

St Edmundsbury Borough Council

Local Plan

Haverhill Vision 2031

Submission Draft Document

Sustainability Appraisal Report Appendices

June 2013

St Edmundsbury Borough Council Local Development Framework

Haverhill Vision 2031 Document

Sustainability Appraisal Report

Appendices

June 2013

Notice

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Appendix A – Relevant Plans and Policies & Key Sustainability Issues

Table A.1 - Relevant Plans and Policies

International/European context
The Johannesburg Declaration on Sustainable Development – Commitments arising from summit (Sept 2002)
The UN Millennium Declaration and Millennium Development Goals – Sept 2000 (RSS)
Kyoto Protocol and the UN Framework Convention on Climate Change – May 1992 (RSS)
Bern Convention on the Conservation of European Wildlife and Natural Habitats – 1979 (RSS)
Ramsar Convention on Wetlands of international importance especially as waterfowl habitat – 1971 (RSS)
Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979) (RSS)
A New Partnership for Cohesion – Third Report on Economic and Social Cohesion (Feb 04) and Draft New Regulations for Renewed Structural Funds (July 2004)
Aarhus Convention (1998)
EU Sixth Environmental Action Plan (2002)
European Spatial Development Perspective (May 1999)
Renewed EU Sustainable Development Strategy (2006)
European Biodiversity Strategy (1998)
EU Thematic Strategy on Air Quality (2005)
Espoo Convention on Environmental Impact Assessment in a Transboundary Context (1991)
EU Biodiversity Strategy (1998)
OSPAR Biological Diversity and Ecosystems Strategy (2003)
UN Convention on Biological Diversity (1992)
Strategy on Climate Change: Control Measures Through Until 2020 and Beyond (2007)
The Climate action and renewable energy package 2008
European Landscape Convention (2000)
EU Thematic Strategy for Soil Protection (2004)
The European Convention on the Protection of Archaeological Heritage (Revised)
UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)
European Directives
Air Quality Framework Directive – 96/62/EC (RSS)
Directive to Promote Electricity from Renewable Energy – 2001/77/EC (RSS)
Directive for the Encouragement of Bio-Fuels for Transport – 2003/30/EC (RSS)
Water Framework Directive – 2000/60/EC (RSS)
Urban Waste Water Treatment Directive – 91/271/EEC (RSS)
Water Pollution caused by Nitrates from Agricultural Sources: Nitrates Directive – 91/676/EEC (RSS)
Bathing Water Quality Directive – 76/160/EEC (RSS)
Drinking Water Directive – 98/83/EC (RSS)
Environmental Impact Assessment (EIA) 85/337/EEC (RSS)
Strategic Environmental Assessment (SEA) – 2001/42/EC (RSS)
Directive 79/409/EEC on the Conservation of Wild Birds (RSS)
Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (RSS)
Framework Waste Directive – 75/442/EEC, as amended (RSS)
Directive 99/31/EC on the landfill of waste (RSS)
Packaging and Packaging Waste Directive – 94/62/EC of 20 Dec 1994 (RSS)
Hazardous Waste Directive 91/689/EEC
Energy Performance in Building Directive 2002/91/EEC
EU Soil Framework Directive (Proposed)
IPPC Directive 96/61/EC – Integrated Pollution Prevention and Control
Groundwater Directive (GDW) 2006/118/EC
Surface Water Abstraction Directive 75/440/EEC
National, regional and local context
National Planning Policy Guidance and Minerals Policy Statements
National Planning Policy Framework (2012)
MPS 1: Planning and Minerals
Climate Change Act (2008)
Planning and Energy Act (2008)

Planning Act (2008)
Strategies and Plans
Urban
Our Towns and Cities: The Future – Delivering an Urban Renaissance (Nov 2000)
Towns and Cities Strategy and Action Plan, Urban Renaissance in the East of England (RSS)
Rural
Government Rural White Paper: Our Countryside – the future – a fair deal for rural England, DETR (2000) (RSS)
The Countryside and Rights of Way Act 2000
Rural Strategy, DEFRA (2004)
Sustainable Communities
The UK Government Sustainable Development Strategy: Securing the Future (March 2005)
Sustainable Communities Plan: Building for the Future (2003) (RSS)
A Sustainable Development Framework for the East of England, October 2001 (RSS)
Sustainable Communities in the East of England 2003
Strategy for Sustainable Construction (June 2008)
The Code for Sustainable Homes: Setting the standard in sustainability for new homes (2010)
Creating Sustainable Communities – In the East of England (Jan 2005)
A Better Quality of Life: a Strategy for Sustainable Development in the UK (1999), Taking it on: Developing UK Sustainable Development Strategy Together (Consultation: 2004)
Regional Spatial Strategy
Regional Spatial Strategy – RSS (banked version April 2004)
RSS14 for the East of England SEA Scoping Report (17 September 2004)
East of England Plan: RSS for the East of England (EERA, 2008)
Other Regional Strategies
An Integrated Regional Strategy for the East of England (Feb 2005)
East of England European Strategy 2003 – 2004, June 2003 (RSS)
Towards Sustainable Construction – A Strategy for the East of England, Draft 2003 (RSS)
Regeneration
Haverhill Masterplan (30 August 2005)
Transport
Aviation White Paper (Dec 2003)
Government/DfT 10 Year Transport Plan 2000 (RSS)
DfT – Meeting the Energy Challenge – Energy White Paper (May 2007)
DfT – Building Sustainable Transport into New Developments: A Menu of Options for Growth Points and Eco-towns (specially designed for Designated Growth Points) (April 2008)
Manual for Streets (2007)
The Future of Transport: a Network for 2030 – White Paper (2004)
The Future of Rail – White Paper (July 2004)
Suffolk Local Transport Plan 2006 – 2011
Suffolk Bus Strategy, 2003
East of England Regional Transport Strategy (April 2003) (Incorporated as a chapter in RPG14)
St Edmundsbury Borough Council SPG7 – St Edmundsbury Borough Council Cycling Strategy (September 1995)
Suffolk County Council and St Edmundsbury Borough Council – Haverhill Local Transport Action Plan (May 2003)
A Pedestrian Strategy for Bury St Edmunds (January 2001)
Bury St Edmunds Transport Strategy (2006)
Community Strategies and Community Development Strategies
Transforming Suffolk – Suffolk’s Community Strategy 2008 – 2028 (June 2008)
West Suffolk Local Strategic Partnership –Community Strategy 2006 – 2016 (June 2004)
St Edmundsbury Borough Council Community Development Plan (Jan 2004)
Suffolk Structure Plan
Suffolk Structure Plan – 2001
On the 26th September 2007, the Structure Plan as a whole ceased to be part of Suffolk’s Development Plan.

However, under the terms of a direction by the Secretary of State, 11 of its policies are saved and are valid until replaced by appropriate policies in adopted Local Development Framework.
Neighbouring Authority and National Park Local Plans/Local Development Documents
Mid Suffolk Core Strategy Development Plan Document (September 2008)
Babergh Local Plan (2006)
Forest Heath Local Plan (December 1995)
Breckland Local Plan (September 1999)
Braintree District Local Plan Review (July 2005)
South Cambridgeshire Core Strategy Development Plan Document (January 2007)
East Cambridgeshire Core Strategy Development Plan Document (October 2009)
Parish Plans
Bardwell Parish Plan Group – Action Plan 2002 – 2010 (completed)
Barningham Parish Plan 2003 – 2010 (to be revised)
Barrow cum Denham Community Action Plan 2002 – 2006 (completed). New Plan to be developed.
Cavendish Village Report and Action Plan December 2004 (completed)
Chedburgh Action Plan 2002 – 2005 (completed)
Clare Parish Plan 2008 – 2011 (completed)
Fornham St Martin-cum-St Genevieve Parish Plan 2007 – 2010 (completed)
Great Barton Parish Plan 2006 - 2010 (completed)
Hargrave Parish Community Action Plan 2000 - 2007 (completed)
Hepworth Parish Plan 2007 -2011 (completed)
Honington-cum-Sapiston Parish Community Action Plan 2003 - 2006 (completed)
Hopton & Knettishall Parish Plan 2005 - 2006 (completed)
Hundon Parish Plan 2011 – 2007 (completed)
Horringer cum Ickworth Parish Plan 2005 – 2015 (completed)
Ixworth and Ixworth Thorpe Parish Plan 2005 – 2007 (compeltd)
Market Weston Parish Plan 2005 – 2012 (completed)
Ousden Parish Parish Plan 1998 - 2012 (completed)
Pakenham Parish Parish Plan 2003 - 2011 (completed)
Rushbrooke with Rougham Parish Plan 2005 - 2012 (completed)
Stansfield Parish Plan 2005 - 2006 (completed)
Stanton Parish Community Action Plan 2010 (completed)
Whepstead Parish Plan 2005 – 2009 (completed)
Local Authority Corporate Plans and Strategies
Local Area Agreement: Suffolk 2 2008-2011 (2008)
St Edmundsbury Borough Council Capital Strategy (September 2005)
Corporate Plan (Jun 2009)
St Edmundsbury Borough Council Equality Scheme (2008)
St Edmundsbury Borough Council Asset Management Plan and Capital Strategy – Performance Management and Implementations Plan July 05 – 06
Rights of Way Improvement Plan (2006 – 2016)
Social – National, regional and local context
Social Inclusion
Regional Social Strategy for the East of England (May 2004)
Suffolk County Council Equalities Policy (April 2003)
St Edmundsbury Borough Council Health and Wellbeing Strategy 2004 – 2008
St Edmundsbury Borough Council People Strategy (July 2004)
Health
Choosing Health: Making healthy choices easier (Nov 2004)
Healthy Futures: A Regional Health Strategy for the East of England 2005-2010 (EERA) Draft 22nd July 05
Social Care Annual Plan 2003-4
Norfolk, Suffolk and Cambridgeshire NHS Strategic Health Authority – Health Strategy 2005-2010

Bury and The Rural North – Locality Profile – Suffolk West NHS PCT (Dec 2004)
Haverhill – Locality Profile – Suffolk West NHS PCT (Dec 2004)
Culture
Culture: a catalyst for change. A Strategy for Cultural Development for the East of England, Living East (June 2004)
Cultural Strategy for Suffolk (March 2002)
St Edmundsbury Borough Council Vision 2025: Leisure and Culture Action Plan (Dec 2005)
Education
Suffolk’s Strategy for Learning 2004-9 (updated version): The Single Plan (May 2005)
Suffolk County Council – School Organisation Plan 2004-9 (Jan 2005)
Schools in Suffolk: Developing New Roles and Relationships in Support of Children and Young People (January 2005)
Suffolk County Council – Key Stage 2 in the Three Tier System – a 3 Year Project (2005)
Suffolk County Council – Building Schools for the Future (2004)
Suffolk 14-19 Strategy (2004)
Housing
Revised Regional Housing Strategy for the East of England: Strategy Document 2005-2010 (Draft) (February 2005)
Homes for the Future: More Affordable, More Sustainable (July 2007)
Affordable Housing Study: The Provision of Affordable Housing in the East of England 1996-2021, 2003 (RSS)
East of England Affordable Housing Study Stage 2: Provision for Key Workers and Unmet Housing Need, 2005
St Edmundsbury Borough Council Housing Strategy 2004 – 2008
Cambridgeshire Sub-Regional Housing Strategy 2004 – 2008/9
St Edmundsbury Borough Council Empty Homes and Wasted Space Strategy 2005 – 2009
St Edmundsbury Borough Council Urban Capacity Study (January 2003) – reviewed September 2005
St Edmundsbury Housing Requirements Study (October 2005)
St Edmundsbury Strategic Housing Land Availability Assessment (July 2009)
Affordable Housing Economic Viability Study (July 2009)
Community safety
Suffolk Community Strategy (Transforming Suffolk 2008-2028)
Creating a Safer Stronger Suffolk – Western Suffolk Crime and Disorder Reduction Partnership Strategy 2005 – 2008
Environmental – National, regional and local context
Environmental Strategies
Environment, Our future: Regional Environment Strategy for the East of England, East of England Regional Assembly and East of England Environment Forum, July 2003 (RSS)
St Edmundsbury Borough Council Vision 2025: Sustainable Environment Action Plan (Dec 2005)
Suffolk County Council Environmental Action Plan (2007)
EU Renewable Energy Directive (2009)
Soil
Farming and Food Strategy, Facing the Future, DEFRA, (Dec 2002)
The First Soil Action Plan for England: 2004 – 2006 (2004)
Contaminated Land Strategy for the Borough of St Edmundsbury (Nov 2005)
Climate
Climate Change – UK Programme, DETR, November 2000 (RSS)
UK Climate Change Bill (2008)
Building a Greener Future Towards Zero Carbon Development – Consultation (Dec 2006)
Living with Climate Change in the East of England – Summary report supported by technical report (2003) (RSS)
St Edmundsbury Borough Council Climate Change Action Plan – in draft form to be reviewed once adopted
Air quality
Air Quality Strategy for England, Scotland, Wales and Northern Ireland (DEFRA, 2007)
Updating and Screening Assessment of Air Quality in St Edmundsbury (2006)

