 The provision of a site for a new sixth form/further education facility centre is addressed in the Education and skills section of this document.

~~QUESTION 14:-~~

~~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 coordination 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.

7.1 Over 3500 homes are planned in the northern part of the town over the next 20 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 and community transport)

commercial vehicles

cars.

7.2 The Suffolk Local Transport Plan (LTP) 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.

7.3 The LTP 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 is provided 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.

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

7.5 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.

7.6 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. However, there is no need to provide a relief road between the A143 and Sturmer.

7.7 In 2031, Haverhill will be a place where:

Aspiration 8 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;

Aspiration 9 2. Public transport, both around the town and to Cambridge and Bury St Edmunds, is reliable and ~~cheap~~ affordable;

~~3 people can travel around the town and other centres safely, efficiently and effectively.~~

### **Aspiration 4 8**

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.

7.8 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.

7.9 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.

7.10 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 traffic 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 routes are safe.

7.11 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 contributions to network improvements.

7.12 Proposed actions to achieve this aspiration:

~~a Improve the desirability and viability of local centres and increase cycle facilities.~~

~~b~~ a Ensure new and existing neighbourhoods are safe, well-integrated places with streets giving priority to pedestrians and cyclists.

~~c~~ b Increase the number of dedicated pedestrian and bicycle routes around the town.

~~d~~ c Increase the number of pedestrian routes across Lord's Croft Lane/Ehringshausen Way and other main roads which act as barriers to pedestrians.

~~e~~ d Introduce conveniently located, secure, covered and illuminated bicycle shelters.

~~f~~ e Promote car sharing and car clubs.

~~g~~ f Create safe routes from villages close to the town to promote cycling and walking.

- h g Reduce the need to travel by car, by improving local service provision and communications.
- i h Introduce safe routes to schools where possible.
- j i Provide facilities at schools to encourage students and staff to walk or cycle.
- k j Improve cycling and walking opportunities when developing redundant or unused school sites.
- k Introduce spaces for low emission cars and electric car charging points to encourage more low emission vehicles in the town centre.

### **Aspiration 2 2**

Public transport, both around the town and to Cambridge and Bury St Edmunds, is reliable and ~~cheap~~ affordable.

7.13 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. Residents also have access to the Suffolk Links Three Towns Demand Responsive Transport service to travel from the town to rural areas within its operation. This is a well established service supported by Suffolk County Council. The town is also served by Three Counties Transport, a community transport scheme which offers dial a ride services, a community minibus for hire and a community car scheme.

7.14 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 and Bury St Edmunds.

7.15 Proposed actions to achieve this aspiration:

- d a Improve public transport links including a fast bus service to Cambridge and Bury St Edmunds.
- a b Introduce real-time information and improve the availability and usability of bus timetables and how they relate to other bus and rail services.
- b c Enhance where possible the bus shelters around the town.
- e d 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.
- e 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

7.16 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 HV2 3 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. The design and development of the road should be sympathetic to any surrounding ecological features and ensure any potential adverse impacts are mitigated. Flood mitigation measures should be undertaken in advance of development taking place where necessary.

**POLICY HV12 44: HAVERHILL NORTHERN RELIEF ROAD**

**The Haverhill Northern Relief Road will be completed between Withersfield Road (A1307) and Wratting 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.**

~~Question 15: Do you agree with Policy HV11? If not, what changes would you like to be made, and why?~~

~~QUESTION 16: Do you agree with our aspirations for travel? Do you agree with the actions we propose to take to achieve our aspirations?~~

As noted elsewhere, the A1307 between Haverhill and Cambridge has particular congestion problems, especially at peak times. There are also accident and safety issues along the route and, at Linton in particular, gaining access onto the road can be problematic. Work supporting the Core Strategy identified that additional traffic generated by the planned growth in Haverhill would not have any detrimental impact that could be overcome by traffic management measures at pinchpoints along the route. The Borough Council and Suffolk County Council have been working with Cambridgeshire County Council and South Cambridgeshire District Council to seek to identify solutions to these issues. This work will continue with a view, in particular, to increasing the speed, frequency and attraction of bus services along this corridor to improve links with both Cambridge and Stansted Airport. Bus priority measures might be required, such as bus lanes and priority signals, but as the majority of the road is in Cambridgeshire, the delivery of any scheme will rely on the continued close monitoring of all the local authorities and the engagement of operators and local communities.

## 8. Sustainability and climate change

There are many global challenges facing us over the next 20 years that will have an impact on 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.

~~8.1 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.~~

8.2 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;~~

Aspiration 10 2- Both new and existing buildings and new developments is incorporate designed, built and maintained to high environmental standards and standards of resource efficiency are resilient to a changing to mitigate and be more resilient to climate change;

Aspiration 11 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.~~

~~8.3 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.~~

~~8.4 Proposed actions to achieve this~~

- ~~a 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.~~
- ~~b Require developers to take account of the lifetime impact of their development on the local community and the environment when submitting proposals.~~

### **Aspiration 2 10**

Both new and existing buildings and new developments is incorporate designed, built and maintained to high environmental standards and standards of resource efficiency are resilient to a changing to mitigate and be more resilient to climate change.

8.5 4 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.

8.5 It is recognised that there are measures that can be put in place to reduce water use, such as aerated taps and grey water harvesting, however, behavioural changes are also required with residents and businesses being made aware of the issues and taking appropriate action to change their habits.

8.6 Proposed actions to achieve this aspiration:

- a Set sustainable construction standards above current minimum requirements through the enforcement of Development Management Policy DM7 (and any subsequent policy that replaces it).
- b Set stringent CO2 emission standards for new on major development both during the construction and use of the building, through the enforcement of Development Management Policy DM8 (and any subsequent policy that replaces it).
- c Require developers to minimise the lifetime impact and carbon footprint of their development on the local community and the environment when submitting proposals.
- d Provide services which help residents, communities and businesses improve their environmental performance and adopt more resourceful and resilient practices.
- e Manage waste from all development (construction and operation), to minimise landfill.
- ~~d Protect natural resources.~~
- f New developments should have the highest standards of water efficiency.
- g. Work with partners to promote the behavioural change needed for business and residents to reduce water consumption

### **Aspiration 3 11**

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

8.7 Proposed action to achieve this

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

### **Links with other themes**

8.8 Sustainability and climate change issues need to be considered in conjunction with most, if not all, of the other themes in Vision 2031. 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**

8.9 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;
- 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**

8.10 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.

Question 17: Do you agree with Policy HV12? If not, what changes would you like to be made, and why?

### Policy HV13: District Heating

~~It is recommended~~ **required** that new development **in a decentralised energy opportunity area (which, should they be identified, will be defined in a forthcoming Supplementary Planning Document on decentralised energy generation) should, where feasible and financially viable, unless it can be demonstrated to the satisfaction of the Local Planning Authority that it would be unfeasible or unviable,** contribute to the establishment of a strategic **decentralised energy network(s) in suitable locations according to the following protocol:** ~~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.~~

1. **Developments should connect up to any available decentralised energy network.**
2. **Where a network does not (yet) exist, developments should consider installing a network to serve the site. The network should connect to or be compatible with connection to an area-wide network at a future date.**

**The following general principles also apply to all development.**

3. **Development of all sizes should seek to make use of available heat, biomass and waste heat.**
4. **New development should be designed to maximise the opportunities to accommodate a decentralised energy solution, considering density, mix of use, layout and phasing.**

Question 18: Do you agree with Policy HV13? If not, what changes would you like to be made, and why?

8.11 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 Allowable Solutions ~~(levied as part of the Building Regulations)~~ may be required 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~~ energy efficiency and carbon dioxide reduction projects identified by the Council in future. It may also contribute towards the development of the strategic district heating networks. Further details will be set out in the forthcoming CIL Charging Protocol and a future Allowable Solutions SPD.

