



ST EDMUNDSBURY VISION 2031 Final Report



The Prince's Foundation
FOR THE BUILT ENVIRONMENT


Bury St Edmunds
VISION 2031
St Edmundsbury Borough Council

Rural
VISION 2031
 St Edmundsbury Borough Council

Haverhill 
VISION 2031
St Edmundsbury Borough Council

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Introduction

The Princes Foundation for the Built Environment was invited by St Edmundsbury Borough Council to help facilitate a process that would allow the elected members to contribute and input into the emerging strategic policy document called the Vision 2031 - a community-led shared 20 year vision for each part of the borough, Bury St Edmunds, Haverhill and the Rural Area.





The process took place in August through to October 2011 and this report is a summary report that documents the process and outputs of that work element. It is aimed to help inform the Borough Council in producing its Vision 2031 documents.

The Process

The process consisted of three parts and commenced with an educational seminar on the 31st August 2011 in the Council Chamber to build a capacity of knowledge with the local Councillors and planning officers. This addressed the many issues involved in planning for future growth, sustainable communities and the challenges of climate change – all framed within The Prince's Foundation's Community Capital theory; a framework for addressing sustainable communities that takes into account all of its capital; natural, financial, social and built. The Community Capital Framework is a holistic approach to building community capital that will provide a base for a vibrant and lasting environment and this framework was employed for working up the Bury Vision 2031.

Community Capital Framework

How the principle of community capital works at different scales

					
	Natural	Social	Financial	Built	
Rooted	NATIVE The incorporation of species and materials adapted or suited to the area, e.g. reflect the local area in gardens and landscaping	BELONGING Identification between people and place expressed through friendship, culture and local traditions, e.g. hold community events in a public building or place	STEWARDSHIP Secure and diverse forms of tenancy and community management of assets, e.g. enable the community to create housing and services suited to their needs	PLACE-MAKING Delightful places that people love and want to be in, e.g. craft buildings that consider local styles, materials, climate and context and give a distinct local character	Rooted
Connected	ECOSYSTEMS Local ecosystems remain whole by retaining and creating links, e.g. maintain wildlife corridors and natural water courses	SOCIAL EXCHANGE A network of social and community organisations that promote connections between people, e.g. support clubs, sports teams, cafés, and volunteer opportunities	INTEGRATED Accessible capital and local goods as well as supported commercial hubs and local trading, e.g. facilitate local markets and supply chains	INTERCONNECTED Neighbourhoods with linked walkable streets allowing access to public spaces and transportation, e.g. develop logical routes where all daily needs are within a five-minute walk	Connected
Balanced	BIODIVERSE HABITAT A sustainable relationship between man, animals and plants, e.g. produce diverse crops around a town for food security	MIXED An inclusive, diverse and mixed population that is tolerant and respectful, e.g. provide homes that the community can afford	DIVERSE A mixed local economy and a mixed profile of investment, e.g. make local goods available and affordable	PROPORTIONAL Places with beautiful and well-scaled architecture and a mix of building types, e.g. design a high street with decorated shop fronts	Balanced
Resilient	REGENERATIVE The ability for the natural environment to respond and adapt to changes in climate and human activity, e.g. include natural drainage systems to reduce the risk of flooding	LOCAL GOVERNANCE Local planning and organising frameworks and life-long education opportunities, e.g. promote education and skills training opportunities for all ages	ADAPTABLE A flexible economic framework with a broad range of economic activities at different scales, e.g. build new housing in phases, using a sustainable growth model	DURABLE Building types, spaces and uses that are suited for the region that can adapt and change over time, e.g. plan houses that could become flats, businesses or small shops	Resilient
Prudent	CONSERVATION The protection, management and enhancement of natural resources, e.g. use sustainably harvested timber and other natural materials	ACCESS TO SERVICES Safe community facilities and amenities for people, e.g. maintain a centrally located library and health and job centres	REINVESTMENT Frugal financial planning with a vision of quality giving long-term returns, e.g. incorporate timely maintenance and community reinvestment schemes	PRESERVATION A priority to refurbish and renovate with recycled and lasting materials and renewable resources, e.g. use passive cooling and heating and employ renewable energy sources	Prudent
	<i>Sustainable Urban Drainage, Upton, UK Masterplan by The Prince's Foundation</i>	<i>The Library, Rose Town, Jamaica, Masterplan by The Prince's Foundation</i>	<i>Local commerce in the market at Brownsword Hall, Poundbury</i>	<i>A high-density, mixed-use neighbourhood in Waterloo</i>	

The Prince's Foundation's Community Capital theory has been used to frame the process.

The educational seminar was followed by an introduction to preparing a Community Capital Matrix for each local area which was completed by all attendees prior to part two of the process. The Matrix has been designed to help local residents and stakeholders assess the overall health of their community by identifying positive and negative attributes of their local area. Applying the Community Capital Matrix will help stakeholders gain a better understanding of what a holistic approach to sustainability entails and will guide the analysis of mapping existing assets in the local area which, in turn, will be used as a basis for creating transformation strategies to enhance the community.

Following the completion and submission of the matrices, part two of the process consisted of The Princes Foundation undertaking a comprehensive site visit of the area by officers and Councillors on the 12th and 13th October 2011 to see, understand and refine the positive and negative attributes of each community and place. The tour began in Haverhill and its surrounding areas in the Southern part of the Borough. The second day of the tour began in Bury St Edmunds, followed with a tour of the surrounding area and villages in the Northern part of the Borough.



The Prince's Foundation and officers visiting Haverhill High Street

In the afternoon of the 13th October a feedback session concluded the site visits and the received matrices were consolidated into two matrices, one positive and one negative, for each area. The entire team then discussed and prioritised the issues into the Top 6 positive assets and the Top 6 negative elements. The Top 6's were identified to be taken forward into the following day, a workshop focussed on addressing these issues and developing transformational strategies.

The Top 6 Positive and Negative for each area are listed below;

Top 6 Bury St Edmunds

Positive

- 1) Spectacular built environment*
- 2) Connects to green corridor*
- 3) Warm and friendly, safe area*
- 4) A wide range of shops, diverse*
- 5) Centre of large rural area town community spirit*
- 6) Street Markets are a key part of consumers coming in*

Negative

- 1) Disconnected new housing estates*
- 2) Traffic congestion*
- 3) Lack of connecting cycle and pedestrian routes to linking neighbourhoods*

- 4) *Some areas lacking quality of build, design and imagination*
- 5) *Facilities for younger people, poor with no where to go*
- 6) *No/ few large employment opportunities*

Top 6 Haverhill

Positive

- 1) *Green infrastructure with local wildlife and biodiversity*
- 2) *Community spirit*
- 3) *Good leisure and sports facilities*
- 4) *Good local employment opportunities*
- 5) *Good education facilities*
- 6) *Good range of social facilities across social groups and age groups*

Negative

- 1) *Aged/tired town centre*
- 2) *Poor connections between north and south*
- 3) *Lack of public transport options out of town*
- 4) *Heritage could conflict with investment*
- 5) *Lack of national retailers*
- 6) *People's perception and local identify*

Top 6 rural

Positive

- 1) *Village pride and spirit (quality of community)*
- 2) *High quality built environment*
- 3) *Agricultural/ natural environment: accessible, maintained, diverse*
- 4) *Variety of community groups*
- 5) *High quality of life*
- 6) *Economic stability incl. tourism, resources, adjacency to Cambridge and Bury*

Negative

- 1) *Fragility of natural environment*
- 2) *Segmentation of demographics*
- 3) *Activities/ facilities/ services for everyone*
- 4) *Lack of affordable homes*
- 5) *Transport accessibility*

6) Challenges of conservation (limited number of conservation areas)

The final part of the process was a 1-day workshop held on the 14th October 2011 to develop transformational strategies/visions and action plans for the Top 6 Negative elements for each area and which builds on Positive Top 6 attributes. To derive the transformation strategies/visions several steps were identified:

- 1. Identify the issue clearly*
- 2. State what success in 2031 looks like*
- 3. Record events that made it happen*
- 4. Write a slogan for the vision*

Vision Statements need to be:

CLEAR – Lack of ambiguity

VIVID – Visualisation of a bright future

MEMORABLE – Something long lasting

REALISTIC – Achievable in the required timescale

Three parallel groups spent 1.5hr developing strategies with a 30min feedback to the rest of the group - and repeated for each area. The last part of the day was spent consolidating the three parallel groups into one set of visions and action plans for each area and which would inform the main components of the 2031 Vision.

The results of the day have been summarised below. Each vision statement is accompanied by a slogan to market the idea and an action plan which at this stage is only indicative of how the vision statement can be achieved. A few references to case studies have been included and which can be found in the appendix.



The Prince's Foundation, officers and Councillors during the workshop.

Bury St Edmunds

Vision Statements



Vision Statement:

By 2031 Bury will be a town made up of a series of walkable urban villages with local amenities such as a school and shop at their heart. Each of the villages or Parishes will be complementary and well connected one to the other.

‘One town made up of many villages’

ACTION PLAN:

1. Create a communication plan that explains why walkable urban villages enable a community – healthy, better value, low carbon, more efficient and cheaper
2. Identify existing and proposed urban villages (growth areas) in Bury and engage future developers with the concept of connectedness, walkability and accessibility
3. Undertake political decision making process to relate Parish structure to physical village structure to reinforce the above
4. Enable clarity of Borough and Town Council (and/or delegate) roles and responsibilities to help achieve the vision
5. Create catchy and memorable logos which identify progress including an easy navigable website to reinforce concept to local residents



Drawing by Leon Krier

CASE STUDY: Executive Summary from the “Linking Lincoln” project

Vision Statement:

By 2031 active Bury residents will be able to enjoy a fast and safe network of beautiful routes for walkers, cyclists and mobility scooters which link all the local urban village centres together.

‘Getting active – no sweat’

ACTION PLAN:

1. Create an overall strategic transport plan for the town and county that identifies existing pedestrian and cycle network and proposes new links that take in Bury’s spectacular built environment and green corridor
2. Create a communication leaflet for the local residents that includes maps of the green network of routes that connect the urban villages, the town centre and key destinations
3. As part of the strategy promote clear signs with 'Bury Active' on and introduce interactive signage and maps
4. Prevent congestion in the town by promoting safe and convenient walking and cycling routes
5. To prevent school run congestion, implement a school transport policy with increased bus services and accessible walking and cycle access to existing schools
6. When planning for new schools ensure consistent and equitable distribution throughout the town
7. Allow flexible working hours in local companies to prevent rush hour traffic. Work with employers etc to create community plans to encourage employees to choose a different mode of transport and to include storage for scooters, bikes etc.



Pleasurable path that can accommodate both pedestrians and scooters

Vision Statement:

By 2031 the new urban villages will have added a key part of Bury's heritage by having involved good designers, builders and craftspeople in making the buildings and places.

‘Building tomorrow's heritage’

ACTION PLAN:

1. Through policy, demand good quality designed places recognisable to Bury St Edmunds that offer imaginative living spaces that are flexible, cheap to run and to maintain with a high quality public realm
2. Create demonstration projects within each major new development to raise standards
3. Develop a positive relationship with the house builders who should engage with the community and respond to the town's desires and aspirations for future development
4. Introduce design awards for builders and craftspeople that recognise quality and continuous improvement in construction
5. Encourage the house builders to use a supply chain of local materials and craftsmen
6. Encourage craft apprenticeships by getting building trainer's on-side by holding a 'building summit' to attract local youngsters
7. Identify future demographics, such as the elderly, and set standards to ensure designs are adaptable and easy to maintain



Craftsman at work

Vision Statement:

By 2031, 10-15 year olds will have a number of respected places and activities suited to their natural development

‘My Place - respecting young people's natural development’

ACTION PLAN:

1. Identify town and county wide outdoor and indoor places for young people to be physical and active without unnecessary restrictions
2. Share activities in connections with schools to maximise usability for the whole community, to include during the evenings and weekends
3. Create a broader range of after school activities – youth clubs, sports and arts
4. Give the younger generation a political voice and set up forums for them to input into the political agenda
5. Promote programmes that are designed and run by teenagers; happy and participatory
6. Create a 'mutual respect' agenda that works for all generations and create activities that cross cut generations (art, building, food)
7. Introduce part time and full time Apprenticeship schemes as part of new development



Young people being physically active

Vision Statement:

In 2031 Bury will have attracted new businesses and growing existing businesses that benefit the local economy, are suited to their environment and maximise the potential for local supply chains

‘Growing businesses that work for us’

ACTION PLAN:

1. Understand niche markets for whom Bury would be the ideal location and target them through a PR campaign - especially focus on employers who bring benefit to the local area and offer support
2. Introduce schools/ colleges to local opportunities through a business and social hub
3. “Grow our own” - encourage growth of local businesses and local entrepreneurs with incentives and support network
4. Create a local supply chains initiative, particularly in construction, and use future growth and development to maximise local employment/skills opportunities



Employees at work at a timber mill

HAVERHILL

Vision Statements



Vision Statement:

By 2031 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.

‘Transforming the town centre’

ACTION PLAN:

1. Build relationship with the Haverhill Chamber of Commerce who should take strong leadership in commissioning a comprehensive retail strategy for the town centre - bring in national and local retailers
2. Develop a comprehensive plan for the redevelopment of strategic sites in and around the town centre to transform the High Street into an attractive and well connected place local residents wants to use – respect local history and landmarks.
3. Promote a Shop-fronts initiative including colour schemes, signage and materials
4. Relocate the weekly town market to the high street to create an event
5. Identify local heritage assets that can help shape Haverhill's local identity
6. Asset map the town centre to recognise what the town offers for locals and visitors. Show this throughout the town with maps, leaflets etc
7. Bring landlords together to enhance their sites offering incentives; introduce the potential for CPO's for people unwilling to co-operate
8. Build capacity and introduce strong town centre leadership – A campaign of pride



High Street in Chester

Vision Statement:

By 2031 residents and visitors to Haverhill will enjoy a seamless network of green routes linking north to south, and houses to schools and employment.

‘Bridging the brook’

ACTION PLAN:

1. Make use of one of Haverhill’s best assets – its existing network of green spaces dotted around the housing estates – and create an overall strategic network for the town (and county) that joins existing pedestrian and cycle lanes and proposes new links north to south – including links to Haverhill’s good schools, town centre, the many employment sites and diverse leisure and sports facilities
2. Create a communication leaflet for the local residents that includes maps of the network of routes that connect amenities, the town centre and key destinations
3. As part of the strategy promote clear and legible signage and introduce interactive signage and maps
4. Develop a comprehensive plan for turning the riverside into a community amenity
5. Engage with Suffolk County Council to address maintenance of public areas



Clear and legible signage to promote cycling and walking

Vision Statement:

By 2031 Haverhill will be connected to Stanstead, Addenbrookes, and Cambridge as well as Bury St Edmunds and Suffolk College by a high speed dedicated bus service

‘Fast and reliable bus service’

ACTION PLAN:

1. Convene a workshop between Stanstead, Addenbrookes, Cambridge employment sector and Suffolk College to develop a business case for a high speed bus link
2. If necessary run pilot services to assess uptake and build the case
3. Improve the A1307 and explore creative low cost options, such as using hard shoulder or develop a separate bus lane



Separate bus lanes increase speed and flow

Vision Statement:

By 2031 Haverhill will be a competitive research, manufacturing and retail hub supporting other centres such as Cambridge.

‘Haverhill working to support innovation’

ACTION PLAN:

1. Identify, understand and map education providers and research employment opportunities in Haverhill and surroundings
2. Promote a ‘Proud to be Haverhill’ marketing strategy linked to three strands of research, manufacturing and retail - based on Haverhill’s selling point of being a unique place and Close to M11 and airport
3. Haverhill champion set up - bringing in investment through marketing and word of mouth
4. Grow supporting industries/ research for Silicon Valley



Research facility

RURAL AREA

Vision Statements



Vision Statement:

By 2031 rural communities will have a full range of accessible goods and services valued and used by local people

‘Delivering and valuing local services’

ACTIONS

1. Map existing amenities and social space for each village in the county
2. Through a questionnaire to local residents identify service demand and determine what additional facilities could be sustained
3. Use village hall/school/pub and set up existing community hub as delivery centre for online goods which will act as local village shop and create activity
4. Use communications technology to coordinate delivery of schools and other services - Mobile library, post office, GP, dentist
5. Flexible working spaces and mixed service units encouraged as village employment clusters
6. Encourage collaborative community purchasing – localised energy supply, food etc



Local produce being sold out of a small truck

Vision Statement:

By 2031 awareness and education of rural livelihoods in the countryside will be high and seen as essential to the local economy

‘Localism for the countryside’

ACTION PLAN:

1. Create a communication and marketing leaflet that will encourage local residents to undertake and/or support agriculture and explain the benefits of access to local food and employment opportunities
2. Identify local farmers and producers within the county as well as any existing local food schemes and set up an event to explore collaborations
3. Promote and test rural entrepreneurship and viability with local producers and retailers and set up smaller pilot schemes
4. On a county wide scale identify existing independent and larger retailers and set up events to explore setting up local producers scheme
5. On a county wide scale identify well connected spaces and community hubs within and between the village clusters to explore the location of local farmers markets
6. Set up 'Good countryside stewardship' scheme
7. Link tourism and nature conservation to right level legislative protection
8. Set up 'schools valuing the countryside' scheme to raise awareness of local food production



Small children getting involved in food growing

CASE STUDY: Extract from the Truro project about a food centre

Vision Statement:

By 2031 rural communities will offer a range of housing possibilities and schemes for young people getting a foot on the housing ladder and the elderly wishing to downsize

‘Living villages’

ACTION PLAN:

1. Keeping young people in rural villages through development strategies that encourage a range of affordable housing types
2. Promote adaptability of rural homes that are suitable for down sizing
3. Rationalise existing building stock from a register of suitable underused buildings and land
4. Engage with landowners regarding gifted land for community trust model to create homes affordable for the locals and their children
5. Develop a community land trust or other creative shared equity model
6. Publish simple 4 point guide to improving the home in terms of insulation and heating



Accommodating homes for all generations

CASE STUDY: Extract from the Tetcott project about land trust model

Vision Statement:

By 2031 the rural communities will have a fully operational small electric bus service run by volunteers and using local drivers

‘Seats on demand’

ACTION PLAN:

1. Survey local communities to see who would use what type of transit when ,if available, and where to
2. Explore different transport solutions; electric buses, mini vans and larger cars - pilot the scheme
3. Find a way to reduce the red tape on community scheme safely
4. Promote the use of real time technology on vehicles to improve efficiencies and encourage local residents to use it



Mini-bus on demand

Vision Statement:

By 2031 the countryside will be more beautiful, enhanced by a new generation of trees and buildings that are true to the local vernacular

‘Looking after home and country’

ACTION PLAN:

1. Create a communication and marketing leaflet that will explain the benefits of conservation and protection of local vernacular in the countryside and introduce local asset maps to improve education and awareness
2. Create an active conservation strategy and management plans for the countryside that protects the local vernacular of the natural and built environment
3. Start a legacy strategy with active involvement from local people (young and old) starting with a tree planting strategy – engage with local schools
4. Use woodlands as play area for the younger generations to engage with their natural environment
5. Promote local management – coppicing and other maintenance
6. Explore options for local energy supply and put in place



Tree planting strategy to engage with all ages

Appendices

- The Prince's Foundation's consolidated matrices.....
- Case Studies.....
- Site Visit agenda and Member's matrices.....

