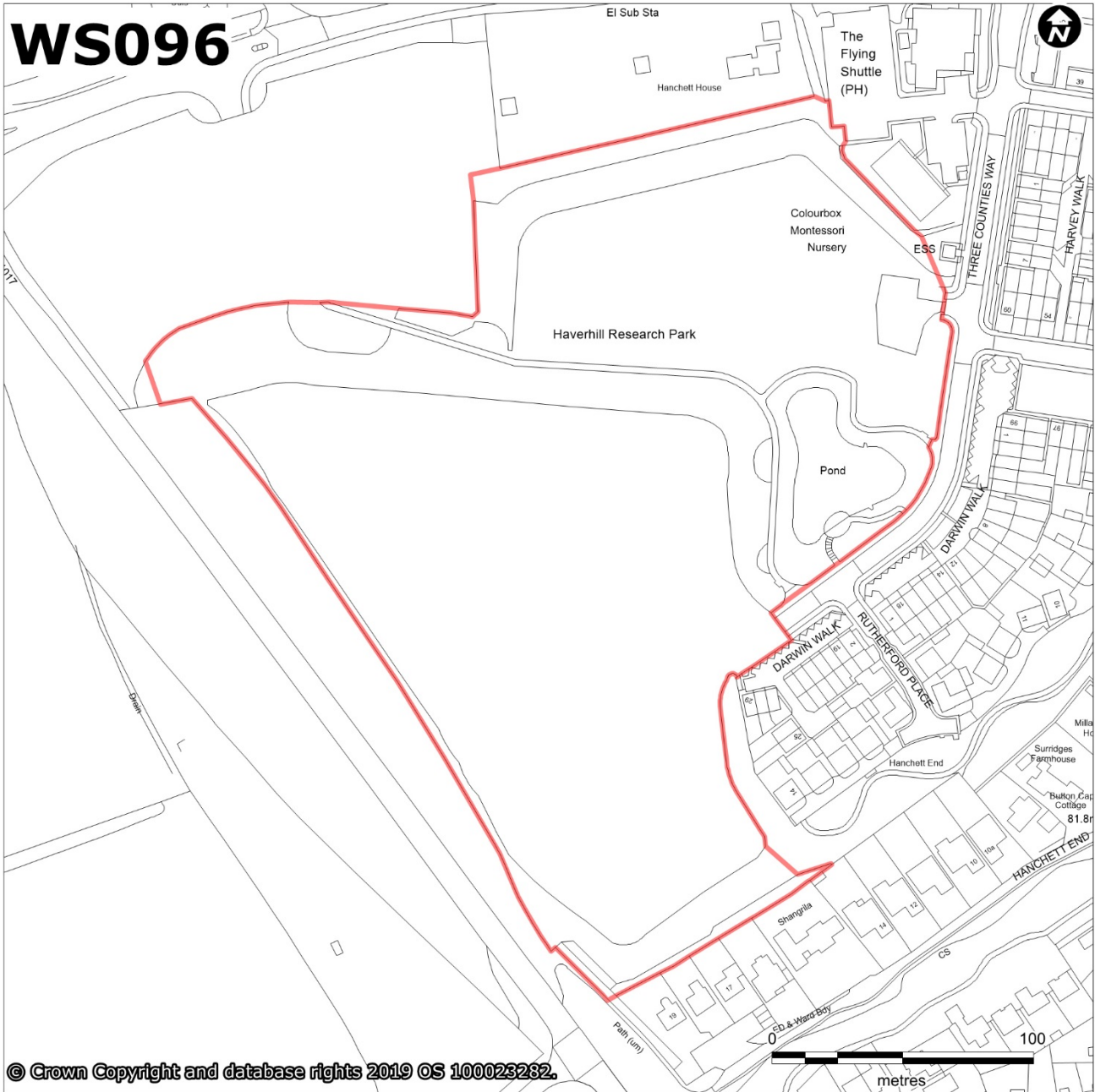


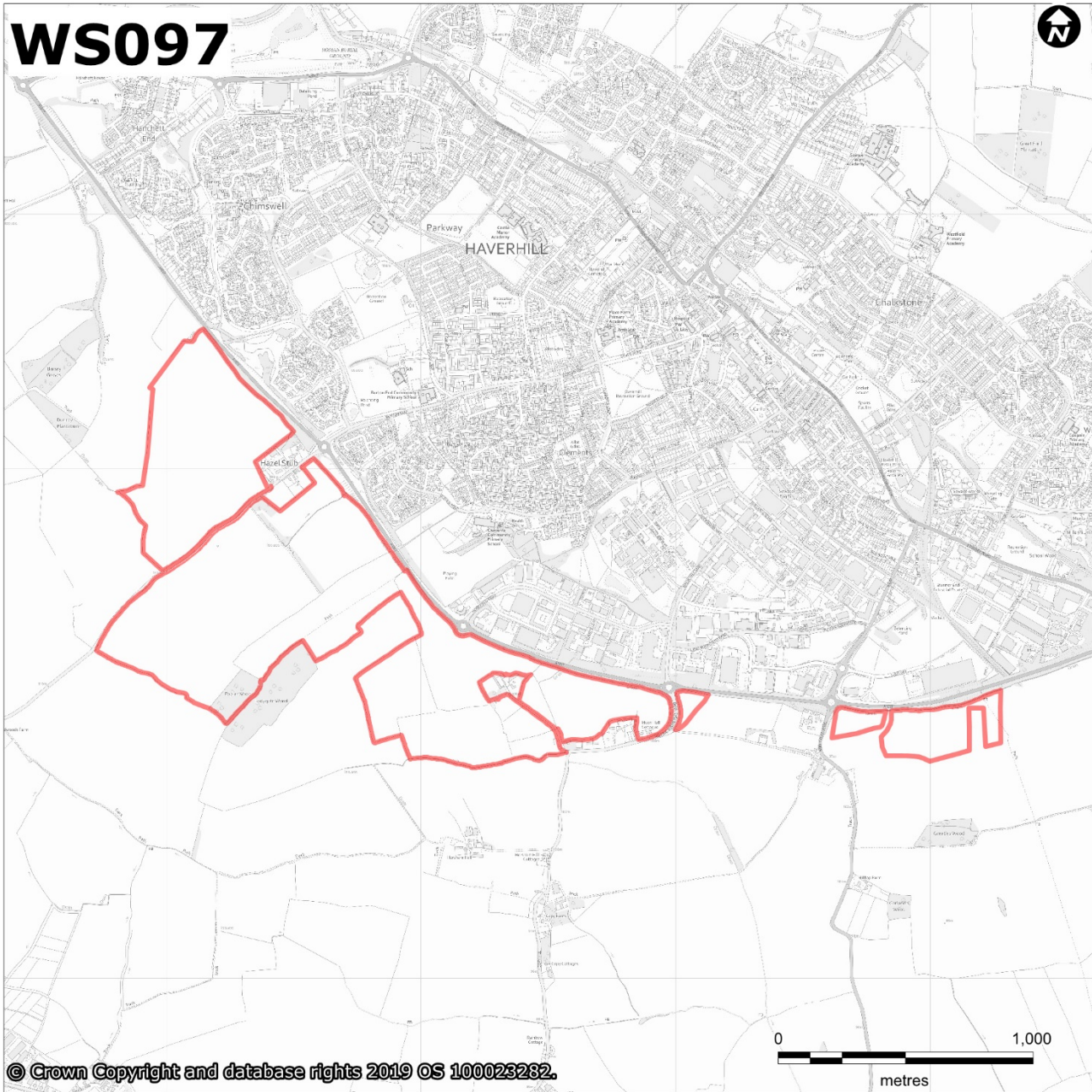
Reference (2020)	WS096	Previous references	
Settlement	Haverhill		
Site name	Plots 300 and 400 Haverhill Research Park		
Status:	DC/19/1711/OUT – Pending Decision – 155 dwellings		



Existing use	Vacant fully serviced development plots	Proposed use	Residential
Area	5.54	Yield	100
Future potential housing capacity			
20dph	30dph	40dph	50dph
111	166	222	277
Availability	The site was confirmed in the December 2018 call for sites.		