~~Question 19: Do you agree with Policy HV14? If not, what changes would you like to be made, and why?~~

~~QUESTION 20: 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 Community 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 Home Office defines community safety as: "An aspect of quality of life in which people, individually and collectively, are protected as far as possible from hazards or threats that result from the criminal or anti-social behaviour of others and are equipped or helped to cope with those they do experience. "

~~9.1 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. From November 2012 Suffolk has had a directly elected Police and Crime Commissioner (PCC) who is responsible for ensuring policing in Suffolk is efficient and effective. Each year the PCC publishes their Police and Crime plan outlining their priorities. The council will work with Suffolk Constabulary, the PCC and other partners to implement the Policing Plan.~~

9.2 In 2031, Haverhill will be a place where:

Aspiration 12 4. levels of crime and disorder ~~are~~ remain low compared to national averages.

Aspiration 13 2. residents and visitors both are and feel safe.

### **Aspiration 4 12**

Levels of crime and disorder ~~are~~ remain low compared to national averages.

9.3 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.

9.4 Anti social behaviour related to alcohol consumption during the evening is frequently raised by the community as a concern. In conjunction with other partners, the council, as licensing authority, strives to maintain a balance between supporting the night time economy and regulating the premises where alcohol is sold, to ensure that people feel safe in the town at any time.

9.4 5 Proposed actions to achieve this aspiration:

a Working with and supported by statutory partners, ~~to~~ involve local groups in combating crime and finding solutions to issues of local concern; for example, if speeding is seen as an issue, local people can join community speed watch

~~groups, residents' associations, local businesses, interest groups, Neighbourhood Watch, PubWatch, Community Speed Watch and Town Pastors.~~

- ~~b~~ 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.
- ~~e~~ b 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.
- ~~d~~ c Encourage both school and community projects that promote pride in Haverhill and good citizenship in all members of the community, addressing tackling issues such as vandalism and littering and encouraging neighbourliness.
- ~~e~~ d Look at crime prevention in its widest sense, starting with good design to remove the opportunities for crime (Secure by Design, a police initiative which encourages the building industry to adopt crime prevention measures in the design of developments). , ~~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.~~
- ~~f~~ e Try to change the local attitude towards alcohol, as so many crime and disorder problems are caused by excessive drinking.
- ~~g~~ Encourage local people to feel proud of Haverhill and able to challenge people who drop litter.
- ~~h~~ Encourage everyone to see community safety as their issue, not a police issue, and to become involved in initiatives to address crime and antisocial behaviour.

### **Aspiration 2 13**

Residents and visitors both are and feel safe

9.5 6 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.

9.7 Safety at work and home can also be assisted by addressing potential life threatening events such as fire. All new domestic properties are required to provide smoke detection devices and means of escape, and commercial premises are required to provide safe means of escape and fire fighting equipment. However, opportunities exist to prevent the spread of fire at an early stage and reduce the potential risk to life and property.

9.6 8 Proposed actions to achieve this aspiration:

- ~~a~~ 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. Work with partners and communities to dispel myths and promote greater understanding between the generations.
- ~~b~~ Encourage the local media, community groups and partners to put out positive community safety messages.
- ~~c~~ Work with partners and the community to dispel myths; for example, that all young people cause a problem.

- ~~d — Communities identify the crime and safety issues which matter to them and lead the response.~~
- c — Promote the installation of sprinkler systems in all new buildings including homes where appropriate

~~QUESTION 21: 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.

10.1 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.

10.2 In 2031, Haverhill will be a place where:

Aspiration 14 1. the provision of infrastructure and services meets the growing needs of the town;

~~2. the visual impact of infrastructure provision is minimised.~~

### **Aspiration 14**

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

10.3 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.

10.4 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.

10.5 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.

10.6 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. This household waste site will need to be reviewed with Suffolk County Council. 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. It is therefore vital that people understand the importance of segregating waste. 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.

10.7 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.

10.8 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 location which best balances the needs of the provider with the need to have the least visual impact.

10.8 9 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.

10.10 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 the most appropriate and viable location for this facility and the means to bring the site forward.

10.9 10 Proposed actions to achieve this aspiration:

- a Ensure new infrastructure is visually unobtrusive and does not adversely affect amenities of adjacent areas by reason of noise, smell, overshadowing or other form of pollution.
- b Support Anglian Water's programme of managing water and reducing mains leakage.
- ~~e~~ c Design development to accommodate flooding and make efficient use of land. Ensure water recycling (e.g. rainwater harvesting and greywater recycling) and run off of water management such as Sustainable Urban Drainage Systems (SUDS) or other natural drainage system are used on new development.
- a d Upgrade the town centre sewerage system, including the provision of new trunk sewers where appropriate and manage the associated disruption.
- ~~b~~ Provide new trunk sewers around the town.
- ~~c~~ Confine strategic growth to the north-east of the town centre.
- ~~d~~ e Locate all new development away from areas at greatest risk from flooding.
- ~~f~~ Design developments to capture runoff water and reuse it.
- g f Address existing areas of flood risk, including the provision of advice to owners of current properties at an increased risk of flooding and adopt flood prevention measures.
- ~~h~~ Work with manufacturers to reduce unnecessary packaging.
- i g Work with National Grid to ensure that supply is able to maintain pace with demand.
- j h Ensure that any new development makes adequate provision for the sensitive provision of electricity sub-stations to meet demand.
- k i Ensure that high speed broadband connections are extended to new development.
- j Work with Suffolk County Council to ensure that household waste disposal/recycling will meet the needs of the town.
- k Promote the importance of waste prevention and, where produced, its segregation.
- l Find a suitable and deliverable site for a new cemetery.

## **Aspiration 2**

The visual impact of infrastructure provision is minimised.

~~10.10 — 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.~~

~~10.11 — Proposed action to achieve this~~

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

~~QUESTION 22: Do you agree with our aspirations for infrastructure and services? Do you agree with the actions we propose to take to achieve our aspirations?~~

~~10.12 — 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.~~

## 11. Culture and leisure

Culture and leisure covers a wide range of activities, including arts, entertainments and festivals, heritage and museums, parks and countryside, allotments, children's play areas, sports facilities and tourism and visitor services. Culture and leisure provides a range of individual and community benefits, such contributing to healthier communities, raising aspirations and improving quality of life and wellbeing, as well as delivering wider economic development benefits.

Given the variety of culture and leisure on offer, it is not surprising that there is a range of different providers including community groups, the private sector, public sector and charitable trusts. What is required is a co-ordinated approach to delivery so that the provision remains strong and varied.

11.1 In 2031, Haverhill will be a place where:

Aspiration 15 4. a wide range of top quality cultural and leisure opportunities appropriate to the town's size are offered to residents and visitors. ~~so that they increase the time spent in the town instead of travelling elsewhere;~~

Aspiration 16 2. ~~cultural and leisure activities bring social and economic benefits, contribute to improving health, offer alternatives to antisocial behaviour and help to protect the environment;~~ more people access cultural and leisure opportunities.

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 4 15**

A wide range of top quality cultural and leisure opportunities ~~appropriate to the town's size are offered to residents and visitors. so that they increase the time spent in the town instead of travelling elsewhere.~~

11.2 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. Increasing access to the countryside, open spaces and parkland is important to the cultural and leisure offer provided in Haverhill and is discussed further in section 14, the Historic and Natural Environment Theme.

11.3 Operating 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 and new approaches may be required, in partnership with the public, voluntary and private sectors. The Town Hall Arts Centre, which is funded and run by the Town Council, is a good example.

11.4 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 marketed not just to people who are used to taking part in them, but also to 'hard-to-reach groups especially young people.

### **Children's play**

11.5 "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).

11.6 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 countywide 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'.

11.7 Play doesn't always require a formal playground with swings and roundabouts. 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.

11.3 8 Proposed actions to achieve this aspiration:

- a Work in partnership with the private and voluntary sector to M-maximise the use of and safeguard existing cultural and leisure facilities including open space and sports facilities.
- b Maximise the community use of other public sector facilities, especially schools and libraries.
- c ~~Work in partnership with the private and voluntary sector to enhance opportunities.~~
- d ~~c~~ Secure Build new cultural and leisure facilities in areas of population growth.
- e ~~d~~ Integrate new cultural and leisure facilities with new school and community provision.
- e Work with other public services ~~such as the Health and Wellbeing Board~~ to deliver an inclusive service and support the ambitions of the Joint Health and Wellbeing Strategy for Suffolk.