Community Capital – POSITIVE ATTRIBUTES

Area Assessed: Bury St Edmunds PFBE

	Natural	Social	Financial	Built
Rooted	NATIVE Birds in river lark and lake plus abbey gardens, good park, and East gate green possibilities. Natural parkland and gardens. Green/area river corridor to the south. Nowton park to south. Spring lane wildlife trust.	BELONGING St Johns centre and Quaker meeting house, good community projects. Ansel community centre and maltings development good. Eastgate strong community association. Moreton Hall community and church good plus events. Southgate activities (street party).	STEWARDSHIP Demand for all types of housing. Community has chance to attend open meetings. Southgate community centre soon to become self-governing.	PLACE-MAKING Conservation areas a gem. Investment needed to improve existing eyesores. New homes to encourage families. Good houses and pleasant buildings. Certain areas have character and strong sense of pride. Genuine place with history and purpose.
Connected	ECOSYSTEMS Two rivers lark and linnet (birds). Lark flood plain and valley Holywaters meadows and Hardwick heath. Some ecological corridors.	SOCIAL EXCHANGE Cotton lane allotment thriving. Northgate youth over 60's bowls. Eastgate snooker, bowling, deaf centre. Moreton Hall with numerous clubs (leisure). Southgate community centre, pub (newsletter). Risby gate. West Suffolk college, schools and community centre.	INTEGRATED Wed, Sat street markets are a magnet for visitors and shoppers. Lots of allotments encourage growing for families. Some local shops and local produce, business centred on Risbygate and Johns street.	INTERCONNECTED Hierachy of transport nodes needs maintaining/ improving. Many walkable neighbourhoods. Good network of footpaths and cycle tracks. Safe walking areas.
Balanced	BIODIVERSITY Allotments (cotton lane). Bats, owls, deer and foxes in park and heath.	MIXED Lots of new houses plus demand for more. Good mix of private sheltered and social housing. Mix of landlords with private and RSL. Different demographics from young to old. Large number of homeowners.	DIVERSE Wide range of shops and services. Excess produce from allotments sold. Small starter units and industrial areas. Hospital provides diverse job opportunities plus other small businesses. Expansion of shops in St Johns street area..	PROPORTIONAL Policies to be agreed and enforced. Northgate adjoins the fornams with interesting with 12 th century archaeology. Good balance of new homes fitting with historic character. Pleasant mix and range of buildings. Conservation area reflects settled quality of area.
Resilient	REGENERATIVE Stream through Tayfen like canal. Lark flood plain. woodlands (Severn road). Areas of suitable drainage (Tayfen road). Large areas of green space, regenerative. Sustainable surface drainage inc mediaeval flood meadow.	LOCAL GOVERNANCE Planning policy well prepared. Many schools. Active community centres. Some residents associations. St John's street/ risby gate traders association. Neighbourhood watch.	ADAPTABLE Pace of development good but could speed up with transport infrastructure. Reasonably compact neighbourhoods. Opportunities for employment often within walking distance. Range of jobs around educational institutions and shopping areas.	DURABLE Tayfen meadows maintained. Tollgate lane, milden hall road junction needs redesign. Many homes capable of adapting to different uses. Some areas more limited to change of use. Flexible shop fronts and housing in St John Streets.
Prudent	CONSERVATION Many trees (well protected). Council joining natural habitats (cotton lane area). Holywaters meadows group.	ACCES TO SERVICES High quality book shops. Town centre has good range of local services. Reasonable public transport service to town centre.	REINVESTMENT Public money needs to go to good capital projects. Community centres for community schemes. Maintain maintenance regime. Welcome better provision for young people.	PRESERVATION Some recent progress needs strengthening. Possible renewable energy strategy for dwellings.

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed: Bury St Edmunds PFBE

	Natural	Social	Financial	Built
Rooted	NATIVE New public hall badly designed and expensive. Some too busy for community activities. Over development can destroy sense of community and identity. Lack of community association in South gate ward and a bit remote on outskirts. Some sense of exclusion because of economic situation or changes in town fabric.	BELONGING Too many low standard apartments. Town council manages allotments but allotment holders could do better. Tenants get no say on what they want. Southgate community centre business plan possibly fragile.	STEWARDSHIP Too many low standard apartments. Town council manages allotments but allotment holders could do better. Tenants get no say on what they want. Southgate community centre business plan possibly fragile.	PLACE-MAKING New shopping centre design disaster. Built environment could use improvements. Illegal parking problems. Off the shelf speculative housing not acceptable. Some densities too high. Some new areas not as well connected.
Connected	ECOSYSTEMS Football club – poor pitch. Lack of play for small children plus holiday clubs. Lack of community hall in Eastgate ward. Inaccessible housing creates isolation of vulnerable groups. Church buildings could be hubs for residents associations/ young groups. Newer areas lack social hub.	SOCIAL EXCHANGE Street markets seen as cash cow not resource. Need greater diversity of shops. More community space/ hall needed. Moreton Hall isolated by poor public transport. Local produce limited. Shops in Southgate ward all national chains/ takeaways.	INTEGRATED Street markets seen as cash cow not resource. Need greater diversity of shops. More community space/ hall needed. Moreton Hall isolated by poor public transport. Local produce limited. Shops in Southgate ward all national chains/ takeaways.	INTERCONNECTED Wider pavements and pedestrian access urgently needed. Tolgate late/milden road junction needs re-design. Cycle paths need joining up. Buses need more regularity. Unacceptable traffic congestion at peak times. Roundabout near rushbrooke lane and sicklesmere road bottleneck. .
Balanced	BIODIVERSITY Too many people try to prevent house building. Although good social mix zoned in separate neighbourhoods.	MIXED Independent traders on St Johns street struggle to survive. Risbygate street failing to improve. Disconnection between council and community (need to understand needs better). West Suffolk hospital monopolises surrounding area, would be big impact if left.	DIVERSE Independent traders on St Johns street struggle to survive. Risbygate street failing to improve. Disconnection between council and community (need to understand needs better). West Suffolk hospital monopolises surrounding area, would be big impact if left.	PROPORTIONAL Too much clutter on pavements outside shops. Over development of some estates/ areas.
Resilient	REGENERATIVE 3 tier to 2 tier school system an issue. No where for further learning unless going to college. Housing development on opposite side of town to upper schools, colleges and offices. Neighbourhood watch not very active (Risbygate).	LOCAL GOVERNANCE Too much emphasis on car ownership. On street parking discouraged.	ADAPTABLE Too much emphasis on car ownership. On street parking discouraged.	DURABLE Tollgate late/ milden road junction needs redesign. Off the shelf housing create high densities don't allow for future expansion. Some new residential areas give liberties to alternative use.
Prudent	CONSERVATION Central library should become place of learning. Roads need investment. Bus service poor other than to town centre. Mobile library possibly stopping.	ACCES TO SERVICES Old and new shops need linking through widen market. Very few businesses in south gate ward. Challenges in station hill and tayfen road related to network rail.	REINVESTMENT Old and new shops need linking through widen market. Very few businesses in south gate ward. Challenges in station hill and tayfen road related to network rail.	PRESERVATION Extend conservation area and develop strategy. New relief may impact listed control tower.

Community Capital – POSITIVE ATTRIBUTES

Area Assessed: Haverhill

	Natural	Social	Financial	Built
Rooted	NATIVE Surrounded by farmland with arable crops, natural hedgerows and native trees East Town Park a flagship Park Area Local rich wildlife and biodiversity on local walk	BELONGING Good sense of community in many of the estates Support for families and children Local centre offers a wide range of social events and clubs Residents forward thinking and progressive in mind set Three set of locals- original settlers, London overspill and newcomers	STEWARDSHIP New Cinema complex built following consultation St Edmundsbury Borough Council has invested in new public realm improvements Diverse weekly market held on Friday and Saturday each week Town used to have lowest unemployment rate as the overspill population came, started massive local business and employed local people	PLACE-MAKING Attractive Church Attractive Mill complex and heritage and history Some heritage area of Interest (Anne of Cleves House, HamletRoad, Eden Road, Duddery Hill..)
Connected	ECOSYSTEMS Many good quality green areas with great views over farmland Good access to green areas Good play areas	SOCIAL EXCHANGE Excellent sports facilities Good facilities for all ages New leisure centre complex with cinema Well visited Arts Centre with many facilities All tiers of schools in close proximity Some family groups live close together 2 very good Children's Centres which offers support for families	INTEGRATED Local manufacturing culture – Gurteen, medical supplies, other IFF major employer in town Businesses relocated from East London during recession 20 years, but has now moved out again Largely dependence on local jobs, incl local hospital Need to attract local retailers	INTERCONNECTED Good access to main facilities Many pathways leading straight to town centre
Balanced	BIODIVERSITY HABITAT Many green areas, well used by residents	MIXED Good mix of affordable homes across the scale A fairly multicultural area	DIVERSE Many individual retailers, but shortage of national chain stores – resulting in people bypassing the centre to go to Cambridge	PROPORTIONAL Mainly affordable housing estate
Resilient	REGENRATIVE Haverhill located on one of the main hills in the area and therefore drains well SUDS systems are designed into some new developments	LOCAL GOVERNANCE One residents association	ADAPTABLE Many local manufacturers, but smaller individual retailers Ideal place for some start up unis	DURABLE Area has needs for larger properties Mainly affordable housing estates
Prudent	CONSERVATION Allotments are designed into developments Some schools connected to community allotments	ACCESS TO FACILITIES Walkable town centre Good pedestrian, vehicle and public transport links to all major facilities	REINVESTMENT Better management of the High Street High Street better accessed from parking High Street more attractive public realm	PERSERVATION Some refurb of historic buildings

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed: Haverhill PFBE

	Natural	Social	Financial	Built
Rooted	NATIVE River through town is a wasted community asset	BELONGING Different identities in different parts of the town Segregated social groups Strong catholic church and followers in some areas	STEWARDSHIP Town centre is hit hard when local businesses fail	PLACE-MAKING No local identity Unattractive high street, destroyed by 1960/70's redevelopment Poor use and access to local river Anti-social behaviour on high street
Connected	ECOSYSTEMS Riverside not well maintained or connected to town Poor connection between towns green spaces and parkland	SOCIAL EXCHANGE Community Centre is worn Community Centre needs facilities than just clubs Need more activities to encourage integration and inclusion	INTEGRATED Improvement to the choice of retail offers in town an absolute must	INTERCONNECTED Need to extend public transport system to reach Borough's other facilities Limited public transport options Limited parking options Poor maintained pavements
Balanced	BIODIVERSITY On some estates green areas are being used to park cars on, abused by mini motorbikes and locals with aggressive dogs	MIXED Some social groups may feel excluded from the church Some estates don't have local shops or meeting place	DIVERSE No, need national retailers	PROPORTIONAL Many heritage buildings has been destroyed Towns original historic urban pattern has disappeared No local identity reflected in the local architecture or pattern
Resilient	REGENERATIVE Lack of planning and investment in green infrastructure Some natural drainage systems and ditches has been filled in by new development Need holistic planning for drainage Better water management	LOCAL GOVERNANCE Local resident ass. are only interested in their local development	ADAPTABLE New development must consider new employment opportunities in the town Inflexible due to lack of opportunities	DURABLE Area has difficulties in adapting to elderly people's needs or people with disabilities Most estates are inflexible cannot adopt to future and different uses Estates in need of major uplift Investment is needed for infrastructure to adopt to future town expansion
Prudent	CONSERVATION Need for Water Treatment Plant Allotment scheme started by middle school – school has now been closed	ACCES TO SERVICES Many small individual shops, but no larger national retailers As town expands, facilities (GP's, schools) may not be able to cope with the additional people	REINVESTMENT Not much investment in infrastructure or public realm	PRESERVATION Need to retain and preserve and reuse heritage properties Little sign of renewable energy usage and planning

Community Capital – POSITIVE ATTRIBUTES

Area Assessed: Rural South PFBE

	Natural	Social	Financial	Built
Rooted	NATIVE Well maintained rural countryside Well maintained private gardens Clare country park Much used footpaths, part of longer walks.	BELONGING Thriving local facilities, eg pub. (withers field ward) Great sense of village pride Regular tidy up days and other community events. Pro active community leadership (Hundon village)	STEWARDSHIP Successful recent affordable housing scheme Wide range of properties Wide variety of tenancies Local homes for local people Good parish council building village plan has been drawn up after consultation with public	PLACE-MAKING Real mix of housing types. Subtle beauty of village architecture enhances to the beauty of countryside. strong character from ancient and modern community
Connected	ECOSYSTEMS Ditches are carefully managed to avoid flooding. Natural flood areas are not developed which provides a natural wildlife habitat. Most farmers involved in environmental schemes which maintain and enhance hedgerows, corridors, woods.	SOCIAL EXCHANGE Active community groups village hall as hub for community Many social clubs	INTEGRATED Small village shop land other seasonal outlets are successful Small stalls outside some properties with honesty boxes for produce. Allotments are very full. Produce can be sold at local shop. Opportunity to join oil buying syndicate.	INTERCONNECTED Great open spaces with walking loops Very good rural bus service. clare has all facilities except dentist.
Balanced	BIODIVERSITY Good country stewardship partly due to outdoor activities, eg hunting No development in the flood plain. Local village children are involved in collecting seeds and growing plants for future planting. Community involvement in developing woodland for public use. balance enhanced by environmental schemes, shoots etc.	MIXED Excellent cross section of people. Diverse housing stock (Hundon village) Recent small developments aimed at younger buyers have been successful. All weather sports pitch Children's playground	DIVERSE Some variety in employment but most commute to bury, Cambridge. Existing mix of retail is good. Zero vacancy rate.	PROPORTIONAL mix of housing types Practical rather than pretty houses asset register being worked on by PC
Resilient	REGENERATIVE Mny loam soils with many old field drains ridding quickly of surface water. Wider field margins and uncultivated strips.	LOCAL GOVERNANCE Opportunities in village hall(withers field ward) online access to community information Parish plan to hood FE classes for aduljts in the future	ADAPTABLE recent Sustainable development Zero business rate is essential to survival of most businesses.	DURABLE Flexible use of live work properties redundant farm buildings being converted to up market residences, small scale studios, and live work units.
Prudent	CONSERVATION Community involvement in the promotion of local wildlife Tourism economy helps protect valuable visual environment in south St Edmundsbury	ACCES TO SERVICES Mobile library and other services accessible by foot	REINVESTMENT many houses refurbished and updated which benefits the wider area.	PRESERVATION new development built to level 4 with heat pumps and solar panels Planning controls ensure refurb use local materials when possible Starting to look at renewables as energy efficiency becomes more relevant. Clare Society involved in preservation of buildings

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed: Rural South PFBE

	Natural	Social	Financial	Built
Rooted	NATIVE Some gardens and garden boundaries show neglect and spoil the overall village scene. (Chedburgh ward) Wildlife, flora and fauna is taken for granted. Clare country park could be larger, could be a bigger better attraction.	BELONGING Segmentation between newcomers and existing residents. Too many clubs competing with each other.	STEWARDSHIP Clare country park needs viable solution More affordable housing needed in villages to attract young people. Commuting is essential right now. Young people need more going on in the evening. Illogical placement of public and civic buildings. (stanningfield village)	PLACE-MAKING Neglected properties spoil the village feel Brownfield sites Underutilized and not maintained. No centre to village. (stanningfield village)
Connected	ECOSYSTEMS Fragile ecosystems. Ecosystems damaged during the 70s and 80s with the wide scale removal of hedgerows to facilitate the use of ever larger farm machinery. Intensive arable farming, use of sprays and artificial fertilisers not conducive to local ecosystems.	SOCIAL EXCHANGE Difficult to engage the whole community. No village shops or post office. (Chedburgh ward) Segmentation of social exchange between Lawshall and St Edmundsbury. Too much reliance on Bury cricket, football, and rugby.	INTEGRATED Lack of promotion of local produce and local shops. Lack of integrated work opportunities. No shops. (Chedburgh ward)	INTERCONNECTED Access to centre harder as town grows (clare) footpaths have lost their importance. No cycle paths Few bridle ways
Balanced	BIODIVERSITY Needs agricultural management. Needs community management. Intensive agriculture with quick turnaround after harvest for drilling the next crop means no fallow or chance for a balance between ecosystem and farming practices.	MIXED Many young people forced to leave villages because they cant afford high house prices Limited opportunities for work in villages. Segmentation of community events between age groups.	DIVERSE Principal work is arable farms and not much else. Not a mixed economy. heavy reliance on oil for heating causes fuel poverty.	PROPORTIONAL Small roads not wide enough for HGVs and farm machinery causing road being worn away.
Resilient	REGENERATIVE Cuts to nature groups could damage resilience of flora and fauna Heavy rain can cause soil runoff from fields into roads etc. Lowering of water table means some ditches no longer contain water for much of the year. Some completely dry. Village roads can be covered with mud during wet spells, eg sugar overt harvest time. Haven't made use if sustainable water solutions.	LOCAL GOVERNANCE No schools and no real training opportunities. (Chedburgh ward) Can be difficult to get people to become involved in village life. Difficult to fundraise for events, improvements.	ADAPTABLE Almost complete reliance on the car for work, shopping, social events. Roads can be treacherous in the winter.	DURABLE Fragile economic environment. Need better promotion of new businesses. Some farm buildings too small for modern farming. Roads narrow and winding, not conducive to attract new businesses. Low incomes and high cost of retrofitting cause cycle of fuel poverty.
Prudent	CONSERVATION Inappropriate development within an environment that contributes to tourism economy would be bad. Intensive farming can be detrimental to conservation. Largely dependant on one employer. (whithersfield ward)	ACCES TO SERVICES Clare Library under threat. Clare country park under threat. Very limited bus service. Underutilized bus service. Post office soon to close. (stanningfield village) No local medical facilities (hundon village)	REINVESTMENT Country park needs to be restructured and helped to thrive. Negative attitude towards affordable housing which impedes such investment. Too much focus on near term future. Limited opportunity for economic growth.	PRESERVATION Some refurbishments do not include modern living standards, eg energy solutions. Cost of refurbishment and renovation of properties prohibitive for people on low incomes. Renewable resources very costly to implement. Some development in conflict with historic landscape.

