

Habitats Regulations Assessment

for

St Edmundsbury Borough Council
Haverhill Vision 2031 Submission Document

June 2013

Quality control

Habitats Regulations Assessment Screening

for

St Edmundsbury Borough Council
Haverhill Vision 2031 Submission Document

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1 Introduction

1.1 The plan being assessed

- 1.1.1 The Haverhill Vision 2031 Submission Document sets out the strategy for the future growth of Haverhill including town centre brownfield sites and a strategic site on the north-eastern edge of the town. It combines plans for all service provision in the town into a single holistic vision, so that service-providers work together to achieve agreed aims and reduce wastage and duplication.
- 1.1.2 Haverhill Vision 2031 Submission Document has been compiled by St Edmundsbury Borough Council, working with many other partners, and it combines strategic service planning with land-use planning to ensure a joined-up approach shaping how the town will function. It will form part of the Council's Local Plan and will set out both the Council's vision for the future of Haverhill and the statutory planning policy for the town. The plan has been compiled after widespread consultation so that it reflects the views of local people
- 1.1.3 In planning terms, the Haverhill Vision 2031 Submission Document is an 'Area Action Plan' and forms part of the borough's Local Plan. The version being assessed in this document is the 'Submission Document' and the policies being assessed are included in Appendix 1.
- 1.1.4 The Haverhill Vision 2031 Submission Document does not include rural parts of the Borough or the town of Bury St Edmunds. Separate 'Bury St Edmunds Vision 2031' and 'Rural Vision 2031' Local Plan Documents are being progressed separately.
- 1.1.5 This document is the determination of likely significant effect under Regulation 102(1) of the Conservation of Habitats and Species Regulations 2010, of St Edmundsbury's Haverhill Vision 2031 Submission Document (area action plan DPD), which forms part of the Council's Local Plan. It is consistent with the Council's Core Strategy which was adopted in December 2010.

1.2 Changes to the Haverhill Vision 2031 plan since the February 2012 Preferred Options Appropriate Assessment screening

- 1.2.1 The plan being assessed in this report is the St Edmundsbury Borough Council Haverhill Vision 2031 Submission Document¹. It contains the new policies RV1 'Presumption in favour of sustainable development' to provide conformity with the National Planning Policy Framework, HV19 'Green Infrastructure in Haverhill', and HV20 'Haverhill Town Centre Masterplan'. Other policies have been subsequently re-numbered in comparison with the previous draft Document. There are no other new policies compared to the previous version. Policy for Low Energy Carbon target is deleted, and there are alterations to District Heating policy.
- 1.2.2 There are 3 amended sites for consideration in the final document;
- HV4 Strategic Site North East Haverhill (extent of developable area reduced)
 - HV6 Housing on Brownfield sites (amendment to development layout at a school site)
 - HV8 Local centres – removal of enabling development for a Local Centre)
- 1.2.3 Various other minor changes have been made to policies and to the Plan Objectives . All other sites remain as shown on the Haverhill Vision 2031 Preferred Options Policies Map.

1.3 Appropriate Assessment requirement

- 1.3.1 The Appropriate Assessment process is required under the Conservation of Habitats and Species Regulations 2010. These regulations are often abbreviated to, simply, the 'Habitats Regulations'.
- 1.3.2 Regulation 102 states that
- (1) Where a land use plan—

¹ A Preferred Options version of the plan was assessed in February 2012.

(a) is likely to have a significant effect on a European site in Great Britain or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) is not directly connected with or necessary to the management of the site,

the plan-making authority for that plan shall, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives.

(2) The plan-making authority shall for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies.

(3) They shall also, if they consider it appropriate, take the opinion of the general public, and if they do so, they shall take such steps for that purpose as they consider appropriate.

(4) In the light of the conclusions of the assessment, and subject to regulation 103 (considerations of overriding public interest), the plan-making authority or, in the case of a regional spatial strategy, the Secretary of State shall give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).

(5) A plan-making authority shall provide such information as the Secretary of State or the Welsh Ministers may reasonably require for the purposes of the discharge of the obligations of the Secretary of State or the Welsh Ministers under this Part.