### **Aspiration 2 16**



~~Cultural and leisure activities bring social and economic benefits, contribute to improving health, offer alternatives to antisocial behaviour and help to protect the environment. More people access cultural and leisure opportunities.~~

11.4 ~~9~~ Leisure and cultural services play an important part in improving the quality of people's lives. They do this through:

- promoting economic development, by making the area attractive for businesses;
- promoting ~~social cohesion and helping to prevent antisocial behaviour~~; a sense of community which helps to reduce the fear of crime and the incidence of anti-social behaviour;
- 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;
- caring for the environment through parks, green spaces and countryside stewardship.

11.5 ~~10~~ None of these are things that the borough council can, or should, do alone and all the proposed actions below will need to be in partnership with a range of other organisations. Importantly, communities should be involved in the design, and if appropriate, the delivery of culture and leisure opportunities.

11.6 ~~11~~ Proposed actions to achieve this aspiration:

- a Promote active cultural and leisure participation as a way of achieving good health.
- b ~~Promote cultural and leisure opportunities as a way of achieving community cohesion.~~ Work together with partners and stakeholders to provide or promote services that better help to ~~combat~~ reduce anti-social behaviour issues.
- c Deliver cultural and leisure facilities and an events programme that increases visits to the town and maximises the local economic impact.
- d ~~Promote leisure activity that enhances and sustains the environment.~~ Promote leisure activity that enables access to, but safeguards, the diverse range of habitats/environments. ~~across the borough.~~
- e ~~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.~~  
Encourage space to be made available for children to play safely.

~~11.7 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.~~

~~11.8 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~~

~~11.9 "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).~~

~~11.10 — 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 countywide 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'.~~

~~Question 23: Do you agree with Policy HV15? If not, what changes would you like to be made, and why?~~

~~11.11 — Play doesn't always require a formal playground with swings and roundabouts. 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~~

~~11.42 14 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.~~

~~11.43 15 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.~~

~~QUESTION 24: 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.

11.14 — 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.

11.15 — 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 marketed not just to people who are used to taking part in them, but also to 'hard-to-reach groups especially young people.

11.16 — Proposed actions to achieve this

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

QUESTION 25: 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.

12.1 In 2031, Haverhill will be a place where:

Aspiration 17 1. all residents, visitors and those working in the borough have access to good quality health facilities, information and activities;

Aspiration 18 2. a good quality environment will help to enhance people's lives and support a sustainable economy;

Aspiration 19 3. an ageing population is adequately provided for;

Aspiration 20 4. issues of deprivation are considered and dealt with appropriately.

### **Aspiration 17**

All residents, visitors and those working in the borough have access to good quality health facilities, information and activities.

12.2 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.

12.3 Local facilities and activities make an important contribution to health and wellbeing and provide a focus for people who want to keep healthy and active. The council will work with the West Suffolk Clinical Commissioning Group (WSCCG) on a Joint Strategic Needs Assessment to establish the needs of the town. ~~to persuade the health authority to retain the temporary drop-in Crown Clinic to the rear of Lower Downs Slade and find a permanent site for the facility which will ultimately be required to serve the larger population.~~

12.4 Proposed actions to achieve this aspiration:

a Encourage a debate about how healthcare resources are best used.

b Exploit advances in technology, both to support elderly people those with long term conditions and ~~more generally the wider community.~~

c ~~Ensure that health bodies d~~ Develop a coherent approach to preventative measures and promoting wellbeing.

d Engage and support voluntary and community groups in the local delivery of healthcare support services.

e ~~Plan to change health provision as the population changes.~~ Work with partners to remodel health provision as the population changes and in line with the development of the Suffolk Joint Health and Wellbeing Strategy.

f Work with the WSCCG and other partners to establish how best the health needs of the growing town can be met. ~~health bodies to provide a permanent drop-in health centre.~~

g ~~Maximise the use of existing facilities and make dual use of publicly funded buildings the norm.~~

h ~~Encourage the creation of community hubs offering a range of services.~~

i g Encourage schools to establish patterns of healthy exercise.

j h Encourage sports and outdoor clubs to enable people of all ages to stay active.

### **Aspiration 2 18**

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

12.5 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. Access to the countryside and open spaces provides an important contribution to health and wellbeing and these issues are discussed further in the Historic and Natural Environment Theme.

12.6 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.

12.7 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.**

12.6 ~~8~~ Proposed actions to achieve this aspiration:

- a ~~Address~~ Tackle environmental issues affecting residents' lives.
- b Ensure that environmental impacts are properly considered for all new developments, attaching conditions to mitigate the impact where appropriate.
- c Work with highway engineers to reduce traffic congestion and improve air quality.
- d Make land available for allotments to allow residents to grow their own food.
- e Facilitate the provision of local markets offering reasonably-priced good quality food.

#### **Aspiration 3 19**

An ageing population is adequately provided for

12.7 ~~9~~ 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. This links to the issues we have raised in the Homes and Communities section. Older people who feel isolated may 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.

12.8 10 Proposed actions to achieve this aspiration:

~~a Use community facilities as hubs for services for local residents.~~

~~b a~~ Encourage self-help and volunteering to help provide services for older people.

~~e b~~ Support affordable community transport initiatives.

#### **Aspiration 4 20**

Issues of deprivation are considered and dealt with appropriately

12.9 11 Compared to some ~~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.

12.40 12 Proposed actions to achieve this aspiration:

a Use ~~the results of the 2011~~ Census results, ~~when published~~, and other available data to inform collective decisions on programmes to tackle deprivation.

b Focus available resources on dealing with the isolated pockets of deprivation across the town.

~~QUESTION 26: Do you agree with our aspirations for health and wellbeing?~~

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

### 13. Education and skills

Haverhill has an increasingly important role in education provision and has already ~~undergone~~ 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.

13.1 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 advises the borough council on the need for new sites, based on the population projections, and it is the role of documents such as this to safeguard sites for new schools.

13.2 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.

13.3 In 2031, Haverhill will be a place where:

~~Aspiration 21~~ 1. local schools and colleges are successful and educational attainment exceeds national averages;

~~Aspiration 22~~ 2. existing schools are supported through periods of change and efficient use is made of vacant school sites;

~~Aspiration 23~~ 3. education facilities are of a high standard and fulfil a wider community role;

~~Aspiration 24~~ 4. education services raise aspirations and create the workforce of the future;

~~Aspiration 25~~ 5. adult skills levels are enhanced;

~~Aspiration 26~~ 6. residents have access to schools, further education opportunities and vocational and technical training.

#### **Aspiration ~~4~~ 21**

Local schools and colleges are successful and educational attainment exceeds national averages.

13.4 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 wanting to invest in the town, reducing employment potential 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. New types of school are emerging, particularly the creation of Free Schools and Academies

13.5 Proposed actions to achieve this aspiration:

~~a Work with all education providers, including~~ Provide support, where necessary, to the county council, schools and colleges, and other education providers to encourage and facilitate high educational attainment.

~~b Work with schools, employers and communities to create responsible citizens, fulfilling the aspirations set out in other Vision 2031 chapters.~~

#### **Aspiration ~~2~~ 22**

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

13.6 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.

13.7 Proposed actions to achieve this aspiration:

- a Identify and support the growth of existing educational establishments.
- b ~~Identify appropriate uses for redundant schools.~~ Work with the County Council and community groups to ensure that suitable education or community uses are found for vacant school sites.
- c Find new sites for existing schools, or help facilitate the upgrade ~~their of~~ existing sites, for example a new site for Castle Manor Academy Business and Enterprise College on the old Parkway Middle School.
- d Ensure that sufficient land is included within the north east Haverhill strategic growth area to accommodate the future requirements for Samuel Ward Academy.

13.8 The reuse 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**

**Except where permitted for enabling development in Policy 17,E existing and proposed schools and educational establishments will be safeguarded for educational and community use. Development will be considered favourably where: 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.**

~~Question 27: Do you agree with Policy HV16? If not, what changes would you like to be made, and why?~~

13.9 Haverhill is currently served by two ~~upper~~ secondary schools, Samuel Ward Academy and Castle Manor Academy Business and Enterprise College. Both sites will need to accommodate expansion over the plan period. Samuel Ward is well placed to 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 Academy 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. In



accordance with Policy CS5 of the adopted Core Strategy, issues relating to development viability and mix, including additional costs associated with the development of a brownfield site and the provision of a significant community benefit will be taken into account. The design and development of the site should be sensitive to any sensitive ecological features and any potential adverse effects should be mitigated.