Environment Act 1995 Local Air Quality Management Progress Report, St Edmundsbury (2007)
Heritage
English Heritage Strategy 2005 – 2010
Historic Environment: A Force For the Future (2001)
Heritage Counts: State of the Historic Environment (2004)
Ancient Monuments and Archaeological Areas Act, (1979)
Research and Archaeology Revisited: A Revised framework for the East of England, East Anglian Archaeology, Occasional Papers 24, (2011)
Water
Water Resources for the Future – A Strategy for England and Wales (EA, 2001)
Water Resources for the Future: A Strategy for Anglian Region (RSS)
Water for People and the Environment – Consultation Document (EA, 2007)
Biodiversity and nature conservation
Working with the Grain of Nature: A Biodiversity Strategy for England (2002) (RSS)
Wildlife and Countryside Act (1981, as amended) (RSS)
Butterfly Conservation – Regional Action Plan for Anglia (2000)
Suffolk Biodiversity Action Plan, Updated December 2004
State of Nature – Lowlands – Future Landscapes for Wildlife (2004) (RSS)
The Countryside and Rights of Way Act (2000)
The Conservation (Natural Habitats, &c.) Regulations (1994)
Regional Biodiversity Action Plan
Countryside management
Suffolk Rights of Way Improvement Plan – in preparation
Suffolk Countryside Strategy
Woodland
Keepers of Time – A Statement of Policy for England’s Ancient and Native Woodlands: Action Plan 2005 –
Woodlands for Life: The Regional Woodland Strategy for the East of England, November 2003 (RSS)
Minerals and waste
Suffolk Minerals Core Strategy (2008)
Regional Waste Management Strategy (2002) (RSS)
Suffolk Waste Core Strategy Final Consultation Document (2009)
English Nature Policy Position Statement: Waste Management (2002)
Joint Municipal Waste Management Strategy for Suffolk 2020 (Oct 2003)
Economic – National, regional and local context
Economic and Employment Strategies
A Shared Vision – The Regional Economic Strategy for the East of England (Nov 2004)
Prioritisation in the East of England. June 2003 (RSS)
Regional Emphasis Document SR2004, December 2003 (RSS)
Framework for Regional Employment and Skills Action (FRESA) (2003) (RSS)
International Business Strategy, Consultation Draft, December 2003 (RSS)
Expanding Suffolk’s Horizons: 2004-7 – A New Economic Strategy for Suffolk
Objective 2 Local Area Framework (2004-2005)
Economic Development Strategy – St Edmundsbury (Dec 2005)
St Edmundsbury Rural Action Plan (2008)
Tourism
Regional Tourism Strategy 2000 – 2010
Tomorrows Tourism Today (August 04)
Sustainable Tourism Strategy for the East of England (March 2004)

Table A.2 - Analysis of Sustainability Themes

No	Sustainability Theme	Relevant Plans and Programmes	SEA Topic	Relationship to SA Objectives
1.	Improve the health and well-being of the population	The UN Millennium Declaration and Millennium Development Goals; National Planning Policy Framework, 2012; The Countryside and Rights of Way; A Sustainable Development Framework for the East of England; East of England Plan: RSS for the East of England; The Future of Transport: a Network for 2030; Suffolk's Community Strategy 2004; Choosing Health: Making Healthy Choices Easier; Healthy Futures: A Regional Health Strategy for the East of England 2005-2010; Social Care Annual Plan 2003-4; Norfolk, Suffolk and Cambridgeshire NHS Strategic Health Authority – Health Strategy 2005-2010; Bury and The Rural North – Locality Profile - Suffolk West NHS PCT; Haverhill - Locality Profile - Suffolk West NHS PCT; St Edmundsbury Borough Council Health and Wellbeing Strategy 2004 – 2008; Farming and Food Strategy, Facing the Future; National Air Quality Strategy for England, Wales, Scotland and Northern Ireland; Suffolk Waste Local Plan.	Population, Human health	1
2.	Reduce social exclusion and improve equality of opportunity	The Johannesburg Declaration on Sustainable Development; The UN Millennium Declaration and Millennium Development Goals; National Planning Policy Framework, 2012; A New Partnership for Cohesion – Third Report on Economic and Social Cohesion; European Spatial Development Perspective; Renewed EU Sustainable Development Strategy; Rural Strategy; The UK Government Sustainable Development Strategy: Securing the Future; Sustainable Communities Plan: Building for the Future; A Sustainable Development Framework for the East of England; Creating Sustainable Communities – In the East of England; A Better Quality of Life: a Strategy for Sustainable Development in the UK; RSS for the East of England; East of England European Strategy; Transforming Suffolk – Community Strategy, Corporate Plan - St Edmundsbury: Improving the quality of life for everyone in the borough; St Edmundsbury Borough	Human health, Population	4, 5, 6

		Council Equality Framework; St Edmundsbury Borough Council Disability Equality Scheme 06 – 09; Regional Social Strategy for the East of England; Suffolk County Council Equalities Policy; St Edmundsbury Borough Council Health and Wellbeing Strategy 2004 – 2008; St Edmundsbury Borough Council People Strategy; St Edmundsbury Borough Council Race Equality Scheme 2005 – 2008.		
3.	Improve opportunities for access to education, employment, recreation, health, community services and cultural opportunities	The Johannesburg Declaration on Sustainable Development; The UN Millennium Declaration and Millennium Development Goals; European Spatial Development Perspective; Renewed EU Sustainable Development Strategy; National Planning Policy Framework, 2012; Our Towns and Cities: The Future – Delivering an Urban Renaissance; Towns and Cities Strategy and Action Plan, Urban Renaissance in the East of England; The Countryside and Rights of Way Act; Rural Strategy; Government Rural White Paper: Our Countryside – the future; The UK Government Sustainable Development Strategy; Sustainable Communities Plan: Building for the Future; A Better Quality of Life: a Strategy for Sustainable Development in the UK; Creating Sustainable Communities – In the East of England; A Sustainable Development Framework for the East of England; East of England Plan: RSS for the East of England; East of England European Strategy 2003 – 2004; Government/DFT 10 Year Transport Plan; Building Sustainable Transport into New Developments; The Future of Transport: a Network for 2030 – White Paper; The Future of Rail – White Paper; Suffolk Local Transport Plan; Suffolk Rights of Way Improvement Plan; Suffolk Countryside Strategy.	Human health, Landscape, Population	1, 2, 5, 6, 8
4.	Raise educational and achievement levels and develop opportunities for everyone to acquire the skills needed to	The Johannesburg Declaration on Sustainable Development; The UN Millennium Declaration and Millennium Development Goals; A New Partnership for Cohesion – Third Report on Economic and Social Cohesion; Renewed EU Sustainable Development Strategy; SEA 2001/42/EC; National Planning Policy Framework, 2012; The Countryside and Rights of Way Act; The UK Government Sustainable Development	Human health, Population	2, 6

	find and remain in work	Strategy; Sustainable Communities Plan: Building for the Future; A Sustainable Development Framework for the East of England; Sustainable Communities in the East of England; Creating Sustainable Communities; A Better Quality of Life: a Strategy for Sustainable Development in the UK; Altogether a better Suffolk – Suffolk’s Community Strategy; Corporate Plan - St Edmundsbury: Improving the quality of life for everyone in the borough; Suffolk County Council – Key Stage 2 in the Three Tier System; Suffolk County Council – School Organisation Plan 2004-9; Suffolk’s Strategy for Learning 2004-9; Suffolk County Council – Building Schools for the Future; Suffolk 14-19 Strategy; Schools in Suffolk; Framework for Regional Employment and Skills Action.		
5.	Promote levels of employment	The Johannesburg Declaration on Sustainable Development; The UN Millennium Declaration and Millennium Development Goals; A New Partnership for Cohesion – Third Report on Economic and Social Cohesion; Renewed EU Sustainable Development Strategy; National Planning Policy Framework, 2012; Rural Strategy; The UK Government Sustainable; Development Strategy: Securing the Future; A Sustainable Development Framework for the East of England; A Better Quality of Life: a Strategy for Sustainable Development in the UK; Regional Tourism Strategy 2000 – 2010; Tomorrows Tourism Today; Sustainable Tourism Strategy for the East of England; Economic Development Strategy – St Edmundsbury; Expanding Suffolk’s Horizons: 2004-7; Framework for Regional Employment and Skills Action.	Population	6
6.	Reduce the fear of crime	European Spatial Development Perspective; National Planning Policy Framework, 2012; Our Towns and Cities: The Future – Delivering an Urban Renaissance; Towns and Cities Strategy and Action Plan; A Sustainable Development Framework for the East of England; A Better Quality of Life: a Strategy for Sustainable Development in the UK; Creating Sustainable Communities – In the East of England; Haverhill Masterplan; Transforming Suffolk – Suffolk’s Community Strategy; St Edmundsbury Borough Council	Human health, Population	3

		Community Development Plan Local Area Agreement: Suffolk 2005-2008; Suffolk Community Safety Strategy; Creating a Safer Stronger Suffolk – Western; Suffolk Crime and Disorder Reduction Partnership Strategy 2005 – 2008.		
7.	Reduce air pollution	The Johannesburg Declaration on Sustainable Development; The UN Millennium Declaration and Millennium Development Goals; EU Thematic Strategy on Air Quality; Air Quality Framework Directive; Directive for the Encouragement of Bio-Fuels for Transport; National Planning Policy Framework, 2012; Government Rural White Paper: Our Countryside – the future – a fair deal for rural England; Our Towns and Cities: The Future – Delivering an Urban Renaissance; Towns and Cities Strategy and Action Plan; The Countryside and Rights of Way Act; A Sustainable Development Framework for the East of England; The UK Government Sustainable Development Strategy: Securing the Future; Government/DFT 10 Year Transport Plan; Building Sustainable Transport into New Developments; The Future of Transport: a Network for 2030; Suffolk Local Transport Plan 2001-6; Suffolk Bus Strategy; East of England Regional Transport Strategy; Haverhill Local Transport Action Plan; A Pedestrian Strategy for Bury St Edmunds; Choosing Health: Making healthy choices easier; National Air Quality Strategy for England, Wales, Scotland and Northern Ireland; Air Quality Strategy for England, Scotland, Wales and Northern Ireland; Suffolk Rights of Way Improvement Plan; Updating and Screening Assessment of Air Quality in St Edmundsbury, Suffolk County Council Environment Action Plan, EU Renewable Energy Directive, Planning and Energy Act (2008)	Air, Human health, Population	9
8.	Reduce road traffic and congestion	European Spatial Development Perspective; National Planning Policy Framework, 2012; Our Towns and Cities: The Future – Delivering an Urban Renaissance; Towns and Cities Strategy and Action Plan; Urban Renaissance in the East of England; A Sustainable Development Framework for the East of England; East of England Plan: RSS for the East of England;	Air, Human health, Landscape Population	13