(6) This regulation does not apply in relation to a site which is—

(a) a European site by reason of regulation 10(1)(c); or

(b) a European offshore marine site by reason of regulation 15(c) of the 2007 Regulations

(site protected in accordance with Article 5(4) of the Habitats Directive).

1.3.3 The plan-making authority, as defined under the Regulations, is St Edmundsbury Borough Council. This report is to determine, under Regulation 102(1), whether the Haverhill Vision 2031 Submission Document is likely to have a significant effect upon any European site. A significant effect could be positive or negative, permanent or temporary, apply to one or more European sites, and could arise from one or more policies or proposals within the Plan. The significant effect could be caused by the plan itself, or could be caused by a combination of the Plan with other plans or projects. Determination of likely significant effect does not require that an effect is identified in detail, but that an effect is likely to occur and further investigations are needed; it does not automatically mean that harm will definitely be caused.

1.3.4 If a likely significant effect is determined for all or part of the Plan, an Appropriate Assessment is then required before St Edmundsbury Borough Council may decide to adopt the Plan. The Appropriate Assessment process is set out below. The Haverhill Vision 2031 Submission Document is likely to be subject to an Examination in Public, and any Appropriate Assessment will also be open to scrutiny at that Examination.

1.4 Appropriate Assessment process

1.4.1 The Appropriate Assessment process involves a number of steps, which are set out sequentially below.

Likely significant effect

1.4.2 The Council, in consultation with Natural England should decide whether or not the plan is likely to have a significant effect on any European site. This is a 'coarse filter' and any effect, large or small, positive or negative, should be considered.

Connected to management of the site

1.4.3 The Council should decide whether the plan is connected to the nature conservation management of the European sites. Invariably, for a development plan, this is not the case.

Screening

1.4.4 The combination of decisions on likely significant effect and connections to management is often called 'screening'. If the plan is likely to have a significant effect, and is not connected to the management of the site, an Appropriate Assessment is required.

Scoping

1.4.5 The whole plan must be assessed, but a 'scoping' exercise helps decide which parts of the plan have potential to give rise to significant effects and therefore where assessment should be prioritised. Natural England is an important consultee in this process. The implementation of both screening and scoping processes is described in Section 3 below.

Consultations

1.4.6 Natural England is a statutory consultee, and so should be consulted at the draft plan stage. The public may also be consulted if it is considered appropriate, for example if the appropriate assessment is likely to result in significant changes to the plan.

Iterations and revision

1.4.7 The process is iterative; the conclusions of the first assessment may result in changes to the plan, and so a revision of the assessment would be required. If the revised assessment suggests further plan changes, the iteration will continue.

1.4.8 Iterative revisions typically continue until it can be ascertained that the plan will not have an adverse affect on the integrity of any European site.

1.4.9 There are further provisions for rare cases where over-riding public interest may mean that a land-use plan may be put into effect, notwithstanding a negative assessment, where there are no alternatives to development, but these provisions are not expected to be routinely used.

Guidance and good practice

1.4.10 This Habitats Regulations Assessment has taken account of published guidance and good practice including: Department for Communities and Local Government, 2006, *Planning for the Protection of European Sites: Appropriate Assessment under The Conservation (Natural Habitats &c.) (Amendment) (England and Wales) Regulations 2006: Guidance for Regional Spatial Strategies and Local Development Documents*; Office of the Deputy Prime Minister (ODPM), Circular 06/2005, Department for Environment Food and Rural Affairs Circular 01/2005, *Biodiversity and Geological Conservation: Statutory obligations and their impact within the planning system*; and Royal Society for the Protection of Birds, 2007, *The Appropriate Assessment of Spatial Plans in England: A guide to why, when and how to do it*.

1.5 European sites

1.5.1 European sites are those sites which are of nature conservation importance in a European context. They are often known as Natura 2000 sites across Europe, and are legally registered as Special Protection Areas (for bird sites) and Special Areas of Conservation (for species other

than birds, and habitats). These are usually abbreviated as SPA and SAC respectively. Wetlands of International Importance, designated under the Ramsar Convention, are usually abbreviated as Ramsar sites and are of global importance.