#### **POLICY HV17: CASTLE MANOR ACADEMY ~~BUSINESS AND ENTERPRISE COLLEGE~~**

**Within the site shown on the ~~Proposals~~ Policies Map at Eastern Avenue and Park Road, (known as Castle Manor Academy ~~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 to the new facilities by car.**

~~Question 28: Do you agree with Policy HV17? If not, what changes would you like to be made, and why?~~

#### **Aspiration ~~3~~ 23**

Education facilities are of a high standard and fulfill a wider community role

13.10 The Core Strategy and Local Plan identify the need for around ~~5000~~ 4,000 new dwellings between 2001 and 2031. The county council estimates that this would generate around ~~1045~~ 994 extra primary school pupils and ~~900~~ 716 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.

13.11 Many schools and other education establishments have facilities such as playing fields and school halls which are underused outside the usual hours of learning. There is an opportunity for local communities to work with the education authority, local schools and colleges to make greater use of these facilities by the local community.

13.12 Proposed actions to achieve this aspiration:

~~a~~ Site two new primary schools to the north of Haverhill.

~~b~~ Site one new primary school to the north-west of Haverhill.

e a Work with education providers the County Council, local schools and colleges to enhance and make greater use of facilities by through sharing with local

communities.

13.13 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 24**

Education providers raise aspirations and create the citizens and workforce of the future.

13.14 ~~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.~~ 9.48% 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 can be 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 do not ~~never~~ finish them. It is also recognised that the participation age will rise to age 17 from 2013 onwards, and to 18 from 2015. Whilst this does not make remaining at school compulsory, it does require individuals to remain in some form of education or training post-16. There will need to be relevant provision to meet this need aligned to the needs of the local economy.

13.15 Proposed actions to achieve this aspiration:

- a Work with the ~~Supporting Young~~ ONE Haverhill Youth Steering Group ~~project~~ to develop employment opportunities for young people.
- b Work with local employers and key partners to improve the information about work received by pupils, for example through the county council's aspiration escalator model and the delivery of the ONE Haverhill Youth Strategy.
- c Promote awareness of apprenticeship schemes in schools, improve existing schemes and increase the number of employers taking on apprentices.

#### **Aspiration 5 25**

Adult skills levels are enhanced

13.16 Proposed actions to achieve this aspiration:

- a ~~Work with organisations such as the Eastern Enterprise Hub to develop the skills needed to run third sector organisations.~~ Work with relevant organizations to develop the skills needed to run community sector organizations.
- b Expand further education provision, including lifelong learning in the town to cope with an increasing population.
- c Ensure that skills training meets the needs of a rapidly changing economy.

#### **Aspiration 6 26**

Residents have access to schools, further education opportunities and vocational and technical training

13.17 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. A site has been identified to accommodate a further education facility at Duddery Hill close to the town centre. Identification of this site does not rule out provision in existing establishments or on other sites, but if they are unable to deliver such a facility, this is the preferred site.

13.18 Proposed actions to achieve this aspiration:

~~a — Build new schools in locations that limit the travelling distance for pupils.~~

~~b — Create safe routes to schools that encourage walking and cycling.~~

e a Allocate Enable delivery of a site for a further education/sixth form centre in an accessible location, the design and development of which, should be sympathetic to any sensitive heritage features and any potential adverse effects should be mitigated.

#### **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 the 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.**

~~Question 29: Do you agree with Policy HV18? If not, what changes would you like to be made, and why?~~

~~Question 30: 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.

14.1 In 2031, Haverhill will be a place where:

Aspiration 27 4. the historic and natural environment is protected, maintained and enhanced;

~~Aspiration 28 2. the historic and natural environment is promoted to increase understanding and enjoyment. The new pressures on the town are managed and new development is responsive to local distinctiveness.~~

~~3. the green infrastructure of Haverhill is protected and enhanced.~~

### **Aspiration 4 27**

The historic and natural environment is protected, maintained and enhanced

14.2 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.

14.3 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.

14.4 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.

14.5 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.

14.6 Proposed actions to achieve this aspiration:

~~a Strengthen policies to protect and enhance the historical and natural environment in the development management process.~~

~~b a~~ Improve connections between the railway walk and nearby residential areas.

e b Link the railway walk to the Stour Valley Walk and other footpaths.

d c ~~Coordinate proposals for~~ Promote the historic and natural environment ~~and for recreational and leisure facilities opportunities. to maximise the potential of, and benefit to, each other.~~

- ~~e d~~ Work more closely and in a more coordinated way with local amenity groups. Work in partnership with local groups to implement historical and environmental projects.
- ~~f~~ Form stakeholder focus groups to implement historical and environmental projects.
- ~~g e~~ Explore ways of providing identify opportunities for additional open space for Haverhill residents, including the expansion of East Town Park.
- ~~h~~ Investigate whether East Town Park could be enlarged and enhanced.
- ~~i f~~ Explore different options for managing the borough's town's open space and woodland, particularly when planning new green infrastructure.
- ~~g~~ Ensure that new green infrastructure linking to existing open spaces is integral to all new development.
- ~~h~~ Ensure, where appropriate, that new development contributes to the delivery of projects identified in the Green Infrastructure Study.
- ~~i~~ Continue to support and develop community-led initiatives, such as events and competitions, to increase understanding of the environment to protect, promote and enhance the historic and natural environment and its interpretation.

### **Aspiration→ 28**

~~The historic and natural environment is promoted to increase understanding and enjoyment. The new pressures on the town are managed and new development is responsive to local distinctiveness.~~

14.7 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.~~

14.9 ~~g~~ Now more than ever before, we must plan positively for green infrastructure and ensure its delivery. In 2009 a Green Infrastructure (GI) Strategy was prepared for the borough. Green Infrastructure has been defined by Natural England as:

"A strategically planned and delivered network of high quality green spaces and other environmental features...Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens"

14.10 ~~g~~ 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.

14.8 ~~15~~ Proposed actions to achieve this aspiration:

- ~~a~~ Enhance the High Street to develop a sense of place and make it more attractive to businesses, shoppers and visitors.
- ~~a~~ Ensure that new green infrastructure is integral to all new development.
- ~~b~~ Develop other initiatives, such as events and competitions, to increase understanding and appreciation of the historic and natural environment.
- ~~e b~~ Explore ways of improving the presentation of Haverhill's history and culture.
- ~~d c~~ Develop Haverhill in Bloom.
- ~~d~~ Improve access to the countryside, walking and cycling routes.

~~14.11 10~~ 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 and 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.

### **Policy HV19 Green Infrastructure in Haverhill**

**In and around the town of Haverhill the integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced, which includes the creation of new habitats, through the implementation of the St Edmundsbury Green Infrastructure Strategy.**

**Opportunities to extend the coverage and connectivity of the strategic green infrastructure network should be undertaken in association with new development, where appropriate.**

**Green Infrastructure projects will:**

**a) Enhance the character of the Green Infrastructure Action Zones identified in the Green Infrastructure Strategy;**

**b) Enhance woodland planting to the A1017 bypass;**

**c) Conserve and enhance the Meldham Washlands greenspace;**

**d) Provide new community parkland on the strategic growth area to the north east of the town, the areas for which will be determined at the concept and masterplan stage;**

**e) Connect multifunctional green infrastructure routes/corridors in the town to existing and future green spaces; and**

**f) Make urban river corridor improvements to the Stour Brook Valley Green Corridor.**

**The council will work with its partners to develop the green infrastructure network and implement proposed network improvements including those set out in the Green Infrastructure Strategy.**

**Planning permission for development that would harm the Green Infrastructure network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects.**

~~14.12 11~~ This section 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.