		Government/DFT 10 Year Transport Plan; Building Sustainable Transport into New Developments; Manual for Streets; The Future of Transport: a Network for 2030 – White Paper; Suffolk Local Transport Plan; Suffolk Bus Strategy; Haverhill Local Transport Action Plan; East of England Regional Transport Strategy; St Edmundsbury Borough Council SPG7; Choosing Health: Making healthy choices easier; Climate Change – UK Programme; Bury St Edmunds Transport Strategy (2006), Suffolk County Council Environment Action Plan, Rights of Way Improvement Plan.		
9.	Reduce waste generation and disposal and achieve sustainable management of waste	Urban Waste Water Treatment Directive; Framework Waste Directive; Directive 99/31/EC on the landfill of waste; Packaging and Packaging Waste Directive; Hazardous Waste Directive; National Planning Policy Framework, 2012; A Sustainable Development Framework for the East of England; Towards Sustainable Construction – A Strategy for the East of England; Regional Waste Management Strategy; Suffolk Waste Core Strategy Final Consultation Document; Joint Municipal Waste Management Strategy for Suffolk 2020; English Nature Policy Position Statement: Waste Management.	Soil, Water	12
10.	Maintain and improve the quality of surface and groundwater	Urban Waste Water Treatment Directive; Water Pollution caused by Nitrates from Agricultural Sources: Nitrates Directive; Water Framework Directive; Bathing Water Quality Directive; Drinking Water Directive; IPPC Directive 96/61/EC – Integrated Pollution Prevention and Control; Groundwater Directive (GDW); Surface Water Abstraction Directive; National Planning Policy Framework, 2012; Water Resources for the Future – A Strategy for England and Wales; Water for People and the Environment – Consultation Document; Water Resources for the Future: A Strategy for Anglian Region.	Biodiversity, Flora and Fauna, Soil, Water	9
11.	Reduce the use of non-renewable resources and protect local mineral assets	The Johannesburg Declaration on Sustainable Development MPS 1: Planning and Minerals; The UK Government Sustainable Development Strategy: Securing the Future; The Code for Sustainable Homes, 2010; East of England Plan: RSS for the East of England; Suffolk	Climatic Factors, Material Assets, Soil, Water	11

		Minerals Core Strategy, EU Renewable Energy Directive		
12.	Manage and mitigate the risk of flooding	UN Framework Convention on Climate Change; Strategy on Climate Change: Control Measures Through Until 2020 and Beyond; National Planning Policy Framework, 2012; A Sustainable Development Framework for the East of England; Sustainable Communities Plan: Building for the Future ; The UK Government Sustainable Development Strategy: Securing the Future; Creating Sustainable Communities – In the East of England; A Better Quality of Life: a Strategy for Sustainable Development in the UK; Government/DFT 10 Year Transport Plan ; The Future of Transport: a Network for 2030, Suffolk County Council Environment Action Plan	Climatic Factors, Population, Water	15
13.	Address the causes of climate change through reducing emissions of greenhouse gases (GHGs)	The Johannesburg Declaration on Sustainable Development ; UN Framework Convention on Climate Change; EU Sixth Environmental Action Plan; Strategy on Climate Change: Control Measures Through Until 2020 and Beyond; National Planning Policy Framework, 2012; A Sustainable Development Framework for the East of England; The UK Government Sustainable Development Strategy: Securing the Future; The Code for Sustainable Homes, 2010; Creating Sustainable Communities – In the East of England; Building Sustainable Transport into New Developments: A Menu of Options for Growth Points and Eco-towns; The Future of Transport: a Network for 2030 – White Paper; Suffolk Local Transport Plan; Government/DFT 10 Year Transport Plan; Climate Change – UK Programme; UK Climate Change Bill; St Edmundsbury Borough Council Climate Change Action Plan; Living with Climate Change in the East of England; Building a Greener Future Towards Zero Carbon Development – Consultation, Suffolk County Council Environment Action Plan, EU Renewable Energy Directive, Planning and Energy Act 2008	Climatic factors	14
14.	Increase energy efficiency and increase renewable	National Planning Policy Framework, 2012; A Sustainable Development Framework for the East of England; Strategy for Sustainable Construction; The UK Government Sustainable Development Strategy: Securing the Future; Homes for the Future: More Affordable, More Sustainable; Energy	Climatic factors	14

	energy production	Performance in Building Directive; The Code for Sustainable Homes, 2010; Suffolk County Council Environment Action Plan, EU Renewable Energy Directive, Planning and Energy Act 2008		
15.	Protect and enhance heritage assets and their setting	The European Convention on the Protection of Archaeological Heritage; UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage; PPS6; National Planning Policy Framework, 2012; Heritage Counts: State of the Historic Environment; Historic Environment: A Force For the Future; English Heritage Strategy 2005 – 2010; East of England Plan: RSS for the East of England; St Edmundsbury Borough Council Vision 2025: Sustainable Environment Action Plan, Suffolk County Council Environment Action Plan; Ancient Monuments and Archaeological Areas Act, 1979; Research and Archaeology Revisited: A Revised framework for the East of England, East Anglian Archaeology, Occasional Papers 24, (2011).	Cultural Heritage, Landscape, Population	17
16.	Protect, manage and restore soil resources	EU Thematic Strategy for Soil Protection; IPPC Directive 96/61/EC – Integrated Pollution Prevention and Control; EU Soil Framework Directive; National Planning Policy Framework, 2012; The UK Government Sustainable Development Strategy: Securing the Future; Strategy for Sustainable Construction; Farming and Food Strategy, Facing the Future; The First Soil Action Plan for England: 2004 – 2006; Contaminated Land Strategy for the Borough of St Edmundsbury; St Edmundsbury Borough Council Vision 2025: Sustainable Environment Action Plan, Suffolk County Council Environment Action Plan.	Biodiversity, Flora and Fauna Landscape, Material Assets, Soil	10
17.	Promote sustainable use and management of the countryside	European Landscape Convention; National Planning Policy Framework, 2012; Government Rural White Paper: Our Countryside – the future; The Countryside and Rights of Way Act; Rural Strategy; Wildlife and Countryside Act; Suffolk Rights of Way Improvement Plan; Suffolk Countryside Strategy; State of Nature – Lowlands – Future Landscapes for Wildlife; The European Convention on the Protection of Archaeological Heritage; UNESCO Convention Concerning the Protection of the World	Cultural Heritage, Landscape, Material Assets	13, 16, 18

		Cultural and Natural Heritage; Heritage Counts: State of the Historic Environment; Historic Environment: A Force For the Future; English Heritage Strategy 2005 – 2010; East of England Plan: RSS for the East of England.		
18.	Protect amenity and landscape/townscape settings	European Landscape Convention; Government Rural White Paper: Our Countryside – the future; The Countryside and Rights of Way Act; Rural Strategy; Wildlife and Countryside Act; State of Nature – Lowlands – Future Landscapes for Wildlife; The European Convention on the Protection of Archaeological Heritage; UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage; National Planning Policy Framework, 2012; Heritage Counts: State of the Historic Environment; Historic Environment: A Force For the Future; English Heritage Strategy 2005 – 2010; East of England Plan: RSS for the East of England; Suffolk Rights of Way Improvement Plan Suffolk Countryside Strategy; St Edmundsbury Borough Council Vision 2025: Sustainable Environment Action Plan, Suffolk County Council Environment Action Plan.	Cultural Heritage, Landscape	18
19.	Protect, enhance and improve biodiversity and important wildlife habitats	The Johannesburg Declaration on Sustainable Development; The UN Millennium Declaration; Ramsar Convention; Bern Convention; Bonn Convention; EU Sixth Environmental Action Plan; European Biodiversity Strategy; Espoo Convention; EU Biodiversity Strategy; OSPAR Biological Diversity and Ecosystems Strategy; UN Convention on Biological Diversity; Environmental Impact Assessment; National Planning Policy Framework, 2012; The Countryside and Rights of Way Act; The UK Government Sustainable Development Strategy: Securing the Future; Regional Environment Strategy for the East of England; St Edmundsbury Borough Council Vision 2025: Sustainable Environment Action Plan; Working with the Grain of Nature: A Biodiversity Strategy for England; Butterfly Conservation – Regional Action Plan for Anglia; Suffolk Biodiversity Action Plan; State of Nature – Lowlands – Future Landscapes for Wildlife;	Biodiversity, Fauna and Flora, Climatic Factors, Soil, Water	16

		Wildlife and Countryside Act; The Conservation (Natural Habitats, &c.) Regulations; Regional Biodiversity Action Plan; Woodlands for Life: The Regional Woodland Strategy for the East of England; Keepers of Time – A Statement of Policy for England’s Ancient and Native Woodlands: Action Plan 2005; The Birds Directive; The Habitats Directive.		
20.	To promote economic development	The Johannesburg Declaration on Sustainable Development ; The UN Millennium Declaration and Millennium Development Goals; A New Partnership for Cohesion – Third Report on Economic and Social Cohesion; Draft New Regulations for Renewed Structural Funds; Renewed EU Sustainable Development Strategy; Rural Strategy; Government Rural White Paper: Our Countryside; The UK Government Sustainable Development Strategy: Securing the Future; A Shared Vision – The Regional Economic Strategy for the East of England; Prioritisation in the East of England; International Business Strategy; Expanding Suffolk’s Horizons: 2004-7 – A New Economic Strategy for Suffolk; Sustainable Tourism Strategy for the East of England; St Edmundsbury Borough Council Rural Services Review Final Report and Rural Action Plan; Economic Development Strategy – St Edmundsbury; Regional Tourism Strategy; Tomorrow’s Tourism Today; Objective 2 Local Area Framework (2004-2005).	Material assets, Population	19, 21, 22
21.	Improve the vitality of towns and local centres and encourage urban renaissance	National Planning Policy Framework, 2012; Our Towns and Cities: The Future – Delivering an Urban Renaissance; Towns and Cities Strategy and Action Plan; Urban Renaissance in the East of England; The UK Government Sustainable Development Strategy: Securing the Future; Framework for Regional Employment and Skills Action; An Integrated Regional Strategy for the East of England; Economic Development Strategy – St Edmundsbury.	Human health, Landscape, Population	19, 20

Appendix B – Baseline Data

Population

- B.1.1 The 2011 Census population figures estimate the borough's resident population to be 111,000 persons. Between 2001 and 2011, the population of the borough increased by 13%. This is greater than the Suffolk increase of 9%.
- B.1.2 Population change in St Edmundsbury between 2005 – 2010 was slower at 3.6%. The Borough had an estimated population density, in 2010, of 159 people per square kilometre, compared to 305 for the East of England and 401 for England.
- B.1.3 In 2007 57% of the borough's population lived in the urban areas of Bury St Edmunds and Haverhill.

Table B.1 – 2001 Population and 10 year change between 1991 and 2001

Area	2001 Population	% Change
St Edmundsbury	98,193	12.1%
Bury St Edmunds	35,473	13.0%
Haverhill	22,010	17.8%
Rural St Edmundsbury	40,710	8.4%

Source: 2001 Census; Note: these figures are not available from the 2011 Census at the time of writing

- B.1.4 The gender split in St Edmundsbury is more even than that of Suffolk and the East of England with female residents accounting for 49.9% of St Edmundsbury's population compared with 50.6% in Suffolk and 50.8% in the East of England (2011 Census). estimates.
- B.1.5 ONS data (2010) showed that the age profile of St Edmundsbury's population was similar to Suffolk and the East of England for the younger age groups (0-15, 16-24, 25-44) but that the proportion of the population aged 45-64 was lower than county and regional figures, and the proportion of people aged 65+ was higher than for Suffolk and the East of England. St Edmundsbury has 2.7% more people aged 65+ than the national average, according to the 2010 mid-year population estimates.
- B.1.6 Within St Edmundsbury there are marked variations between the two urban centres and the rural area at both ends of the age profile. However, the central age band (25-64 years) is very similar. In the rural areas in 2001 only 27% of the population was aged 0-24 compared to 33% in Haverhill. This situation is reversed for the 65+ population where 24% of the rural population fell into this age group compared to only 17% in Haverhill.

Table B.2 – 2001 Population and 10 year change between 1991 and 2001

Area	0	15-16	24 - 25	44 - 45	64 - 65	74 - 75+
St Edmundsbury	19.3	9.7	28.9	20.4	13.9	7.8
Bury St Edmunds	18.6	9.9	30.0	19.3	13.4	8.9
Haverhill	22.5	10.8	32.1	18.1	11.5	5.0
Rural St Edmundsbury	18.3	9.0	26.2	22.5	15.7	8.4
Suffolk	20.0	9.6	27.1	25.1	9.4	9.0
East of	20.0	10.2	28.7	24.5	8.6	7.8

Area	0	15-16	24 - 25	44 - 45	64 - 65	74 - 75+
England						

Source: 2001 Census; Note: these figures are not available from the 2011 Census at the time of writing

B.1.7 In St Edmundsbury, the 65+ age group experienced the greatest increase between 2001 and 2010 with a 25.6% jump, , This is 8.8% more than the increase experienced in Suffolk and the 11% more than the East of England Region.. Within the borough, Bury St Edmunds experienced a 23% decrease in 16-24 year olds between 1991 and 2001 compared to a 20% and 25% fall in Haverhill and the rural area respectively. The largest increases occurred in the 65+ age group with Haverhill experiencing a 66% increase compared to 50% and 38% in rural St Edmundsbury and Bury St Edmunds respectively.