1.5.2 Although the Appropriate Assessment process only legally applies to European sites, Government Policy in the National Planning Policy Framework is to apply the same protection to Ramsar sites.

1.5.3 As the interest features of the Ramsar sites are usually very similar to the interest features of the SPA and / or SAC designations, both geographically and ecologically, the assessment below, for clarity does not always repeat Ramsar site names. The assessment does however consider Ramsar sites fully, and if an assessment for a Ramsar site was found to differ from that for the respective SPA / SAC, this would be clearly identified.

2 European sites potentially affected

2.1 European sites within the Haverhill Vision 2031 area or St Edmundsbury Borough

2.1.1 Any European sites (including Ramsar sites) within the Haverhill Vision 2031 area or the remaining part of the Borough would be potentially affected. The Haverhill Vision 2031 area contains no European sites, but European sites elsewhere in the Borough are listed below.

European site name	Location	Brief reasons for designation
Breckland SPA	north-west part of the Borough (also in Forest Heath District, Breckland District and Kings Lynn & West Norfolk Borough). Nearest point approx 23km north of Haverhill.	stone-curlew, woodlark and nightjar birds on arable land, heathland and forestry.
Breckland SAC	north-west part of the Borough(also in Forest Heath District, Breckland District). Nearest point approx 28km north of Haverhill.	heathland, grassland, wet woodland, sand dunes, great crested newt
Waveney – Little Ouse valley Fens	parts of Market Weston, Hopton and Thelnetham parishes (also in South Norfolk District). Nearest point approx 46km north-east of Haverhill.	wetland habitat

2.1.2 In June 2012, Natural England published conservation objectives for European sites². The conservation objectives for the sites potentially affected by the Haverhill Vision 2031 Submission Document are tabulated below.

² <http://www.naturalengland.org.uk/ourwork/conservation/designations/sac/eastofengland.aspx>

European site name	Conservation Objectives
Breckland SAC	<p>With regard to the natural habitats and/or species for which the site has been designated ("the Qualifying Features" listed below);</p> <p>Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.</p> <p>Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The extent and distribution of qualifying natural habitats and habitats of qualifying species; <input type="checkbox"/> The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species; <input type="checkbox"/> The supporting processes on which qualifying natural habitats and habitats of qualifying species rely; <input type="checkbox"/> The populations of qualifying species; <input type="checkbox"/> The distribution of qualifying species within the site. <p>Qualifying Features: H2330. Inland dunes with open <i>Corynephorus</i> and <i>Agrostis</i> grasslands; Open grassland with grey-hair grass and common bent grass of inland dunes H3150. Natural eutrophic lakes with <i>Magnopotamion</i> or <i>Hydrocharition</i>-type vegetation; Naturally nutrient-rich lakes or lochs which are often dominated by pondweed H4030. European dry heaths H6210. Semi-natural dry grasslands and scrubland facies: on calcareous substrates (<i>Festuco-Brometalia</i>); Dry grasslands and scrublands on chalk or limestone H91E0. Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>); Alder woodland on floodplains* S1166. <i>Triturus cristatus</i>; Great crested newt</p>
Breckland SPA	<p>With regard to the individual species and/or assemblage of species for which the site has been classified ("the Qualifying Features" listed below);</p> <p>Avoid the deterioration of the habitats of the qualifying features, and the significant disturbance of the qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving the aims of the Birds Directive.</p> <p>Subject to natural change, to maintain or restore:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The extent and distribution of the habitats of the qualifying features;