Suitability	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
Achievability	The site is under single ownership and no other parties have any known legal rights that relate to the site.	
Timescale	1-5 years	
	6-10 years	100
	11-15 years	
Summary	<p>The site is located adjacent to the housing settlement boundary for Haverhill which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site forms part of a strategic employment site within the Haverhill Vision 2031 (Policy HV10).</p> <p>An outline application has been submitted on the site for 155 dwellings. However, for the purposes of the SHELAA we have used a standard yield of 30dph (with 40% of land set aside for infrastructure, such as access and landscaping).</p>	

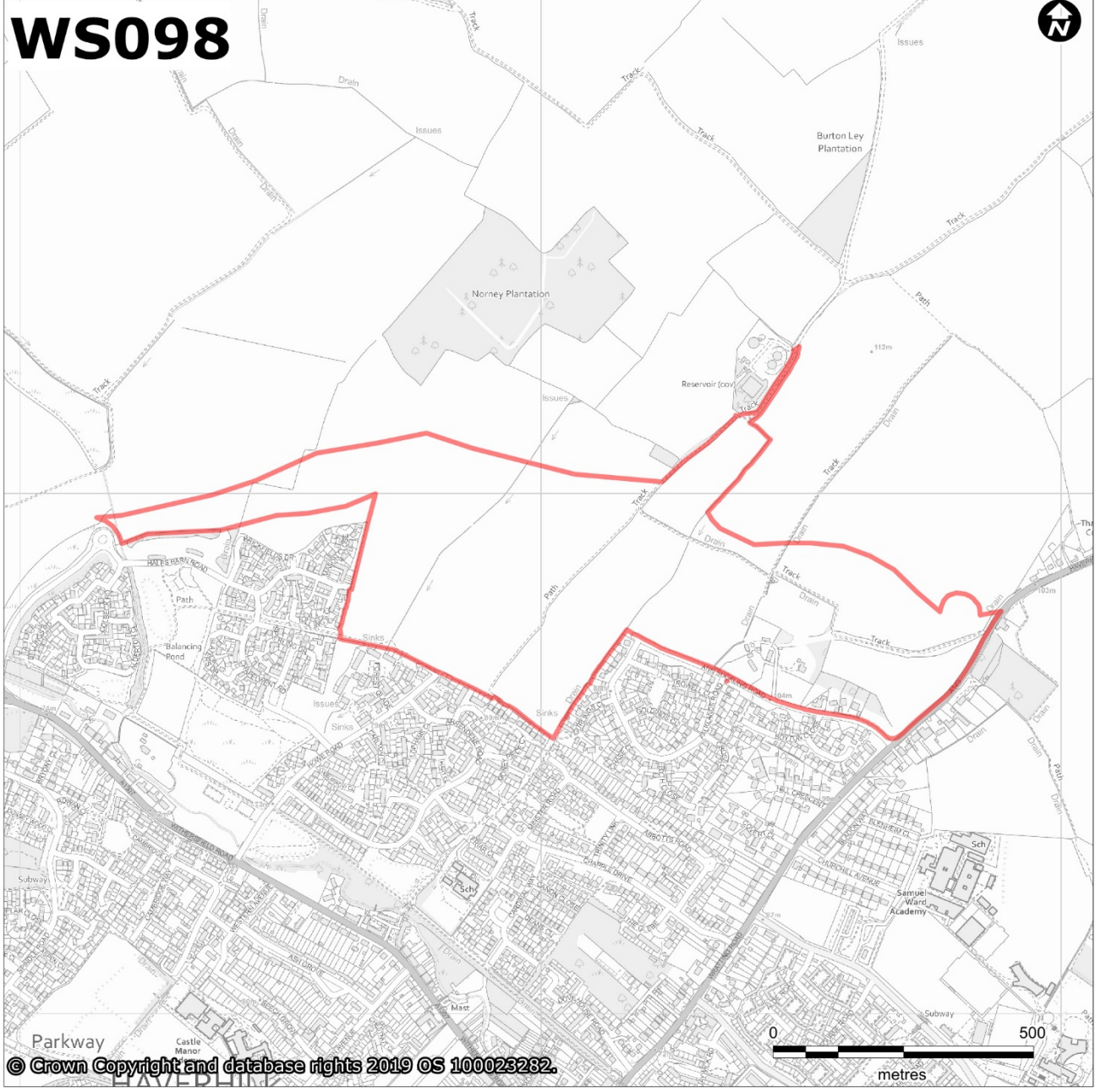
Reference (2020)	WS097	Previous references	
Settlement	Haverhill		
Site name	Land south of Haverhill		
Status:	N/A		



Existing use	Agricultural	Proposed use	Mixed use (urban extension)
Area	135.00	Yield	2430
Future potential housing capacity			
20dph	30dph	40dph	50dph
2700	4050	5400	6750
Availability	The site was confirmed in the December 2018 call for sites.		

<p>Suitability</p>	<p>Part of the site is within an ancient woodlands, this would need to be retained.</p> <p>There are two public rights of way bisecting the site which need to be retained.</p> <p>The site is also likely to have an impact on nearby listed building and a scheduled ancient monument. Further assessment would be required.</p> <p>Further assessments would also be required to understand other potential environmental issues.</p> <p>A significant portion of the site is located within Braintree District Council's area, however the SHELAA is only considering the land within West Suffolk Council's authority.</p>	
<p>Achievability</p>	<p>The landowners act as a consortium through a Planning Promotion Agreement.</p>	
<p>Timescale</p>	<p>1-5 years</p>	
	<p>6-10 years</p>	<p>1215</p>
	<p>11-15 years</p>	<p>1215</p>
<p>Summary</p>	<p>The site is located partly adjacent to the housing settlement boundary for Haverhill which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p>	

