

**Haverhill Town Centre Masterplan
Supplementary Planning Document (SPD)
Adoption Statement**

In accordance with Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that the Haverhill Town Centre Masterplan SPD was adopted by St Edmundsbury Borough Council on 22 September 2015 at its 'Council' meeting. The object of the SPD is to assist in implementing Haverhill Vision 2031 Local Plan policy HV19 to meet the objective of delivering regeneration and new development within the town centre through the planning system. The key modifications made to the document pursuant to the representations received and other relevant matters are listed below.

The adopted SPD can be viewed on the Borough website http://www.westsuffolk.gov.uk/planning/Planning_Policies/supplementaryplanningdocuments.cfm and is also available for inspection at the following offices/locations:

St Edmundsbury

- St Edmundsbury Borough Council, West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU
- Haverhill Council Offices, Haverhill House, Lower Downs Slade, Haverhill, CB9 9EE (left hand side as you enter)
- Haverhill Arts Centre, High Street, Haverhill, CB9 8AR

Any person with sufficient interest in the decision to adopt the SPD may apply to the High Court under Regulation 11 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for permission to apply for judicial review of that decision. Any such application must be made promptly and in any event not later than 3 months after 23 November 2015, (date of the publication of this Adoption Statement).

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Modifications pursuant to representations

Consultation response	Modification made to adopted SPD
Need to identify heritage assets and the conservation areas as an important consideration and seek to address the factors that have resulted in both conservation areas being identified as being at risk, and acknowledge the historic grain of the town.	Reference Heritage Assets in the Masterplan Strategy, specifically within the description of the four town centre quarters including a new objective requiring preservation or enhancement. Include references to heritage assets in the Masterplan Design Principles. Add a plan showing the location of the conservation areas and listed buildings in the town centre.
Need to identify how the proposals would impact on the settings of the listed buildings or the character and appearance of the conservation areas.	Add a reference, where necessary, in the 'Implementation Issues' section of each of the Development Opportunities where proposals need to be considered within the context of a heritage asset (conservation area or listed building).
A clearer explanation is needed on how health and wellbeing has been considered i.e. facilities for children and young people; how healthy and sustainable modes of transport can be promoted and in relation to an ageing population.	Include references to supporting facilities for all groups and ages in the Masterplan Strategy. Include reference to health benefits of sustainable modes of transport in the masterplan strategy. Add reference to health and wellbeing in Section 4: A strategy for moving around the town centre.
The masterplan could be amended to encourage consideration of additional early year's education provision within the development opportunity areas.	The Masterplan does not specifically mention early years provision, but does not preclude it coming forward. Expand paragraph 2.23 to reinforce the point.
Need more opportunities for teenagers to socialise e.g. parks, sports areas, multi-use games areas (MUGAs) on rooftops.	Add reference to Commercial and Leisure Heart relating to sports and leisure facilities already available and potential for MUGA adjoining the cinema adjoining Ehringshausen Way.
The opportunity to increase the capacity of the Stourbrook surgery should be acknowledged within the document.	Add reference to Commercial and Leisure Heart regarding the potential for expanding surgery capacity. Add further reference to Section 4: Stour Brook View relating to potential for expanded end enhanced surgery uses.
Disabled access needs to be better represented in the Masterplan.	Add reference to section 2: The Public Realm on the need to accommodate

	disabled access requirements. Add further reference in Section 4: Emerging Strategy Priorities.
Consideration should be given to the uses of public space to provide a focal point e.g. open air exhibitions and occasional small-scale music events.	Add reference to paragraphs 2.13 (Commercial and Leisure heart) and 2.58 (Animating the Public Realm)
Any redevelopment of the buildings on the south-western side of the High street should include creating new access between the car parks and High Street.	Add reference in Section 3 Special Project Areas.
Efforts should be made to work with the academy Trusts operating in the town, in consideration of educational usage.	Add reference to Implementation Issues for Development Opportunity One (Former Wisdom Factory).
Two-way access along Swan Lane should retain pedestrian/cycle accesses and the private access opposite Swan Lane; potential to use the redevelopment of the police station site to provide changes to current location of the access into Swan Lane.	Add reference to paragraph 4.40 on reintroducing two-way traffic to Swan Lane.
The masterplan is silent on the added potential for the café quarter if Queens Square was redeveloped and opened up onto Murton Slade, bringing the Pightle back into the mix.	Add reference to paragraph 2.17. Add reference to section on Special Project Areas.
Projected parking utilisation of parking resources is identified as only 75% of existing parking available in Haverhill to 2031. This should be expressed as a constraint within the Masterplan to ensure this headroom is maintained.	Add reference to paragraph 2.45.
A retail collection point should be included in the Masterplan to relieve public pressure on the idea of reduced parking facilities.	Add reference to retail collection point to paragraph 2.45. Add reference to customer collection point to section 3: Jubilee Place.
Historic England incorrectly referred to as 'Heritage England' at paragraph 3.16.	Change 'Heritage England' to 'Historic England'.
The development of the Brook Road area may make the High Street more attractive as an access route – need to consider the implications of the restricted 10 to 4 access.	Add reference to Implementation Issues Jubilee Place.
The Corn exchange should be included as part of the masterplan.	Although outside the Town Centre, add reference to bringing The Corn Exchange back into viable use at para

	4.58 Section: Public Realm (F. Town Centre Approaches).
A number of buildings immediately outside the designated Town Centre area offer development opportunities (e.g. the old Atterton & Ellis site on Hamlet Road). An ancillary project/Statement of Intent should be undertaken to identify and log such sites which is appended to the Masterplan.	Add reference at paragraph 2.23 relating to a Flexible Framework.
There is no planned second transport option to make the bus station an 'interchange' and therefore it seems appropriate to refer to it as a 'bus station'.	Update all references from 'interchange' to 'station'.
Public realm and the materials palette should comprise a high quality, long-term improvement without high public costs associated with its management and maintenance.	Add reference to 2.58 (6. High Quality materials with simple detailing).
Should consider the provision of lower lying plants and not solely trees due to associated issues i.e. casts shadows and makes surfaces slippery due to leaf drop.	Add reference to 2.58) (5. Increase tree planting)
Need more flowers, shrubbery and greenery to brighten the area up.	Add reference to 2.58) (5. Increase tree planting)
High Street public realm should take into account the need for a town to dress for celebrations e.g. positioning/robustness of lighting columns so Christmas lighting or flower baskets can be installed.	Add reference to paragraph 4.44 (provide coordinated street furniture)
The Masterplan should contain a policy statement that efforts will continue to secure a major retail brand as a lynchpin.	Add reference to Section 5 Delivery Strategy (Paragraph 5.21)
A properly financed 'Delivery Authority' needs to be enshrined in the Masterplan to provide a delivery mechanism to bring in the investment required i.e. ONE Haverhill.	Add reference to Section 5 Delivery Strategy (Paragraph 5.21)
Hope that the Masterplan will prompt engagement with property owners around Queen's Square to encourage greater investment in this area.	Add reference at paragraph 2.17.