B.1.8 The mid 2004 population estimates from the ONS indicate that 12.19% of the total population of St Edmundsbury are migrants. ONS specifies that mid 2007 – mid 2008 4.72% of all people moved into the area from elsewhere in the UK compared to 0.58% of people who moved to the area from outside of the UK. The area experiences less out migration as only 4.24% of all people moved out of the area to elsewhere in the UK.

Table B.3 – Birth place 2001 (% of total population)

England	90.96%	89.93%	87.44%
Scotland	1.83%	1.63%	1.62%
Wales	1.09%	1.01%	1.24%
Northern Ireland	0.45%	0.4%	0.44%
Republic of Ireland	0.62%	0.87%	0.94%
Other EU Countries	1.25%	1.4%	1.41%
Elsewhere	3.8%	4.75%	6.91%

Source: 2001 Census

B.1.9 Projections from 2006 ONS show that “Household Estimates” in the South East are due to increase in Married Couple Households, One Person Households, Cohabiting Couple Households, Lone Parent Households and Other Multi-purpose Households. The biggest swell is forecast for One Person Households, rising from 632 in 2006 to 1126 in 2026.

Ethnicity

B.1.10 The population of St Edmundsbury borough is predominantly White, with 94.4% of the borough falling into this ethnic group in 2010. This is significantly higher than the average for the East of England and England as a whole, but has decreased by 1.2% since 2001. The other main ethnic groups found within the borough are indicated in the tables below.

Table B.4 – Ethnic groups 2010 (% of total population)

	St Edmundsbury	East of England	England
White	94.4	90.0	87.5
Mixed	1.3	1.7	1.8
Asian or Asian British	1.5	4.4	6.1
Black or Black British	1.3	2.1	2.9

Chinese or Other Ethnic Group	1.4	1.7	1.6
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Source: ONS (2010)

Table B.5 – Ethnic groups 2001 (% of total population)

	St Edmundsbury	East of England	England
White British	94.81	91.45	86.99
White Other	3.22	3.67	3.93
Mixed	0.73	1.08	1.31
Asian or Asian British	0.47	2.26	4.58
Black or Black British	0.35	0.9	2.3
Chinese or Other Ethnic Group	0.42	0.65	0.89

Source: 2001 Census

Deprivation

- B.1.11 A National Index of Multiple Deprivation (IMD) has been produced by the Department of Communities and Local Government (DCLG) based on indicators such as education, health, crime and employment used to rank relative deprivation for each local authority in England. St Edmundsbury borough was ranked as 260th in 2007 out of the 354 local authorities and 240th in 2010, with 1 being the most deprived. Whilst the overall rank of St Edmundsbury is good, both the borough's score and ranking declined between 2007 and 2011, indicating that the borough became more deprived in comparison with the rest of the nation during this period.

Health

- B.1.12 Life expectancy from birth within the borough during the period 2008-2010 was 80.7 years for males and 83.8 years for females, consistently higher than the national average and higher than St Edmundsbury's life expectancy for previous years.
- B.1.13 Overall residents within the borough and Suffolk as a whole are amongst the healthiest in the country. At the 2001 Census, the self-assessed health of residents of St Edmundsbury was similar to that of the East of England and better than that of England as a whole, with 70.9% of the borough assessing themselves as having good health. At ward level, no ward in the borough has a Standardised Mortality Rate (SMR) significantly higher than the Suffolk average. However, Kedington, Northgate and Haverhill South all have SMR values 25% above the pre-2003 Suffolk average whereas wards such as Cavendish, Honington and Pakenham have some of the lowest SMRs in the county. Furthermore, at the 2001 Census, the proportion of the Borough's population with a limiting long term illness (29.9%) was similar to that for the East of England (30.8%) and lower than that for the Country (33.6%).
- B.1.14 St Edmundsbury has a lower rate of teenage conception at 29.80 rate per 1000 girls when compared to the average for Suffolk which was recorded as 30.3 rate per 1000 girls (2007-2009)

figures). However this overall low rate is not reflected in all wards within St Edmundsbury as Northgate ward records high teenage conception rate of 117.03.

Education and skills

- B.1.15 In St Edmundsbury the average percentage of pupils at the end of KS4 achieving 5+ A*-C including English and Mathematics was 73% in 2009, an increase of 6% since 2007. This is higher than the Suffolk average of 67% and is the second highest district within the county.

Workforce skills

- B.1.16 Around 9.4% of the working age population in St Edmundsbury had no qualifications in 2010, a decrease from 14.2% in 2007 but a slight increase of 1.4% from 2009. However, in 2010, 28.7% people of working age have NVQ level 4+ qualifications (degree or higher). The proportion with low / no qualifications is significantly lower than the National average of 11.1% and regional average of 10.8%.

Crime and anti social activity

- B.1.17 The crime rate for St Edmundsbury decreased considerably from 81.1 (crimes per 1000 population) in 2005-6 to 60.4 in 2008-09. This significant decrease reflects a county-wide decline in crime rates with the rate for Suffolk standing at 65.6 in 2008-9.
- B.1.18 Fear of crime within St Edmundsbury is fairly constant and similar to national figures, with around 98% of the borough's residents stating that they feel fairly safe or very safe outside during the day and between 70% and 75% stating that they feel fairly safe or very safe outside after dark in 2006/07.
- B.1.19 The rate of burglaries at 5.7 per 1000 of population in 2008-9 for St Edmundsbury is lower than the regional average of 8.7 and a Suffolk rate of 6.6. This shows a decrease from the rates recorded for 2006-7 and 2007-8.
- B.1.20 The rate of violent crimes in St Edmundsbury has fallen from 15.3 (per 1000 population) in 2007-8 to 9.3 in 2008-9. This represents a rate lower than both Suffolk (10.4), the East of England (12.2) and the national rate of 17.0.
- B.1.21 The number of noise complaints made in St Edmundsbury has increased overall between 2002 and 2006. This increase is particularly notable with regards to domestic noise.
- B.1.22 The number of total crimes for St Edmundsbury has decreased by 6.8% between 2007/8 to 2010/11, within Bury St Edmunds crime has reduced by 9.3% and within Haverhill 9%.

Access to services and facilities

- B.1.23 Many parishes in the rural areas of St Edmundsbury lack essential services. For example 73% of rural areas in 2009 did not have a food shop or general store and 74% did not have a post office. Nonetheless, 58% had a public house and 64% had a village or community centre. However, accessibility in St Edmundsbury is improving, with increases in the percentage of rural households within 13 minutes' walk of an hourly bus service (36% in 2005/06 compared with 23% in 2001/02) and the proportion of the population with access to hospital or GP or dentist surgery.
- B.1.24 Analysis of access deprivation figures shows that the former Chevington ward is the least accessible in Suffolk and is ranked 43 out of 8414 wards in the country. Indeed, Clare is the only rural ward to achieve a high ranking. Even larger former rural wards such as Stanton and Barrow fell within the 15% most deprived wards in the country in terms of access.
- B.1.25 However, despite many of the parishes lacking essential services this is less of a problem when households with cars/vans are taken into consideration. Within St Edmundsbury the percentage of households in 2001 with no car/van was 16.8 which was lower than the national average (27%) giving St Edmundsbury a rank of 281 out of 376. However this masks variations within the borough as several wards have significantly more households with no car/van such as Eastgate, where 36.4% of households had no car/van in 2001.

B.1.26 St Edmundsbury also promotes disability equality, and, in particular, strives to ensure that their services are accessible and responsive to different needs. Both Bury St Edmunds and Haverhill offer a Shopmobility scheme that loans electric scooters and manual wheelchairs to people who may have difficulty walking around the towns. Between April 2005 and April 2006 the number of people using the scheme within Bury St Edmunds had increased from almost 90 to over 140. All the Council documents are available in a variety of formats on request, including the production of Community Spirit (the quarterly newsletter) on audio tape/CD and a spoken version on the Council's website.

Employment

B.1.27 2008 population survey statistics show that in St Edmundsbury 91.7% economically active people aged 16-74 were in full time employment, higher than the Regional rate of 81.3%. Unemployment within the borough has risen though, as 2010 ONS figures show the number of job seekers allowance claimants at a rate of 2.7%, compared with a 2008 figure of 1.4%. However the number of job seekers allowance claimants in St Edmundsbury is still lower than Suffolk's rate and the East of England's rate of 3.3%

Housing

B.1.28 At the time of the 2001 census there were 40,560 households with residents in St Edmundsbury. Bury St Edmunds had 15,591 and Haverhill 9,017.

B.1.29 According to the 2010 ONS update there were a total of 46,170 dwellings identified in St Edmundsbury of which, 37,900 (82.1%) are Private Sector housing and 7,791 (17.9%) are Social housing. According to the 2011 count, 1,019 dwellings are vacant (3.4%). The national average is approximately 3.1%. Based on the house condition survey data 9,900 dwellings (26.6%) can be classified non decent, which is lower than the proportion in England (27.1%). Classification of 'non decent' could be for reasons of hazardous, in need of repair, lacking modern facilities and a poor degree of thermal comfort.

Table B.6 – Housing Tenure

Housing Tenure	St Edmundsbury	East of England	England and Wales
Owner occupied :owns outright	29.8	30.7	29.5
Owner occupied: with a mortgage or loan	40.7	41.5	38.8
Rented from: council (Local Authority)	13.8	11.6	13.2
Rented from: Housing Association/Registered social landlord	3.4	4.9	6.0
Rented from: private landlord/letting agency	7.5	7.6	8.7
Rented from: other	4.4	3.2	3.2

Source: 2001 Census

B.1.30 The results of the 2001 census show that overall housing tenure in St Edmundsbury reflects that of the national average. However marginal differences indicate that there is a higher percentage of owner occupied households in the borough, principally with a mortgage or loan.

B.1.31 The most significant difference in St Edmundsbury from the national average was in the number of households that were rented from Housing Association/registered social landlord. This accounts for

only 3.4% of households in St Edmundsbury compared to 6% nationally. Although this was the most apparent deviance from the national averages it was in line with trends identified throughout the east of England. This was not the case for the number of households rented from the council, where St Edmundsbury shows a higher percentage (13.8%) than that of the national average (13.2%) but more noticeably higher than that found over the East of England in general (11.6%). However, since 2001 the local authority housing stock has been transferred to the Havebury Housing Partnership.

Table B.7 – Household Composition

Household Composition	Percentage
% Single person	13.3%
% Pensioners	23.9%
Married/co-habiting couple – no children	22.4%
Married/co-habiting couple – with children	22.4%
Lone parent with children	4.7%

Source: 2001 Census

- B.1.32 In St Edmundsbury the number of households on the Home-Link Register as of April 2011 was 1,196. There are presently approximately 2000 applications with 400-500 available properties each year.

Housing Provision for Gypsies and Travellers and those with Special Needs

- B.1.33 In 2011, there were two authorised private pitches and no public owned or operated pitches for gypsies and travellers. This level of pitch provision is considered to be insufficient for the borough with a predicted future need of 12 pitches before 2031.
- B.1.34 The proportion of housing completions (number of units built annually) in St Edmundsbury which are appropriate for those with special needs fluctuates greatly but is commonly between 10% and 15% of all housing completions in the borough. In 2009 a total of 385 houses were completed within St Edmundsbury, a decrease from 2007 and 2008 where 536 and 546 houses were completed respectively.

The quality of neighbourhoods and community participation

- B.1.35 St Edmundsbury has a relatively high level of satisfaction for ‘residents who are happy with their neighbourhood as a place to live’. 82% are satisfied (24% very satisfied and 58% fairly satisfied) the data which comes from the 2006/7 Suffolk Speaks Survey and which is higher than the county average. In terms of community participation, although the turnout to local authority elections has fallen since the 1990s, there are a number of active community and residents groups operating across the borough. Parish communities have completed 18 Parish Plans, with a further seven underway. The completion or participation level in the production of these plans, which set down the thoughts of the community on local issues, is relatively poor compared with other Suffolk authorities.

Landscape and biodiversity

- B.1.36 The landscape of St Edmundsbury is a predominantly rural, with every village having a population of under 3,000 and two major towns of Haverhill and Bury St Edmunds. The borough is an area of unspoiled natural beauty with a keen sense of its rural heritage. Many villages have an important

historic character, with thatched and timber framed cottages common; Clare and Cavendish are perhaps the two best known.