European site name	Conservation Objectives
	<p><input type="checkbox"/> The structure and function of the habitats of the qualifying features;</p> <p><input type="checkbox"/> The supporting processes on which the habitats of the qualifying features rely;</p> <p><input type="checkbox"/> The populations of the qualifying features;</p> <p><input type="checkbox"/> The distribution of the qualifying features within the site.</p> <p>Qualifying Features: A133 <i>Burhinus oedicanus</i>; Stone-curlew (Breeding) A224 <i>Caprimulgus europaeus</i>; European nightjar (Breeding) A246 <i>Lullula arborea</i>; Woodlark (Breeding)</p>
<p>Waveney-Little Ouse Valley Fens SAC</p>	<p>With regard to the natural habitats and/or species for which the site has been designated ("the Qualifying Features" listed below);</p> <p>Avoid the deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.</p> <p>Subject to natural change, to maintain or restore:</p> <p><input type="checkbox"/> The extent and distribution of qualifying natural habitats and habitats of qualifying species;</p> <p><input type="checkbox"/> The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species;</p> <p><input type="checkbox"/> The supporting processes on which qualifying natural habitats and habitats of qualifying species rely;</p> <p><input type="checkbox"/> The populations of qualifying species;</p> <p><input type="checkbox"/> The distribution of qualifying species within the site.</p> <p>Qualifying Features:</p> <p>H6410. <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>); Purple moor-grass meadows</p> <p>H7210. Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i>; Calcium-rich fen dominated by great fen sedge (saw sedge)*</p> <p>S1016. <i>Vertigo moulinsiana</i>; Desmoulin's whorl snail</p>

2.2 European sites outside the Haverhill Vision 2031 area

2.2.1 European sites in neighbouring Districts are also potentially affected by development within the Haverhill Vision 2031 area. A 20km radius from the boundary of St Edmundsbury was chosen to identify European sites potentially affected by the Haverhill Vision 2031 Submission Document.

European site name	Location	Brief reasons for designation
Redgrave and South Lopham Fens SAC	50km north-east of Haverhill (Mid Suffolk District)	wetland habitat
Rex Graham Reserve SAC	29km north of Haverhill (Forest Heath District)	orchid-rich grassland
Norfolk Valley Fens SAC	nearest component site is 52km north of Haverhill (components in Breckland District and others)	wetland habitat
Devil's Dyke SAC	16km north-west of Haverhill (East Cambridgeshire District)	orchid-rich grassland
Fenland SAC	nearest component site is 22km north of Haverhill (East Cambridgeshire District)	wetland habitat
Chippenham Fen Ramsar site	22km north of Haverhill (East Cambridgeshire)	wetland habitat
Wicken Fen Ramsar site	26km north-west of Haverhill (East Cambridgeshire)	wetland habitat

2.2.2 Other European sites, at greater distance, are considered to be at sufficient distance that no potential impact would occur from the Haverhill Vision 2031 Submission Document.

2.3 Other relevant plans or projects affecting these sites

2.3.1 In addition to a potential effect from the Haverhill Vision 2031 Submission Document, the European sites might also be affected by a number of plans or projects, including other Local Plan documents of St Edmundsbury, the Local Plan documents of other neighbouring Local Authorities, existing developments and proposed developments, management carried out by land managers with the consent of Natural England and third party effects such as recreation, etc.

2.3.2 In the context of this Habitats Regulation Assessment, the most relevant other plans or projects to be considered are

- St Edmundsbury Borough Council's Bury St Edmunds Vision 2031
- St Edmundsbury Borough Council's Rural Vision 2031

2.3.3 These plans are considered as part of this determination of likely significant effect of the Haverhill Vision 2031 Submission Document. Plans or projects in neighbouring Districts / Boroughs / Counties have been assessed at the Core Strategy stage³ and further assessment is not necessary.

³ Atkins (2010) St Edmundsbury Core Strategy Habitats Regulations Assessment: Screening

3 Possible likely significant effects

3.1 Introduction to possible likely significant effects

3.1.1 Possible likely significant effects arising from development resulting from the Haverhill Vision 2031 Submission Document need to be considered to determine their effect on any European site. The matters to be considered are

- Land-take from any European site
- Development within 1500m of part of Breckland SPA (supporting stone-curlew) or 400m of Breckland SPA (supporting woodlark and nightjar), according to Core Strategy policy CS2
- Development which would result in harmful recreational pressure to a European site
- An increase in air pollution
- Increased water use requiring water companies to abstract water which would result in a wetland European site drying unacceptably
- Increased sewage and surface water drainage polluting a European site

3.1.2 These matters may be more or less relevant to different sites allocated for development within Haverhill Vision 2031 Submission Document depending upon their size, characteristics and location.

3.2 Consideration of likely significant effects

3.2.1 There is no allocation or policy resulting in land-take from a European site so this matter would have no likely significant effect upon any European site.