Community Capital – POSITIVE ATTRIBUTES

Area Assessed: Rural North PFBE

	Natural	Social	Financial	Built
Rooted	NATIVE Retention of natural woodland. River lark good mix of flora and fauna.	BELONGING Strong community spirit with good buildings to support, e.g church, village hall, playing fields and social clubs.	STEWARDSHIP Affordable issue being addressed. Good split of social and private housing.	PLACE-MAKING Many delightful buildings within the conservation areas, mainly brick construction.
Connected	ECOSYSTEMS Hedgerows resurgence, river lark connections.	SOCIAL EXCHANGE Local plans have encouraged specialist groups. Active social clubs at Westbury.	INTEGRATED Good mix of residential and business facilities. Some farmers markets and shops specialising in local produce.	INTERCONNECTED Good footpath areas connecting outer lying areas with town.
Balanced	BIODIVERSITY Good balance of housing, farm and industry	MIXED Good tolerance of welcoming incomers. Good mix of social backgrounds.	DIVERSE Tourism has greater potential than at present.	PROPORTIONAL Good footpath areas connecting outer lying areas with town.
Resilient	REGENERATIVE Low flood risk, reasonable drainage.	LOCAL GOVERNANCE Good links between local communities and district/ county councils.	ADAPTABLE Sound local plan for progressive development.	DURABLE Good mix of house sizes and common land and recreation areas. Many buildings are adaptable.
Prudent	CONSERVATION Excellent protection or restoration of key habitats.	ACCES TO SERVICES Larger villages offer reasonable services and some services available online.	REINVESTMENT Grant schemes available to support communities and businesses. Re-invested in housing stock.	PRESERVATION Some renewable energy appearing. Framework for conservation reasonable with appropriate advice.

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed: Rural North PFBE

	Natural	Social	Financial	Built
Rooted	NATIVE Invasion of foreign species by north American crayfish, muntjack deer and ladybirds Need more tree surgeons Front gardens being made into car parking	BELONGING Some communities lack basic activities and support. Need for elderly activities to maintain community spirit.	STEWARDSHIP Need for more social housing Limited number of affordable homes.	PLACE-MAKING Limited number of conservation areas.
Connected	ECOSYSTEMS River lark area needs keeping free from building land use. Too many large fields.	SOCIAL EXCHANGE Ageing population needs social networking. Many communities not engaged with action plan process.	INTEGRATED Supermarkets dominate at present. Lack of locally grown produce sold.	INTERCONNECTED Pavement areas limited in many villages. Few rights of way giving country access. Need better bus service from Westley estate to town and hospital.
Balanced	BIODIVERSITY More tree surgeons to maintain hundreds of trees. Limited variety of food production.	MIXED Need for more social housing. Communities remain relatively non diverse with few from ethnic backgrounds.	DIVERSE Relatively few businesses in rural areas and planning system discourage them. Lack of local produce.	PROPORTIONAL Ageing Infrastructure needed to support, unsupported development
Resilient	REGENERATIVE East Anglian desert, low rain fall mitigated by reasonable aquifer sources.	LOCAL GOVERNANCE Lack of continuing education.	ADAPTABLE Need for more building to take place that is adaptable. Local development tends to be at whim of developers.	DURABLE Worry that new construction design will not be as durable as older building stock. Need for more social housing to be built.
Prudent	CONSERVATION Heavily reliant on imported materials in area.	ACCES TO SERVICES Need for better shopping areas and ranges of goods offered. Poor public transport and poor broadband.	REINVESTMENT Reinvestment needed for play equipment, changing facilities. Some communities, businesses reluctant to apply for grants.	PRESERVATION Possibility for solar panels to provide source of income. Some people ignorant of conservation requirements.

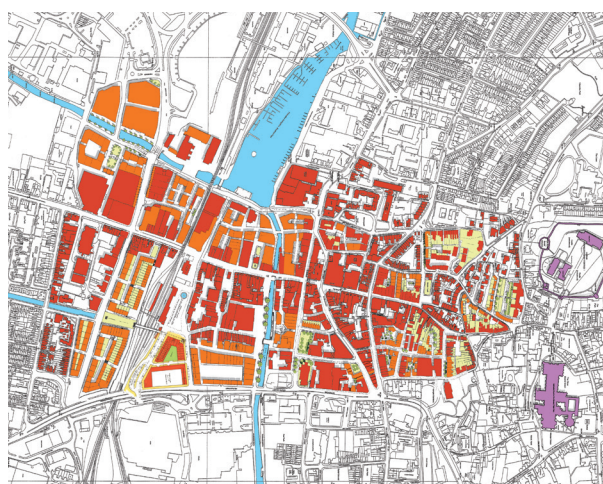
Lincoln, Lincolnshire, *City Centre Regeneration*



Artist's impression of city centre street, Lincoln



Indicative diagram of Lincoln city centre (Seth Harry Assoc.)



Lincoln city centre masterplan

PROJECT INFORMATION

Location	Lincolnshire
Project Type	Masterplan
Project Area	City Centre
Themes	Heritage & Culture City Centre Retail Strategy Movement Strategy & Street Hierarchy
Status	Ongoing Regeneration
Project Partners	City of Lincoln Council Lincolnshire County Council East Midlands Development Agency
Project Contact	Tom Perry

Lincoln, the county town of Lincolnshire, has been through numerous changes since its foundation in Roman times. Since the 1980s the centre of Lincoln has been going through a new period of growth and in response to this The Prince's Foundation was commissioned by the City of Lincoln Council to lead a five day Enquiry by Design (EbD) in November 2005. Through the EbD process a 50 year plan to guide development in the city centre was devised, with a strategy for delivery in the first 15 years of the project.

The EbD looked at the structure of Lincoln as a whole, through patterns of movement and the spread of facilities and amenities. As a result of this a number of strategies were developed considering the growth of retail in the City Centre, transport and parking, heritage and culture and addressing problems of derelict properties. This work was finalised and drawn together into a strategic masterplan for the City Centre, including development briefs for 13 sites.

Since 2005, The Prince's Foundation have engaged in further sessions with Lincoln City Council to create a phasing plan and funding arrangements to establish a clear delivery mechanism to implement and manage the project. The Prince's Foundation's continued engagement in Lincoln is fuelling the ongoing implementation of the strategies on the ground and helping Lincoln develop as a sustainable urban environment in the 21st century.

Transforming Lives by Making Great Places

The Prince's Foundation for the Built Environment is an educational charity which aims to help create attractive sustainable neighbourhoods through community engagement; by teaching, practising and research we look to promote timeless and ecological ways of planning, designing and building.



Truro Eastern District Centre

Design Workshop Summary

October 2010

Overview



Truro in Need of Solutions

The City of Truro is the main administrative and employment centre for Cornwall and every day some 14,000 people commute from the surrounding areas into the city, almost doubling its population. Treliske Hospital, which has 4,000 staff, generates some 400,000 annual patient appointments, Truro College attracts 10,000 students a year and the city is a major visitor destination in Cornwall. This demand for travel has created considerable congestion, prompting Cornwall Council to develop a park and ride strategy for Truro which envisaged facilities to the east and west of the city, linked by a high frequency bus service. The western facility has removed around 600,000 car journeys from the road network since it opened in August 2008.

The Council also concluded that co-locating a recycling centre with a park and ride on the eastern side of the city would reduce the need for separate car journeys in the Truro area.

Truro also suffers from what the Secretary of State for Communities and Local Government has called 'a very serious housing land supply shortfall', with the city unable to meet demand and some 800 people on the local housing register.

Furthermore, local food producer group The Taste of Cornwall and supermarket retailer Waitrose have for some years proposed a combined retail offer to promote Cornish produce to a much wider audience and generate significant potential income for Cornwall's agricultural sector.

The opportunity has arisen to combine all these functions and meet all these local needs on one site by providing an integrated and innovative development known as the Truro Eastern District Centre. This would include a park and ride that would intercept traffic from the north and east, Cornish Food Centre, household waste recycling centre, and around 97 new homes, of which 35% would be social housing spread throughout the development.

Site in relation to Truro



A Cornish Food Centre

QUESTIONS FROM THE COMMUNITY

- What is the evidence for the co location of Taste of Cornwall and Waitrose, particularly in terms of pricing and offering?
- Will it take market share of local food?
- What are the reasons for the location of retail?
- What are the wider opportunities based on that location & co-location?
- What will the impact be on other local retailing stores which offer local produce and the farmers market?
- Bring a choice of options for East Truro
- Affordability of produce?

What is the Cornish Food Centre?

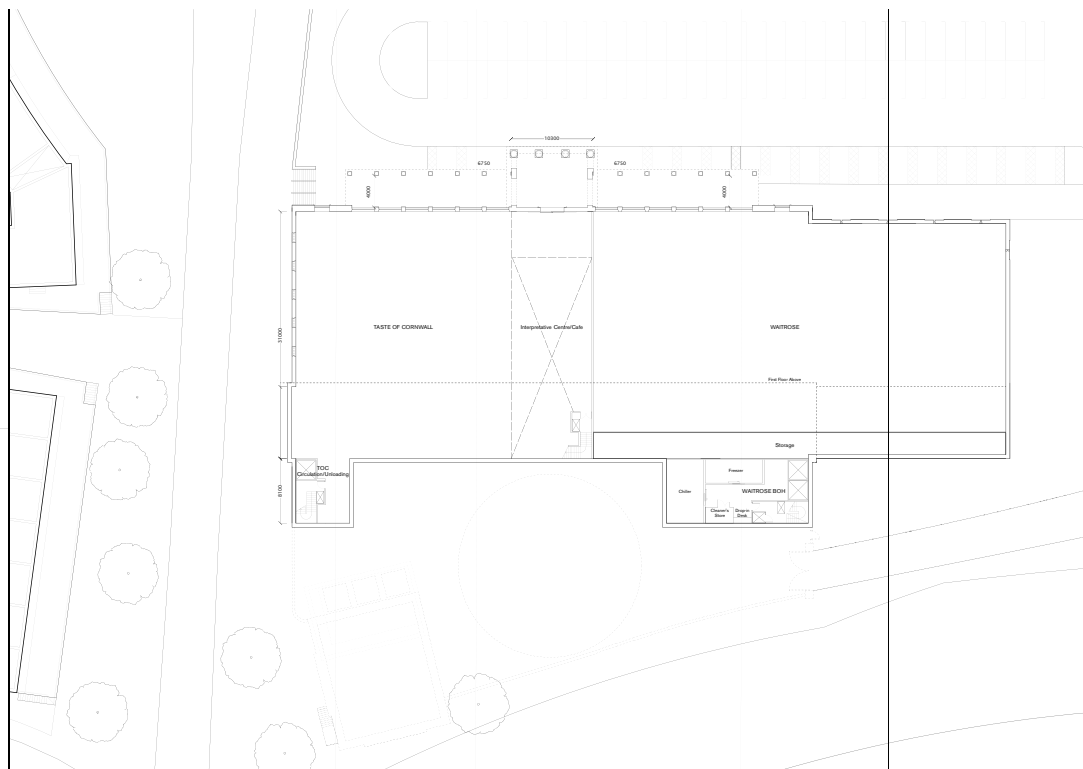
- Partnership between Taste of Cornwall and Waitrose
- ToC is a mixture of farmers & agricultural businessmen (set up in 2002)
- Purpose to expand the market for Cornish Food Produce in response to a growing demand for local produce
- Collaboration needed to reach a wider market (72% food shopping completed in supermarkets)
- Food Education

- Identified benefit of co-locating with a supermarket to achieve wider market exposure and retention of money within local economy
- Creation of Cornish Food Centre concept

- Production/Processing Areas 3,000sq ft
 - Food Knowledge Centre 1,500sq ft
 - Productive Kitchen Garden ½ Acre
 - Warehouse 1,000sq ft
- Total area required circa 6 Acres

Essential Components of the Cornish Food Centre

- Interpretive Area 1,000sq ft
- Cornish Food Hall 6,000sq ft
- Waitrose Retail Store 15,000sq ft



Benefits of Co-location

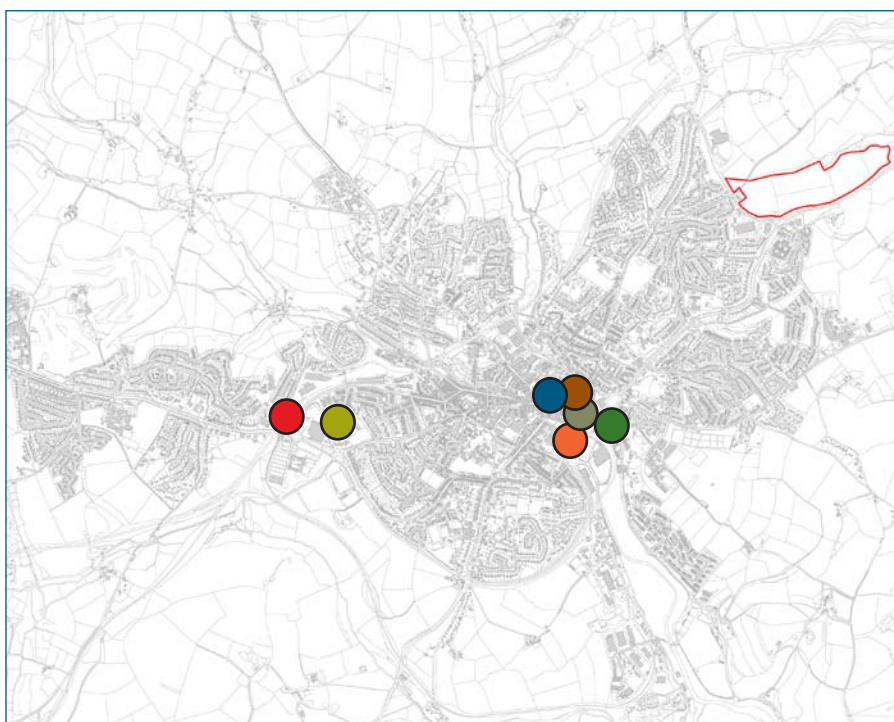
- Park and Ride
- Linked Trips
- Place making
- Land Availability
- Supermarket
- Expertise
- Footfall
- Financial
- Initial set up

Wider Benefits

- Add potential 2% to the value of Cornish Agricultural Industry
- 200 skilled and unskilled jobs for local community
- Reduction in food miles
- Improvement in health and education
- Greater spend within specialist retailers in City centre through better knowledge

Why Truro

- Retail centre of Cornwall with the widest catchment
- Site required to accommodate integrated solution
- Economic viability
- Why Eastern Truro
 - Convenient location adjacent to Park & Ride
- Identified gap in food retail provision
- Availability of land & viability of proposal – City centre site would be economically unviable for the project



TRURO SUPERMARKET

- Tesco
- Sainsbury's
- Aldi
- Somerfield
- M&S
- Iceland
- Co-op



The Prince's Foundation
FOR THE BUILT ENVIRONMENT

The Tetcott Report

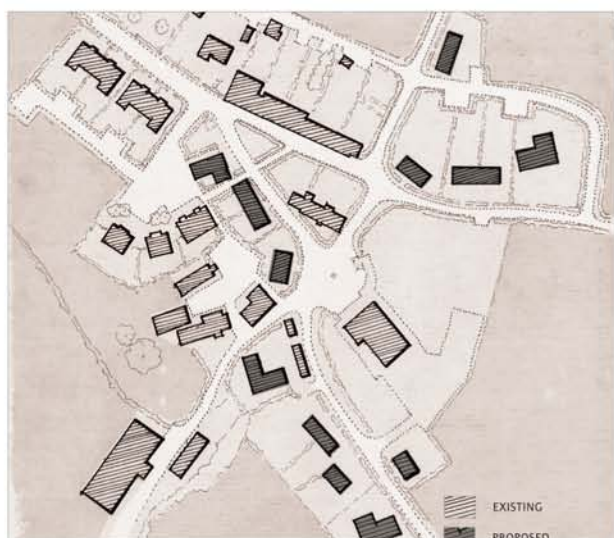
A Growth Strategy for a Rural Village



Tetcott Village, North Devon, *Masterplan*



Artist's impression of Tetcott village



Proposed village masterplan, Tetcott

Tetcott is a small village located within the Torridge local authority area in North Devon.

The decline in agricultural profitability has resulted in the landowners seeking capital input into a decaying village by expanding Tetcott by approximately 20-25 homes over several years. An Enquiry by Design was held to create a sustainable vision for the growth of Tetcott, which includes a masterplan and key strategies.

The layout of the village was originally orientated around a public house, village school and reading rooms, all of which have now been converted into residential units, leaving only the Post Office in use. These types of community uses could potentially return as the proposed new residences begin to create a critical mass with their inhabitants as well as define public space with their building placement. This project has the potential to be a national exemplar for delivery of high-quality, integrated affordable housing in a responsible and sustainable way.

PROJECT INFORMATION

Location	North Devon
Project Type	Rural Village Masterplan
Project Area	-
Themes	Rural Affordable Housing Rural Village Organic Growth Estate Stewardship
Status	Continued collaboration with client
Project Partners	William & Carolyn Molesworth St Aubyn
Project Contact	Michael Romero

"I think the whole EbD experience was quite transformative for the local community. In particular, those who contributed in the workshops surprised themselves with their achievements, sense of ownership and appetite for the kind of change all of you opened their eyes to. Amazing, given where we started from."

Carolyn Molesworth St Aubyn, Client

Transforming Lives by Making Great Places

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Introduction

The Tetcott Manor Estate is a good example of a traditionally managed rural estate. Its 4,500 acres are divided into 14 farms, 90% let on long-term Agricultural Holding Act agreements, with many in their second and third generation. There are a total of 54 properties on the estate. It has been owned by the Molesworth St Aubyn family since the 16th Century.