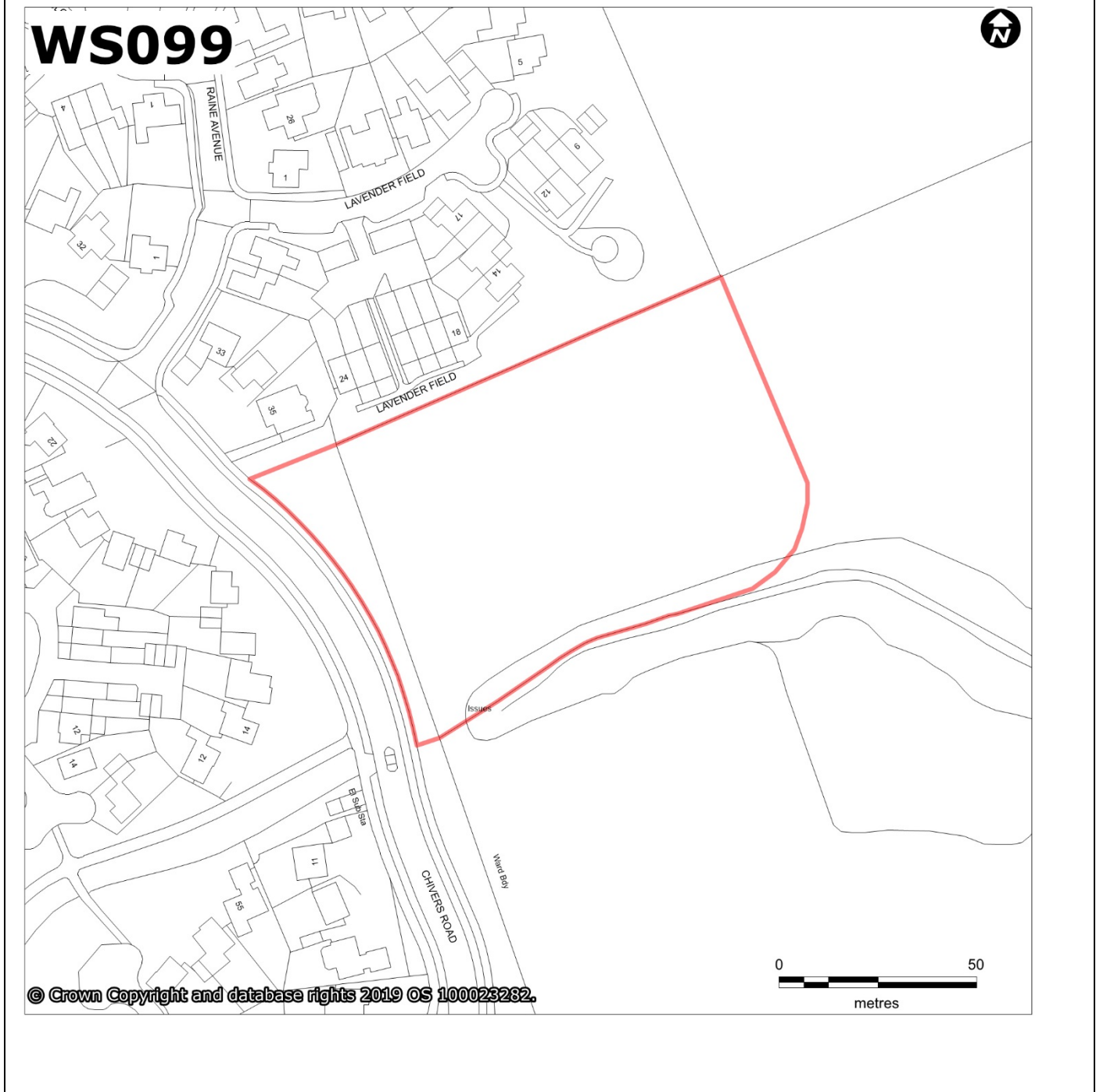
Reference (2020)	WS098	Previous references	HV3
Settlement	Haverhill		
Site name	North-west Haverhill		
Status:	Allocated – Policy HV3 Haverhill Vision 2031 Commenced – April 2019 SE/09/1283 – 27 March 2015 DC/16/2836/RM – 29 September 2017		



Existing use	Agricultural	Proposed use	Mixed use
Area	47.38	Yield	1150
Future potential housing capacity			
20dph	30dph	40dph	50dph
948	1421	1895	2369

Availability	The site was confirmed as available as part of the five year housing land supply in April 2019.	
Suitability	<p>There are no significant constraints to development, however there are a number of environmental constraints on the site.</p> <p>The majority of the site has been subject to archaeological evaluation. However, the allocation also includes sites of a number of former buildings and infrastructure, and this area may be archaeological sensitive. A programme of evaluation should be undertaken, including fieldwork. Geophysical survey in the first instance would inform on the extent and timing of trial trenching. The site includes trees protected by a tree preservation order.</p> <p>There is a listed building on the site.</p>	
Achievability	The site is under single ownership and development has commenced on site.	
Timescale	1-5 years	600
	6-10 years	500
	11-15 years	50
Summary	<p>The site is located within the housing settlement boundary for Haverhill which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site forms part of one of the strategic housing allocations within the Haverhill Vision 2031 (Policy HV3).</p> <p>For the purposes of the SHELAA we have used the number of outstanding dwellings included in the proposal with planning permission.</p>	

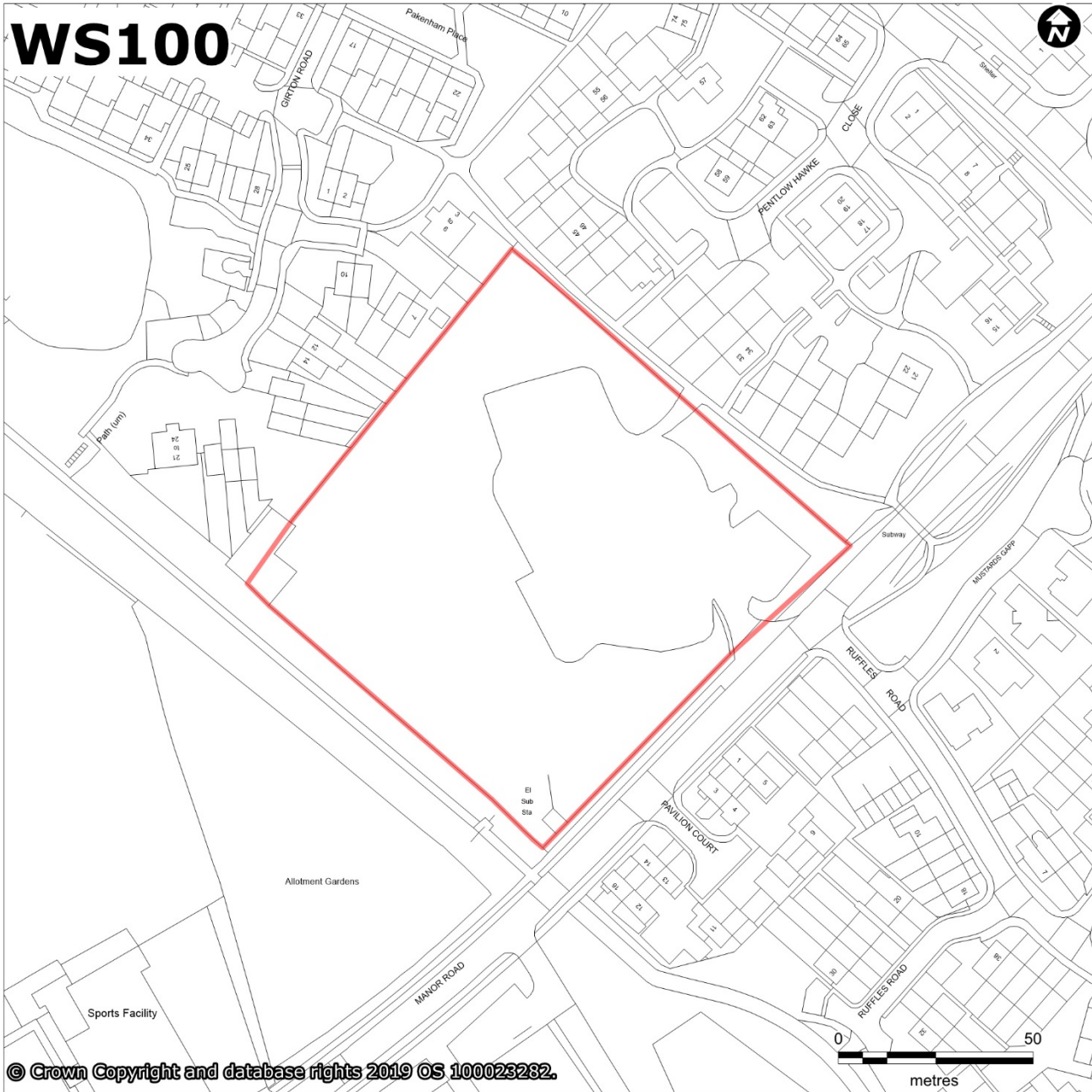
Reference (2020)	WS099	Previous references	HV5c
Settlement	Haverhill		
Site name	Former Castle Hill Middle School field, Haverhill		
Status:	Allocated – Policy HV5(c) Haverhill Vision 2031 DC/19/0479/FUL – pending		