### **Meldham Washlands greenspace**

~~14.13 12 The aim is to conserve and enhance this area by:~~

~~improving the landscape structure;~~

~~conserving the wetland features and areas of water to retain the functional floodplain and wetland biodiversity of the site;~~

~~providing for low key access with paths using 'flexible', permeable materials;~~

~~managing growth on the site and discouraging more active forms of recreation.~~

### **Green corridors to the north of Haverhill**

~~14.14 13 We aim to create a variety of natural habitats and spaces along the~~

~~corridors, through management regimes and planting and allowing for pedestrians, cyclists and horse riders where appropriate.~~

### **Haverhill Community Parkland**

~~14.15 14 The aim is to create a new community parkland to the north of the town to~~

~~address shortfalls in respect of youth provision and to create opportunities for 'access for all', through natural play, provision for older children and informal/ formal sports and games space;~~

### **Aspiration 3**

The green infrastructure of Haverhill is protected and enhanced.

~~14.9 — Now more than ever before, we must plan positively for green infrastructure and ensure its delivery.~~

~~14.10 — 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.~~

~~14.11 — 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 and 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.~~

~~14.12 — This section 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.~~

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~~managing growth on the site and discouraging more active forms of recreation.~~

### **Green corridors to the north of Haverhill**

~~14.14 — We aim to create a variety of natural habitats and spaces along the corridors, through management regimes and planting and allowing for pedestrians, cyclists and horse riders where appropriate.~~

### **Haverhill Community Parkland**

~~14.15 — The aim is to create a new community parkland to the north of the town to address shortfalls in respect of youth provision and to create opportunities for 'access for all', through natural play, provision for older children and informal/ formal sports and games space;~~

~~14.16 — 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**

~~14.17~~ 16 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 Plan ~~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.

~~14.18~~ 17 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 Plan ~~Development Framework~~.

### **Amenity Open Space and Areas Subject to Planning Restrictions**

~~14.19~~ 18 The adoption of the Core Strategy document in December 2010 saw the deletion of Local Plan Policy DS3, which designated the Areas Subject to Planning Restrictions. These areas and other areas of equal importance will continue to be adequately protected under other national and local planning policies.

~~14.20~~ 19 Policy CS3 of the Core Strategy and the adoption of the former Local Plan Policy DS3 as a Supplementary Planning Document (SPD) in September 2011, will ensure that consideration is still given to these areas until the joint St Edmundsbury and Forest Heath Development Management Document, which will afford these areas continued protection, is adopted.

~~14.21~~ 20 Amenity Open Space designations will continue to be protected under Local Plan Policy L5 'Safeguarding Parks and Open Spaces' until such time that this policy is superseded by the adoption of the joint Development Management document."

~~Question 31: 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.~~

~~Question 32: 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?~~

## 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.

15.1 In 2031, Haverhill will be a place where:

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

### **Aspiration 4 29**

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

15.2 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.

15.3 Proposed actions to achieve this aspiration:

- a Develop the town as a destination for shoppers and visitors by improving the retail, ~~and~~ leisure and culture offer.
- b ~~Pedestrianise and~~ e Enhance the High Street.
- c Make provision for the expansion of the retail ~~area~~ offer.
- d Continue efforts to promote the town and improve its image.
- ~~e Introduce spaces for low-emission cars and electric car charging points to encourage more low-emission vehicles in the town centre.~~
- f e Maximise the Stour Brook's amenity value as an asset for the town.
- ~~g f Encourage living above the shop~~ Encourage uses above shop premises, including residential, to maximize the use of space and ensure the town centre has life and natural surveillance after shops have closed.
- ~~g~~ Through widespread consultation, we will prepare a separate, more detailed, masterplan for the town centre.

15.4 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 of up-to-date retail appraisals.

### **The town centre masterplan**

15.5 A Town Centre Masterplan Vision developed in consultation with the local community was adopted in 2005. This has provided the basis for substantial ~~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 ~~7~~. We will revise the town centre masterplan at a later date in full consultation with the many organisations and businesses that operate in or rely on the town centre.

### **POLICY HV20 ~~HV19~~: HAVERHILL TOWN CENTRE MASTERPLAN**

**Haverhill town centre, as identified on the ~~Proposals~~ Policies Map 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.**

~~QUESTION 33: Do you agree with our aspirations for the town centre? Do you agree with the actions we propose to take to achieve our aspirations?~~

~~Question 34: Do you agree with Policy HV19? If not, what changes would you like to be made, and why?~~

## **Appendix 5 16. Strategic growth areas**

### **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.~~

~~16.1 — Other than outlining the principal 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.~~

~~16.2 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.~~

~~16.3 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 Concept Statement**

This concept statement has been prepared to provide the parameters and framework for the development of the North-East Haverhill strategic site as defined in Policy HV3. Its purpose is to inform the preparation of more detailed development proposals for the site within the context of current and emerging national and local planning policies and local environmental and infrastructure constraints.

The Borough Council expects that the issues raised in this concept statement will be given full consideration in the masterplan which will be developed for this site at a later date and prior to any planning applications for this site being determined.

This concept statement has been prepared in accordance with the requirements of the council's adopted protocol for the preparation of concept statements and the emerging policies relating to the preparation of concept statements and masterplans in the Joint Development Management Policies Submission Document (October 2012). The concept statement will inform the preparation of a masterplan for the area.

~~16.4 Policy CS12 of the St Edmundsbury Core Strategy (December 2010) identifies the area to the north-east of Haverhill ~~the town~~ for development that will:~~

- ~~a maintain the identity and segregation of Kedington and Little Wratting;~~
- ~~b provide new high quality strategic public open space and recreation facilities;~~

- c protect by appropriate means the Scheduled Ancient Monument at Wilsey Farm;
- d provide improved public transport, foot and cycle links to the town centre and other significant leisure, employment and service destinations;
- e 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;
- f deliver around 2500 homes of mixed tenure and size, including affordable homes; and
- g provide opportunities for B1 use class local employment.

The policy notes that the development is unlikely to commence before 2021 and that the actual amount of development will be determined by environmental and infrastructure capacity considerations and the preparation and adoption of a detailed masterplan in which the community and other stakeholders have been fully engaged.

The Core Strategy neither defined the boundary, nor the extent of the site, which has been achieved in the preparation of this Concept Statement and the draft Haverhill Vision 2031 local plan document. In doing so, careful regard has been paid to:

- ~~16.5 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:~~
- a preventing the coalescence of development with Calford Green, Kedington and Little Wratting;
  - b achieving an integration of the development into with the existing town;
  - c the principle of providing walkable neighbourhoods with access to education, community, employment and leisure facilities; and
  - d the need to minimise the impact of the built development on the surrounding countryside.

### Policy Context

It is not the purpose of the Concept Statement to repeat all relevant planning policies published elsewhere. However, in preparing this document the following local policies are of particular relevance.

### Core Strategy (December 2010):

- Policy CS2 – Sustainable Development
- Policy CS3 – Design and Local Distinctiveness
- Policy CS5 – Affordable Housing
- Policy CS7 – Sustainable Transport
- Policy CS12 – Haverhill Strategic Growth
- Policy CS14 – Community infrastructure capacity and tariffs

### Replacement St Edmundsbury Borough Local Plan (2006)

- Policy DS4 – Masterplans
- Policy H5 – Mix of Housing
- Policy L4 – Standards of Open Space and Recreation Provision
- Policy L7 – Public Rights of Way
- Policy T1 – Transport Assessments
- Policy T2 – Hierarchical Approach to Site Access
- Policy T5 – Parking Standards
- Policy T8 – Cycling and Pedestrian Strategies

- Policy NE2 – Protected Species
- Policy NE3 – Protection of the Landscape
- Policy IM1 – Developer Contributions

#### Submission Draft Joint Development Management Policies Local Plan

- Policy DM2 – Creating Places – Development Principles and Local Distinctiveness
- Policy DM3 – Masterplans
- Policy DM6 – Flooding and Sustainable drainage
- Policy DM7 – Sustainable Design and Construction
- Policy DM8 – Improving Energy Efficiency and Reducing Carbon Dioxide Emissions
- Policy DM13 – Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM14 – Landscape Features
- Policy DM21 - Archaeology
- Policy DM23 – Residential
- Policy DM36 – Protection of Local Centres
- Policy DM41 – Community Facilities and Services
- Policy DM45 – Transport Assessments and Travel Plans
- Policy DM46 – Parking Standards

#### **Development principles**

16.6 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.