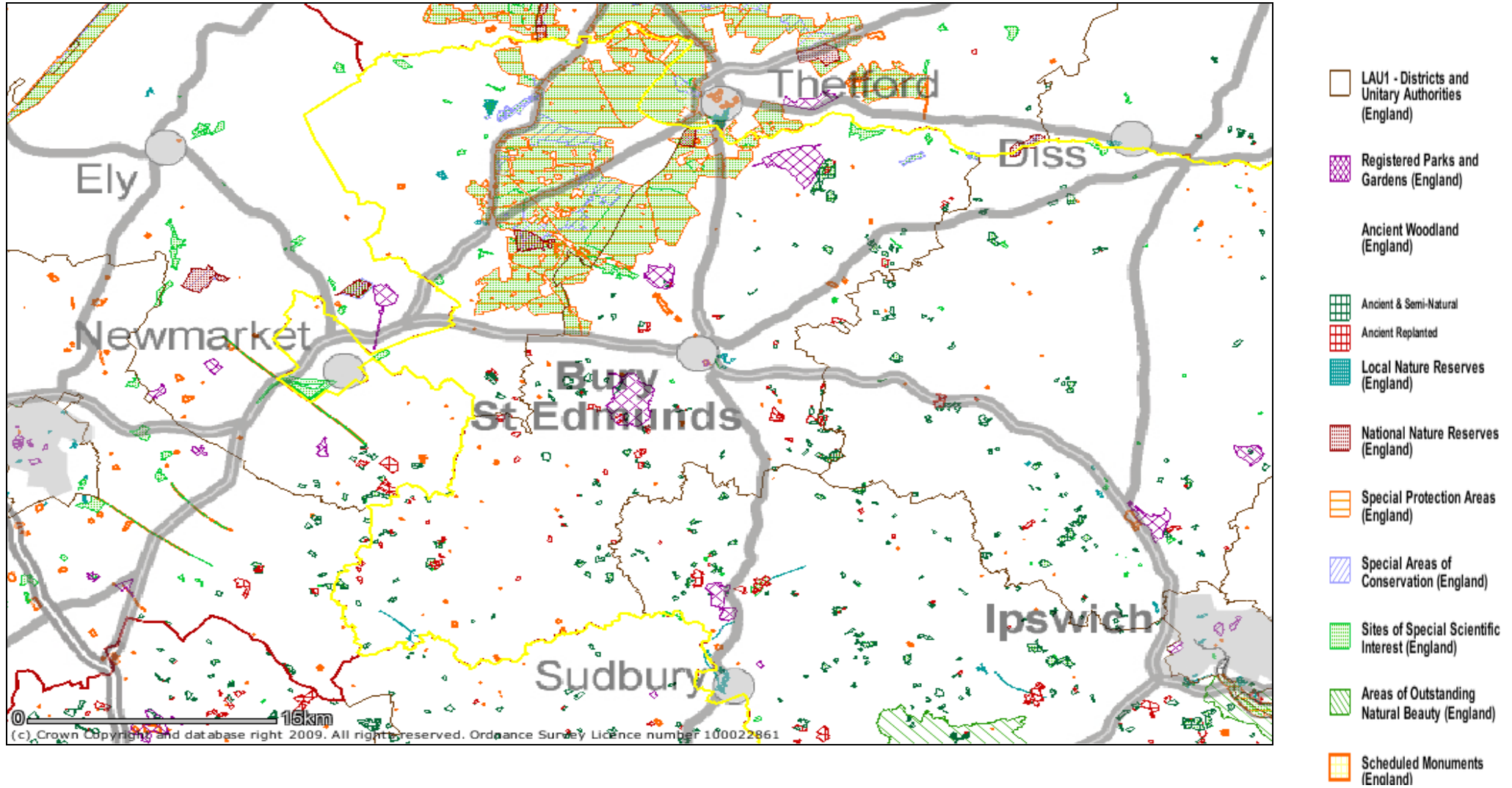
- B.1.37 The borough includes one Special Protection Area (SPA) (Breckland), two Special Areas of Conservation (SAC) (Breckland and Waveney & Little Ouse Valley Fens), 22 Sites of Special Scientific Interest (SSSI), 144 County Wildlife Sites, two Local Nature Reserves (LNR) and three Country Parks.
- B.1.38 The majority of the SSSIs in the borough are partly in an unfavourable or mixed condition. However, 19 of the 23 SSSIs are meeting their Public Service Agreement (PSA) targets (i.e. are in favourable or unfavourable but recovering condition) in over half of their areas. The SSSIs located in St Edmundsbury are listed below:
- Barnham Heath
 - Black Ditches, Cavenham
 - Blo' Norton And Thelnetham Fen
 - Bradfield Woods
 - Breckland Farmland
 - Breckland Forest
 - Bugg's Hole Fen, Thelnetham
 - Cavendish Woods
 - Fakenham Wood And Sapiston Great Grove
 - Hay Wood, Whepstead
 - Hopton Fen
 - Horringer Court Caves
 - Knettishall Heath
 - Lackford Lakes
 - Little Heath, Barnham
 - Pakenham Meadows
 - Shaker's Lane, Bury St. Edmunds
 - Stanton Woods
 - The Glen Chalk Caves, Bury St. Edmund's
 - Thetford Heaths
 - Trundley And Wadgell's Wood, Great Thurlow
 - West Stow Heath
 - Weston Fen
- B.1.39 A Landscape Characterisation Study undertaken by Suffolk County Council identified 14 landscape types within St Edmundsbury, the characters of which are distinct and individually important to the character of the borough. These landscape types are:
- Ancient plateau claylands

- Estate sandlands
- Plateau estate farmlands
- Rolling estate farmlands
- Rolling estate sandlands
- Rolling valley farmlands
- Rolling valley farmlands & furze
- Undulating ancient farmlands
- Undulating estate farmlands
- Urban
- Valley meadowlands
- Valley meadows & fens
- Wooded chalk slopes
- Wooded valley meadowlands & fens

B.1.40 The majority of farmland in the borough is either Grade 2 or 3 which are generally considered to be the best and most versatile types of agricultural land. This agricultural land is therefore a valuable resource within St Edmundsbury.

B.1.41 Figure B.1 below shows the main environmental designations in the borough.

Figure B.1 - Environmental Designations in St Edmundsbury



Historic and archaeological environment

- B.1.42 Bury St Edmunds is a medieval town which grew up around the gates of the Benedictine monastery founded in 1020AD. It retains a Norman town plan, in which the main streets led to the Abbey precinct. During the 14th century Bury St Edmunds developed into a prosperous market town. The Abbey was raided and torn down in the 16th century, its remnants are all around the town, standing as ruins or built into the homes of opportunistic townspeople. The Abbey gardens surround many of the ruins and are the town's most popular attraction. Many secular mediaeval buildings such as the Guildhall still stand, but most are hidden behind elegant 17th and 18th century facades.
- B.1.43 Haverhill is the second largest town in the borough and has the distinction of having been a market town for 950 years. Between 1851 and 1901 the town almost doubled in size producing a complete Victorian town with new houses, schools, churches and public buildings. More recently the town experienced another major growth period as a consequence of The Town Development Scheme of the 1960's. Below-ground there are archaeological remains of medieval and earlier date within the town.
- B.1.44 Within the borough there are more than 3000 listed buildings of which over 1000 are in Bury St Edmunds itself. The proportion of the listed buildings in St Edmundsbury which are at risk has decreased from 1% in 2003 to 0.5% in 2008. The borough also contained 35 Conservation Areas and 1015 properties under Article 4 Directions in 2008. Bury St Edmunds is recognised as a town of considerable archaeological importance and the remains form an essential and valuable part of Suffolk's identity. The historic settlement core, which includes the surviving historic meadows in the floodplain of the Rivers Lark and Linnet is also recorded as an area of archaeological importance.
- B.1.45 There are c.3,900 records recorded in the Suffolk Historic Environment Record within the Borough. The majority relate to undesignated heritage assets of local and regional significance. Of these, over 500 are in Bury St Edmunds and 100 in Haverhill. Most have been the result of chance findings rather than systematic archaeological investigation and the number of sites continues to rise annually, through investigations relating to new development, research, local interest groups and also as a result of chance finds. A number of sites are potentially of national importance but are not currently designated/scheduled. There is also potential for the discovery of new sites of national importance.

Water and air quality

- B.1.46 The quality of water within the borough's rivers is generally fair to good in terms of chemical and biological quality. Despite recent improvements, the chemical quality of St Edmundsbury's rivers is worse than the average quality of rivers in the East of England and England.
- B.1.47 Air quality is also generally good within St Edmundsbury with no Air Quality Management Areas (AQMAs) having been designated within the borough.

Flood Risk

- B.1.48 Whilst a very low proportion of property in St Edmundsbury is at risk of flooding, Bury St Edmunds, Haverhill and many of the borough's villages are located in river valleys. Historic evidence has demonstrated that extreme weather conditions have the potential to cause damage through flooding. However, in recent years, very few planning applications for development in flood risk areas in St Edmundsbury have been approved against Environment Agency advice.

Soil resources

- B.1.49 One method of protecting soil resources is to reduce the amount of new housing development taking place on greenfield land and focus development on previously developed land. The borough percentage of development on previously developed land is low in relation to the Government target of 60%. However the target of 40% that was set in the Replacement St Edmundsbury Local Plan has been exceeded. In 2008/9 the percentage of housing achieved on brownfield land was

56%, a slight improvement on the 54% achieved in 2007/8. The projected growth expected within St Edmundsbury means that development is unlikely to be achieved without the need to develop greenfield sites.

Waste

- B.1.50 In 2010/11 St Edmundsbury’s recycling rate was at 51.9% compared with an average county figure of 53.8%, however it still remains considerably higher than the national average of 41.2%.
- B.1.51 St Edmundsbury was awarded Beacon Council status in 2001 and 2006 by the Government. This award recognised that St Edmundsbury was a national leader in the field of waste management and recycling. Since then the council has been involved in helping other councils across the country to improve their recycling rates.
- B.1.52 St Edmundsbury is also part of the Suffolk Recycling Consortium, a partnership of six Suffolk district and borough councils and Viridor Waste Management. Through the work of the consortium the total amount of waste material recycled is 43,000 tonnes per year – representing a recycling rate across the Consortium of approximately 30%. By working together with all Suffolk councils St Edmundsbury has helped achieve significant improvements in recycling rates across the county.

Traffic

- B.1.53 Traffic volumes increased year on year between 1996 and 2006 with the exception of a small decrease in 2005. Over the past year traffic volumes have decreased by 1.2% on the A14 through Bury St Edmunds. This could be due to both fuel prices increasing and the economic downturn. It is considered that the majority of traffic is caused by an increase in car use, particularly for the journey to work, however the number of lorries using the roads has dropped for possible reasons mentioned above.
- B.1.54 The 2001 Census revealed that of all people in the borough aged 16 – 74 in employment 62.45% usually travel to work by driving a van or car. This is higher than the levels for both Suffolk as a whole (60.57%) and the East of England (58.87%).

Commuting patterns

- B.1.55 The 2001 Census provides the only comprehensive assessment of commuting across the whole of the country. The data shows that a large majority of people who live in St Edmundsbury also work in the borough (71%), furthermore 76% of the borough’s residents work within Suffolk and 92% work within the East of England. The district of Forest Heath has the greatest number of commuters from St Edmundsbury with over 2,200 people or 4.5% of the borough’s working age population. Outside of Suffolk the district with the greatest number of commuters from St Edmundsbury is Cambridge with 2130 commuters or 4.2% of the resident working age population, furthermore the South East Cambridgeshire area as a whole accounts for over 9% (over 4,600 people) of commuters from St Edmundsbury. Only 751 people (1.5%) commute to London from the borough and 644 (1.3%) commute outside the region.

Table B.8 – Commuting destinations from St Edmundsbury 2001

Commuting Destinations	People
Babergh	881

Forest Heath	2,223
Ipswich	621
St Edmundsbury	35,515
Suffolk Coastal	162
Waveney	21
Suffolk	38,012
Bedfordshire	56
Cambridgeshire	4,630
Essex	1,612
Hertfordshire	338
Norfolk	1,279
East of England	45,927
London	751
Other Regions	337
Outside UK	128

Source: 2001 Census

Energy consumption and climate change

- B.1.56 Figures indicate that St Edmundsbury's average consumption of electricity for domestic use is below that for the East of England and England with an average annual domestic energy consumption in St Edmundsbury during 2009 of 3765 kWh compared with an average of 3908 kWh for East of England and 3797 kWh for England over the same period. Domestic energy consumption in the Borough decreased year on year between 2007 and 2009.
- B.1.57 Average energy consumption by industry in St Edmundsbury in 2004 was slightly below that for the East of England and significantly less than figures for Great Britain. However, by 2006, average energy consumption per consumer for industrial and commercial use had risen from the 2004 figures. Despite similar increases in industrial consumption in the East of England and Great Britain, St Edmundsbury's average consumption per consumer by 2006 was above the regional and national figures. This is likely to be a result of recent industrial growth in Haverhill.
- B.1.58 Consumption of gas by domestic users within the borough is consistently less than the average for the East of England and England. However industrial gas consumption is relatively high. Available figures appear to show increasing consumption of gas by domestic uses over recent years.