Existing use	Playing fields	Proposed use	Residential
Area	0.87	Yield	26
Future potential housing capacity			
20dph	30dph	40dph	50dph
17	26	35	44

Availability	The site was confirmed as available as part of the five year housing land supply in April 2019.	
Suitability	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
Achievability	<p>A planning application proposing 26 dwellings is currently under consideration. (DC/19/0479/FUL).</p> <p>There are no known legal constraints on the site.</p>	
Timescale	1-5 years	26
	6-10 years	
	11-15 years	
Summary	<p>The site is located within the housing settlement boundary for Haverhill which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site forms part of one of the housing allocations within the Haverhill Vision 2031 (Policy HV5c).</p> <p>For the purposes of the SHELAA we have used the number of dwellings included in the pending planning application.</p>	

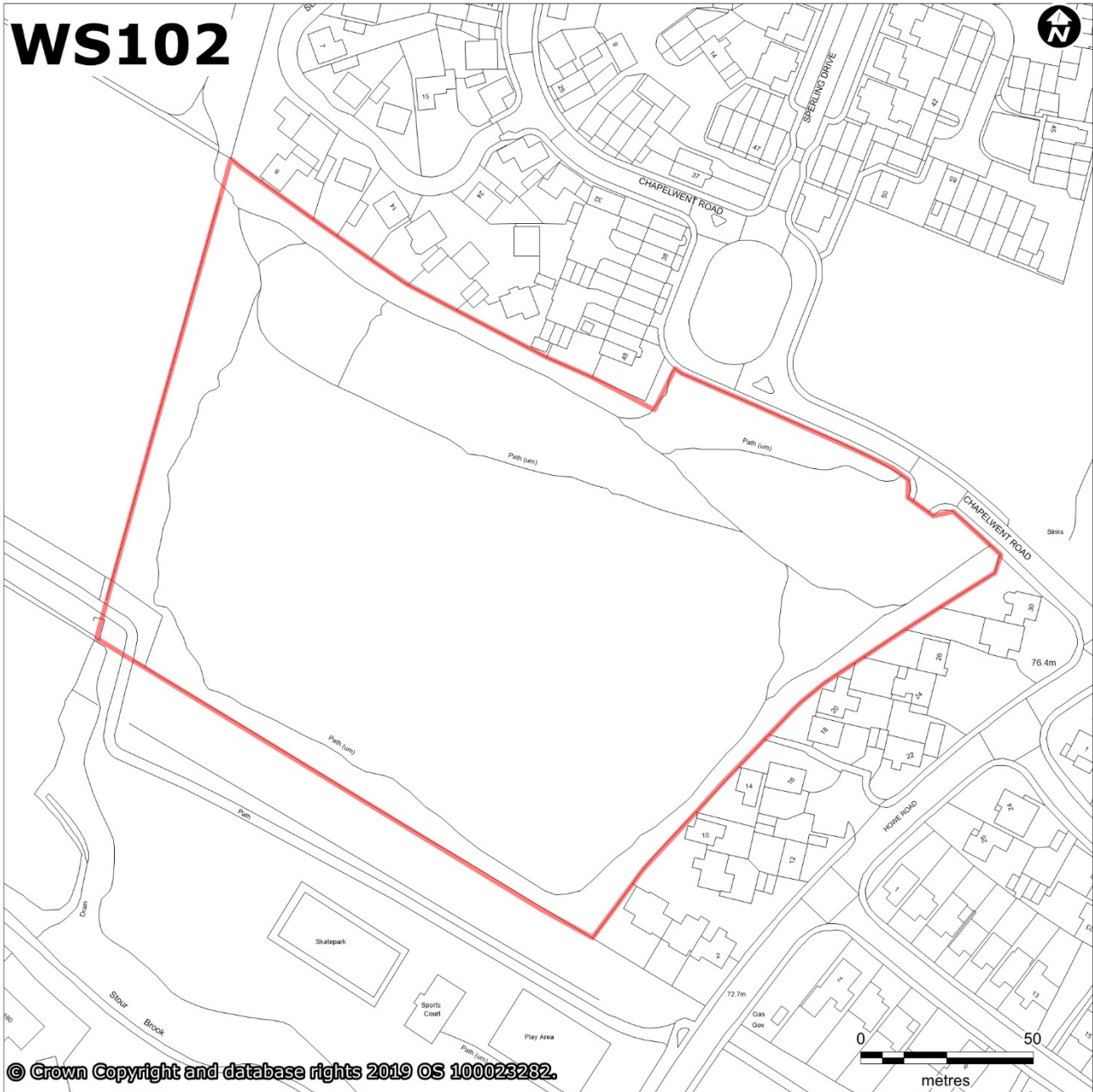
Reference (2020)	WS100	Previous references	HV6c
Settlement	Haverhill		
Site name	Former Westfield Primary School, Haverhill		
Status:	Allocated – Policy HV6(c) Haverhill Vision 2031 DC/18/2299/FUL – October 2019 - 37 dwellings		



Existing use	Previous school	Proposed use	Residential
Area	1.19	Yield	37
Future potential housing capacity			
20dph	30dph	40dph	50dph
24	36	48	60

Availability	The site was confirmed as available as part of the five year housing land supply in April 2019.	
Suitability	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
Achievability	Planning application DC/18/2299/FUL for 37 dwellings has been approved on the site. There are no known legal constraints on site.	
Timescale	1-5 years	37
	6-10 years	
	11-15 years	
Summary	<p>The site is located within the housing settlement boundary for Haverhill which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010. The site forms part of one of the strategic housing allocations within the Haverhill Vision 2031 (Policy HV6c).</p> <p>For the purposes of the SHELAA we have used the number of dwellings that have been granted in the planning permission.</p>	