#### **Landscape Context**

The location of Haverhill within the Stour Brook valley means that development on the northern edge has in the main been contained within the valley and has not had a visual impact on landscape and settlements to the north of the town. There remains

the need to have close regards to the topography of the area, given that the site sits on land between two major valleys, the River Stour to the north and the Stour Brook to the south. There are two ridge lines bisected by a small river which has cut a valley running south of Great Wilsey Farm to the south of Calford Green. The land is arable, with large scale fields and plantations, some hedgerow boundaries with significant trees and a number of Public Rights of Way.

The topography of the area will ensure that development will be screened from long views to the north. However, the area to the west of Great Wilsey Farm, between the two ridges, will be highly visible from Wrating Road, south west of Hill's Farm. The south eastern part of the site is very open in character and rises to the north west, allowing long views from Calford green, which although forming part of the village of Kedington, is a distinct settlement with its own identity.

### **Constraints and Opportunities**

The site is well located in relation to the rest of Haverhill, with good footpath and cycle links to the town centre. This provides an opportunity to integrate the new community with the existing. However, the topography of Haverhill with a linear valley does result in significant gradients, which could inhibit the less mobile.

The existing landscape features including the woodland, tree belts and field boundaries and stream, provide a strong visual structure as well as adding benefit through providing the site with strong green infrastructure. Together with the existing system of public footpaths, this can be utilised and enhanced to provide recreational opportunities and improved biodiversity value.

The opportunities afforded by the valley landscape need to be balanced with the important role of the northern ridge line in providing the visual horizon for views towards the site from Little Wrating and Kedington. By ensuring that any development is kept to the south of this ridge, this aspect can be protected. However, this ridge cannot screen development from Calford Green, so a different landscape approach will be required including the planting of new tree belts.

The moat at Great Wilsey Farm is a Scheduled Ancient Monument, which requires careful consideration, not only to protect its physical form, but its setting and context. The archaeological significance of the remainder of the site will also require further investigation.

Energy strategies should follow the principles of an energy hierarchy. The site should allow for the optimum arrangement in terms of microclimate, passive solar gain and natural ventilation, relative to the character of the local area, having consideration for the compactness of the building form and the orientation of streets buildings and roofs. The potential for local energy generation should also be fully investigated.

Haverhill is characterised by heavy boulder clay overlying chalk. This creates a largely impermeable barrier to rainwater runoff limiting the potential for infiltration. Accordingly, any development will be required to provide surface water attenuation through a sustainable urban drainage system (SuDS), to reduce the potential for flooding. The existing stream corridor provides an opportunity to provide a linked linear system of surface water attenuation in a natural setting.

### **Community engagement**

The community consultation carried out by the landowner, including stakeholder workshops, demonstrated how important green spaces and access to these spaces are to local people. Other key issues arising from consultation include:

- development should be located within the ridge line;
- shelter belts/vegetation should be planted along the site boundary;
- housing should be mixed density with a range of units to include executive housing, live/work units and accommodation for the older generation;
- a community hub is needed which should include a community centre, shops, recycling centre, primary school, and allotments;
- sheltered small green spaces with play areas should be provided, along with play areas for older children;
- the new neighbourhood should be integrated with the Town and there should be good connectivity through bus routes, cycle paths and footpaths;
- there should be a stream-side walk to provide a recreation and wildlife corridor;
- existing woodland and trees should be retained;
- open space/parkland should be provided close to Coupals Road; and
- employment opportunities should be provided near Wratting Road.

## **Place making**

The vision for the new neighbourhood is the creation of a sustainable and vibrant new community that is integrated into the existing urban area of Haverhill and provides a new natural landscape edge to the town that ensures the development minimises its impact on the countryside and communities beyond it.

It will provide a modern, high quality, sustainable, energy efficient development where development areas are informed by the shape of the landscape rather than disregard it. As such, there will be a new green network of open spaces, reflecting the existing strong green infrastructure and providing facilities for and meeting the needs of the local community.

Built development will be kept to the south of the northern ridge behind new tree belts which will protect views from the villages to the north. The extent of built development to the south east will be guided by the eastward limit of existing development at Roman Way. Land to the south and east of this area has an important role to play as a green buffer between the growth of Haverhill and the hamlet of Calford Green. This land, which includes the river/stream corridor could form an significant area of community open space with enhancements to the local footpath and valley area. In addition to the separation created by this space, further tree belts should be planted to reduce the visual impact of built development from the south and east. Early delivery of strategic landscape and planting schemes will establish the landscape framework for the new neighbourhoods.

The existence of the river corridor through the site should be “capitalised” on to provide a continuous streamside walk, providing a green corridor linking a series of recreational open spaces, plantations and woodland, with potential to enhance the biodiversity of the area. These open spaces should link in with the existing plantations and tree belts adjoining the existing built development, which should be retained and enhanced in accordance with the Green Infrastructure Strategy.



Consideration will need to be given to the incorporation of sustainable urban drainage systems (SUDS) from the outset. This can incorporate features such as rainwater capture and integrated attenuation systems.

In accordance with the principle of walkable communities identified in Haverhill Vision 2031, community hubs are identified in two locations, with further local facilities provided in a third. These should provide a focus for community activities such as shops, community facilities, primary schools and healthcare facilities. The design of the community hubs should allow flexibility of use and help engender community interaction and strong sense of place.

The masterplan should address how opportunities will be created to achieve the establishment of local community governance groups and other community run initiatives, so that individuals feel able to get involved in managing the community they live in.

Areas are identified for employment uses in close proximity to the community hubs. These areas should provide opportunities for business development compatible with a residential environment. These will normally be restricted to Class B1 Business Uses and will bring an opportunity to provide local employment and improve the vitality and viability of the facilities within the community hubs.

In order to achieve a balanced community, the new neighbourhoods will provide a mix of housing types, including affordable housing (30%), general market housing, executive housing and self-build housing. Provision also needs to be made to meet the accommodation needs of the older generation.

The masterplan should make provision for self build properties and opportunities for community build projects should also be explored.

Successful neighbourhoods have a sense of place that helps residents to feel a sense of identity. For a large area such as this, a variety of distinctive character areas makes it possible for people to recognise different parts and know where they are. This can be assisted through the use of public art and the creation of high quality public realm. However, there is a need to balance the variety of different parts with a coherence of character for the place as a whole, particularly where the development is to be built out in phases.

The overall density of development will be higher close to the community hubs and lower at the margins of the site. The areas at the extreme margins adjoining the countryside provide an opportunity for buildings within a landscape setting. Existing landscape features including field boundaries will be retained and utilised to inform the shape of development and develop a sense of place.

Movement through the site will be facilitated by a network of footpaths and cycleways which will connect with the existing network serving the town. Existing footpaths within and crossing the site should be retained and enhanced. The focus will be on encouraging the use of public transport, cycleways and footpaths within the town and reducing dependence on cars.

The principal vehicular access points will be from the A143 to the north west and Chalkstone Way to the south west, connected via a spine road which will allow circulatory access for cars and buses. This spine road will provide access to the community hubs and a connected network of streets. It may be necessary to provide

a tertiary access to serve the site connecting with Coupals Road to the south. This could be achieved by altering the route of Coupals Road to the east of Roman Way to serve the site. This would require a change of priority and the provision of a spur to access the existing lane to the east. This would displace the existing golf driving range, which would need to be accommodated elsewhere. Any proposals for vehicular access in this area will need to be the subject of further transport analysis.

Sport and recreation opportunities. The nearby Samuel Ward Academy and Haverhill Rovers FC facility at New Croft already provide a facility for the use of residents in the town and wider area. However, the increase in population resulting from this development will result in a need for additional sport and recreation facilities. The location should make the most of the ability to use existing or new footpath or cycle routes to gain access from within the development area, while they should also be located to recognise that such facilities could also serve a catchment beyond this development.