The estate is well managed but, in spite of this, there are concerns for its future. It is heavily dependent on agriculture-related income. Additionally, costs associated with maintaining its ageing infrastructure and keeping pace with the requirements of modern day farming are rising faster than rental income.

At the centre of the estate is the village of Tetcott. It is located in the Torridge local authority area in North Devon. It is made up of twenty three houses, a village hall and a small post office, with a further ten houses on the periphery of the village. It lies approximately 800 metres from the Cornish border. Once a self sufficient community, the layout of the village was orientated around a public house, village school, reading room and piggeries. All of these have now been converted into residential units or are disused, with the exception of the Post Office.

The village and community has a long, rich history. However, it is now in decline. This is a consequence of many factors including the rise of the car-based society, reduced public

transport, and changes in urban/rural planning which favours urban over rural development.

The landowners would like to revitalise the village. They are committed to the area for the long term and their goal is to balance the financial profitability of the estate while protecting, preserving and enhancing the existing community. They would like to capitalise on the strengths inherent in the village and build on these to stimulate economic and social possibilities from which everyone can benefit.

FACTORS OF DECLINE

1. An ageing population.
2. Limited opportunity for moving within the community.
3. A lack of affordable/ starter homes so the younger generation are leaving the village and families with young children are not attracted into it.
4. Limited local transport and support services further exacerbate this circular deterioration with the net result that the population is both ageing and diminishing.

GOALS OF LANDOWNERS

1. To make the most of Tetcott's historically strong community and beautiful location, providing a platform to thrive for the benefit of the existing and future residents.
2. To protect and enhance the value of the current buildings and the area,
3. To generate revenue for the estate which will in turn help to protect the future of the estate.
4. A strong desire that other benefits may arise such as local employment, craftsmanship and opportunities for local businesses.



Context

Affordable Housing

A vital component of this project is affordable housing delivered in a responsible way. Bob Patterson, a government advisor on rural housing who lives in Devon, assisted in the EbD, providing valuable information, support and technical knowledge on the role of a Community Property Trust and how it can enable home ownership.

Holsworthy Community Property Trust (HCPT) is a local charity that was established to promote and support financially and socially those who live and work in Holsworthy. HCPT enables house buying through shared-equity schemes for those unable to attain the full funding required to purchase a home.

After a rigorous selection procedure, the Trust can provide residential units below market value for either rent or purchase. In rural communities, the demand for housing exceeds the supply, and there is a need for intermediate housing which is more expensive than the Local Authority housing but cheaper than market value.

The current model of private housing and socially rented housing built in the rural areas is not desirable. Instead, there is a more integrated approach where private housing can help subsidise integrated affordable housing that is 'tenure blind' and has a range of renting and purchasing options.

KEYS TO SUCCESS

1. Layout of units must be integrated into surrounding area in an organic way, becoming part of the existing community. The development should not be inward-looking.
2. The affordable units should be built to the same design standard as market-rate units.
3. The offer should respond appropriately to the local housing needs and be held in perpetuity.
4. Priority must be given to locals who are already part of the community.

AFFORDABLE HOUSING DELIVERY OPTIONS

Shared Ownership or Equity Shared Housing

A portion of the property is purchased through a long lease, usually 99 years, or on freehold, and the Community Land Trust retains the remaining portion of the property. In rural areas the ceiling of 80% of ownership is usually applied, and the capital is then invested into another shared equity locally.

Rented Housing At Market Rate

In rural areas renting can be more affordable than buying.

Renting Housing Below Market Rate

For those on particularly low incomes or those reliant on state benefits, rental is often the only option and generally requires public subsidy.

Tenant Plus

Some tenants have the responsibility for maintaining their property; these are known as Tenant Plus, where the value of the cosmetic improvements is reimbursed to the tenant on their exit.

Phase I



Phase II



The Delivery

Phase I

Year 1.

- i) Construct four to five units one to two of these units may be affordable, to create the northern edge of the 'Village Fields'. This first phase would be of little infrastructure cost impact.
- ii) Install gates at appropriate points on roads will allow easier movement of stock for the local farmers.

Phase II

Year 2.

- i) Construct four to five residences, one to two of which may be affordable units, to create the southern edge of the 'Village Fields'.
- ii) Add parking spaces behind some existing residences in the village.
- iii) Create three street parking spaces by widening the street.

Vision 2031

Prince's Foundation Tour

Wednesday 12 October	
Location	Time of visit
Leave WSH	
Leave BSE train station	
Horringer	09.10 - 09.20
Depden	
Wickhambrook	
Haverhill Leisure Centre	10.00
Haverhill Lower Downs Slade	10.30
Mini-bus tour of the town; <ul style="list-style-type: none"> • NW Haverhill • Hanchett End • Spirit of enterprise • Burton End • Clements Estate • Duddery Hill + Industrial Area • Hamlet Road • Chalkstone Way 	
Lunch – Haverhill Arts Centre	12.00 – 12.30
Withersfield	
Thurlow	
Kedington	
Clare	13.30 – 14.10
Poslingford	
Stansfield	
Hawkedon	
Rede	
Chedburgh	
Chevington	
Barrow	
Risby	
Bury St Edmunds	

Princes Foundation Tour

Thursday 13 October	
Location	Time of visit
Meet at Charter Square for 1 hour walk around town centre	09.00
Leave Ram Meadow Car park in the mini-bus to see suburbs of Bury St Edmunds	10.00
Great Barton	
Gt Livermere	
Troston	
Honington	
Ixworth	
Bardwell	
Stanton	
Lunch – Stanton Village Hall	13.00 -13.40
Barningham	
Hopton	
Euston	
Barnham	
Ingham	
West Stow	
Flempton	
Fornham All Saints	
Bury St Edmunds West Suffolk House	15:45
Feedback Session WSH	16.00 – 17.00

Community Capital – POSITIVE ATTRIBUTES Area Assessed; Moreton Hall, Bury St Edmunds

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING Community events held at community centre. Multi denominational church	STEWARDSHIP Mixed housing throughout estate including Oxlip House, Very Sheltered 53 flat scheme. Voluntary community group manages planted areas and is creating new woodland.	PLACE-MAKING
Connected	ECOSYSTEM some wildlife corridors and decent landscaping to west of the estate. Additional substantial planting ongoing by Woodland Ways wildlife group. Landsaped areas generally well maintained by council and WW.	SOCIAL EXCHANGE Community centre hosts numerous clubs and organisations. Several community football teams covering all ages. Large WI branch. Church hall. Youth centre.	INTEGRATED	INTER-CONNECTED Good network of footpaths and cycle tracks.
Balanced	BIODIVERSE HABITAT	MIXED Estate has range of range of properties including so-called affordable. Landlords mixed, with RSL and private	DIVERSE	PROPORTIONAL
Resilient	REGENERATIVE	LOCAL GOVERNANCE Two primary schools. Some outreach leisure work by Abbeycroft but needs more publicity	ADAPTABLE	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES Large GP practice. Good pharmacy but under threat. Church, Tesco Express, café, hairdresser, dentist, chiropractor, fast food, community centre.	REINVESTMENT	PRESERVATION

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed; Moreton Hall, Bury St Edmunds

	Natural	Social	Financial	Built
Rooted	<p>NATIVE</p> <p>Many properties have inadequate gardens and surrounding open space for recreation or just space. Developer planting has been uncontrolled resulting in problems. For example, planting trees that grow too high casting gardens into shadow.</p>	<p>BELONGING</p> <p>Community centre is to the west of the estate and will be remote from new development. Centre is at capacity. Over-development is destroying sense of community and identity. Community request to consider parishing dismissed by council.</p>	<p>STEWARDSHIP</p> <p>Mixed tenancy throughout but the community has no say on what they want.</p>	<p>PLACE-MAKING</p> <p>Overwhelming majority of development is off-the-shelf "design" of speculative builders. Urban cramming at unacceptable density as development moves east. Areas of shared surfaces are claustrophobic and devoid of greenery. Only investment is from S106. Estate not on council radar unless it's for their benefit</p>
Connected	<p>ECOSYSTEMS</p>	<p>SOCIAL EXCHANGE</p> <p>Design of housing (3-storey) and distance from services leads to isolation of vulnerable groups. Poor public transport exacerbates the problem.</p>	<p>INTEGRATED</p> <p>Moreton Hall is separated from the town by the A14 but is perceived by councils as being part of the town. No effort is made to resolve the isolation caused by poor public transport. Compare it with the disproportionate energy and money given to rural transport.</p>	<p>INTER-CONNECTED</p> <p>Unacceptable levels of traffic congestion at peak times but also high density of traffic throughout every day producing constant noise. Distance of proposed development from centre will limit walking particularly during bad weather.</p>
Balanced	<p>BIODIVERSE HABITAT</p> <p>Development land to the east is defined as being not particularly attractive. However, when compared with yet more development it becomes significantly more attractive.</p>	<p>MIXED</p>	<p>DIVERSE</p> <p>The greatest diversity is between council and community. The council think they know what the community want but are usually wrong. They do not listen and are patronising.</p>	<p>PROPORTIONAL</p> <p>Irresponsible over-development of the estate will lead to a population of over 9000. The local planning authority epitomises the nanny state and treats the community with contempt.</p>
Resilient	<p>REGENERATIVE</p>	<p>LOCAL GOVERNANCE</p> <p>Housing development on opposite side of town from upper schools, FE college, sports centre, local government offices. Inadequate existing school provision on site with a claim of possible upper school in the future not widely believed.</p>	<p>ADAPTABLE</p>	<p>DURABLE</p> <p>Predominantly off the shelf housing often with tiny gardens. Minimal single story accommodation and over use of 3-storey town houses. Increasing levels of cramming plus the smaller gardens is removing the option of future extensions to dwellings.</p>
Prudent	<p>CONSERVATION</p>	<p>ACCESS TO SERVICES</p> <p>County council are consulting on stopping the mobile library. Bus service is poor and about to get worse but details not yet known. Buses unable to access parts of estate because of poor road layout and on-street parking. Centre too far away</p>	<p>REINVESTMENT</p>	<p>PRESERVATION</p> <p>New development is dependent on a relief road being constructed. This will have a serious impact on neighbouring airfield and Grade 2 Listed control tower.</p>

Community Capital – POSITIVE ATTRIBUTES Area Assessed: Clare and Upper Stour

	Natural	Social	Financial	Built
Rooted	NATIVE Award winning Country Park Much used footpaths. Part of longer walks Locally valued countryside	BELONGING Greatest possible sense of community. 4 churches, 4 pubs Historical caring culture. Award winning town	STEWARDSHIP Well maintained countryside. Wide variety of tenancies exists and need to be maintained. Local homes for local people. Good Parish Council building new homes and new schools.	PLACE-MAKING Full of character. Needs continuing economic viability. Strong character – ancient and modern community *
Connected	ECOSYSTEMS Wonderful Upper reaches of the Stour Valley – visually attractive and special. Usable river, rolling landscape beautifully maintained.	SOCIAL EXCHANGE Largest possible number of clubs & groups exist! New school vital – just opened. Mostly good connection, but could be better.	INTEGRATED Bus services good, but need maintaining. New school growing and needs transport. Local products in shops & cafes.	INTER-CONNECTED Town has all facilities except a dentist. Good footpaths. Town 1.5 miles from end to end. Needs more parking in centre.
Balanced	BIODIVERSE HABITAT Farmland needs to be maintained close to town as at present. Award winning park needs financial support to become a national treasure.	MIXED Once the large housing schemes are built, future housing agreed in small developments. Commerce & industry needed	DIVERSE Local shopping needs promotion and encouragement. Existing mix is good and improving. Zero vacancy rate.	PROPORTIONAL Development needs to match the quality of the rest of the environment. Asset register being worked on by PC.
Resilient	REGENERATIVE River Stour needs maintainable water regime. Maintenance plan needed for future of town greenery.	LOCAL GOVERNANCE Community Plan in place. Active Parish Council will update to meet planning needs.	ADAPTABLE Zero business rate essential to survival of most businesses. Housing needed in large and small quantities to suit sites and timetable.	DURABLE Town needs life to be maintained. Economic sustainability is there, but is fragile. All services exist except dentist, but all need to be used by 8,000 surrounding population.
Prudent	CONSERVATION Tourism economy helps protect valuable visual environment in south St Eds.	ACCESS TO SERVICES Library much in demand. Strong tourism economy makes businesses and services more viable/sustainable.	REINVESTMENT Solution to Country Park future needed. Countryside character needs protecting.	PRESERVATION Community register of built environment being prepared. Clare Society – very active Residents active. Clare tourism Forum active. Parish Council active and undertaking asset register.

Community Capital – NEGATIVE ATTRIBUTES Area Assessed: Clare and Upper Stour

	Natural	Social	Financial	Built
Rooted	NATIVE Country Park could be larger, could be a bigger better attraction.	BELONGING	STEWARDSHIP Country Park needs a solution	PLACE-MAKING
Connected	ECOSYSTEMS Fragile.	SOCIAL EXCHANGE Some of the hard to reach groups are still hard to reach.	INTEGRATED Could have even more promotion of local produce.	INTER-CONNECTED Not enough parking. Access to centre harder as town grows.
Balanced	BIODIVERSE HABITAT Needs agricultural management. Needs community management.	MIXED	DIVERSE Low or zero business rates essential to business survival and encouragement.	PROPORTIONAL
Resilient	REGENERATIVE Cuts to Clare in Bloom funding could damage regeneration of group.	LOCAL GOVERNANCE	ADAPTABLE	DURABLE New businesses always need promotion, encouragement and support. Economic environment is fragile.
Prudent	CONSERVATION Inappropriate development within an environment that contributes to tourism economy would be disastrous.	ACCESS TO SERVICES Library under threat. Park under threat.	REINVESTMENT Country Park needs to be saved. Restructured and helped to thrive. Other services needed.	PRESERVATION Grade2 buildings need to meet state of the art living standards, including energy or people won't want to buy them.

Community Capital – POSITIVE ATTRIBUTES

Area Assessed...CHEDBURGH

WARD. Villages of Chedburgh, Chevington, Hawstead, Whepstead and Rede

	Natural	Social	Financial	Built
Rooted	NATIVE. Generally open, undulating countryside. Gardens and landscaping well maintained by residents. Generally tidy appearance of gardens and landscapes fitting well into the countryside	BELONGING. Each village has a village hall. Some are more used than others. More going on in the larger villages of the ward.	STEWARDSHIP. Wide range of properties. Some social housing in every village but most properties privately owned, often with quite large and well-maintained gardens.	PLACE-MAKING. A lovely area to live in. Wonderful views across open countryside. Small villages, woods, hedgerows. Winding lanes connecting groups of houses.
Connected	ECOSYSTEMS. Most farmers involved in Environmental Schemes therefore hedgerows/ field margins left for wildlife. Larger strips left as corridors. Many woods. Quite a few small herds of wild deer roam at will. Several pheasant shoots on farms.	SOCIAL EXCHANGE. Each village has a pub. Clubs and activities held on a regular basis, especially in Chedburgh and Chevington as the larger villages. Play areas in 4 villages. Many people walk dogs, ride bikes, jog and meet casually en route.	INTEGRATED. In all villages there are some small stalls outside some properties with honesty boxes. Produce sold mainly eggs, honey, fruit and local seasonal garden produce.	INTER-CONNECTED. Each village has footpaths, usually around the village green and the church. Small outlying groups of houses often linked to other parts of the village.
Balanced	BIODIVERSE HABITAT A mix of woods and often large arable fields. Wheat, rape, sugar beet main crops. Intensive agriculture. Balance enhanced by environmental schemes, shoots etc. Many rabbits, hares, partridges in the area. Also some buzzards.	MIXED. Many retired, often professional, people have moved into the area, bringing new ideas and energy to village life and events generally.	DIVERSE. There are some small rural businesses employing one or two people. Pubs employ some people. Most enjoy living in countryside and happily accept the commute to work in Bury, Haverhill, Sudbury, Cambridge etc.	PROPORTIONAL. There is a pleasing mix of housing types giving interest to the eye. Some traditional, thatched Suffolk cottages, near the village centres, mixed in with more modern houses away from the centres. A varied and interesting landscape.
Resilient	REGENERATIVE. Medium loam soils with many old field drains ridding quickly of surface water. Wider field margins and uncultivated strips, ex set-aside land allows natural regeneration of vegetation.	LOCAL GOVERNANCE. 4 villages have parish councils, one has a parish meeting. Community associations organise events e.g. fetes. Newcomers largely responsible for the new village hall in Hawstead.	ADAPTABLE. There is a new housing scheme for Chedburgh. 51 houses, varying types and sizes. In other villages mainly in-filling. Sustainable growth. Hawstead is classed as open countryside so no real growth envisaged.	DURABLE. Some redundant farm buildings have been converted to up-market residences. Other small outbuildings converted to studios etc for small scale home-work facilities.
Prudent	CONSERVATION. Some conversion of redundant farm buildings and use of timber cladding, brick and flint work blend in well to area. Hawstead has an impressive new Village Hall built using new oak (French!)	ACCESS TO SERVICES. Mobile library visits once a fortnight. Basic bus services enable trips to Bury, Haverhill etc.	REINVESTMENT. Many houses have been renovated, extended, often by retired newcomers to villages. They have money to invest and most properties benefit from this. The knock-on effect is also beneficial to the area as a whole.	PRESERVATION. Planning controls ensure refurbishments use local materials whenever possible. Some people beginning to look to use of renewable resources. Energy efficiency becoming ever more important and relevant.

