

# Appendix 5. North-east Haverhill Concept Statement

1. 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 HV4 of Haverhill Vision 2031. 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.
  2. The 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.
  3. 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.
  4. Policy CS12 of the St Edmundsbury Core Strategy (December 2010) identifies the area to the north-east of Haverhill 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, 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.
  5. 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.
  6. 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:
    - a. preventing the coalescence of development with Calford Green, Kedington and Little Wratting;
    - b. achieving an integration of the development into 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 development on the surrounding countryside.
- Policy context**
7. 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

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- 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

### Landscape context

8. 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.
9. 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 Wrattling 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.
10. 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.
11. 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.
12. 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 Wrattling 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.
13. 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.
14. 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.
15. 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

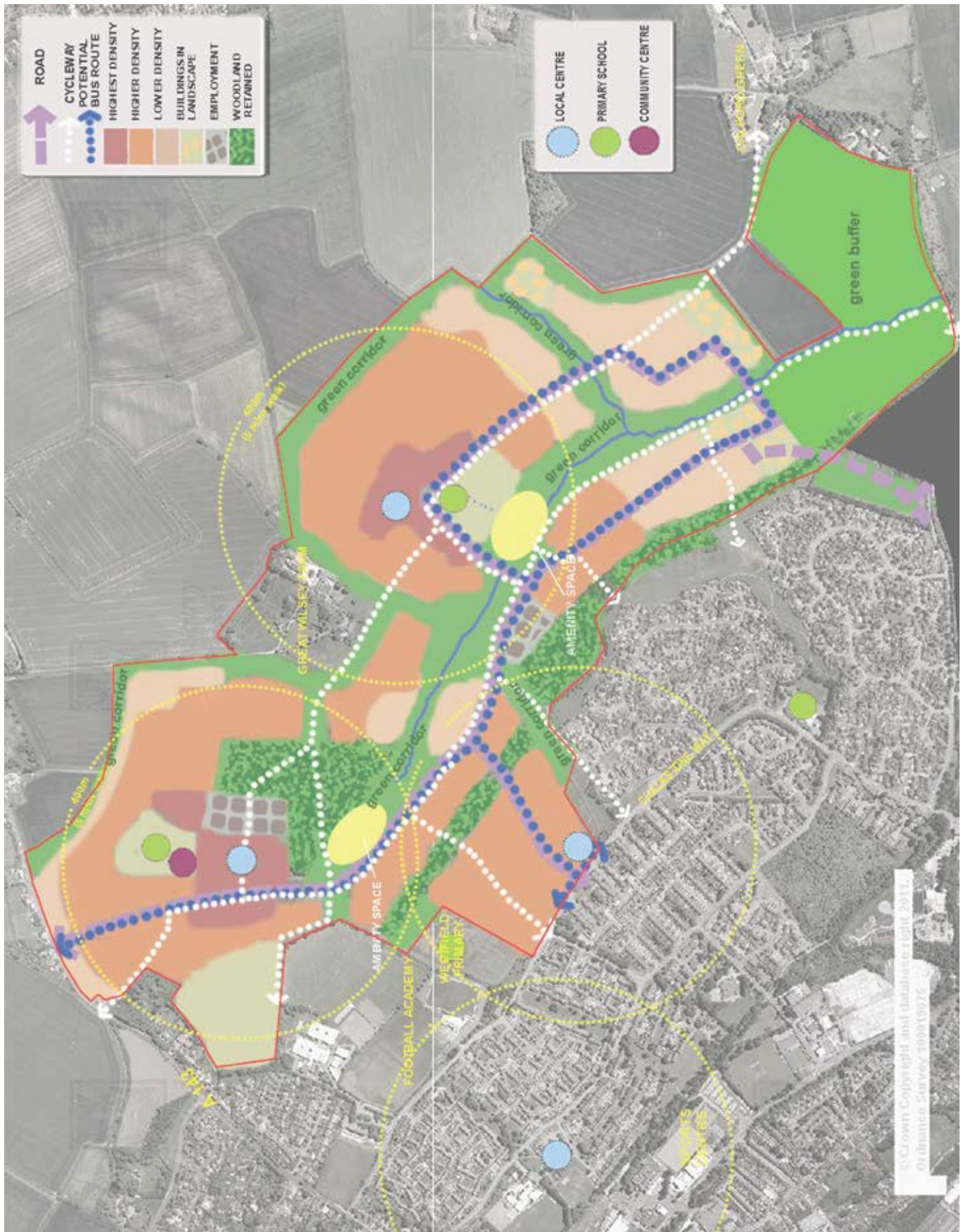
### Constraints and opportunities

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.

16. 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

17. 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.
18. 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.
19. 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 a 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.
20. 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.
21. 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.
22. 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.
23. 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. The design of the community hubs should allow flexibility of use and help engender community interaction and strong sense of place.
24. 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.

25. 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.
26. The masterplan should make provision for self build properties and opportunities for community build projects should also be explored.
27. 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.
28. 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.

29. 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.
30. 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

31. The nearby Samuel Ward Academy and Haverhill Community Football 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.