### **~~North-east Haverhill preferred option~~**

~~16.7 — Appendix 3.2 of this draft document contains the other options for this site and explanatory text which has been written by the agent for the landowner.~~

~~QUESTION 35: Do you agree with the Preferred Option for the development of this site? Would you recommend any changes to the Preferred Option?~~

## 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. It 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 (March 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
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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~~

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 curtilage~~

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 Forest Heath horse racing industry)~~

~~Policy 50 — Rural housing exception sites (specific to St Edmundsbury)~~

~~Bury St Edmunds Vision 2031 (Preferred Options Draft, March 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 20 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, March 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 20 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~~

~~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, March 2012)~~

This document has two main parts. The first part is seeking to establish St Edmundsbury Borough 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.

<del>Rural Vision 2031 Policies</del>
<del>Policy RV1: Neighbourhood plans and neighbourhood development orders in the rural areas</del>
<del>Policy RV2: Settlement boundaries</del>
<del>Policy RV3: Rural employment areas</del>
<del>Policy RV4: Protection of special uses</del>
<del>Policy RV4a: Safeguarding educational establishments</del>
<del>Policy RV5: Green infrastructure in the rural areas</del>
<del>Policy RV6: Barrow</del>
<del>Policy RV7: Clare</del>
<del>Policy RV8: Ixworth</del>
<del>Policy RV9: Kedington</del>
<del>Policy RV10: Stanton</del>
<del>Policy RV11: Barningham</del>
<del>Policy RV12: Cavendish</del>
<del>Policy RV13: Chedburgh</del>
<del>Policy RV14: Great Barton</del>
<del>Policy RV15: Great and Little Whelnetham</del>
<del>Policy RV16: Hopton</del>
<del>Policy RV17: Ingham</del>
<del>Policy RV18: Risby</del>
<del>Policy RV19: Rougham</del>
<del>Policy RV20: Wickhambrook</del>



## Appendix 2 1. Glossary of Terms

List of acronyms and technical terms used in St Edmundsbury documents  
 Items in italics each have a separate definition.

Acronym	Term	Definition
	Accessibility	The ability of everybody to go conveniently where they want.
	Adoption	The final confirmation of a Local Development Document as having statutory (legal) 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: 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); and 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.
	<u>Allowable Solutions</u>	<u>A Government concept which would enable developers to pay into a fund to help deliver carbon-saving projects on other sites in order to qualify for a less stringent emissions target for their on-site work.</u>
	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 Local <u>Plan Development Framework</u> that will contain site specific allocations for rural areas. It will have the status of a Development Plan Document.
AMR-	Annual Monitoring Report ( <u>AMR</u> )	Report produced every year on the progress of preparing the Local <u>Plan Development Framework</u> 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.
<del>BAP</del>	Biodiversity Action Plan ( <u>BAP</u> )	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 (such as mains water pipes). The definition covers the curtilage of the development. Opposite to greenfield land.
<del>CAP</del>	Community Action Plan ( <u>CAP</u> )	Community-led processes for identifying local needs and priorities, prepared within the context of the Community Plan.
	<u>Community Capital</u>	<u>The term ‘capital’ is most commonly used to refer to money and material goods. However, in the context of sustainability, communities have several different types of capital that need to be considered – natural, human, social and built capital. Together, these types of capital are referred to as community capital.</u>
<del>CP</del>	Community Plan ( <u>CP</u> )	The long term vision and action plan for St Edmundsbury articulating the aspirations, needs and priorities of the local community – prepared by the Local Strategic Partnership.
	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 Localism Act.
	Conservation Area	Areas of special architectural or historic interest, of which we want to preserve the character, appearance or setting.

	Core Strategy	The Local <del>Plan Development Framework</del> 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 Development Plan Document.
	Development Plan	The statutory Development Plan comprises the <del>Regional Spatial Strategy and the</del> Development Plan Documents contained in the Local <del>Plan Development Framework</del> .
<del>DPD</del>	Development Plan Document ( <u>DPD</u> )	Development Plan Documents outline the key development goals of the Local <del>Plan Development Framework</del> .
	Development Management DPD	The document within the St Edmundsbury <del>Local Plan LDF</del> which will contain detailed policies guiding particular forms of development. It will have the status of a Development Plan Document.
	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 housing settlement boundary.
	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.
<del>HSB</del>	Housing settlement boundary ( <u>HSB</u> )	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 Development Plan. 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 Development Plan Documents and issued for consultation.
<del>LDD</del>	Local Development Document ( <u>LDD</u> )	The various individual documents (DPD, SCI, SPD) in the <del>Local Plan LDF</del> .

<del>LDF</del>	Local Development Framework	The name for the portfolio of Local Development Documents <u>formerly produced under the 2008 Town and Country Planning Act</u> . It consisteds of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. <del>Together these documents will provide the framework for delivering the spatial planning strategy for St Edmundsbury.</del>
<del>LDS</del>	Local Development Scheme	A public statement setting out which documents will make up the <u>Local Plan LDF</u> , and when they will be produced.
<u>LEP</u>	<u>Local Enterprise Partnership (LEP)</u>	<u>A voluntary partnership between councils and businesses formed in 2011 by the Department for Business, Innovation and Skills to help determine local economic priorities and lead economic growth and job creation within its local area.</u>
	Local Plan	<u>The plan produced under the current 2012 Town and Country Planning Regulations and the National Planning Policy Framework.</u> <del>former planning system by district councils.</del> The <u>council's current</u> Replacement St Edmundsbury Borough Local Plan 2016 <u>was adopted in 2016.</u> <del>will be replaced by the LDF.</del>
<del>LTP</del>	Local Transport Plan <u>(LTP)</u>	The transport strategy prepared by the local transport authority (Suffolk County Council).
	Localism Act	The Localism Act introduces a number of changes to planning, including the abolition of Regional Spatial Strategies and the introduction of Neighbourhood Plans.
<del>NPPF</del>	National Planning Policy Framework <u>(NPPF)</u>	<del>Will replace</del> <u>Replaced</u> the suite of PPGs <u>and PPSs</u> 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 neighbourhood 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.
	<u>Out Commuting</u>	<u>The movement of people to and from their place of work where they live in one town and work in another.</u>
<del>PPG</del>	Planning Policy Guidance (PPG)	Guidance produced by the Government on planning matters <u>now superseded by NPPF.</u> <del>(being replaced by PPSs).</del>
<del>PPS</del>	Planning Policy Statement (PPS)	Statements of National Planning Policy issued by the Government <u>now superseded by NPPF.</u> <del>(to replace PPGs).</del>
	Preferred Options	Document(s) produced as part of the preparation of Development Plan Documents, and issued for formal public participation. It shows the preferred direction of a Development Plan Document.
	<u>Prince's Foundation</u>	<u>An architecture school and trust founded by the prince of Wales (UK) to promote a return of human values to architecture</u>
–	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.
<del>RPG/RSS</del>	Regional Planning Guidance/ <u>Regional Spatial Strategy (RPG/RSS)</u>	The <u>former</u> strategic plan for the region prepared under the former planning system., <del>now replaced by the Regional Spatial Strategy.</del>
–	Rural Service-Centre	<del>A larger village that fits within the Spatial Strategy set out in policies SS1 and SS4 of the East of England Plan, that is, villages that include some or all of the services and facilities listed in paragraph 3.17 of the East of England Plan.</del>
	<u>Secured by Design</u>	<u>A police initiative to encourage the building industry to adopt crime prevention measures in the design of development to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.</u>

<del>SA</del>	Sustainability Appraisal ( <u>SA</u> )	Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.
<del>SCI</del>	Statement of Community Involvement ( <u>SCI</u> )	Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the <u>Local Plan LDF</u> (and in the consideration of individual planning applications).
<del>SEA</del>	Strategic Environmental Assessment ( <u>SEA</u> )	An assessment of the environmental effects of a plan or programme required by EU Directive 2001/42/EC. Combined with the Assessment Sustainability Appraisal.
	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.
<del>SPD</del>	Supplementary Planning Document ( <u>SPD</u> )	Elaborates on policies or proposals in DPDs, and gives additional guidance.
<del>SPG</del>	Supplementary Planning Guidance ( <u>SPG</u> )	Provides guidance or development briefs to supplement policies and proposals in a Local Plan (being replaced by SPD).
	Structure Plan	The strategic plan produced under the former planning system by county councils. <del>The Suffolk Structure Plan (and the St Edmundsbury Local Plan) will be replaced by the RSS and LDF.</del>
<del>The Act</del>	Planning and Compulsory Purchase Act 2004 ( <u>The Act</u> )	Puts in place the new statutory framework for preparing <u>planning documents RSS and LDFs</u> .
<del>The Regulations</del>	Town and Country Planning (Local Development) (England) Regulations 2004	The formal Government regulations that define how the <u>Local Plan LDF</u> is produced.