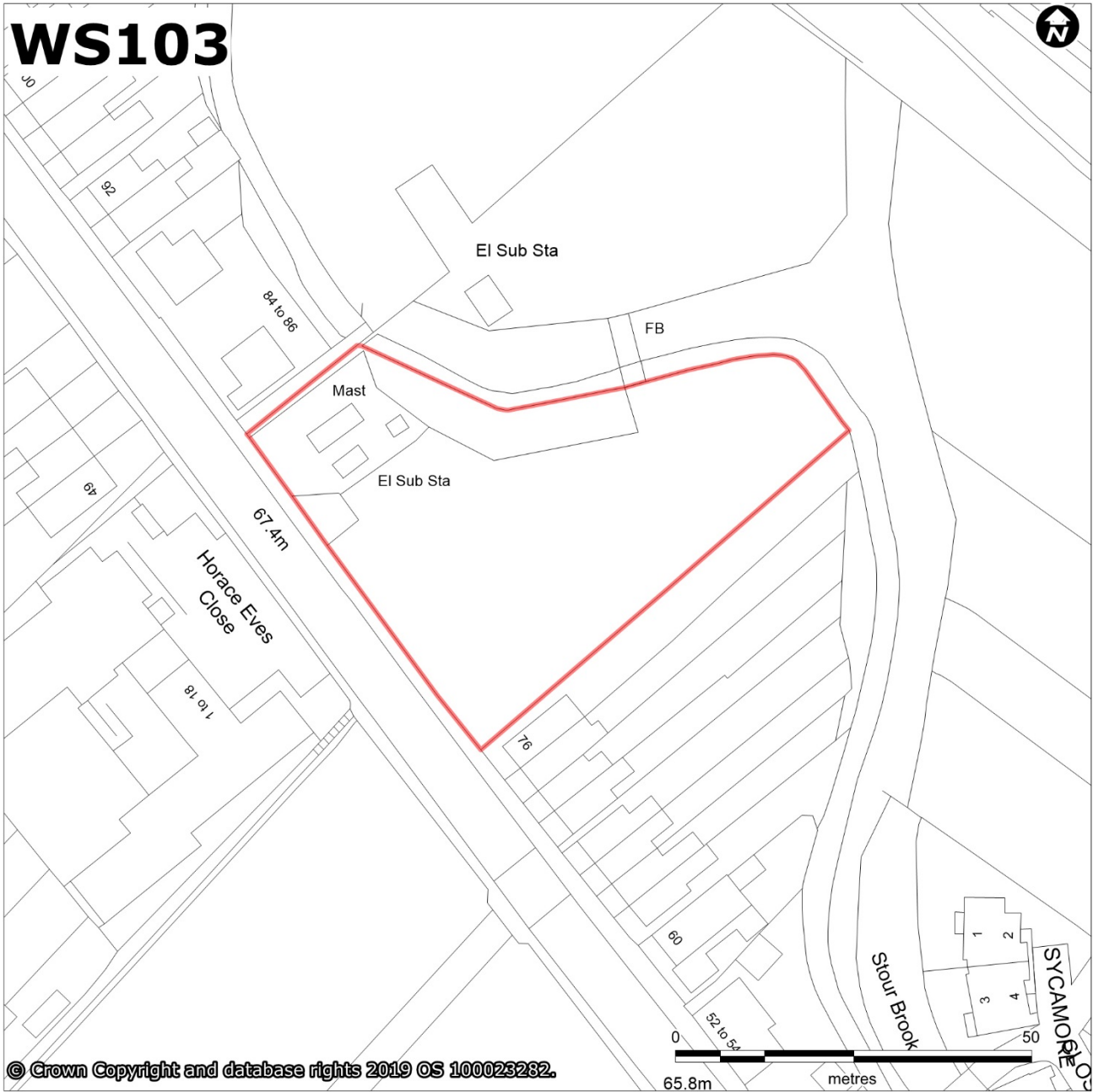
Reference (2020)	WS102	Previous references	HV5(a)
Settlement	Haverhill		
Site name	Land south of Chapelwent Road, Haverhill		
Status:	Allocated – Policy HV5(a) Haverhill Vision 2031 DC/18/1187/FUL – June 2018 – 87 dwellings		



Existing use	The site was set aside for a middle school however it is no longer required	Proposed use	Mixed use
Area	2.99	Yield	87
Future potential housing capacity			
20dph	30dph	40dph	50dph
60	90	120	150

Availability	The site is allocated within the Haverhill Vision 2031 (HV5(a)) and has planning permission (DC/18/1187/FUL) on the site for 87 dwellings.	
Suitability	There are no significant constraints to development however further assessment would be required to understand other environmental issues.	
Achievability	The site was granted planning permission (DC/18/1187/FUL) in February 2019 and is expected to come forward within the next five years.	
Timescale	1-5 years	87
	6-10 years	
	11-15 years	
Summary	The site has been allocated in the Haverhill Vision 2031 and has been granted planning permission for 87 dwellings. There is no evidence to suggest there will be any delays to the delivery of the site.	

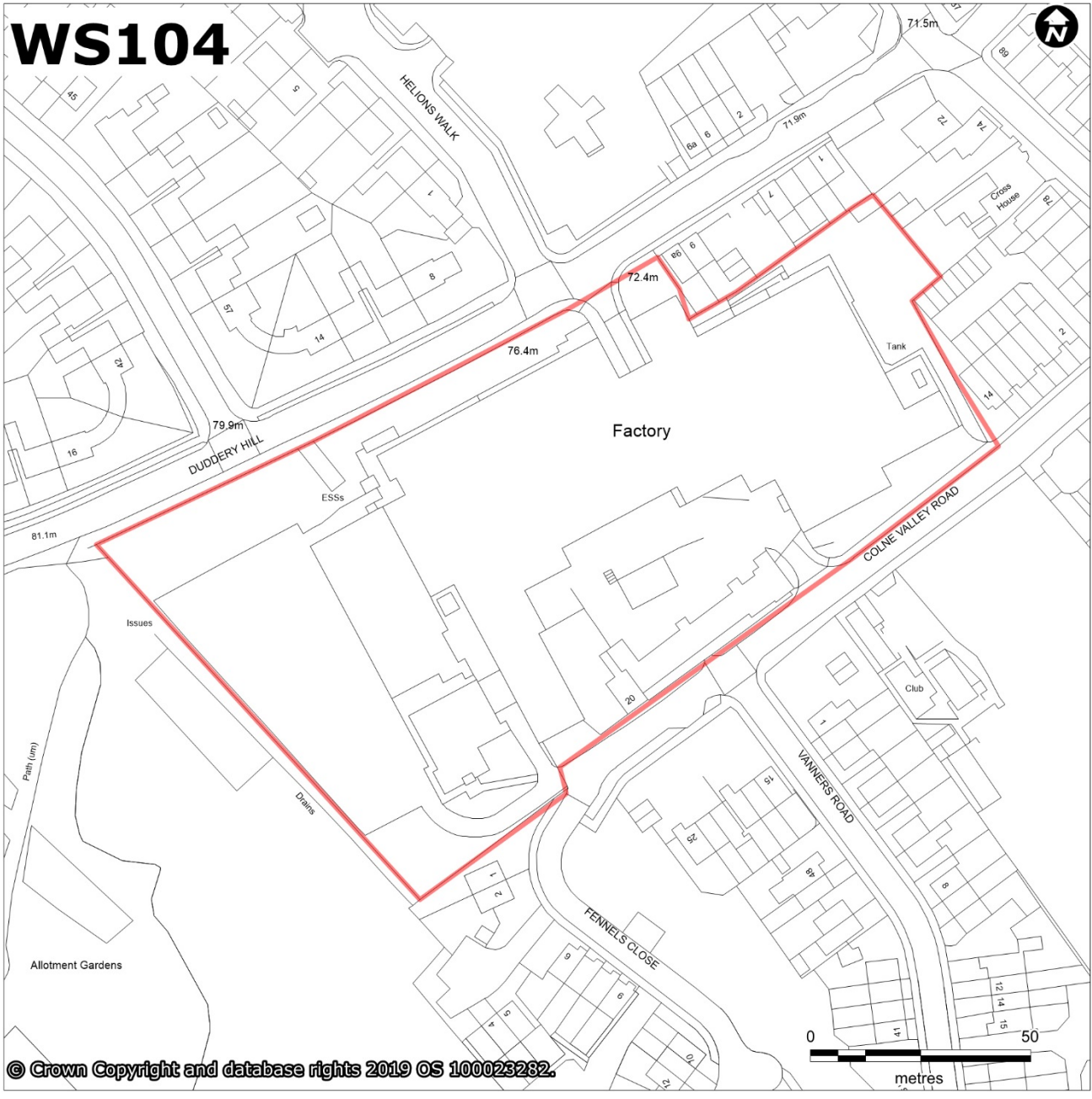
Reference (2020)	WS103	Previous references	HV6(a)
Settlement	Haverhill		
Site name	Former Gasworks, Withersfield Road, Haverhill		
Status:	Allocated – Policy HV6(a) Haverhill Vision 2031		



Existing use	Former gas works	Proposed use	Residential
Area	0.25	Yield	10
Future potential housing capacity			
20dph	30dph	40dph	50dph
5	8	10	13
Availability	The site is allocated in the Haverhill Vision 2031.		