Community Capital –NEGATIVE ATTRIBUTES Area Assessed... CHEDBURGH Ward

Villages of Chedburgh, Chevington, Hawstead, Whepstead and Rede

	Natural	Social	Financial	Built
Rooted	NATIVE. A few gardens and garden boundaries show neglect and spoil the overall village scene.	BELONGING. True 'villagers' are overshadowed by incoming retired and professional people. They tend to 'take over' in the village with their set views and ideas as to what constitutes village life.	STEWARDSHIP. More affordable housing might attract younger people back to villages, but, no jobs for them anyway. Commuting essential. Little/no social life in villages apart from pubs. Young people demand more going on in the evenings.	PLACE-MAKING. A few neglected areas spoil the area. E.g. A garage that has closed and buildings just seemingly abandoned. An eyesore. Old fireworks site in Chedburgh has abandoned buildings and unkempt wasteland.
Connected	ECOSYSTEMS. Damaged during the 70s and 80s with the wide scale removal of hedgerows to facilitate the use of ever larger farm machinery. Intensive arable farming, use of sprays and artificial fertilisers not conducive to local ecosystems.	SOCIAL EXCHANGE. Newcomers tend to stick together and don't mix much with original villagers. The opposite is also true. No village shops or post offices in the Ward. Social events often dominated by newcomers.	INTEGRATED. Chedburgh has some employment in the village. Otherwise large and mechanised farms only need a skeleton workforce. No shops etc. Travel out of villages essential for jobs.	INTER-CONNECTED. Footpaths were more important historically. No shops etc to connect to. Little used by the majority of the population. No cycle paths, few bridle ways.
Balanced	BIODIVERSE HABITAT. Intensive agriculture with quick turn around after harvest for drilling the next crop, means no fallow or chance for a balance between ecosystem and farming practices.	MIXED. . Many young people forced to leave villages as they can't afford inflated house prices paid by newcomers. Also no work in villages. Older age groups dominate. Fewer children. No village schools etc.	DIVERSE. Main land use is large arable farms, growing mainly wheat, rape and sugar beet. Little variety. Not a mixed economy.	PROPORTIONAL. Small roads not wide enough for large HGVs and wide farm machinery. Edges of road being worn away. Unsightly.
Resilient	REGENERATIVE. Heavy rain can cause soil run-off from fields onto roads etc. Lowering of water table means some ditches no longer contain water for much of the year. Some completely dry. Village roads can be covered with mud during wet spells, e.g. Sugar beet harvest time.	LOCAL GOVERNANCE. No schools and no real training opportunities. Generally no competition to become parish councillors and be involved in that way. Can be difficult to get people to become involved in village life. Fundraising for events, refurbishments of e.g. play areas, very difficult to achieve.	ADAPTABLE. Almost complete reliance on the car for work, shopping social events. Price of petrol is crippling. Roads can be treacherous in snow in winter.	DURABLE. Many farm buildings too small for modern agricultural use and not really suitable for other purposes. Look neglected and spoil the area. No demand for alternative economic use. Roads narrow and winding, not conducive to attract new businesses.
Prudent	CONSERVATION. Can be expensive, many people on low incomes are priced out of this option. Intensive farming can be detrimental to conservation.	ACCESS TO SERVICES. Very limited bus service. Rede has a one way only bus each weekday morning at 8 am! Generally buses under-used, except by a few people with bus passes. Completely unsuitable for social transport to and from towns in the evenings.	REINVESTMENT. Some villages in danger of 'dying' through lack of adaptability to change. Some people have negative attitude towards affordable housing. Need to attract young people back to give more diversity.	PRESERVATION. Some places suffering from fly-tipping. Cost of refurbishment and renovation of properties prohibitive for people on low incomes. Renewable resources very costly to implement.

Community Capital – POSITIVE ATTRIBUTES

Area Assessed...Parkway Haverhill...

	Natural	Social	Financial	Built
Rooted	NATIVE Large area of green space with Newt pond used by dog walkers and families	BELONGING Estate built in 50s/60s with London overspill. Good sense of community in small closes off larger roads.	STEWARDSHIP Mostly social housing. Area badly affected by loss of jobs on Project Office Furniture and Slaughterhouse locally.	PLACE-MAKING New Catholic church being built to accommodate influx of European Catholics.
Connected	ECOSYSTEMS	SOCIAL EXCHANGE Tended to have family groups living near each other – now not so much Primary/middle and upper schools within close proximity	INTEGRATED Large dependence on local jobs and employment but also small Filipino group that work at Addenbrookes Hospital	INTER-CONNECTED Can walk into town. Newt pond and castle playing fields
Balanced	BIODIVERSE HABITAT	MIXED It is fairly multicultural area.	DIVERSE Filipino population; east European population who use the catholic church	PROPORTIONAL Largely affordable housing estate
Resilient	REGENERATIVE	LOCAL GOVERNANCE One residents association.	ADAPTABLE	DURABLE The current estate doesn't seem to have changed much over time which gives stability
Prudent	CONSERVATION Newt pond. Green spaces	ACCESS TO SERVICES Walk able to town centre	REINVESTMENT	PRESERVATION

Community Capital – NEGATIVE ATTRIBUTES

Haverhill.....

Area Assessed...Parkway

	Natural	Social	Financial	Built
Rooted	NATIVE Front gardens tend not to be large and a lot are on sloping sites	BELONGING Very unwelcoming residents assn run mostly by one family Catholic church is very strong but a lot of members don't live on the estate	STEWARDSHIP Hard hit when local businesses fail	PLACE-MAKING Not sufficient parking – garages in blocks and too small for modern cars
Connected	ECOSYSTEMS The green spaces and residential bits don't connect. The design of the estate does not help.	SOCIAL EXCHANGE Much more needs to be done to encourage integration and community inclusion. BUT there also needs to be a change of attitude away from "blame" to one of self help	INTEGRATED Not as far as I can see	INTER-CONNECTED Difficult for disabled and elders as very hilly and pavements etc not very well maintained. Suffers from groups of young people running through the estate or gathering sitting on the low walls
Balanced	BIODIVERSE HABITAT Public green space is difficult to police and is used by mini motor bikers and people with aggressive dogs who have caused a problem in the past. The green space in the middle is higher than the surrounding houses	MIXED European/Philippine residents may feel isolated apart from the church Not many shops, not many community opportunities – no community centre	DIVERSE Not as far as I can see	PROPORTIONAL Tend to be very consistent types of houses all built at the same time.
Resilient	REGENERATIVE No. there is a lack of investment and holistic planning – it tends to be piecemeal	LOCAL GOVERNANCE Only the residents assn which is mainly interested in the newt pond which got lottery funding	ADAPTABLE Tends to be very inflexible due to lack of opportunities. Ideal place for some start up units	DURABLE Can be difficult to adapt for disability older people. Also fairly small rooms.
Prudent	CONSERVATION Middle school started allotments for the community. Middle schools closed down. I have no evidence of sustainability of natural resources apart from work done on Newt pond.	ACCESS TO SERVICES One small parade of shops in centre only. Not near a Doctors surgery.	REINVESTMENT Not much infrastructure reinvestment	PRESERVATION Needs a good look at infrastructure and roads/pavements Built mainly on steep hills Little sign of any renewable energy usage. Should be an ideal area for wind turbine/solar panels as hilly.

Community Capital – POSITIVE ATTRIBUTES

Area Assessed: Barons Road Bury St Edmunds

	Natural	Social	Financial	Built
Rooted	NATIVE Development based around a series of greens with native trees	BELONGING Social events on greens	STEWARDSHIP Affordable housing at Hardwick Gate Care in the Community at 58	PLACE-MAKING Spacious. Long views out.
Connected	ECOSYSTEMS Medieval water meadows Hardwick Heath	SOCIAL EXCHANGE	INTEGRATED Local shops and hospital	INTER-CONNECTED Traffic free connections to town centre. Pedestrian access to Heath, hospital, shops, church, hospice
Balanced	BIODIVERSE HABITAT	MIXED Family housing integrated with bungalows	DIVERSE Hospital is a major employer	PROPORTIONAL Not a strong point but people seem to like it
Resilient	REGENERATIVE Homes and roads on soakaways Large gardens sustain mature trees	LOCAL GOVERNANCE Events at community centre	ADAPTABLE Hardwick gate	DURABLE
Prudent	CONSERVATION Some solar installations	ACCESS TO SERVICES Local shops, primary school, community centre and hospital. Hardwick Heath within 500m Regular buses into town	REINVESTMENT	PRESERVATION Retro fitted, wood burner, houses have chimneys

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed: Barons Road, Bury St Edmunds

	Natural	Social	Financial	Built
Rooted	NATIVE Some front gardens paved over	BELONGING	STEWARDSHIP It's a bit too posh	PLACE-MAKING Lacking in local design features
Connected	ECOSYSTEMS	SOCIAL EXCHANGE	INTEGRATED	INTER-CONNECTED
Balanced	BIODIVERSE HABITAT Road kill	MIXED No affordable provision. Not so tolerant of hospital – parking in surrounding streets	DIVERSE Lost industrial estate to housing	PROPORTIONAL Wide straight roads encourage speeding
Resilient	REGENERATIVE	LOCAL GOVERNANCE	ADAPTABLE	DURABLE Wide straight roads, uninspired architecture
Prudent	CONSERVATION Gas is main source of heating for area	ACCESS TO SERVICES	REINVESTMENT Little scope	PRESERVATION

Community Capital – POSITIVE ATTRIBUTES

Area Assessed: Bury St Edmunds

	Natural	Social	Financial	Built
Rooted	NATIVE Although I only have a small patio garden, I regard the Abbey Gardens as my back garden, and what could be better than that? I love all the hanging baskets on the streets and the small areas of landscaping at street corners.	BELONGING My neighbours are very friendly and there is a strong community spirit. There is a local community association – the Churchgate Area Association – of which we are members.	STEWARDSHIP Many of the town's facilities are managed by voluntary organisations, e.g. Theatre Royal, Art Gallery.	PLACE-MAKING The quality of the buildings is exceptionally high, and the street I live on – Guildhall St – must be one of the most unspoilt in Britain. This quality is one of the main reasons I decided to move to Bury St Edmunds and to live in this street.
Connected	ECOSYSTEMS From where I live, even though it is in the town centre, I can reach countryside quickly in several directions and there are lots of different footpaths and walks.	SOCIAL EXCHANGE There are lots of town centre events, clubs and activities.	INTEGRATED I am close to the provision market where I get most of my fruit and vegetables. There is also a twice weekly WI market, and some houses sell vegetables and other produce outside their front doors.	INTER-CONNECTED My area has good access to public transport at the bus and railway stations. I can walk to all the town centre shops and facilities and to work. The roads and footpath links are very good.
Balanced	BIODIVERSE HABITAT Obviously, it's the town centre and is therefore mainly built, but it has a large amount of open space and I have seen a surprising variety of wildlife close to my house, e.g. foxes, water voles, herons, kingfishers.	MIXED Many town centre houses are in multi-occupation. Many are rented and there is a high proportion of social accommodation. A lot of older people live in the town centre and there is an excellent play area at the Abbey Gardens.	DIVERSE The provision market sells fruit and vegetables cheaply, and since a Tesco opened locally, it has supplied other food cheaply. Many of the town centre houses are occupied by businesses.	PROPORTIONAL Most of the architecture is domestic, although there are several churches and civic buildings. The historic architecture reflects the character of the area, and some of the modern buildings have been designed to fit in.
Resilient	REGENERATIVE My local environment has been there since the 11 th century through mini ice ages and hot periods, which suggests that it is very good at responding to change. It also has a very good climate with lots of sunshine – unlike the north where I come from.	LOCAL GOVERNANCE There is a huge number of opportunities for people to get together and educational opportunities are provided by the College. There is a wide variety of cultural activities, e.g. Theatre Royal, Cathedral.	ADAPTABLE The local economy is generally prosperous and has come through the recession well.	DURABLE Many of the buildings in my area have been used for shops and other businesses, including my own home, so they are adaptable. The materials are suited to the region – my house is made of a local material - Woolpit brick
Prudent	CONSERVATION Bury St Edmunds is lucky that so much of its historic architecture has survived. I think the Council should make its conservation a priority.	ACCESS TO SERVICES As it is the town centre, there are plenty of facilities and services and they are easily accessible to all sectors of the community.	REINVESTMENT In the 1990s, there was considerable investment in the public realm, which provided a suitable setting for the buildings, but there is much less now.	PRESERVATION Given the large number of listed buildings, I suggest the Council gives guidance to home owners about how renewable energy and new technology can be used on listed buildings without visual intrusion.

Community Capital – NEGATIVE ATTRIBUTES

town centre

Area Assessed: Bury St Edmunds historic

	Natural	Social	Financial	Built
Rooted	NATIVE My garden is very small and some town centre properties have no gardens at all.	BELONGING I still feel an outsider despite living in this town for 20 years. It's a very closed community. And working for the local council does not exactly make you popular in the local community!	STEWARDSHIP Many facilities are run by voluntary organisations, but I am not sure that the local community runs many community assets.	PLACE-MAKING I wish more of the town was closed to cars. When we have a wonderful open space like Angel Hill, it seems criminal to use it as a car park. I also think there is a lot of litter in the town centre, and wish more could be done to stop people dropping it and to clear it up.
Connected	ECOSYSTEMS I often walk in No Man's Meadows which is marred by overhead power lines. It would be good if these could be placed underground.	SOCIAL EXCHANGE Local people are very reserved. I notice the absence of northern friendliness.	INTEGRATED Nothing negative.	INTER-CONNECTED It is difficult to park where I live, but I accept this as the price I pay for living in an historic town centre. The A14 is very important to the town but both it and the roads leading into the town can get very congested.
Balanced	BIODIVERSE HABITAT Nothing negative.	MIXED House prices are high and many people can't afford them.	DIVERSE Nothing negative.	PROPORTIONAL Some of the newer buildings in the town centre are an eyesore and ruin what is otherwise a harmonious town centre.
Resilient	REGENERATIVE Bury St Edmunds suffers from characterless modern suburbs. Any future housing growth should be proportionate and well-situated. I would prefer concentrating new development in one place, e.g., Moreton Hall rather than endless suburbs.	LOCAL GOVERNANCE The borough and county councils have both moved out of the town centre. It gives the impression that they neither know nor care about what is happening there. The county council is trying to re-organise a school system that has served local residents well.	ADAPTABLE There is a high proportion of public sector employment, which is a concern at a time of cuts in public sector funding. Smaller retailers are also very worried about the future of their shops.	DURABLE Some hemp houses have been built nearby that look out of place and don't look as though they will last a long time.
Prudent	CONSERVATION I would like more priority to be given to conserving the historic town centre.	ACCESS TO SERVICES I am surprised that my road is being dug up for 10 weeks to repair the gas mains, and I wish the utilities would repair the roads better when they have dug them up.	REINVESTMENT I would like more investment in the public realm and in maintaining and improving roads.	PRESERVATION Some of the paving materials are of poor quality and are inappropriate for a town centre.

Community Capital – POSITIVE ATTRIBUTES

Area Assessed.....Minden

Ward...BSE...

	Natural	Social	Financial	Built
Rooted	NATIVE River lark flows through the boundaries of Minden and Westgate wards which has a good element of natural wildlife. A good mix of flora and fauna. The walk along the river is very pleasant and used by hikers and dog walkers alike	BELONGING Active church in the ward, along with good, well attended community centre functions and social clubs.	STEWARDSHIP Mix of both privately owned properties along with Havebury Housing tenants. There is also a good split of social housing areas and areas which are predominantly privately owned.	PLACE-MAKING The area is mainly brick construction, and was built around the periods of between 1920-current day.
Connected	ECOSYSTEMS The river lark is key to the area and is well looked after. All efforts must be maintained to keep this facility.	SOCIAL EXCHANGE Good social events held at both Westbury community centre, and the Church Hall of All Saints Church. There is a good mix of characters attend at both these facilities. Also a very active social club attached to the Westbury Community Centre.	INTEGRATED There is a good mix of both residential and business facilities, ranging from shops to medium sized factories.	INTER-CONNECTED Reasonable footpath areas connecting outer lying areas with the town. Shopping facilities within easy walking distance of main housing developments.
Balanced	BIODIVERSE HABITAT	MIXED Good mix of social backgrounds, to include a good split of social and privately owned houses. The area has also mixed estates where numerous nationalities reside.	DIVERSE Mixed use of residential and commercial properties.	PROPORTIONAL Wide range of housing styles from 1920's to current day.
Resilient	REGENERATIVE Drainage from fields to river lark to prevent flooding at bottom of Maltward Avenue/Fleming Rd?Abbot Rd areas.	LOCAL GOVERNANCE Resident associations are in operation who input via Councillors or direct to Council/s their views on local issues.	ADAPTABLE	DURABLE Good mix of house sizes, common land, recreational and play areas.
Prudent	CONSERVATION	ACCESS TO SERVICES Local shops and supermarket within reasonable walking or short commute. West Suffolk House within easy commutable distance.	REINVESTMENT Havebury have responsibility for social housing in Minden Ward and have spent many £millions of investment in their housing stock.	PRESERVATION Some renewable energy such as solar panels appearing in Ward. Havebury in a programme of renovation using UPVC, products etc.