<del>UCS</del>	Urban Capacity Study <u>(UCS)</u>	A study produced (and kept under review) to assess the amount of land available for housing on brownfield land. The latest St Edmundsbury Urban Capacity Study was published in September 2005.
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## ~~Appendix 3~~

### ~~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 Wratting;~~
- ~~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 Wratting 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 Wratting 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 Wratting 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 Wratting 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 Wratting 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~~

~~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~~

## **Appendix ~~4~~ 2.**

### Core Strategy Strategic Spatial Objectives

#### Strategic Objective A

To meet the communities' need for housing in a sustainable way, including specialist and affordable housing, by providing an adequate and continuous supply of land for housing.

#### Strategic Objective B

To secure economic vitality and growth by delivering an adequate and continuous supply of land for employment to meet the needs and demands of different sectors of the economy and reduce the need for out-commuting.

#### Strategic Objective C

To sustain and enhance rural communities by providing, where infrastructure and environmental capacity exists, new housing to grow settlements and safeguard existing rural services while maintaining and, where possible, improving the rural environment.

#### Strategic Objective D

To maintain and develop leisure, cultural, educational and community facilities, including access to green space, commensurate to the level of housing and employment growth to meet the needs of residents and visitors.

#### Strategic Objective E

To provide opportunities for people to shop for all their needs by sustainable means in thriving and economically viable town, local and district centres.

#### Strategic Objective F

To enable people and goods to move around efficiently and safely to the benefit of the economy and community, with minimum harm to the environment by seeking to reduce car dependency and encouraging more sustainable forms of transport.

#### Strategic Objective G

To maintain and protect built and natural environment and ensure that new development maximises the opportunity to re-use previously developed land and protects and enhances assets of local design, cultural, historic and conservation importance, and character of the landscape and townscape.

#### Strategic Objective H

To maintain, protect and enhance the biodiversity, geodiversity and natural environment and seek opportunities to increase the provision of green open space and access to the countryside.

#### Strategic Objective I

To ensure that new development only occurs where there is adequate capacity in existing services, facilities and infrastructure or where this capacity can reasonably be provided where necessary before development is occupied.

#### Strategic Objective J

To ensure new development addresses and tackles environmental and sustainability issues including climate change adaptation, carbon emissions reduction, renewable energy provision, recycling, waste reduction and water efficiency.

### **Appendix 3 Monitoring and Review Framework**

Future monitoring of planning policies is required to enable an understanding of the extent to which the Haverhill Vision 2031 policies deliver what is intended over the lifetime of the plan period

The table below sets out the indicators for monitoring the effectiveness of policies, including, where applicable, performance against targets. These policies will be monitored annually through the authority's Annual Monitoring Report (AMR).

Monitoring the Haverhill Vision 2031 policies enables the following issues to be considered: the impact the plan is having in helping to achieve targets, milestones and success factors as identified in the monitoring framework; whether the policies are working effectively or require adjusting to a more flexible approach; and whether any wider national policy changes are having an impact on the application of the Haverhill Vision 2031 Policies.

<b>Policy</b>	<b>St Edmundsbury Core Strategy Objective</b>	<b>Haverhill Vision 2031 Objective</b>	<b>Indicators/Source</b>	<b>Targets</b>	<b>Timescale for reporting. (Responsible Body is St Edmundsbury unless indicated below)</b>
HV1 Presumption in favour of Sustainable Development	A-J	1-9	See below	1. Direct measure	1. Annually
HV2 Housing Development within Haverhill	A	1	1. Geography of housing completions	1. Direct measure	1. Annually
HV3 Strategic Site – North West Haverhill	A	1, 6	1. Masterplan for north west Haverhill approved  2. Annual net dwelling completions  3. Geography of housing completions	1. Direct measure  2. Policy target  3. Direct measure	1. Annually  2. Annually  3. Annually



<b>Policy</b>	<b>St Edmundsbury Core Strategy Objective</b>	<b>Haverhill Vision 2031 Objective</b>	<b>Indicators/Source</b>	<b>Targets</b>	<b>Timescale for reporting. (Responsible Body is St Edmundsbury unless indicated below)</b>
HV3 Strategic Site – North East Haverhill	A	1, 6	1. Masterplan for north east Haverhill approved  2. Annual net dwelling completions  3. Geography of housing completions	1. Direct measure  2. Policy target  3. Direct measure	1. Annually  2. Annually  3. Annually
HV5 Housing on Greenfield Sites	A	1	1. Annual net dwelling completions  2. Geography of housing completions	1. Policy target  2. Direct measure	1. Annually  2. Annually
HV6 Housing on Brownfield sites	A, G	1, 6	1. Annual net dwelling completions  2. Geography of housing completions	1. Policy target  2. Direct measure	1. Annually  2. Annually
HV7 Mixed Use Redevelopment of Brownfield Land	A, G	1, 2, 4, 6	1. Approval of site Development Brief  2. Annual net dwelling completions	1. Direct measure  2. Policy target	1. Annually  2. Annually

<b>Policy</b>	<b>St Edmundsbury Core Strategy Objective</b>	<b>Haverhill Vision 2031 Objective</b>	<b>Indicators/Source</b>	<b>Targets</b>	<b>Timescale for reporting. (Responsible Body is St Edmundsbury unless indicated below)</b>
			3. Geography of housing completions	3. Direct measure	3. Annually
HV8 New and Existing Local Centres and Community Facilities	D, E	3, 4, 7	1. Audit of existing local centre facilities	1. Direct measure	1. Annually
HV9 General Employment Areas – Haverhill	B	2, 6	1. Employment completions	1. Direct measure	1. Annually
HV10 Strategic Employment Site – Hanchet End Haverhill	B	2	1. Employment completions	1. Direct measure	1. Annually
HV11 Haverhill Retail Park and Ehringshausen Way Retail Park	E, F	4, 7	1. New retail floorspace in the town centre and in out of town locations	1. Direct measure	1. Annually
HV12 Haverhill Northern Relief Road	F	3	1. Completion of northern relief road	1. Direct measure	1. Annually
HV13 District Heating	J	8	1. Number of established district heating networks	1. Direct measure	1. Annually

<b>Policy</b>	<b>St Edmundsbury Core Strategy Objective</b>	<b>Haverhill Vision 2031 Objective</b>	<b>Indicators/Source</b>	<b>Targets</b>	<b>Timescale for reporting. (Responsible Body is St Edmundsbury unless indicated below)</b>
HV14 Community Infrastructure Levy and Allowable Solutions	J	8	1. Percentage contribution from CIL towards CO2 reduction measures	1. Direct measure	1. Annually
HV15 Allotments	D, H	4	1. Loss of allotments where no replacement provision has been provided	1. Direct measure	1. Annually
HV16 Safeguarding Educational Establishments	D	4	1. Number of schools and educational establishments where alternative educational or community uses have been approved	1. Direct measure	1. Annually
HV17 Castle Manor Academy <del>Business and Enterprise College</del>	D	1, 6, 9	1. Masterplan approved 2. Planning application approved	1. Direct measure 2. Direct measure	1. Annually 2. Annually
HV18 Further Education Facility	D	6, 9	1. Planning application approved	1. Direct measure	1. Annually
HV19 Haverhill Green Infrastructure	D	5	1. Number of green infrastructure projects implemented 2. Number of planning	1. Direct measure 2. Direct measure	1. Annually 2. Annually

Policy	St Edmundsbury Core Strategy Objective	Haverhill Vision 2031 Objective	Indicators/Source	Targets	Timescale for reporting. (Responsible Body is St Edmundsbury unless indicated below)
			applications where contributions to green infrastructure are included		
HV20 Haverhill Town Centre Masterplan	A, B, D, E	1, 2, 4, 5, 6, 7	1. Number of site development briefs adopted in accordance with existing or revised Masterplan  2. Revised Masterplan approved	1. Direct measure	1. Annually