Suitability	<p>The northern edge of the site runs along flood zones 2 and 3 otherwise, there are no significant constraints to development however further assessment would be required to understand other environmental issues.</p> <p>Fluvial flood zone 3, 30 year surface water and 100 year surface water area risk is present on portions of the site. Site will require detailed water management consideration with an FRA which should include detailed modelling of river and surface water flood risks and identification of blue corridors. The sequential test will need to be applied.</p>	
Achievability	The site is expected to come forward during the lifetime of the Haverhill Vision 2031.	
Timescale	1-5 years	
	6-10 years	10
	11-15 years	
Summary	The site is allocated within the Haverhill Vision 2031 for 10 dwellings. Whilst no progress has been made on the site, it is still expected to come forward within the lifetime of the local plan.	

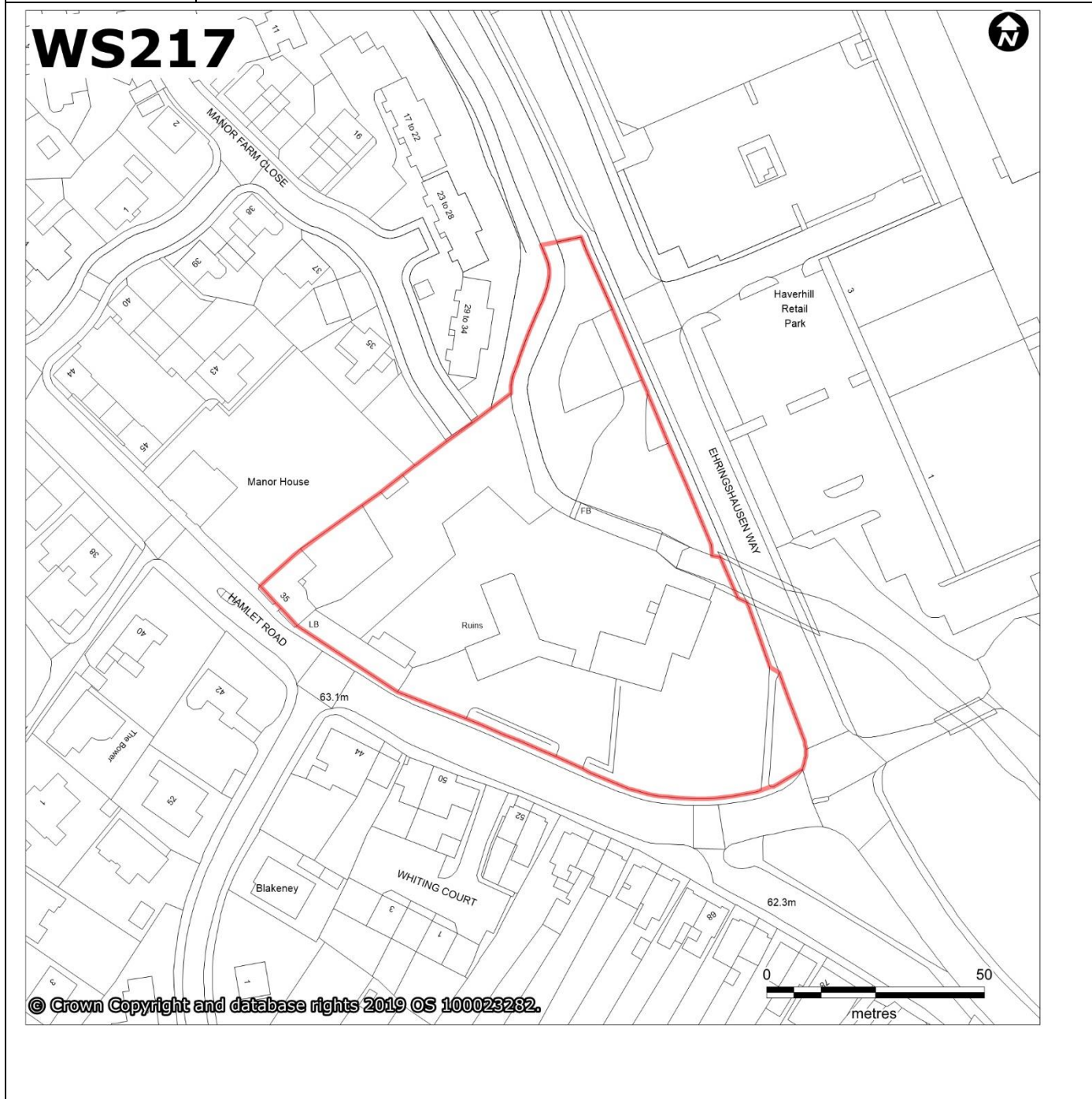
Reference (2020)	WS104	Previous references	HV7(a)
Settlement	Haverhill		
Site name	Wisdom Toothbrush Factory, Haverhill		
Status:	Allocated – Policy HV7(a) Haverhill Vision 2031		



Existing use	Wisdom Toothbrush Factory	Proposed use	Mixed Use
Area	1.53	Yield	28
Future potential housing capacity			
20dph	30dph	40dph	50dph
31	46	61	77
Availability	The site has been allocated within the Haverhill Vision 2031 (HV7(a)).		

Suitability	There are no significant constraints to development however further assessment would be required to understand other environmental issues. A public right of way runs along the western edge of the site of the site. This would need to be retained.	
Achievability	The site is expected to come forward within the lifetime of the Haverhill Vision 2031. A development brief is required for the site.	
Timescale	1-5 years	
	6-10 years	28
	11-15 years	
Summary	The site is allocated within the Haverhill Vision 2031. The policy requires a detailed development brief to determine the numbers and distributions of uses on the site. However, for the purposes of the SHELAA we have assumed a 30 dwellings per hectare calculate the yield (with 40% of the land reserved for non-residential uses). The development brief is a requirement on the site and is likely to delay the delivery of the site.	