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed... Minden Ward...BSE

	Natural	Social	Financial	Built
Rooted	<p>NATIVE</p> <p>Lots of front gardens being turned into parking areas due to lack of off road parking facilities as estates were built in 1940 to 1970's when not so many cars were on the roads.</p> <p>NEED FOR MORE TREE SURGEONS TO MAINTAIN HUNDREDS OF TREES IN THIS WARD!!!!!!</p>	<p>BELONGING</p> <p>Ageing population in this ward, need for more over 60's type activity to maintain social networking and community spirit!</p>	<p>STEWARDSHIP</p> <p>Need for more social housing to be built within the ward generally as first time homes and flats for single occupancy.</p>	<p>PLACE-MAKING</p>
Connected	<p>ECOSYSTEMS</p> <p>Need to keep river lark area free from building land use.</p>	<p>SOCIAL EXCHANGE</p> <p>Ageing population in this ward, need for more over 60's type activity to maintain social networking and community spirit!</p>	<p>INTEGRATED</p> <p>Lack of local produce grown....land for allotments would be very beneficial as both entertainment and sustainability for this area.</p>	<p>INTER-CONNECTED</p> <p>Need to sustain and improve bus services from westley estate to town and to the hospital as population in this area tends to be over 60. also poor cycle routes in operation within the Minden Ward.</p>
Balanced	<p>BIODIVERSE HABITAT</p> <p>NEED FOR MORE TREE SURGEONS TO MAINTAIN HUNDREDS OF TREES IN THIS WARD!!!!!!</p>	<p>MIXED</p> <p>Need for more social housing to be built within the ward generally as first time homes and flats for single occupancy.</p>	<p>DIVERSE</p> <p>Lack of local produce grown....land for allotments would be very beneficial as both entertainment and sustainability for this area.</p>	<p>PROPORTIONAL</p>
Resilient	<p>REGENERATIVE</p> <p>NEED FOR MORE TREE SURGEONS TO MAINTAIN HUNDREDS OF TREES IN THIS WARD!!!!!!</p>	<p>LOCAL GOVERNANCE</p>	<p>ADAPTABLE</p> <p>Need for more social housing to be built within the ward generally as first time homes and flats for single occupancy. No real building has taken place in the ward since 1970-1980</p>	<p>DURABLE</p> <p>Need for more social housing to be built within the ward generally as first time homes and flats for single occupancy.</p>
Prudent	<p>CONSERVATION</p> <p>NEED FOR MORE TREE SURGEONS TO MAINTAIN HUNDREDS OF TREES IN THIS WARD!!!!!!</p>	<p>ACCESS TO SERVICES</p> <p>Need for better shopping areas, and ranges of goods offered. Ageing population in this ward, need for more over 60's type activity to maintain social networking and community spirit!</p>	<p>REINVESTMENT</p> <p>NEED FOR MORE TREE SURGEONS TO MAINTAIN HUNDREDS OF TREES IN THIS WARD!!!!!! Also refresh of play equipment and changing rooms on Gainsborough playing fields. Currently being serviced by a small building.</p>	<p>PRESERVATION</p> <p>Possibility for Havebury to attach solar panels to their properties providing a good source of income and increasing % of sustainable energy being generated.</p>

Community Capital – POSITIVE ATTRIBUTES

Area Assessed.....Bury

	Natural	Social	Financial	Built
Rooted	NATIVE Green spaces: -Abbey Gardens -Nowton Park -Hardwick Heath	BELONGING Bury Society Residents Associations Movers and Shakers	STEWARDSHIP Established communities	PLACE-MAKING Historic core Great place to live/work/visit Identifiable neighbourhoods
Connected	ECOSYSTEMS Water meadows	SOCIAL EXCHANGE Active faith groups Ernie Broom Schools in one place help social interaction	INTEGRATED Local flower market (Christmas) Fair Position on A14	INTER-CONNECTED Good cycle routes
Balanced	BIODIVERSE HABITAT St Edmunds Hill Allotments Sense of place Links to the countryside	MIXED Good mix of community Long life expectancy Opportunities for growth	DIVERSE Good range of jobs Opportunities for growth	PROPORTIONAL Right size of town Historic Environment
Resilient	REGENERATIVE	LOCAL GOVERNANCE Good upper schools Investment in WSC/UCS Cambridge proximity	ADAPTABLE	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES Good community centres Good range of sports/recreation Good GP provision Cultural & Arts (Middle class/elite)	REINVESTMENT Arc Suffolk Business Park	PRESERVATION (need for good quality design)

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed.....Bury

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING Young move away	STEWARDSHIP	PLACE-MAKING
Connected	ECOSYSTEMS River Lark – lack of access	SOCIAL EXCHANGE	INTEGRATED Bed spaces for visitors Lack of camping/caravanning facilities	INTER-CONNECTED Buses do not link different parts of town – all run to centre A14 divides town Congestion at peak times
Balanced	BIODIVERSE HABITAT	MIXED Middle class and old – Dominate the shaping of the town Growing elderly population	DIVERSE House prices high	PROPORTIONAL Potential for growth to be damaging
Resilient	REGENERATIVE	LOCAL GOVERNANCE Middle schools Higher education all in one place Town Council not engaged	ADAPTABLE Low wage economy Pockets of severe deprivation Young people moving out and not coming back	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES	REINVESTMENT Tayfen Road/Station Hill St Andrews Street North	PRESERVATION

Community Capital – POSITIVE ATTRIBUTES

Area Assessed.....Haverhill

	Natural	Social	Financial	Built
Rooted	NATIVE East Town Park West Town Park Haverhill Rec	BELONGING Strong volunteering ethos "Get on and do it" Losing London overspill tag? Newcomers Volunteer Bureau	STEWARDSHIP Arts Centre Town Council	PLACE-MAKING Improving Victorian architecture
Connected	ECOSYSTEMS Railway Walk	SOCIAL EXCHANGE Up for change	INTEGRATED	INTER-CONNECTED
Balanced	BIODIVERSE HABITAT Newts and reptiles	MIXED Vibrant	DIVERSE Hanchett End Business Park - opportunities	PROPORTIONAL
Resilient	REGENERATIVE Sites regenerate quickly	LOCAL GOVERNANCE Strong Town Council Ambitious upper schools	ADAPTABLE Stansted opportunity	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES Library Cinema Arts Centre	REINVESTMENT Genzyme Huge investment in town centre	PRESERVATION

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed.....Haverhill

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING Hanchett End dormitory Geographic location Essex/Cambridge/Suffolk London overspill town	STEWARDSHIP	PLACE-MAKING Poor town centre
Connected	ECOSYSTEMS Stour Brook	SOCIAL EXCHANGE Anti-social behaviour	INTEGRATED Duplication: - Chamber - Haverhill Enterprise - Haverhill Partnership Access to services i.e. Addenbrookes	INTER-CONNECTED No rail A1307
Balanced	BIODIVERSE HABITAT Clements – hard landscape Parkway – Hard landscape	MIXED	DIVERSE Lack of high paid jobs	PROPORTIONAL No reflection of local identity
Resilient	REGENERATIVE 1968 flood threat	LOCAL GOVERNANCE Clare free School	ADAPTABLE Withdrawal of funding leaving cracks	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES Unhealthy lifestyles Addenbrookes Poor access to higher education	REINVESTMENT	PRESERVATION

Community Capital – POSITIVE ATTRIBUTES

Area Assessed.....Rural

	Natural	Social	Financial	Built
Rooted	NATIVE King's Forest Feudal	BELONGING Good mix of social events	STEWARDSHIP	PLACE-MAKING Lots of Conservation Areas
Connected	ECOSYSTEMS Managed woodlands	SOCIAL EXCHANGE poor	INTEGRATED	INTER-CONNECTED
Balanced	BIODIVERSE HABITAT Strong arable basis	MIXED	DIVERSE Hundon – community shop	PROPORTIONAL
Resilient	REGENERATIVE	LOCAL GOVERNANCE	ADAPTABLE Schools in villages – opportunity for additional uses	DURABLE
Prudent	CONSERVATION Bradfield woods	ACCESS TO SERVICES	REINVESTMENT	PRESERVATION

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed.....Rural

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING Poor access to countryside	STEWARDSHIP	PLACE-MAKING
Connected	ECOSYSTEMS	SOCIAL EXCHANGE Poor transport	INTEGRATED	INTER-CONNECTED
Balanced	BIODIVERSE HABITAT	MIXED Threat of increased isolation	DIVERSE Second Homes?	PROPORTIONAL
Resilient	REGENERATIVE	LOCAL GOVERNANCE Future of churches	ADAPTABLE Affordability of houses Fuel poverty – no gas	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES Elderly access to services – doctors etc. Broadband Mobile phone reception	REINVESTMENT	PRESERVATION

Community Capital – POSITIVE ATTRIBUTES

Area Assessed.....Barningham Ward

	Natural	Social	Financial	Built
Rooted	NATIVE Reasonable retention of areas of natural woodland – but impact of climate change and disease (e.g. oak) worrying.	BELONGING Many villages have strong community spirit backed by the buildings to support (e.g. church, village hall, playing field).	STEWARDSHIP Some signs that affordable homes issue is being addressed – e.g. Housing needs surveys.	PLACE-MAKING Many delightful buildings – many listed and/or within Conservation Areas.
Connected	ECOSYSTEMS Some evidence of hedgerow resurgence.	SOCIAL EXCHANGE Some Local Plans have encouraged development of local specialist groups.	INTEGRATED Some farmer's markets and shops that specialise in local produce.	INTER-CONNECTED Rural footpaths and other rights of way give good access to countryside in some areas.
Balanced	BIODIVERSE HABITAT Reasonable balance in land use between relatively untouched protected areas and use for housing/farming/industry.	MIXED Very low levels of intolerance – many communities welcoming to “incomers”.	DIVERSE Tourism is a potentially greater asset than at present.	PROPORTIONAL Good control over development with current Local Plans.
Resilient	REGENERATIVE Low flood risk generally with reasonable drainage.	LOCAL GOVERNANCE Generally good links between local communities in rural areas and District/County Councils.	ADAPTABLE Sound Local Plan for progressive and balanced development.	DURABLE Many developments show that with ingenuity our buildings are adaptable.
Prudent	CONSERVATION Some excellent examples of protection and restoration of key habitats.	ACCESS TO SERVICES Some larger villages offer reasonable services and many services can now be accessed on-line.	REINVESTMENT Several grant schemes available to support communities and businesses.	PRESERVATION Framework for conservation reasonable with access to appropriate advice and materials.

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed..... Barningham

Ward

	Natural	Social	Financial	Built
Rooted	NATIVE Invasion by non-native species – e.g. Muntjak deer, N American crayfish, Ladybirds	BELONGING Some communities lack basic facilities to support community activities.	STEWARDSHIP Limited number of affordable homes.	PLACE-MAKING Limited number of Conservation Areas.
Connected	ECOSYSTEMS Still many areas of very large fields	SOCIAL EXCHANGE Many communities have failed to engage with Action Plan Process.	INTEGRATED Supermarkets rule!	INTER-CONNECTED Pavements limited in many villages and few rights of way in some areas, giving very limited access to countryside.
Balanced	BIODIVERSE HABITAT Limited variety of food production.	MIXED Our communities remain relatively non-diverse with few from other ethnic backgrounds.	DIVERSE Relatively few businesses in rural areas and planning system tends to discourage them.	PROPORTIONAL Infrastructure to support development limited/ageing.
Resilient	REGENERATIVE East Anglian 'desert' – low rainfall mitigated by reasonable aquifer sources.	LOCAL GOVERNANCE Many (disadvantaged and older generation) can't or don't want to improve education/skills.	ADAPTABLE Progress with local development at whim of developers/economic situation.	DURABLE Worry that modern design/construction will not prove to be as durable/adaptable as many of their predecessors.
Prudent	CONSERVATION We remain heavily reliant on materials imported into the area.	ACCESS TO SERVICES Poor public transport and very rudimentary broadband.	REINVESTMENT Some communities/businesses reluctant to apply for grants.	PRESERVATION Some people don't care and/or are ignorant of conservation requirements.

Community Capital – POSITIVE ATTRIBUTES

Area Assessed Bury St Edmunds

	Natural	Social	Financial	Built
Rooted	NATIVE Ducks and geese in the river Lark especially in the Abbey Gardens. Geese in the lagoons of the sugar beet factory and in the field next to Layham Drive near the Tollgate. Rabbits in the Spring Lane wildlife reserve behind Tayfen Meadows and geese and ducks on the nearby lake close to the railway line.	BELONGING St John's Centre and the Quaker Meeting House are examples of good community projects. Both are in St John's Street.	STEWARDSHIP There is a demand for all types of housing and a plan to meet this need.	PLACE-MAKING The Conservation areas are a gem and further investment is needed to improve some of the eyesores permitted before the Article 4 Direction was imposed.
Connected	ECOSYSTEMS Bury has two rivers, both named after birds – the Lark and the Linnet. The water level in the Lark is low and only maintained by trapping what little flow their is at the disgustingly ugly Eastgate Weir. The Linnet is just a weed-filled river bed.	SOCIAL EXCHANGE Cotton Lane Allotment Holders Association is a thriving and growing (no pun intended) organisation. Members help one another on a much wider basis than just crop growing.	INTEGRATED The Wednesday and Saturday street markets in Bury are a magnet for shoppers and visitors.	INTER-CONNECTED The hierarchy of transport modes must be maintained and improved. The pace of change is good but could be improved.
Balanced	BIODIVERSE HABITAT Cotton Lane is the largest of several allotment sites. Most are owned and managed by the town council. There is a waiting list of over 100 residents keen to grow their own food. More plots are urgently needed, especially on Moreton Hall.	MIXED Lots of new houses and a demand for more. Bury is a popular place to live.	DIVERSE Bury has attracted a wider range of shops and services over the 20 years I have lived here.	PROPORTIONAL Policies should be agreed and enforced.
Resilient	REGENERATIVE The stream which flows through the Tayfen area resembles a canal scene from a Lowry painting. It should be cleaned up and a towpath built on both sides.	LOCAL GOVERNANCE Planning policy well-prepared but not supported by senior officers in other departments of the borough and county councils.	ADAPTABLE The pace of development is good but could be improved if a modern travel plan was devised and implemented.	DURABLE Tayfen Meadows is a well-planned estate of houses.
Prudent	CONSERVATION A feature of Bury is the many trees. They should be maintained not neglected.	ACCESS TO SERVICES There are two high quality book shops – both in the same ownership.	REINVESTMENT Public money needs to be targeted to worthwhile capital projects.	PRESERVATION Some progress here but not enough.

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed Bury St Edmunds

	Natural	Social	Financial	Built
Rooted	NATIVE The continued presence of grey squirrels and the absence of red squirrels particularly in the Abbey Gardens. The continued presence of feral pigeons in the town centre and the accompanying guano on buildings and the pavements below.	BELONGING The new public hall is badly designed and a large subsidy is required to keep it afloat. It should not have been built.	STEWARDSHIP Too many low-standard apartments in the town.	PLACE-MAKING The new shopping centre is an design disaster.
Connected	ECOSYSTEMS No water in the Linnet and a stagnant pond at Eastgate Bridge instead of a flowing river Lark.	SOCIAL EXCHANGE Bury Town Football Club play on a cabbage patch of a pitch.	INTEGRATED The borough council sees the street markets as a 'cash-cow' rather than a resource.	INTER-CONNECTED More and wider pavements urgently needed. Put pedestrians first. Cars should be prevented from using carefully selected road space by allowing access only to buses and public service vehicles, e.g. the section of Mustow Street between Cotton Lane and Northgate Street.
Balanced	BIODIVERSE HABITAT Not enough allotments.	MIXED Too many people try to prevent house building, claiming that it will lead to longer traffic jams. This is because politician and senior officers are clueless as to how to organise a proper transport policy for Bury. I exclude myself from this criticism – and sometimes Chris Rand.	DIVERSE Independent traders in St John's Street struggle to survive. Risbygate Street is the forgotten street with even Wilkinson's failing to improve footfall since opening.	PROPORTIONAL Too much 'tat' on the pavements outside shops.
Resilient	REGENERATIVE Failure by the Environment Agency to stop water extraction from both rivers.	LOCAL GOVERNANCE West Suffolk College is expanding and the tree-tier schools system has proved beneficial. Only a fool would scrap it.	ADAPTABLE Too much emphasis on car ownership and on-street parking not discouraged.	DURABLE
Prudent	CONSERVATION Failure to prune street trees and remove the suckers from around the base of many trees.	ACCESS TO SERVICES The central library should become a place of learning not a refuge for those who want to take home books rather than buy them cheap at the bookshops or from Amazon.	REIVESTMENT Widen Market Thoroughfare to create a seamless link between old and new shops.	PRESERVATION Develop the Conservation Area strategy and extend it.

Community Capital – POSITIVE ATTRIBUTES

Area Assessed...Northgate Ward

	Natural	Social	Financial	Built
Rooted	NATIVE See natural connected	BELONGING Anselm Community Centre Sheltered housing schemes Development of Maltings	STEWARDSHIP Sheltered and social housing	PLACE-MAKING
Connected	ECOSYSTEMS Lark flood plain Severn Road woodland Other areas of countryside surround the Ward into Lark Valley & The Fornhams	SOCIAL EXCHANGE All following at community centre: Youth club, drama club, women's group, over 60's club, bowls club, community association. Other classes & activities supporting families	INTEGRATED	INTER-CONNECTED Walkable neighbourhood
Balanced	BIODIVERSE HABITAT	MIXED Good mix privately owned, sheltered & social housing	DIVERSE	PROPORTIONAL Northgate adjoins The Fornhams with sites of archaeological interest in Fornham All Saints and Fornham St Genevieve. Fornham was site of only documented pitched battle in Suffolk in 1173
Resilient	REGENERATIVE Lark flood plain Severn Road woodland	LOCAL GOVERNANCE College not in Ward, but within 1 mile	ADAPTABLE Reasonably compact neighbourhood with commercial sites & wildlife, woodland areas surrounding the residential area	DURABLE
Prudent	CONSERVATION See Natural & Connected	ACCESS TO SERVICES Not in Ward, but within town centre (2 miles)	REINVESTMENT A community centre which could be used even more for community schemes	PRESERVATION

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed..... Northgate Ward

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING	STEWARDSHIP	PLACE-MAKING Built environment could do with improvements
Connected	ECOSYSTEMS	SOCIAL EXCHANGE Lack of leisure/play areas for small children Lack of holiday clubs (parental support)	INTEGRATED More diversity of shops mostly eateries on Lake Avenue	INTER-CONNECTED Tollgate Lane/Mildenhall Road junction needs to be substantially redesigned More diversity of shops mostly eateries on Lake Avenue
Balanced	BIODIVERSE HABITAT Lack of open spaces Unused allotment spaces	MIXED	DIVERSE	PROPORTIONAL
Resilient	REGENERATIVE	LOCAL GOVERNANCE	ADAPTABLE	DURABLE Tollgate Lane/Mildenhall Road junction needs to be substantially redesigned
Prudent	CONSERVATION	ACCESS TO SERVICES	REINVESTMENT	PRESERVATION