Renewable energy

- B.1.59 There are no commercial renewable energy facilities within the borough.

Carbon Dioxide emissions

- B.1.60 Domestic CO₂ emissions have decreased in St Edmundsbury but at 2.43 tonnes per capita in 2006 are comparable to regional but higher than national figures (2.48 tonnes and 2.54 tonnes respectively in 2006). Total emissions decreased between 2005 and 2003 but in 2006 rose to above the 2004 levels. The proportion of the borough's CO₂ emissions which result from industrial and

commercial operations is consistently above national figures, reflecting the industrial nature of St Edmundsbury.

Business formations

- B.1.61 The table below presents the most recent data on registrations and de-registrations and also calculates the business formation rate i.e. registrations as a % of stock. During the 1990s the rate of formations in St Edmundsbury was consistently below the regional rate. However in recent years this has changed; in 2004 St Edmundsbury's rates were in line with the regional rate but by 2007 the formation rate in the borough had dropped to below that of the East of England.

Table B.9 – VAT registrations and De-registrations in 2007

Area	Registrations	De-registrations	Stocks at end of year	Net-change	Business Formation Rate
Babergh	285	235	3,650	55	7.8
Forest Heath	215	185	2,240	30	9.6
Ipswich	290	245	2,990	45	9.7
Mid Suffolk	315	265	4,325	45	7.3
St Edmundsbury	320	265	3,955	55	8.1
Suffolk Coastal	365	305	4,700	60	7.8
Waveney	245	200	3,095	45	7.9
Suffolk	2,030	1,690	24,955	335	8.1
East of England	19,720	14,695	199,630	5,025	9.9

Source: ONS

Table B.10 – VAT registrations and De-registrations in 2004

Area	Registrations	De-	Stocks at	Net-	Business
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	ons	registrations	end of year	change	Formation Rate
Babergh	285	285	3,420	0	8.3
Forest Heath	225	235	2135	-10	10.5
Ipswich	295	270	2800	25	10.5
Mid Suffolk	320	290	3945	30	8.1
St Edmundsbury	345	280	3600	65	9.6
Suffolk Coastal	350	380	4290	-30	8.2
Waveney	230	225	2885	5	8.0
Suffolk	2050	1970	23075	80	8.9
East of England	17,580	17,495	183,675	85	9.6

Source: ONS

House Prices

- B.1.62 The average house price in St Edmundsbury in the second quarter of 2011 was £196,548 and has decreased since 2010 when it was £208,901 making it the fourth most expensive borough in Suffolk. In both 2006 and 2005, St Edmundsbury was the third most expensive borough in Suffolk.

Table B.11 – Housing Prices end of Q2 2011

Area	Flats	Terraced	Semi-detached	Detached	Average
St Edmundsbury	£146,410	£154,357	£187,938	£297,286	£196,548
Suffolk	£127,950	£142,954	£169,993	£220,068	£165,241

Source: Suffolk Observatory

Table B.12 – Short term house price changes

Area	2007-08 % Change	2008-09 % Change
St Edmundsbury	-3.9	-5.03
Suffolk	-3.3	-10.1

Source: Suffolk Observatory

Housing Affordability

- B.1.63 Housing affordability has become a key issue in recent years due to dramatic house price inflation since 2001. House prices in particular had been ever inflating in price over the last decade or so. However in 2008 the market finally experienced the change. Figures from the second quarter of

2011 show that house prices have decreased in St Edmundsbury by 4.5% since 2007. However, the borough actually experienced the least change in house prices in the entire county.

- B.1.64 The most widely used method to determine affordable housing, is the Housing Affordability ratio. This determines the affordability of housing by comparing the average house price for each housing category against average incomes. The calculation assumes a 5% deposit therefore the ratio is that of average house price multiplied by 95% to average income. It is evident from table below that housing affordability in St Edmundsbury is poor.

Table B.13 – Housing Affordability for 2nd Quarter 2009

Area	Detached Ratio	Semi Detached Ratio	Terraced Ratio	Flats/ Maisonettes Ratio	*Average Ratio
St Edmundsbury	9.31	6.04	5.59	4.39	6.83
Suffolk	9.05	5.56	4.88	3.83	6.48
East of England	9.31	6.02	5.27	4.55	6.60

*The average column represents housing affordability across all housing groups.
Source: Suffolk Observatory

- B.1.65 However 25% of housing completions in St Edmundsbury in 2007/08 were for affordable housing, compared with the East of England where the proportion of housing completions which are affordable is consistently below 20%.

Economic Activity and Employment Rates

- B.1.66 The economically active population includes those people who are employed, self-employed, unemployed and some students. In St Edmundsbury there is an economic activity rate (EAR) of 91.7% (55,000 people). St Edmundsbury's EAR is significantly greater than the county and regional average and the fourth highest in the county.
- B.1.67 The employment rate is defined as the proportion of the working age population in employment. St Edmundsbury has an employment rate of 74.9%, higher than the county and regional rates of 74.3% and 73.5% respectively.

Table B.14 – Economic Activity and Employment Rates 2008

Area	Economic Activity Rate (%)	Employment Rate (%)
Babergh	88.1	85.0
Forest Heath	86.8	85.2
Ipswich	82.8	79.0
Mid Suffolk	85.4	81.5
St Edmundsbury	91.7	85.5
Suffolk Coastal	84.1	78.0
Waveney	77.6	76.5
Suffolk	84.9	81.0

East of England	81.3	77.2
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Source: Suffolk Observatory

Employment Structure

B.1.68 In 2011-12 there were 51,100 people in employment in St Edmundsbury. In 2004 Bury St Edmunds accounted for 57% of total employment and Haverhill 16%. The three largest sectors in the borough (public, manufacturing and distribution) account for 71% of total employment. In 2006, these sectors accounted for 72% of total employment, showing that the proportion of people employed in public, manufacturing and distribution sectors is relatively stable. There are major differences in employment between the borough's principal urban areas of Bury St Edmunds and Haverhill. Haverhill is more industrial in nature with more than three times the proportion of manufacturing employment compared to Bury which is dominated by public sector employment accounting for almost one third of total employment.

Table B.1 – Employment by sector, 2004

	St Edmundsbury		Bury St Edmunds		Haverhill	
	Number	%	Number	%	Number	%
Agriculture	741	1.4	5	0	0	0
Energy	-	-	266	0.9	0	0
Manufacturing	9369	18.1	3338	11.2	3234	36.2
Construction	2387	4.6	1232	4.1	324	3.6
Distribution	12854	24.8	8088	27	1948	21.8
Transport	1697	3.3	674	2.3	401	4.5
Banking	6937	13.4	3994	13.4	1241	1241
Public Administration	15478	29.9	11076	37	1445	16.2
Other	2052	4	1243	4.2	339	3.8
Total		100	29916	100	8932	100

Source: Annual Business Inquiry

B.1.69 Total employment in St Edmundsbury (across all sectors) decreased between 2004 and 2008 by - 2.87%. The total employment rate for 2010 was 73.3%. This is higher than the national average but slightly lower than the regional and county averages. Changes in employment by sector vary significantly within St Edmundsbury (see table below). St Edmundsbury experienced major growth in two sectors between 1998 and 2004; banking, finance and insurance (53.5% increase) and public administration, education and health (22.4% increase). However, between 2006 and 2008, the growth in these sectors was negligible, and the greatest growth rate was observed in the agriculture sector (28.49%), although this still only represents 1.8% of the total workforce. Manufacturing has continued to decline although at a slower rate in recent years, registering a 19.8% fall in employment between 1998 and 2004 and a 6.4% fall between 2006 and 2008. Whereas between 2006 and 2008, the transport and communication and construction sectors registered the largest

reduction the most significant fall between 1998 and 2004 was experienced in energy and water which fell by 38.4%. Public administration represents the highest percentage of the workforce at 29%.

Table B.2 – Sector growth within St Edmundsbury 2006-2008

Sector	Sector % Change ('06 to '08)
Agriculture and Fishing	-28.49
Energy and Water	Data not available
Manufacturing	-6.37
Construction	-9.82
Distribution, hotels and restaurants	0.96
Transport and communications	-9.12
Banking, finance and insurance, etc	-3.9
Public Administration, education and health	-6.1
Other	-1.3

Source: Calculated from historic SEBC Annual Monitoring Reports

Table B.3 – Sector growth within St Edmundsbury 1998-2004

Sector	Sector % Change ('98 to '04)
Agriculture and Fishing	-0.9
Energy and Water	-38.4
Manufacturing	-19.8
Construction	14.7
Distribution, hotels and restaurants	4.6
Transport and communications	0.2
Banking, finance and insurance, etc	53.5
Public Administration, education and health	22.4
Other	1.5

Source: Annual Business Inquiry

Unemployment

- B.1.70 In recent years St Edmundsbury, along with most areas in the UK, has experienced historically low unemployment rates. In St Edmundsbury, the unemployment rate for Oct 2010-Sep 2011 was 5.5 per cent of the population aged 16 years and over. For the same year, the unemployment rate for St Edmundsbury was not significantly different from the rate for the East of England region, however, the unemployment rate for St Edmundsbury for Oct 2010-Sep 2011 was less than the England rate of 7.7%
- B.1.71 In 2011, 8.0% of the population of St Edmundsbury was unemployed, which was an increase from 2008 of 5.5%. St Edmundsbury has a higher rate of unemployment than the rate of the East of England average and England as a whole.. Haverhill has significantly higher unemployment than the rest of the borough and the county.

Table B.4 – Unemployment rate within St Edmundsbury December 2010/11 (Jobseekers Allowance Claimants)

Area	Rate (%)
St Edmundsbury	2.4
Bury St Edmunds	2.4
Haverhill	3.7
Rural St Edmundsbury	1.7
Suffolk	3.0
East of England	3.3

Source: Suffolk Observatory

Earnings

- B.1.72 Gross average earnings in St Edmundsbury in 2011 were £485 per week. The borough's earnings were not significantly lower than the East of England average of £523. Earnings increased by £88 per week within St Edmundsbury between 2008 and 2011, above the county average of £46.
- B.1.73 Gross median weekly earnings for 2008 in St Edmundsbury experienced an increase of 7.7% which has overtaken growth on regional and national levels at 6.5% and 4.5% respectively.
- B.1.74 The earnings figures in the table below relate to gross earnings for full-time employees.

Table B.5 – Average Earnings for 2010

Area	Gross Weekly Pay (£)
Babergh	462.5
Forest Heath	406.9
Ipswich	457.25
Mid Suffolk	437.2
St Edmundsbury	479.2
Suffolk Coastal	518.6
Waveney	442.15
Suffolk	469.05
East of England	506
England	505.25

Source: Suffolk Observatory

Appendix C – Key Sustainability Issues

Table C.1 - Key Sustainability Issues and Their Likely Evolution without Rural Vision 2031

	Key Issues	Implications and Opportunities for Haverhill Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
SOCIAL ISSUES					
1	<p>Significant Historic and Future Population Growth</p> <p>The population of St Edmundsbury has grown significantly over the past two decades (by 16.9%) and continues to show increase.</p> <p>Historic growth in the number of older people in the Borough (+14.6% over 2002-08) has been significantly higher than that experienced in the East of England (+8% over 2002-08). However, the age profile of St Edmundsbury broadly reflects that of the East of England.</p> <p>43% of the borough's population live in rural areas. This is an unusually high proportion (23% of England's population live in rural areas), and reflects the largely rural nature of the borough..</p>	<p>Opportunity for the Haverhill Vision 2031 document to ensure that likely future population growth is supported by the provision of sufficient additional housing, employment opportunities and services in the town to ensure that the town and the borough grow in a sustainable manner.</p> <p>Opportunity for the Haverhill Vision 2031 to ensure that new developments are appropriate for all sectors of the population, particularly older and younger people.</p>	Population	4, 5, 6, 7	Without the Haverhill Vision 2031 document future population growth may not be appropriately supported by the right type of development in sustainable locations.
2	<p>Improving Education and Qualification Attainment</p> <p>Whilst there has been some improvement in recent years, educational attainment at Haverhill's middle and upper schools has</p>	Opportunity for the Haverhill Vision 2031 to ensure that sufficient high quality educational facilities are included within proposed developments and that accessibility to educational facilities is	Population	2	The absence of the Haverhill Vision 2031 document may lead to a discrepancy between numbers of school places

	Key Issues	Implications and Opportunities for Haverhill Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	<p>generally been below national and Suffolk averages for Key Stage 2 and GCSE results.</p> <p>The percentage of St Edmundsbury’s population with no qualifications is more than double the figures for the East of England and England.</p> <p>There is a concern for the types of jobs that will be available for the younger people and whether they will meet the demands in terms of education and skills to meet their needs.</p>	enhanced.			and children in some locations, in particular in medium to longer term.
3	<p>Fluctuating Crime Rate</p> <p>Trend data shows a fluctuating crime rate in the borough. With an increasing population it may see a change in the types of crime.</p> <p>Anti-social behaviour in Haverhill is associated with housing estates and green spaces rather than the night-time economy. Particular issues reported include littering and low-level damage on the Chalkstone and Leistone estates, and large numbers of young people congregating on weekend evenings in</p>	Opportunity for the Haverhill Vision 2031 to ensure that the recent drop in crime rates continues through the designing out of crime. This could be achieved by measures such as the mixing of house types and sizes, the appropriate location of public and private open space and the network of routeways, particularly for non-motorised users, incorporating natural surveillance considerations.	Population , Human health	3	In the absence of the Plan, the issue will still be tackled through the Development Management Policies. However, the Plan adds a better focus to local spatial planning, and ensures a more successful subsequent application of design principles.