3.2.2 There is no development within 1500m of part of Breckland SPA (supporting stone-curlew) or 400m of Breckland SPA (supporting woodlark and nightjar); Haverhill is around 23km from the nearest point of Breckland SPA. This matter would have no likely significant effect upon any European site.

3.2.3 In July 2010, a study was made of visitors to Breckland SPA, in particular studying visitors to car parks within Thetford Forest (a component of the SPA)⁴. Key points found from the study were that

- Most people drove to the car parks studied. Half the visitors drove under 10km, and those people tended to visit at least once a week. People who lived over 10km distant visited infrequently, with less than 1 visit per 1000 households per day. The study sites were generally further from Haverhill than that distance from which 75% of visitors came, indicating that most visitors came from much nearer the study area. One exception was High Lodge Forest Centre, which drew people in from a very wide area.
- Most people visited small 'honeypot' areas. Visitor levels were lower than to many other similar European sites elsewhere in southern England and there was no evidence of harm being caused to European sites
- In the study, 677 people were interviewed and none of them came from Haverhill.

3.2.4 The results of the study predict that very few additional visitors to the Breckland SPA would arise from increased housing numbers in Haverhill, due to its distance and the current unmeasurable levels of use; Haverhill residents presumably visit other countryside locations without needing to travel over 20 – 40 miles by road to reach any of the various point in the Breckland study area. Development in Haverhill would have no likely significant effect on Breckland SPA, nor Breckland SAC which has a large degree of overlap with the SPA. Other European sites are even further away and would similarly receive no likely significant effect from recreation.

⁴ Fearnley, H., Liley, D. and Cruickshanks, K. (2010). *Visitor survey results from Breckland SPA*. Footprint Ecology

- 3.2.5 Development of sites may cause increased air pollution as a result of increased traffic in the area, such as on new roads. Air pollution associated with road traffic generally reduces to background levels within 200m of the road⁵. There is no allocation or policy resulting in development, including new roads, within 200m of a European site so air pollution would have no likely significant effect upon any European site. There are no allocations for employment sites which are anticipated to generate a significant source of pollution; any planning applications which might result in air pollution being emitted would need to be accompanied by a separate assessment of the impacts of that pollution.
- 3.2.6 A Water Cycle study forms part of St Edmundsbury's evidence base for their Local Plan⁶. This 2008 Study highlighted that there should be sufficient water resources available to supply the study area in the future provided that new developments meet water efficiency standards, and provided that Anglian Water Services and Essex & Suffolk Water can implement their Water Resource Management Plans. The Core Strategy highlights in Policy CS2 the maximising of water efficiency. Anglian Water's (2010) *Water Resource Management Plan* confirmed that it will be able to meet demand in an environmentally acceptable manner. Essex and Suffolk Water's (2010) *Water Resources Management Plan 2010 – 2035* confirms that it too will be able to meet demand in an environmentally acceptable manner. It is considered that increased water use would have no likely significant effect on any European site.
- 3.2.7 Haverhill is in the catchment of the River Stour, which flows east and away from any of the European sites mentioned in Section 2. Any surface water drainage or sewage flow cannot reach those sites and consequently there will be no significant effect. Essex and Suffolk Water's (2010) *Water Resources Management Plan 2010 – 2035* was accompanied by a Strategic Environmental Assessment which confirmed that the downstream European site (Stour and Orwell Estuaries SPA) will not be harmed by implementation of the plan.

3.3 Conclusion of screening

- 3.3.1 It is concluded that each individual site allocation or policy within the St Edmundsbury Borough Council Haverhill Vision 2031 Submission Document is not likely to have a significant effect on any European site, and that no individual site appropriate assessment is necessary.

3.4 In-combination effects of individual sites

- 3.4.1 The scale of the allocations, and their location in relation to European sites, means that no in-combination effects of individual allocations occur.

3.5 In-combination effects of all development within St Edmundsbury

- 3.5.1 St Edmundsbury's Core Strategy underwent Appropriate Assessment, and was found to be sound following an Examination in Public. The Haverhill Vision 2031 Submission Document adds further detail, but does not increase the amount of development planned for the Haverhill area. The cumulative affect of all development has already been assessed and does not require further assessment.