Community Capital – POSITIVE ATTRIBUTES

Area Assessed...Hundon Village

	Natural	Social	Financial	Built
Rooted	<p>NATIVE The village has a typical rural landscape with farmland, open countryside, country roads and lanes with no formal landscaped parks or gardens.</p>	<p>BELONGING There is a great sense of pride in the village. Regular community "tidy up days" are held to clear hedgerows and ditches these are extremely well attended. There is a traditional Shrove Tuesday pancake race through the village every year at which children from the village school and local residents take part. The Parish Council is pro-active with well attended meetings and an extremely informative monthly parish magazine is delivered to every house.</p>	<p>STEWARDSHIP The village has a community shop, a community cafe where various agencies occasionally visit to give advice, a community computer for residents'. The village hall is self-governing and administered by a committee of residents. Following extensive consultation with residents, a village plan has recently been drawn up and published.</p>	<p>PLACE-MAKING Hundon is a quiet, safe, traditional rural village set in pleasant countryside. As it is not on a main through route, it is a place that people visit because they want to and not because they go through it en route to other towns or villages. The built environment ranges from ancient thatched cottages, farms and old agricultural workers' cottages, larger houses, 50s and 60s social housing with sheltered accommodation and newer 70s and 80s homes. Recent house-building has been small developments of affordable houses, the latest of which will start next year.</p>
Connected	<p>ECOSYSTEMS There are natural flood areas in the village that are not – and will not be – developed and which provide a natural wildlife habitat. Ditches are carefully managed to avoid flooding.</p>	<p>SOCIAL EXCHANGE The Village Hall is the hub of the community. There are clubs for all ages from youth to over 55s, gardening, bridge, indoor bowls, local history, a social club and regular social events. The village has both cricket and football clubs.</p>	<p>INTEGRATED There are village allotments, some produce from which is sold in the village shop together with fruit and vegetables from residents' gardens and greenhouses. There is an opportunity to join oil buying syndicate to cut down on both cost and carbon emissions.</p>	<p>INTER-CONNECTED New response transport service run by County Council now serving the village.</p>
Balanced	<p>BIODIVERSE HABITAT A community wildspace group is working to develop woodland areas that for the community. Children from the village school are heavily involved collecting seeds and growing plants for future planting.</p>	<p>MIXED Diverse community with homes that reflect this. Two small developments of low cost houses have been built in the past 10 years with a further development of 10 homes due to start next year. There is a children's playground, and all-weather sports pitch.</p>	<p>DIVERSE Arable farming is the main local business. There could be an opportunity for farm shop augmented with produce from village allotments and sale of crafts from local artisans.</p>	<p>PROPORTIONAL Wide range of building types typical of a village that has evolved over hundreds of years.</p>
Resilient	<p>REGENERATIVE</p>	<p>LOCAL GOVERNANCE The community computer gives access to the web for those without the facility at home. The Parish Plan has identified a desire for adult FE classes in the future.</p>	<p>ADAPTABLE Employment opportunity in village very limited.</p>	<p>DURABLE The village has demonstrated its enterprise by establishing a community shop and community cafe. This shows an ability to adapt to future change according to the needs of the community.</p>
Prudent	<p>CONSERVATION Toads (Natterjack?) are found in the village with a community "toadwatch" during spawning period when they need to cross the road to reach the spawning area.</p>	<p>ACCESS TO SERVICES There is a post office in the community shop, a village primary school, village pub, and church. The village is served by a mobile library service. All these facilities are in the centre of the village and easily accessible by foot.</p>	<p>REINVESTMENT There is an opportunity for car share scheme or community transport scheme owned and run by the community to overcome the lack of public transport.</p>	<p>PRESERVATION Large part of village in Conservation Area and sympathetic development actively encouraged. When a need for better mobile communication arose the village lead the way by using a prototype telephone mast disguised as a dead tree rather than compromise the countryside with a conventional mobile phone mast.</p>

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed...Hundon Village

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING	STEWARDSHIP	PLACE-MAKING
Connected	ECOSYSTEMS	SOCIAL EXCHANGE	INTEGRATED	INTER-CONNECTED No regular public transport and there is a great reliance on car ownership. The excellent community village shop provides basic goods and newspapers but the range is, of necessity, limited. Local supermarket deliveries are becoming widely used.
Balanced	BIODIVERSE HABITAT	MIXED	DIVERSE Heavy reliance on oil for heating. This is a high cost fuel with an increased danger of residents especially those who are elderly falling into fuel poverty.	PROPORTIONAL
Resilient	REGENERATIVE	LOCAL GOVERNANCE	ADAPTABLE Very little local employment. Residents travel outside village for work increasing reliance upon private car travel.	DURABLE Insulating older properties with no cavity wall both difficult and very costly. Help with exterior cladding is available to those on low incomes in receipt of benefits but many who do not qualify for help cannot afford the outlay themselves. This helps create a vicious circle of high fuel costs and wasted energy.
Prudent	CONSERVATION	ACCESS TO SERVICES No local medical facilities. Lack of public transport makes visits to doctors, hospital, etc difficult for non-drivers.	REINVESTMENT Limited opportunity for economic growth	PRESERVATION

Community Capital – POSITIVE ATTRIBUTES

Area Assessed.....Moreton Hall

	Natural	Social	Financial	Built
Rooted	NATIVE Very good pocket parks. Open fields. Small copse with bat colony	BELONGING Very good community which holds summer fairs, BBQs, parties, bingo and other events. Residents association.	STEWARDSHIP Yes, very much so. We have a Residents Association and Community Association.	PLACE-MAKING Yes, Moreton Hall has twice been mentioned nationally as the best place to live.
Connected	ECOSYSTEMS Surrounded by fields, not far from town. Good mixture of land.	SOCIAL EXCHANGE Yes. Youth club. Community club. Football club. Leisure centres. All ages catered for.	INTEGRATED Local coffee shop. Yes.	INTER-CONNECTED Yes, the whole estate is linked by footpaths.
Balanced	BIODIVERSE HABITAT We have bats, owls, deer, foxes and other wildlife.	MIXED Doctor's surgery ? Shops Takeaways Pubs (x2) Hotel	DIVERSE Yes, we have small starter units. Very good industrial area.	PROPORTIONAL Yes.
Resilient	REGENERATIVE Yes, very much so.	LOCAL GOVERNANCE Yes, two schools and a private school. Church and other needs catered for.	ADAPTABLE Yes, very much so. No?	DURABLE Yes, we are now 30 years old.
Prudent	CONSERVATION No need for a change. Very well used.	ACCESS TO SERVICES The whole community is well catered for. We were twice noted in national press as the best place to live for quality of life.	REINVESTMENT Yes	PRESERVATION Only by solar panels on roofs.

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed.....Moreton Hall

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING	STEWARDSHIP	PLACE-MAKING
Connected	ECOSYSTEMS	SOCIAL EXCHANGE	INTEGRATED	INTER-CONNECTED Very bad bus service. Main roads blocked during peak times.
Balanced	BIODIVERSE HABITAT	MIXED	DIVERSE	PROPORTIONAL
Resilient	REGENERATIVE	LOCAL GOVERNANCE	ADAPTABLE	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES	REINVESTMENT	PRESERVATION

Community Capital – POSITIVE ATTRIBUTES

Area Assessed: Bury St Edmunds

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING strong sense of civic pride/good turnout for events in the town, particularly armed forces related	STEWARDSHIP local appetite for community asset transfer (examples Southgate Community Centre, Rugby Club and Victory Sports ground)	PLACE-MAKING feels a safe place to live and visit historic core provides a great environment for both visitors and residents
Connected	ECOSYSTEMS Lots of parks and open space available	SOCIAL EXCHANGE Communities of interest are strong in the town, more so than some of the communities of place Active voluntary sector with good local infrastructure organisation and volunteer centre Proposal for a VCS hub to reduce costs/foster greater integration, networking and new ways of working Some council support for capacity building in communities with the greatest inequalities	INTEGRATED	INTER-CONNECTED all the necessary amenities available with the town (police, fire, hospital + good retail offer)
Balanced	BIODIVERSE HABITAT	MIXED Town generally feels welcoming to new nationalities and accepting of living in a more diverse community	DIVERSE Impact of the arc - gave a boost to the local economy when the national downturn was kicking in	PROPORTIONAL Apex is a great facility for a market town to have and has high-quality architecture
Resilient	REGENERATIVE	LOCAL GOVERNANCE Town benefits greatly from having the West Suffolk College campus both in terms of access to learning and local investment/generating growth	ADAPTABLE	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES For those who can get to the town centre and afford events there is a good leisure/culture offer Town is well-linked to the region by road and rail Young people in employment have a good range of facilities in town – nightclubs, sport centres, cinema, arc and apex	REINVESTMENT	PRESERVATION

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed: Bury St Edmunds

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING impact of ASB on some estates (Priors) Town Council not active on the estates – town council for the town centre?	STEWARDSHIP	PLACE-MAKING
Connected	ECOSYSTEMS	SOCIAL EXCHANGE Longer term how sustainable is the current VCS set-up/how ready are the VCS as a whole to evolve to meet the challenge posed by loss of funding?	INTEGRATED	INTER-CONNECTED Car parking, tension between numbers allowed for in new developments and the continuing reliance of local people on cars, produces cramped streets on some estates and tensions around parking.
Balanced	BIODIVERSE HABITAT	MIXED High rents and hard to get on the property ladder Lack of social housing The “exporting” of house building to neighbouring districts with cheaper house prices	DIVERSE arc – a perception it has posed a threat to independent retailers (is this reality?)	PROPORTIONAL
Resilient	REGENERATIVE	LOCAL GOVERNANCE	ADAPTABLE Many of the largest employers are public sector, is that healthy?	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES Hospital in the town but transport is still an issue from the estates	REINVESTMENT	PRESERVATION West Front, good example of preserving the historic built environment facilitated by the council but at no cost to the public purse.

Community Capital – POSITIVE ATTRIBUTES

Area Assessed: Haverhill

	Natural	Social	Financial	Built
Rooted	NATIVE New public open green space being created on the former Clements School site	BELONGING Town Council active and puts on a good programme of activities and events. New leisure quarter helping to get people socialising in the town	STEWARDSHIP	PLACE-MAKING
Connected	ECOSYSTEMS	SOCIAL EXCHANGE Communities of interest are strong, a good range of clubs exist and flourish	INTEGRATED	INTER-CONNECTED
Balanced	BIODIVERSE HABITAT	MIXED	DIVERSE Generally welcoming of new nationalities coming in and accepting of living in a more diverse community than 10 years ago.	PROPORTIONAL
Resilient	REGENERATIVE	LOCAL GOVERNANCE Good provision for older people with U3A and lost of activities/clubs (although there could always be more)	ADAPTABLE the town has made good use of its location (M11, Stansted, the CB9 postcode) etc to broaden the local economy	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES Performance of both upper schools is good, important for families Good feel in the new leisure quarter There are a reasonable number of green spaces	REINVESTMENT	PRESERVATION

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed: Haverhill

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING differences in aspirations and life experiences between some of the established overspill communities and the new commuter communities. Need to break the culture among some young people of underage drinking leading to ASB (evident over a number of years) Significant areas of the town have no community meeting space making it difficult for communities of place to come together.	STEWARDSHIP	PLACE-MAKING stream running by Eringhausen way is always a mess which brings that area down.
Connected	ECOSYSTEMS	SOCIAL EXCHANGE Communities of place are not strong, danger of dependence on public agencies Some communities show limited ambition for the future which has the danger of limiting opportunities to generations to come	INTEGRATED have the town centre improvements made the local shopping parades look tired and less attractive?	INTER-CONNECTED car parking, the volumes of cars on estates is a challenge and communities not ready to reduce the number of cars per household
Balanced	BIODIVERSE HABITAT	MIXED some of the more established communities still feel the town is not well served whilst others, often more recently arrived, are more positive perception in some communities that Haverhill is not a safe place (based on a few events in the past) – not based in fact but difficult to counter shortage of suitable housing and high cost of home ownership acting as a commuter town to Cambridge	DIVERSE	PROPORTIONAL the Clements and Chalkstone shopping areas do not have a good feel, doesn't encourage use maintenance of some open spaces variable, continuing litter problem on the Clements Queens Square – poor design brings down the feel of this area.
Resilient	REGENERATIVE	LOCAL GOVERNANCE challenge to engage some communities in making healthy lifestyle choices (obesity and smoking levels high on some estates)	ADAPTABLE	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES lack of health care/need to travel to hospital (West Suffolk of Addenbrookes), query over future of the Darzi walk-in clinic although local upper schools have improved subjects at A level are limited so many travel out (mainly to Cambridge 6 th forms). Some parents bus their children to Linton Village College to get in to the Cambridgeshire system to be better placed for the 6 th forms there which impacts on the Haverhill schools.	REINVESTMENT	PRESERVATION

Community Capital – POSITIVE ATTRIBUTES

Area Assessed: Rural

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING	STEWARDSHIP	PLACE-MAKING Lots of open space with reasonable opportunities to access it Villages not on main roads or with by-passes benefit from not having high volumes of through traffic.
Connected	ECOSYSTEMS Two areas of outstanding national beauty within SEBC's rural areas	SOCIAL EXCHANGE villages often demonstrate a stronger sense of place and willingness to become involved. Perception that because of the smaller scale people know each other and look out for each other more	INTEGRATED	INTER-CONNECTED
Balanced	BIODIVERSE HABITAT	MIXED	DIVERSE	PROPORTIONAL
Resilient	REGENERATIVE	LOCAL GOVERNANCE Where parish councils are active and representative they can have a great impact on local well-being. People more willing to become involved in the first tier of democracy – parish councils – whereas being a town or borough cllr seen as too big a step by many	ADAPTABLE	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES Some villages benefit from reasonable bus services and the ability to access the services in market towns giving a good quality of life. Those in service centres benefit from being in a village setting but with some basic local amenities (shop, pub, doctors etc) Good local school provision in some rural areas (Ixworth the example)	REINVESTMENT	PRESERVATION

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed: Rural

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING	STEWARDSHIP sustainability of some local communities called in to question when local people are priced out of villages	PLACE-MAKING Villages on major routes experience high-volumes of through traffic
Connected	ECOSYSTEMS	SOCIAL EXCHANGE	INTEGRATED	INTER-CONNECTED Limited bus services Even from larger villages no “night buses” which would allow teenagers to get back from town.
Balanced	BIODIVERSE HABITAT	MIXED Lack of social housing particularly acute in villages The “exporting” of house building to neighbouring districts with cheaper house prices	DIVERSE Gypsy and traveller provision has proved very divisive for some local residents	PROPORTIONAL
Resilient	REGENERATIVE	LOCAL GOVERNANCE Parish councils need to reflect the view of the whole community, not just older residents	ADAPTABLE	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES Those not in service centres have limited access to local services, particularly if no car Lack of facilities for young people often an issue Ixworth – specific issue about lack of sporting facilities for a village of its size	REINVESTMENT	PRESERVATION

Community Capital – POSITIVE ATTRIBUTES

Area Assessed.....Risbygate Ward

	Natural	Social	Financial	Built
Rooted	NATIVE Spring Lane Wildlife Trust – <i>community-led preservation</i> Mature gardens <i>Orchard quality preserved e.g. Queens/York Road</i>	BELONGING Love for area esp. local landmarks and shared places <i>St Johns Street ecosystem including fair</i>	STEWARDSHIP Churches are for community; sports centre and library are owned by Borough at large.	PLACE-MAKING The area feels like a genuine place with history, age and purpose.
Connected	ECOSYSTEMS Green spaces and River Lark give shape to the ward.	SOCIAL EXCHANGE West Suffolk College/KEGS/County Upper/St Eds Primary give social shape to the ward. Churches (West Road/St Johns/ Friends) + St Johns community centre are hubs. Job Centre; Focus 12; Open Road	INTEGRATED Local produce and business centred on Risbygate and St John's Street. Artisan bakery coming soon.	INTER-CONNECTED Walkable to town in many areas of Risbygate. Some good bus services.
Balanced	BIODIVERSE HABITAT Non-agricultural land but with access to allotments.	MIXED Mixed in age with retired and families; a large number of home-owners; some tenancies.	DIVERSE Expansion of shops in St Johns Street area.	PROPORTIONAL Architecture of conservation area has considerable character and reflects settled quality of the area.
Resilient	REGENERATIVE Positive opportunities for change in Station Hill/Tayfen Road area because of suitable drainage.	LOCAL GOVERNANCE St Johns community centre; SNT meetings; Risbygate/St Johns St Traders association Neighbourhood Watch	ADAPTABLE A range of jobs around the educational institutions and the shopping areas.	DURABLE Flexible older shop fronts and housing in St Johns Street
Prudent	CONSERVATION	ACCESS TO SERVICES Reasonable public transport links to town via train and bus.	REINVESTMENT	PRESERVATION

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed Risbygate Ward

	Natural	Social	Financial	Built
Rooted	NATIVE Raynham Road/Stephenson Place green space – contested area because of new build/disputes	BELONGING Some sense of exclusion either because of economic situation (Trinity Mews) or because of changes in town fabric.	STEWARDSHIP	PLACE-MAKING Some newer areas have not developed the same degree of interconnectedness.
Connected	ECOSYSTEMS Pathway through from Etna Road area to allotments would enable that end of town to feel more connected to the land. Connection to old Railway Club and recreation ground would help Bullrush crescent people.	SOCIAL EXCHANGE Church buildings could be hubs for residents' associations as well as for the existing mums/toddlers and other groups. Newer areas (Fen Way/Bullrush) lack social hub.	INTEGRATED	INTER-CONNECTED Difficult access to town from Fornham Road for some elderly people. Parkway roundabout. Cycleways down Risbygate far from perfect.
Balanced	BIODIVERSE HABITAT Areas around County Upper suffer from	MIXED	DIVERSE	PROPORTIONAL
Resilient	REGENERATIVE	LOCAL GOVERNANCE Neighbourhood Watch not very active. Residents' Association not active.	ADAPTABLE	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES	REINVESTMENT Ongoing challenges in Station Hill and Tayfen road areas related to Network Rail.	PRESERVATION

Community Capital – POSITIVE ATTRIBUTES

Area Assessed...Haverhill East

	Natural	Social	Financial	Built
Rooted	<p>NATIVE</p> <p>East Town Park a Flagship Park Area.</p> <p>Natural Wildlife with well used nature walks for the whole community</p>	<p>BELONGING</p> <p>On Track work out of the Strasbourg Square area supplying support for families and children.</p> <p>The centre of town offers a wide range of social events and clubs all in easy access</p>	<p>STEWARDSHIP</p> <p>New Cinema Complex complimented with restaurant facilities and a plaza offering good diverse communal usage</p>	<p>PLACE-MAKING</p> <p>Heritage areas of interest including Anne of Cleves House , Hamlet Road, Eden Road ,Duddery Hill Meeting Walk and parts of the High Street</p>
Connected	<p>ECOSYSTEMS</p> <p>Most of the estates have good green areas with excellent views many stretching over farmland. Good parks and playground facilities</p>	<p>SOCIAL EXCHANGE</p> <p>Excellent sports facilities through Sports Centre on this ward. Attractive facilities for all ages</p>	<p>INTEGRATED</p> <p>Diverse Weekly market held on Friday and Saturday each week</p>	<p>INTER-CONNECTED</p> <p>Good clear green areas with highly used pathways all leading straight to the town centre</p>
Balanced	<p>BIODIVERSE HABITAT</p> <p>Surrounded by farmland with arable crops, Lots of natural hedgerows, woods and native trees</p>	<p>MIXED</p> <p>A good cross section of affordable homes from first time buyers though to sort after larger individual properties and heritage properties</p>	<p>DIVERSE</p> <p>Easy access to a wide range of facilities, Library , Church, Town Pastor Services, Doctors Clinics and Crown Walk in Clinic etc</p>	<p>PROPORTIONAL</p> <p>Heritage areas are a vital link to the Towns past history. Diverse architecture from the fifties onwards tells of its expansion history</p>
Resilient	<p>REGENERATIVE</p> <p>Haverhill East is one of the main hills from the valley of the town centre. Which gives good natural drainage. Green area's are vital for this drainage</p>	<p>LOCAL GOVERNANCE</p> <p>Excellent schools service the area from primary though to Upper and Sixth Form with a very high Ofsted report</p>	<p>ADAPTABLE</p> <p>Area has growth potential for development</p>	<p>DURABLE</p> <p>Area has a request for much larger properties along the lines of Churchill Avenue, an open larger plot area.</p>
Prudent	<p>CONSERVATION</p> <p>Views, East Town Park, Hamlet Road , Eden Road, Meeting Walk, Duddery Hill area , good Victorian/ Edwardian properties. Haverhill Arches and Railway Line god local features.</p>	<p>ACCESS TO SERVICES</p> <p>Good link routes to all major facilities in the town through walking, public transport and driving.</p>	<p>REINVESTMENT</p> <p>LDF Plan for future development of area</p>	<p>PRESERVATION</p> <p>Hamlet House and Atterton & Ellis site an ideal location to preserve the history whilst still developing the site to properties and flats suitable for a conservation area and listed building</p>