	Key Issues	Implications and Opportunities for Haverhill Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	the Chalkstone area.				
4	<p>Insufficient Amount of Housing, including Affordable Housing and High Level of Unfit Dwellings</p> <p>The Core Strategy overall provision equates to 520 additional homes a year. However, as a result of the house building downturn (an average of 377 completions a year over the period of 2001-2012), the rate will have to increase to 604 a year if the planned homes are to be delivered by 2031.¹</p> <p>In December 2012, 323 households in rural locations were on the housing register. This, and the Strategic Housing Market Assessment, suggests that there is a shortage of affordable rural housing.</p> <p>Furthermore, the housing affordability ratio of the borough has increased steadily since 2003, indicating major housing affordability problems, particularly as a result of year-on-year increases in house prices. In 2012, the average price of properties sold in the rural</p>	<p>Opportunity for the Haverhill Vision 2031 to ensure that sufficient provision is made for the additional housing required to meet the targets set by the Core Strategy.</p> <p>Opportunity for the Haverhill Vision 2031 to encourage the provision of affordable housing through the implementation of Core Strategy policy CS5 detailing a required proportion of new developments to be affordable. There is a need for the Haverhill Vision 2031 to ensure that housing supply matches projected demand both in terms of numbers and type.</p>	Population, Material Assets	4, 7	<p>The Core Strategy identifies the required number of houses. However, the recent trends show that the market has not been delivering the required numbers.</p> <p>Therefore, the presence of a lower-tier document (Haverhill Vision) may help tackle the problem with the lack of housing by adding precision to the allocation process.</p>

¹ St Edmundsbury Borough Monitoring Report: Housing Delivery 2011/12

² SEBC Private Sector Housing Stock Condition Survey, June 2008

	Key Issues	Implications and Opportunities for Haverhill Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	<p>area was over £276,000. House prices of 3 to 3.5 times income are generally considered affordable, but in the rural area, the ratio is 8.4.</p> <p>Houses are deemed non-decent if they are in a poor state of repair, have insufficient amenities or low thermal comfort. 29.9% of rural homes are non-decent, compared to 30.8% in Bury St Edmunds and 16.2% in Haverhill.²</p>				
5	<p>Earnings below Regional Figures</p> <p>Whilst average earnings within St Edmundsbury have increased over recent years, they are still below figures for the East of England and England. Furthermore, median wage figures indicate that there are an above average number of low paid jobs in the borough.</p>	<p>Opportunity for the Haverhill Vision 2031 to promote the creation of an environment appropriate for attracting investors into the borough. Opportunity for the Haverhill Vision 2031 to encourage employment opportunities whilst ensuring that the created jobs are appropriate for the skills of the resident population.</p>	<p>Population , Human health, Material Assets</p>	<p>4, 6</p>	<p>The absence of the Haverhill Vision 2031 may undermine the process of the town regeneration and prosperity of local people</p>
6	<p>Increase in Noise Complaints</p> <p>The number of noise complaints made by residents of and visitors to the borough has increased overall between 2002 and 2006. This increase is particularly notable with regards to domestic noise.</p>	<p>Opportunity for the Haverhill Vision 2031 to ensure that noisy land uses are located away from residential areas. Opportunity for the Haverhill Vision 2031 to promote the use of landscaping and attenuation bunds to reduce the impact of noise-creating activities.</p>	<p>Population , Human health</p>	<p>1, 3</p>	<p>The presence of a lower-tier document (Haverhill Vision 2031) may help address the noise complaints problem through the consideration of this issue in the allocation process. The lack of the Plan may lead</p>

	Key Issues	Implications and Opportunities for Haverhill Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
					to the exacerbation of the problem.
ENVIRONMENTAL ISSUES					
7	<p>Pressure on Rich Biodiversity</p> <p>There a number of designations within the borough and these should not be detrimentally affected by development. The town of Haverhill has access to some good quality open spaces such as East Town Park, Meldham Washlands and the disused railway line and these are considered open spaces of local nature conservation. In nearby Great Thurlow is Trundley and Wadgells Wood which is a SSSI and characteristically Haverhill is within a river valley.</p>	<p>Opportunity for the Haverhill Vision 2031 to ensure that development limits the effect on the habitats and species of the large number of designated sites within the borough and are protected from destruction and loss and, where possible, are enhanced. The settings of the sites should be safeguarded and nearby developments should be screened to reduce the visual impact.</p> <p>Opportunity for the Haverhill Vision 2031 to promote the designated sites for their amenity and recreational value through the encouragement of appropriate interpretation and visitor provision.</p>	Biodiversity, Flora, Fauna	8, 16	<p>The lack of the Plan would mean missed opportunities to thoroughly consider (including SA and HRA process) effects on the local wildlife with the aim of avoiding negative effects and enhancing biodiversity benefits.</p> <p>The issue would still be addressed though through the Core Strategy. Development Management Policies and St Edmundsbury Green Infrastructure Strategy.</p>
8	<p>Pressure on Landscape</p> <p>There are 14 landscape types within the borough and the need to develop will continue to put pressure upon them. The countryside surrounding Haverhill is very attractive and</p>	<p>Opportunity for the Haverhill Vision 2031 to incorporate Core Strategy policy and encourage the preservation of the borough's distinct landscape types in order to ensure that the integrity and high landscape value</p>	Landscape	18	<p>Although the quality of the landscape would be protected through the Core Strategy and</p>

	Key Issues	Implications and Opportunities for Haverhill Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	several good walks start from or pass close to Haverhill.	of St Edmundsbury is not lost. The quality of the wider settings of the landscape types should be preserved and enhanced with sympathetic development adjacent to designated sites which blends with the environment.			Development Management Policies, the lack of the Plan may lead to some piecemeal development affecting the local landscape quality.
9	<p>Rich Archaeology and Cultural Heritage</p> <p>In St Edmundsbury there are 35 conservation areas, over 3,000 Listed Buildings, 1015 buildings are also restricted by an Article 4 Direction. There are 69 Ancient Monuments and 4 listed parks and gardens.</p> <p>In Haverhill there are 2 Conservation Areas; Queen Street and Hamlet Road with some Listed Buildings and properties protected by an Article 4 Direction. A Tudor building survives in the form Anne of Cleeves House on Hamlet Road which was inhabited by Anne of Cleeves following her divorce from King Henry VIII.</p> <p>There are also the below-ground archaeological remains of medieval and earlier date within the town.</p> <p>There are c.3,900 records recorded in the Suffolk Historic Environment Record within the Borough.</p>	<p>Opportunity for the Haverhill Vision 2031 to promote new development in locations that ensure the continued protection of sites designated for their archaeological, historical and cultural value. The settings of these sites should also be safeguarded.</p> <p>The site allocation process may require a systematic archaeological investigation to prevent the damage to undesignated below-ground archaeological remains.</p> <p>Designated and non-designated heritage assets should be protected, enhanced and promoted through the site allocation process.</p>	Cultural Heritage	17	Although heritage assets would be protected through the Core Strategy and Development Management Policies, the lack of the Plan may lead to some piecemeal development potentially affecting heritage assets or their settings.

	Key Issues	Implications and Opportunities for Haverhill Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	The majority relate to undesignated heritage assets of local and regional significance. Of these, over 500 are in Bury St Edmunds and 100 in Haverhill.				
10	<p>Potential for Flood Risk</p> <p>Whilst a very low proportion of property in St Edmundsbury is at risk of flooding, Haverhill lies within a river valley and the River Stour runs just outside of the town.</p> <p>Historic evidence has demonstrated that extreme weather conditions have the potential to cause damage through flooding.</p>	Opportunity for the Haverhill Vision 2031 to promote development in locations that reduce the susceptibility of flooding through the location of proposed new development on land outside of Flood Zones 2 and 3.	Climatic Factors, Water	15	The issue of flood risk would be controlled in the absence of the Plan through the Core Strategy and Development Management Policies. However, the Plan adds positively to addressing the issue through considering this issue in the allocation process.
11	<p>Need to Adapt to a Changing Climate</p> <p>The main expected climate changes in the East of England are likely to include:</p> <p>Increases in temperatures (hotter summers, milder winters);</p> <p>Increases in seasonality (e.g. dryer summers, wetter winters);</p> <p>Increases in the intensity and frequency of storm events (e.g. extreme rainfall event leading to fluvial/groundwater flooding).</p>	Opportunity for the Haverhill Vision 2031 to ensure that communities, developments and infrastructure (e.g. the road and rail networks) within the borough are adapted to cope with forecasted changes in climate.	Climatic Factors	15	This issue would be addressed in the absence of the Plan through the Core Strategy and Development Management Policies.

	Key Issues	Implications and Opportunities for Haverhill Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
12	<p>High Energy Consumption</p> <p>Average annual electricity consumption figures for St Edmundsbury show a decrease in domestic electricity consumption and an increase in industrial energy consumption since 2003. Figures also indicate that average domestic and industrial energy consumption in the borough is above both that for the East of England and GB.</p> <p>Domestic gas consumption is below figures for East of England and GB. However, industrial gas consumption is relatively high.</p> <p>There are no commercial renewable energy facilities within the borough.</p>	<p>Opportunity for the Haverhill Vision 2031 to encourage new development to use renewable energy or low CO2 energy sources.</p>	Material Assets	9, 14	This issue would be addressed in the absence of the Plan through the Development Management Policies
13	<p>High CO₂ Emissions per Capita</p> <p>Per capita domestic CO₂ emissions in St Edmundsbury (2.43 tonnes) are slightly lower than regional (2.48 tonnes) and national figures (2.54 tonnes). However, total CO₂ emissions per capita in 2006 (13.44 tonnes) increased from 2005 level (12.10 tonnes) and are higher than regional and national figures, as a result of the industrial nature of the borough.</p>	<p>Opportunity for the Haverhill Vision 2031 to promote cleaner manufacturing industries and other employment sectors as an alternative to existing industry within the borough.</p> <p>Opportunity to promote renewable, low carbon energy technologies and energy efficiency measures within the borough.</p> <p>The location of new development with respect to existing and proposed sustainable transport networks can assist with the</p>	Climatic Factors	14	This issue would be addressed in the absence of the Plan through the Development Management Policies