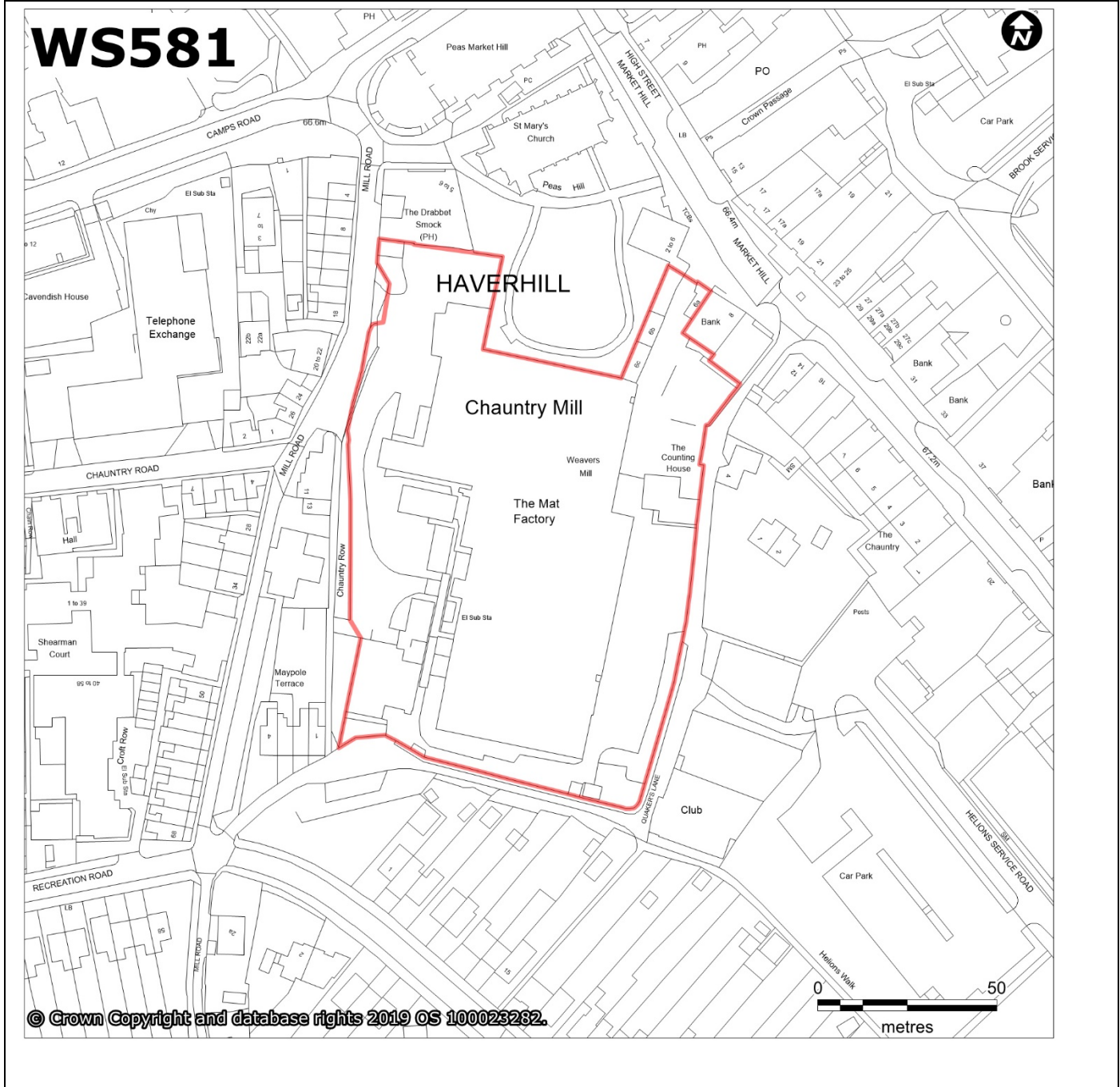
Reference (2019)	WS217	Previous references	SE/06/1504
Settlement	Haverhill		
Site name	Atterton and Ellis Site, Haverhill		
Status:	N/A		



Existing use	Engineering Works	Proposed use	Residential
Area	0.77	Yield	39

Future potential housing capacity			
20dph	30dph	40dph	50dph
15	23	31	39
Availability	The site has been confirmed as available.		
Suitability	<p>Part of the site is within flood zones 2 and 3. Fluvial flood zone 3, 30 year surface water and 100 year surface water area risk is present on portions of the site. Site will require detailed water management consideration with an FRA which should include detailed modelling of river and surface water flood risks and identification of blue corridors. The sequential test will need to be applied.</p> <p>The site contains a tree protected by a tree preservation order as well as a listed building. Further assessment would be required to understand these constraints.</p> <p>Archaeology: Proposals should be developed with reference to the available heritage information about the site (County Historic Environment Record HVH 074) to inform decisions or inform appropriate recording.</p> <p>The site is also on the edge of a conservation area and an assessment would be required to understand the potential impacts on the site.</p> <p>Part of the eastern section of the site is currently used as green open space, this open space should be retained as part of any development on the site.</p> <p>Further assessments would also be required to understand other potential environmental issues.</p>		
Achievability	The site is owned by a multiple landowner.		
Timescale	1-5 years	39	
	6-10 years		
	11-15 years		
Summary	<p>The site lies within the housing settlement boundary for Haverhill which is classified as a town in Policy CS4 of the former St Edmundsbury area Core Strategy 2010.</p> <p>An application on the site for 39 dwellings on the site has since expired, however if the site was to come forward, we expect a similar level of growth could be expected on the site.</p>		

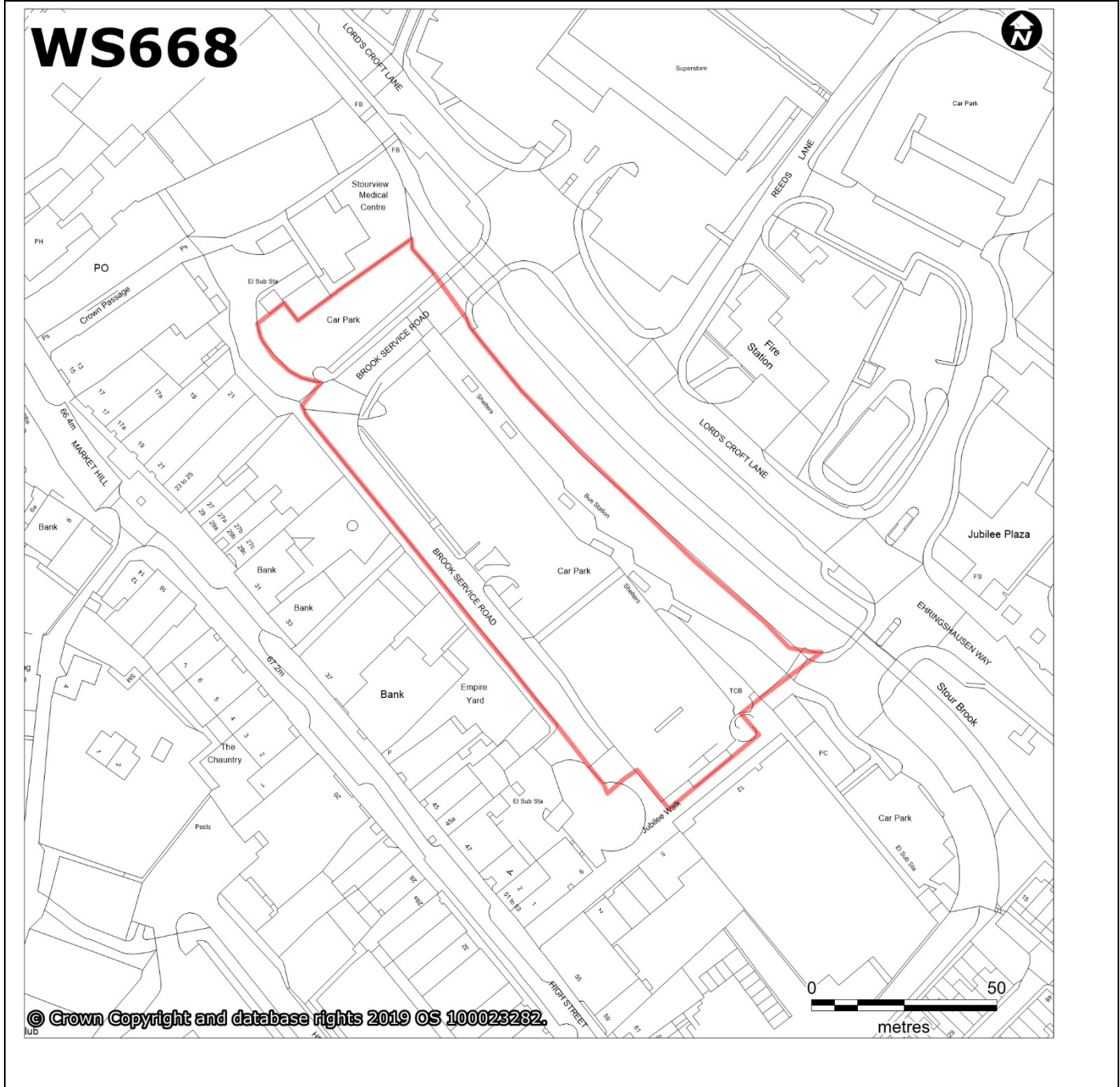
Reference (2020)	WS581	Previous references	HV7(b) UCS246
Settlement	Haverhill		
Site name	Gurteens Site, Haverhill		
Status:	Allocated – Policy HV7(b) Haverhill Vision 2031		



Existing use	Industrial (Clothing Mill)	Proposed use	Mixed Use
Area	1.22	Yield	22
Future potential housing capacity			
20dph	30dph	40dph	50dph
24	37	49	61
Availability	The site has been allocated within the Haverhill Vision 2031 (HV7(b)).		
Suitability	There are no significant constraints to development however further assessment would be required to understand other environmental issues.		