⁵ Highways Agency DMRB Volume11, Section3, Part 1, *Air Quality* (revised May 2007, Ref HA 207/07).

⁶ Entec (November 2008) *Braintree District, Haverhill and Clare Water Cycle Study. Water Cycle Strategy*

4 Consultations

4.1 Consultation comments received

- 4.1.1 St Edmundsbury Borough Council consulted publicly on the Haverhill Vision 2031 preferred options document in March and April 2012. One respondent commented on the Appropriate Assessment screening of that document.
- 4.1.2 Natural England, in its letter of 26th April 2012 said that it was generally satisfied with the methodology and assessment presented in the report and believed this is in line with the requirements of the Conservation (of Habitats and Species) Regulations 2010. Natural England was satisfied with the conclusion of the HRA that the Haverhill Vision 2031 is unlikely to have a significant effect on European sites. This letter is reproduced in Appendix 2.
- 4.1.3 Suffolk Wildlife Trust, in its letter of 30th April 2012 regarding nature conservation issues, made no comment about the Appropriate Assessment screening. This letter is given in Appendix 3.

4.2 Response to the consultations

- 4.2.1 There were no recommendations by any consultees which required addressing within the Appropriate Assessment screening.

5 Summary

- 5.1.1 It is concluded that each individual site allocation or policy within the St Edmundsbury Borough Council Haverhill Vision 2031 Submission Document is not likely to have a significant effect on any European site, and that no individual site appropriate assessment is necessary.
- 5.1.2 The scale of the allocations, and their location in relation to European sites, means that no in-combination effects of individual allocations or policies occur.
- 5.1.3 It is concluded that the Haverhill Vision 2031 Submission Document would have no likely significant effect on any European site.

Appendix 1

Appendix 1 List of policies assessed.

6.3.13

Final Haverhill Vision 2031 policies

Underlined text – added following consultation on the 'Preferred Options' document.

~~Strikethrough~~ text – removed following consultation on the 'Preferred Options' document

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

POLICY HV2_4: HOUSING DEVELOPMENT WITHIN HAVERHILL

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

POLICY HV3 2 STRATEGIC SITE – NORTH WEST HAVERHILL

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

POLICY HV43: STRATEGIC SITE – NORTH-EAST HAVERHILL

~~475138~~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 and is identified on the Concept Statement.

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 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)

b)	Land on the corner of Millfields Way and Kestrel Road	12	0.4
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***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**

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)	Atterton and Ellis Site	39	0.63

***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**

POLICY HV76: 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)	Chauntry 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

POLICY HV8 7: NEW AND EXISTING LOCAL CENTRES AND COMMUNITY FACILITIES

~~Sites for new and~~ Existing local centres are identified ~~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 will be provided at:

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

The locations and mix of uses in the new local centres will be identified through the masterplan process.

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.

POLICY HV9 8 : GENERAL EMPLOYMENT AREAS

The following areas are designated as General Employment Areas:

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

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).

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 and travel 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)

POLICY HV11 40: HAVERHILL RETAIL PARK AND EHRINGSHAUSEN WAY RETAIL PARK

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

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

a) the need for the proposal;

b) that a sequential approach has been adopted in selecting the site demonstrating that all potential suitable, viable and available sites have been evaluated; and

c) the impact of the proposal on the vitality and viability of Haverhill town centre and local centres, including the cumulative impact of recently completed developments and unimplemented planning permissions, taking into account the results of a shopping impact study and/or an environmental assessment; and

d) that the site is accessible by a choice of means of transport.

POLICY HV12 9: 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.

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.~~

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 SPD 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.

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.

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, where appropriate, will be identified in Masterplans and Development Briefs.

POLICY HV16: SAFEGUARDING EDUCATIONAL ESTABLISHMENTS

Except where permitted for enabling development in Policy HV17, 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.

POLICY HV17: CASTLE MANOR BUSINESS AND ENTERPRISE COLLEGE

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

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

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

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.

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.

POLICY HV20 HV19: HAVERHILL TOWN CENTRE MASTERPLAN

Haverhill town centre, as identified on the Policies Proposals 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 and travel 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.

Appendix 2

Appendix 3