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed...Haverhill East

	Natural	Social	Financial	Built
Rooted	NATIVE Badly trained dog walkers are our natural problem spoiling beautiful areas	BELONGING A need to join East to West to North as town expands	STEWARDSHIP As development grows need to take into consideration increase on Schools , Doctors and other facilities	PLACE-MAKING Preservation of Heritage features on architecture i.e. original windows and doors. Tree preservation
Connected	ECOSYSTEMS Natural hedgerows need maintaining and preserving for future.	SOCIAL EXCHANGE Community Centre area worn, aged and tired Community centre needs to embrace more communal offers not just clubs	INTEGRATED Improvement to the choice of retail offer in the town an absolute necessity	INTER-CONNECTED Limited public transport only usable during the day and not at all on a Sunday, unable to use external facilities and local hospital in Bury St Edmunds
Balanced	BIODIVERSE HABITAT Lack of parking on estates built in 50/60/70's threaten green areas with abuse of parking	MIXED Parking is a big issue over most of the area , due to lack of facilities built with each property and an increase in vehicles owned per household	DIVERSE Extension to the bus timetable for accessing all of the Borough's diverse facilities	PROPORTIONAL Town Centre Area. Retail has changed or hidden a lot of good architectural features
Resilient	REGENERATIVE Natural drainage and ditches have been filled by developers. Need to make definite plans to facilitate drainage requirements in any future developments	LOCAL GOVERNANCE With the Schools SOR some upheaval has occurred with a necessity to build a new primary school	ADAPTABLE Areas for development need to consider employment base in the town and not a corridor usage	DURABLE Very poor sixties and seventies areas in need of major uplift i.e. Strasbourg Square
Prudent	CONSERVATION Water Treatment Plant Haverhill Waste Site – poor location Some estate subways	ACCESS TO SERVICES Most employment is based at the opposite end of town , would work buses be opportune	REINVESTMENT Areas of the Chalkstone site will need re-investment The closed Middle school. Preservation of the arches	PRESERVATION Need to preserve and retain Heritage properties, empty at present. Hamlet House Manor House etc

Community Capital – POSITIVE ATTRIBUTES

Area Assessed.....Eastgate Ward

	Natural	Social	Financial	Built
Rooted	NATIVE Abbey Gardens is the big park in the Ward. Eastgate Green (owned by SCC) could be made a lot nicer area for people to enjoy – Residents have planted some spring flowers.	BELONGING Has a very strong Association. Several members of community belong to Bury Society and work for good of Bury as whole. Street party for Royal Wedding.	STEWARDSHIP The whole community has a chance to attend 2 open meetings of Community Association and have their say. Also all residents are given no's. of group.	PLACE-MAKING Several elderly live in the area – 4 homes for elderly in area. Some of the new homes being built will encourage more family (younger people).
Connected	ECOSYSTEMS The Ward has a lovely wildlife area off Cotton Lane and Shakers Lane. The River Lark runs through the Ward – community working with River Authorities to prevent problems ie. smells.	SOCIAL EXCHANGE Snooker club in area and bowling alley, and for the hard of hearing – the deaf centre.+ and a bowls club. Also Abbey gardens – used for several functions.	INTEGRATED There are 3 sets of allotments in Ward. This encourages growing own food and for families also health and fitness.	INTER-CONNECTED Most (of those that are able) residents are within walking distance of shops, doctors, dentist etc. 1 school in the area and other schools in walking distance.
Balanced	BIODIVERSE HABITAT As a town area there is no agriculture apart from allotments. But we do have some nice natural habitats – and walks along river and through copse.	MIXED The area has very diverse social groups with residents involved in many aspects. All new builds have affordable housing and there is already much in use in the Ward. Not many play areas, but Abbey Gardens close by.	DIVERSE Some of the allotment holders will sell on any excess products.	PROPORTIONAL As new homes being built the range is getting better. Until recently, majority were small town houses. All fit in well with character of area – part is within Historic Core.
Resilient	REGENERATIVE St Eds are very good at assisting in changes for natural environment and maintaining nature areas.	LOCAL GOVERNANCE	ADAPTABLE There is an industrial estate within the Ward with various employment, schools, shops etc and many other job opportunities within walking distance.	DURABLE Most of the area is within the town. However, the Ward has its own pubs, shops, schools.
Prudent	CONSERVATION Council just joining/adding to natural habitats & environment in Cotton Lane area. Trees very well looked after & maintained (those BC responsibility).	ACCESS TO SERVICES Served by bus service, but could be improved. Cycle paths in some parts of Ward. Eastgate St. in particular gets bad traffic jams particularly during school runs.	REINVESTMENT	PRESERVATION

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed.....Eastgate Ward

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING Some of the community very active, but others – too busy.	STEWARDSHIP Town Council manages the allotments. However, the allotment holders do get involved after many years of <u>not</u> wanting to do anything.	PLACE-MAKING Being a town area – <u>most</u> people are at work during day. Illegal parking is a big problem.
Connected	ECOSYSTEMS Have had several problems with River. Eastgate Ward Community Association working.	SOCIAL EXCHANGE Lack of any kind of community hall can be a problem for adults and young people.	INTEGRATED There are no halls suitable to run various groups in, except for church halls and these are often booked. Need somewhere for community hall here is becoming more expensive.	INTER-CONNECTED Cycle paths need to be joined up – <u>not</u> as now in short lengths of road. Buses not regular enough.
Balanced	BIODIVERSE HABITAT Very few green spaces, however, in close proximity to Abbey Gardens. River Authority to see what can be done.	MIXED No mini play areas for the very young.	DIVERSE	PROPORTIONAL
Resilient	REGENERATIVE	LOCAL GOVERNANCE Nowhere provided for people to get together & undertake learning unless they go to college.	ADAPTABLE	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES Roads – need investment.	REINVESTMENT	PRESERVATION

Community Capital – POSITIVE ATTRIBUTES

Area Assessed...Southgate Ward...

	Natural	Social	Financial	Built
Rooted	NATIVE Good natural parkland and large gardens which sustain range of planting	BELONGING Local range of activities such as street party	STEWARDSHIP Southgate Community Centre soon to become self governing	PLACE-MAKING Pleasant built environment with good mix and open space
Connected	ECOSYSTEMS We have River Lark corridor which is accessible in part but could be improved	SOCIAL EXCHANGE Community centre and Public House. People meet and talk in the street.	INTEGRATED	INTER-CONNECTED It is well linked with footpaths and public transport
Balanced	BIODIVERSE HABITAT We have got a good mix in Park and Heath	MIXED Broad mixed community	DIVERSE Hospital provides a diverse range of opportunities plus other small businesses	PROPORTIONAL Pleasant mix and range of buildings
Resilient	REGENERATIVE There is an opportunity to enhance natural environment in Rushbrooke Lane area e.g. electricity pylons	LOCAL GOVERNANCE Very active community centre	ADAPTABLE Range of flexible opportunities	DURABLE Many homes are capable of accommodating different uses. Example with care in the community
Prudent	CONSERVATION Sustainable surface drainage including medieval flood meadow. Constant replacement tree planting	ACCESS TO SERVICES Good range of local services and good access to town centre	REINVESTMENT Maintain current maintenance regime	PRESERVATION Evident take-up of renewable energy

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed...Southgate Ward...

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING Lack of Community Association	STEWARDSHIP What happens if the Southgate Community Centre business plan fails	PLACE-MAKING
Connected	ECOSYSTEMS In terms of ecosystems, much of the river corridor is not accessible	SOCIAL EXCHANGE	INTEGRATED Local produce is limited	INTER-CONNECTED
Balanced	BIODIVERSE HABITAT	MIXED Although a good mix overall, they are in separate neighbourhoods	DIVERSE	PROPORTIONAL There is nothing unique of the Bury area
Resilient	REGENERATIVE Part of area currently spoilt by powerlines	LOCAL GOVERNANCE	ADAPTABLE Largely dependant upon the hospital	DURABLE
Prudent	CONSERVATION	ACCESS TO SERVICES Direct bus service to town centre, but not other parts of town	REINVESTMENT	PRESERVATION

Community Capital – POSITIVE ATTRIBUTES

Ward...

Area Assessed.....Withersfield

	Natural	Social	Financial	Built
Rooted	NATIVE Well maintained countryside	BELONGING Thriving pub	STEWARDSHIP Strong Parish Council	PLACE-MAKING Yes
Connected	ECOSYSTEMS Good ecosystem	SOCIAL EXCHANGE Active groups	INTEGRATED Local products in village shop	INTER-CONNECTED Good footpaths
Balanced	BIODIVERSE HABITAT Good countryside stewardship	MIXED Good cross section of people	DIVERSE	PROPORTIONAL Wide range
Resilient	REGENERATIVE No development in the flood plain	LOCAL GOVERNANCE Opportunities in the village hall	ADAPTABLE	DURABLE Local shop relocating to the Garage
Prudent	CONSERVATION Major local employer at HMP (prison)	ACCESS TO SERVICES Mobile library	REINVESTMENT Maintain good countryside stewardship	PRESERVATION

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed.....Withersfield

Ward...

	Natural	Social	Financial	Built
Rooted	NATIVE	BELONGING	STEWARDSHIP	PLACE-MAKING
Connected	ECOSYSTEMS	SOCIAL EXCHANGE	INTEGRATED	INTER-CONNECTED
Balanced	BIODIVERSE HABITAT	MIXED	DIVERSE	PROPORTIONAL No easy access to services without car
Resilient	REGENERATIVE	LOCAL GOVERNANCE	ADAPTABLE	DURABLE
Prudent	CONSERVATION Largely dependant on one employer	ACCESS TO SERVICES Limited opportunities	REINVESTMENT	PRESERVATION Conflict with historic landscape

Community Capital – POSITIVE ATTRIBUTES

Area Assessed...Southgate

	Natural	Social	Financial	Built
Rooted	NATIVE Definitely scope for developing green areas around Hardwick Middle School in conjunction with the school. Also beautiful SLA around Rushbrooke Lane that needs to be protected and carefully developed – residents feel strongly about this. Residents of The Firs very much value the green area around them and the river.	BELONGING Strong sense of community in certain areas, particularly on Barons Road and the closes, Poplar Close, The Curlews and Hardwick Park Gardens. Aided by the Church, Community Centre and schools. Common sense of purpose. SCP is going to be a leading force in developing this over coming months.	STEWARDSHIP Southgate Community Centre is now run and owned by the community. This will be a key part of community engagement going forward – we are working on engaging as many people as possible and running events to appeal to all. Also talks about opening a community coffee shop on the estate.	PLACE-MAKING Certain parts have character and certain areas have a strong sense of pride in their surroundings (Sharp Road, Hardwick Park Gardens, Barons Road)
Connected	ECOSYSTEMS Holywaters Meadows, Hardwick Heath and other green areas are well used	SOCIAL EXCHANGE Community groups such as the SCP, the church, community newsletter has just been created. Meet at the shops or chat in the street, or in the pub. The Community Centre is key.	INTEGRATED Easy access to town for local market	INTER-CONNECTED Road and footway links are reasonable throughout most of the area but links could be improved. Safe and pleasant walkways offering good access to town centre.
Balanced	BIODIVERSE HABITAT Green areas need to be sympathetically developed. They are very much appreciated by those who live in the area.	MIXED Different demographics in the area, some areas very affluent, and others less so, with a big area of social housing. Mix of young people, families, retired and also two sheltered housing schemes for the elderly.	DIVERSE Town centre is a walk away where local goods and services are easily available. Good shopping precinct, Wyevale Garden Centre and hospital.	PROPORTIONAL Very varied mix of buildings which I do feel reflects the character of the area well.
Resilient	REGENERATIVE Certain areas are well developed and couldn't take any more. Scope on certain areas on land for future development which may bring the whole area closer together.	LOCAL GOVERNANCE Southgate Community Centre, also we are establishing a Residents Association so ideas can be shared. Schools.	ADAPTABLE More local businesses in the area would be welcome.	DURABLE
Prudent	CONSERVATION We are in the early stages of establishing a Friends of Holywaters Meadows group which will give ownership to the community for that area. Natural resources in the area very valued and should be conserved.	ACCESS TO SERVICES Community Centre, shops, pubs, hospital, playgroup, schools, parks, Victory Sports Ground available to all. Encouraging more people to offer clubs/facilities from community centre.	REINVESTMENT Safe green area in Caie Walk, better provisions for younger people would be welcome.	PRESERVATION Opportunities for solar panels/PV to be installed, biomass is another possibility.

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed.....Southgate

Prudent	CONSERVATION Natural	ACCESS TO SERVICES Social	REINVESTMENT Financial	PRESERVATION Built
	NATIVE	BELONGING	STEWARDSHIP	PLACE-MAKING
	Green areas on Nowton Estate could be developed further to offer more of a community facility for the young people on the estate. Ongoing littering issues with certain green areas.	Certain areas are a bit remote – particularly Rushbrooke Lane, Sicklesmere Road, Byfield Way and Nowton Road where residents feel a bit on the outskirts. Certain parts of the Nowton Estate also appear quite insular and slightly disengaged with the wider community.		
Connected	ECOSYSTEMS	SOCIAL EXCHANGE	INTEGRATED The shops in the ward are all part of national chains or takeaways. Currently no provision for small local businesses, this could be improved. Also a coffee shop or communal meeting place would be very well used I feel.	INTER-CONNECTED Certain areas are not well connected, much centres on the Hardwick shopping precinct and the Nowton Estate and surrounding areas. Outlying parts of the ward such as Byfield Way and Sharp Road are not as integrated. Cycle routes to town could be improved, as could the bus provision, and pavements are also a source for concern. Access to beautiful green area behind Rushbrooke lane is difficult. Infrastructure is inadequate for access from Rushbrooke Lane into town centre at busy times, the roundabout there is a bottleneck. Also volume of traffic along Sicklesmere Road is cause for concern.
Balanced	BIODIVERSE HABITAT	MIXED Challenges of engaging such a varied social demographic	DIVERSE West Suffolk Hospital monopolises and dominates the area, it's the largest employer in West Suffolk and its relocation would have a huge impact. Parking and access issues associated with the hospital.	PROPORTIONAL
Resilient	REGENERATIVE Risk of over development in certain areas, or of reducing appeal of certain properties.	LOCAL GOVERNANCE	ADAPTABLE Very few businesses in the area, employment dominated by West Suffolk Hospital.	DURABLE Area is very residential, limited opportunities for alternative usage.

Community Capital – POSITIVE ATTRIBUTES

Area Assessed: Stanningfield Village

	Natural	Social	Financial	Built
Rooted	NATIVE Rural area. Natural trees. Natural woodland Natural fauna/flora. Copse.	BELONGING Carpet bowls – village hall, church, Red House pub, various committees.	STEWARDSHIP New large social housing redevelopment in the village. Village hall remains.	PLACE-MAKING Lacks sense of place. Real mix of housing types.
Connected	ECOSYSTEMS Woodlands Rivers	SOCIAL EXCHANGE Village newsletter. Many and various clubs in the area	INTEGRATED Small village shop and other seasonal outlets exist.	INTER-CONNECTED Great open spaces, very linked footpath (circular). Very good rural bus service.
Balanced	BIODIVERSE HABITAT Benefit of shooting syndicates	MIXED More mixed now than any time. Rich and poor go to the same primary school @ the next village.	DIVERSE	PROPORTIONAL Mix of house types. Not stunning architecture. Practical rather than pretty.
Resilient	REGENERATIVE	LOCAL GOVERNANCE Good mix of clubs at various village halls. Outreach walks.	ADAPTABLE	DURABLE Possible to use the properties as live work properties.
Prudent	CONSERVATION Bradfield Woods	ACCESS TO SERVICES	REINVESTMENT	PRESERVATION New development built to cat 4 heat pumps and solar panels.

Community Capital – NEGATIVE ATTRIBUTES

Area Assessed: Stanningfield Village

	Natural	Social	Financial	Built
Rooted	NATIVE We can take for granted what we have i.e. wildlife. Mammals and birds and fauna.	BELONGING Possibly too many clubs competing against each other.	STEWARDSHIP Village Hall and church over 1 mile from the centre of the village.	PLACE-MAKING I blame the “Black Death” – still no real centre to village
Connected	ECOSYSTEMS	SOCIAL EXCHANGE There is a wall between Lawshall area and St Eds. Heavy reliance on Bury cricket, rugby and football.	INTEGRATED	INTER-CONNECTED Needs safe cycle route to Bury i.e. Nowton Park.
Balanced	BIODIVERSE HABITAT	MIXED Land property prices are not affordable for local people.	DIVERSE	PROPORTIONAL Due to age/design probably very expensive to run.
Resilient	REGENERATIVE Haven't made use of this system as in France	LOCAL GOVERNANCE Not the opportunities that exist in the town. More opportunities for elderly population.	ADAPTABLE	DURABLE Not easy to convert to shops.
Prudent	CONSERVATION	ACCESS TO SERVICES Real lack of services. Only post office is available, but will soon close. Next post Office is greater than 2 miles.	REINVESTMENT Not thinking of the bigger picture	PRESERVATION Not viable with cheap imports.