	<p>The site is within a conservation area and contains a listed building. The site is also surrounded by a number of listed buildings. Further assessment is required.</p> <p>A public right of way runs along the southern and eastern edge of the site of the site. This would need to be retained.</p>	
Achievability	The site is expected to come forward within the lifetime of the Haverhill Vision 2031. A development brief is required for the site. A Development Brief of the site was completed in 2010.	
Timescale	1-5 years	
	6-10 years	22
	11-15 years	
Summary	The site is allocated within the Haverhill Vision 2031. A development brief has been produced for the site. For the purposes of the SHELAA we have assumed a 30 dwellings per hectare calculate the yield (with 40% of the land reserved for non-residential uses).	

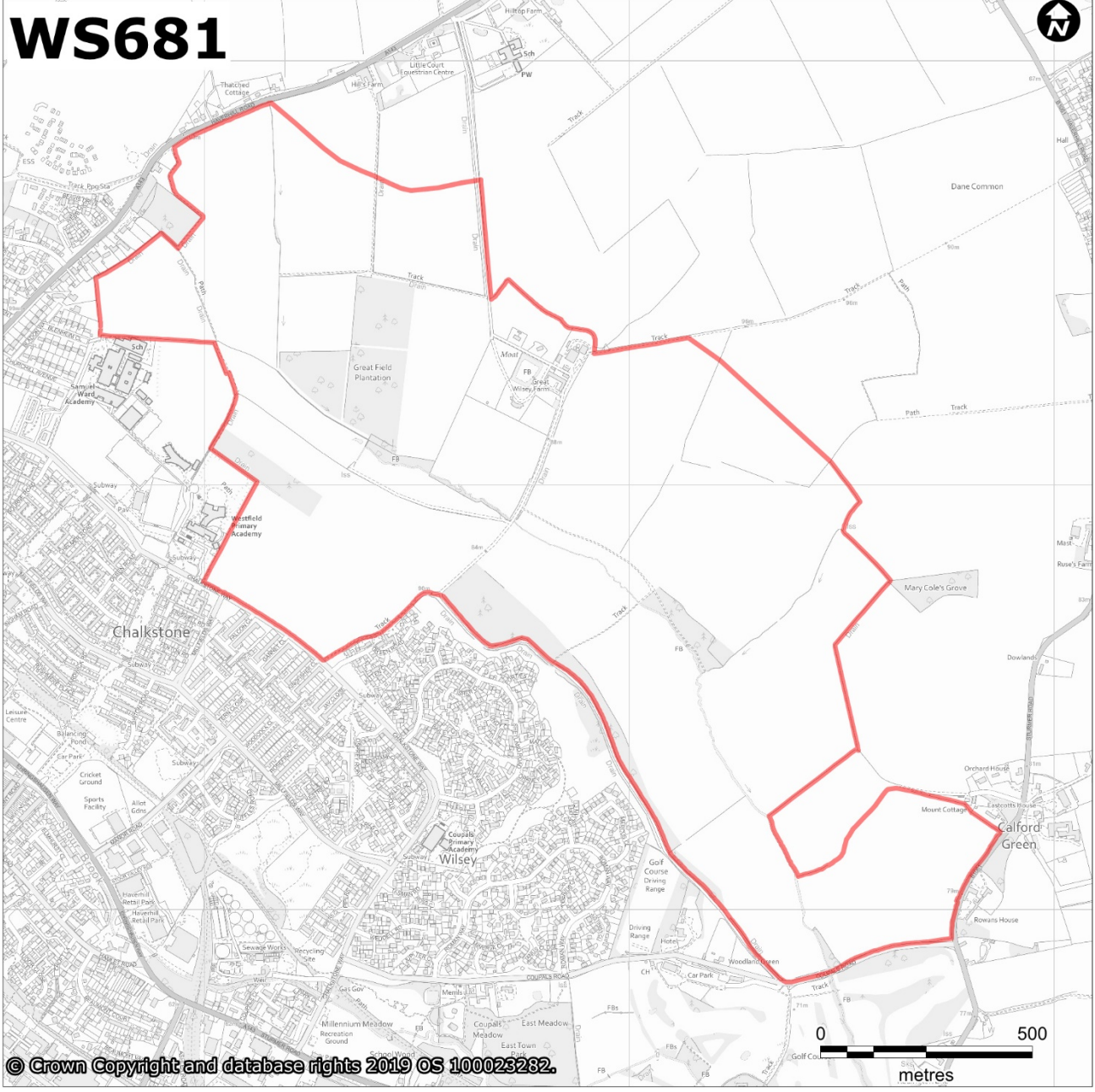
Reference (2020)	WS668	Previous references	HV7(e)
Settlement	Haverhill		
Site name	Jubilee walk car park, Haverhill		
Status:	Allocated – Policy HV7(e) Haverhill Vision 2031		



Existing use	Car Park	Proposed use	Mixed Use
Area	0.80	Yield	14
Future potential housing capacity			
20dph	30dph	40dph	50dph
16	24	32	40
Availability	The site has been allocated within the Haverhill Vision 2031 (HV7(e)).		

Suitability	There are no significant constraints to development however further assessment would be required to understand other environmental issues.	
Achievability	The site is expected to come forward within the lifetime of the Haverhill Vision 2031. A masterplan is required for the site.	
Timescale	1-5 years	
	6-10 years	14
	11-15 years	
Summary	The site is allocated within the Haverhill Vision 2031. The policy requires a detailed masterplan to determine the numbers and distributions of uses on the site. However, for the purposes of the SHELAA we have assumed a 30 dwellings per hectare calculate the yield (with 40% of the land reserved for non-residential uses). The development brief is a requirement on the site and is likely to delay the delivery of the site.	

Reference (2020)	WS681	Previous references	HV4
Settlement	Haverhill		
Site name	North east, Haverhill		
Status:	Allocated – Policy HV4 Haverhill Vision 2031 Outline planning permission granted – DC/15/2151/OUT – August 2018 Reserved Matters applications – DC/19/0834/RM & DC/19/1940/RM – Pending Decision		



Existing use	Agricultural	Proposed use	Mixed Use
Area	138	Yield	2500
Future potential housing capacity			
20dph	30dph	40dph	50dph
2760	4140	5520	6900

Availability	The site has been allocated within the Haverhill Vision 2031 (HV4 for 2,500 dwellings).	
Suitability	<p>The site contains a Scheduled Ancient Monument an sites of nature conservation interest. The site is also in proximity to a Local Wildlife site. Further assessment would be required to understand these and other environmental issues.</p> <p>A series of public right of way runs through the site. These should be retained.</p>	
Achievability	The site has received outline planning permission for 2,500 dwellings and have submitted reserved matters applications on the site. The site is expected to be delivered beyond the lifetime of the Haverhill Vision 2031.	
Timescale	1-5 years	480
	6-10 years	600
	11-15 years	600
Summary	The site is allocated within the Haverhill Vision 2031. The site has also received outline planning permission on the site for 2,500 dwellings and reserved matters have been submitted.	