	Key Issues	Implications and Opportunities for Haverhill Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
		reduction of CO ₂ emissions.			
14	<p>Need to Preserve Valuable Land and Soil</p> <p>The majority of farmland in the borough is either Grade 2 or 3 which are generally considered to be the best and most versatile types of agricultural land. The high level of growth in St Edmundsbury required by the East of England Plan is likely to result in the loss of some of this valuable land.</p>	Opportunity for the Haverhill Vision 2031 to reduce the loss of valuable agricultural land through the promotion of brownfield sites via the sequential approach to development and through the promotion of the efficient use of land through well designed developments.	Soil, Landscape	10	This issue would be addressed in the absence of the Plan through the Development Management Policies. However, the Plan adds positively to addressing the issue through promoting PDL allocation.
15	<p>Presence of Contaminated Land</p> <p>Despite recent remediation, there exist a large number of potentially contaminated sites within St Edmundsbury. Contamination of land is an important issue in the use of previously developed land. Removing contamination through the development process helps reduce the take-up of greenfield sites and also diminishes the threats posed by contamination to health, safety and the environment.</p>	Opportunity for the Haverhill Vision 2031 to reduce the area of potentially contaminated land within the borough through the promotion of brownfield sites for development, if available.	Landscape, Soil, Material Assets	10	This issue would be addressed in the absence of the Plan through the Development Management Policies. However, the Plan adds positively to addressing the issue through promoting PDL allocation.
16	<p>Low Completions on Previously Developed Land</p> <p>Whilst St Edmundsbury regularly meets its target of 40% of completions on PDL, this</p>	Opportunity for the Haverhill Vision 2031 to maintain the proportion of completions located on PDL through the promotion of	Landscape, Soil, Material	18	This issue would be addressed in the absence of the Plan through the Development

	Key Issues	Implications and Opportunities for Haverhill Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
	<p>target is significantly lower than that for the East of England as a whole. The proportion of completions on PDL is likely to decrease in the future if St Edmundsbury is to achieve the high level of growth required.</p>	<p>brownfield sites for development. However, it is understood that the level of development that is required means that a significant proportion of the development will need to be located on greenfield land.</p>	Assets		<p>Management Policies. However, the Plan adds positively to addressing the issue through promoting PDL allocation.</p>
17	<p>High traffic volume and reliance on private car</p> <p>Traffic volumes within St Edmundsbury are high, with the proportion of journeys to work in the borough being undertaken by car being significantly higher in 2001 than that for the East of England and England. The proportion of journeys to work undertaken by public transport in the borough is significantly lower than that for the East of England and England.</p> <p>Available data suggests that the distance that residents of St Edmundsbury commute to work is significantly higher than the national mean.</p>	<p>Opportunity for the Haverhill Vision 2031 to reduce existing high traffic volumes and reliance on private car through the promotion of a sustainable integrated transport network which services Haverhill, Haverhill and the smaller market towns within the borough.</p> <p>Further opportunity for the Haverhill Vision 2031 is to reduce the number of miles travelled in the personal car through the location of new development within close proximity to existing services, amenities and facilities. Any transport networks or services required by the new developments should be fully integrated with the existing transport network.</p> <p>Opportunity for the Haverhill Vision 2031 to enhance the attractiveness of the borough for</p>	Air, Human health	9, 21	<p>The issue of reliance on private car would be controlled in the absence of the Plan through the Core Strategy, Development Management Policies and LTP3. However, the Plan adds positively to addressing the issue through considering it in the allocation process and directing new development to places with better access by carbon friendly modes.</p>

	Key Issues	Implications and Opportunities for Haverhill Vision 2031	SEA Topic	SA Objective	Predicted Future Evolution without the Plan
		investment and new business and employment opportunities in order to reduce the need for residents to commute to outside the borough for work.			
ECONOMIC ISSUES					
18	<p>Employment for younger generation</p> <p>The proportion of St Edmundsbury's population employed in agriculture and manufacturing is declining. There are major differences in prominent employment sectors within the borough. Haverhill is industrial in nature with more than three times the proportion of manufacturing employment compared to Bury which is dominated by public sector employment, accounting for almost one third of total employment.</p> <p>Jobs for young people (under 25's) are a particular issue.</p>	<p>Opportunity for the Haverhill Vision 2031 to ensure that the borough is attractive for businesses which require workers who have similar skills to those required in agriculture and manufacturing and that the problems associated with the decline in agriculture and manufacturing are minimised. As part of this, the Haverhill Vision 2031 should enlarge the employment base of the borough, in order to safeguard its economy and the financial security of its residents from fluctuations in the job market.</p>	Material Assets	19, 22	<p>This issue would be addressed in the absence of the Plan through the Core Strategy and Development Management Policies. However, the Plan adds positively to addressing the issue through aiming to support local employment.</p>

Appendix D – Assessment of Concept Plan Options, 2012

Table D.1 – Haverhill Concept Plan Option, 2012

Note: Shaded option indicates preferred option from an SA perspective

SA Objective		Score	Haverhill Development Option 2 (south east site boundary)	Score	Haverhill Development Option 3 (north west site boundary)	Score	Haverhill north east site boundary (Preferred Option)
Social							
1	To improve health of the population overall and reduce health inequalities	++	The option would locate development in good access to health care facilities in the town (within 30min by public transport). It includes a good network of pedestrian/ cycle routes linking the development with the countryside and the town, and amenity spaces which should allow for an active outdoor recreation.	++	The option would locate development in good access to health care facilities in the town (within 30min by public transport). It includes a good network of pedestrian/ cycle routes linking the development with the countryside and the town, and amenity spaces which should allow for an active outdoor recreation.	+++	The option would locate development in good access to health care facilities in the town (within 30min by public transport). It includes a good network of pedestrian/ cycle routes linking the development with the countryside and the town, and amenity spaces which should allow for an active outdoor recreation with benefits for public health. This option also includes provisions for health facilities as part of a community hub.
2	To maintain and improve levels of education and skills in the population overall	+	The option includes at least one new primary school. However, the school would be slightly over than 1km away for residents on the peripheral edges of the eastern part of the site and, therefore, they may have to rely on a private car to	+	The option includes at least one new primary school. However, the school is likely to be more than 1km away for residents on the peripheral edges of the northern part of the site and, therefore, they may	++	The option includes two new primary schools. This should ensure good accessibility to the schools by foot from all parts of the site.

Note: Shaded option indicates preferred option from an SA perspective

SA Objective		Score	Haverhill Development Option 2 (south east site boundary)	Score	Haverhill Development Option 3 (north west site boundary)	Score	Haverhill north east site boundary (Preferred Option)
			access it.		have to rely on a private car to access it.		
4	To reduce poverty and social exclusion	+	The option would provide a proportion of affordable housing, catering for those who can't afford market prices. It also incorporates pedestrian and cycle routes as well as a bus route for a new bus service, improving accessibility.	+	The option would provide a proportion of affordable housing, catering for those who can't afford market prices. It also incorporates pedestrian and cycle routes as well as a bus route for a new bus service, improving accessibility.	+	The option would provide a proportion of affordable housing, catering for those who can't afford market prices. It also incorporates pedestrian and cycle routes as well as a bus route for a new bus service, improving accessibility.

Note: Shaded option indicates preferred option from an SA perspective

SA Objective		Score	Haverhill Development Option 2 (south east site boundary)	Score	Haverhill Development Option 3 (north west site boundary)	Score	Haverhill north east site boundary (Preferred Option)
5	To improve access to key services for all sectors of the population	+	All options incorporate pedestrian and cycle routes as well as an enhanced bus service, improving accessibility. All options are within 30 mins of the town centre by public transport. There is a lack of information on the provision of community and retail facilities under this option.	+	All options incorporate pedestrian and cycle routes as well as an enhanced bus service, improving accessibility. All options are within 30 mins of the town centre by public transport. There is a lack of information on the provision of community and retail facilities under this option.	++	All options incorporate pedestrian and cycle routes as well as an enhanced bus service, improving accessibility. All options are within 30 mins of the town centre by public transport. This option also incorporates community and commercial hubs which would include a nursery, primary school, a shared community centre, health facilities and shops. This would ensure good accessibility to the key services and facilities for new residents.
6	To offer everybody the opportunity for rewarding and satisfying employment	++	All options are likely to incorporate some employment uses. However, for options 1 and 2 there is a lack of information on the provision of such uses. As the area represents an urban extension, its future residents will have good access to job opportunities	++	All options are likely to incorporate some employment uses. However, for options 1 and 2 there is a lack of information on the provision of such uses. As the area represents an urban extension, its future residents will have good access to job	+++	Provision of two retail/community centres and a potential employment area under this option would offer job opportunities next to the development area. As the area represents an urban extension, its future residents will have good access to job opportunities

Note: Shaded option indicates preferred option from an SA perspective

SA Objective		Score	Haverhill Development Option 2 (south east site boundary) in Haverhill.	Score	Haverhill Development Option 3 (north west site boundary) opportunities in Haverhill.	Score	Haverhill north east site boundary (Preferred Option) in Haverhill.
7	To meet the housing requirements of the whole community	++	The area will be developed for housing and community facilities and services. The option would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.	++	The area will be developed for housing and community facilities and services. The option would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.	++	The area will be developed for housing and community facilities and services. The option would provide a proportion of affordable housing, catering for those who can't afford market prices. All options are assumed to provide a similar number of dwellings.

Note: Shaded option indicates preferred option from an SA perspective

SA Objective		Score	Haverhill Development Option 2 (south east site boundary)	Score	Haverhill Development Option 3 (north west site boundary)	Score	Haverhill north east site boundary (Preferred Option)
8	To improve the quality of where people live and encourage community participation	+	The option includes the provision of community facilities, green links, pedestrian/cycle routes and amenity spaces which should add to the quality of life in the new neighbourhood. It is not clear though whether community facilities will be in easy reach for all future residents due to the lack of information on the location of such facilities under this option. Therefore this option performs weaker than option 3.	+	The option includes the provision of community facilities, green links, pedestrian/cycle routes and amenity spaces which should add to the quality of life in the new neighbourhood. It is not clear though whether community facilities will be in easy reach for all future residents due to the lack of information on the location of such facilities under this option. Therefore this option performs weaker than option 3.	++	The option includes the provision of community facilities, green links, pedestrian/cycle routes and amenity spaces which should add to the quality of life in the new neighbourhood. Community and commercial hubs have a central location in relation to the whole site, which should help encourage community interaction and participation.
Environmental							
9	To improve water and air quality	-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality.	-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality.	+/-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. This option will provide good accessibility to the key services and facilities within the site's area, therefore reliance on a

Note: Shaded option indicates preferred option from an SA perspective

SA Objective		Score	Haverhill Development Option 2 (south east site boundary)	Score	Haverhill Development Option 3 (north west site boundary)	Score	Haverhill north east site boundary (Preferred Option)
							private car and transport emissions can be minimised, protecting local air quality.
10	To conserve soil resources and quality	--	As the area is a greenfield site and classified as Grade 2 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality.	--	As the area is a greenfield site and classified as Grade 2 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality.	--	As the area is a greenfield site and classified as Grade 2 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality.

Note: Shaded option indicates preferred option from an SA perspective

SA Objective		Score	Haverhill Development Option 2 (south east site boundary)	Score	Haverhill Development Option 3 (north west site boundary)	Score	Haverhill north east site boundary (Preferred Option)
13	To reduce the effects of traffic on the environment	+/-	The option incorporates pedestrian and cycle routes as well as a bus route for a new bus service, encouraging the use of sustainable transport modes. Some of the community facilities and services are likely to be more than 1km away for residents at the peripheral edges of the site under this option, therefore, they may have to rely on a private car to access them, affecting the environment.	+/-	The option incorporates pedestrian and cycle routes as well as a bus route for a new bus service, encouraging the use of sustainable transport modes. Some of the community facilities and services are likely to be more than 1km away for residents at the peripheral edges of the site under this option, therefore, they may have to rely on a private car to access them, affecting the environment.	+	The option incorporates pedestrian and cycle routes as well as a bus route for a new bus service, encouraging the use of sustainable transport modes. This option will provide good accessibility to the key services and facilities within the site's area, therefore reliance on a private car and transport emissions can be minimised, protecting local air quality.
14	To reduce contributions to climate change	-	As the use of a private car under options 2 and 3 are likely to be higher than under the option 3, the former two options may lead to a higher level of transport related GHG emissions.	-	As the use of a private car under options 2 and 3 are likely to be higher than under the option 3, the former two options may lead to a higher level of transport related GHG emissions.	+	This option is more likely to reduce the reliance on a private car compared to options 2 and 3, therefore transport related GHG emissions should be minimised.
15	To reduce vulnerability to climatic events	++	The development area is not susceptible to the risk of flooding.	++	The development area is not susceptible to the risk of flooding.	++	The development area is not susceptible to the risk of flooding.

Note: Shaded option indicates preferred option from an SA perspective

SA Objective		Score	Haverhill Development Option 2 (south east site boundary)	Score	Haverhill Development Option 3 (north west site boundary)	Score	Haverhill north east site boundary (Preferred Option)
16	To conserve and enhance biodiversity and geodiversity	-	There are a number of small sites recorded for their nature conservation interest incorporated within the development area, e.g. woodlands and mature trees. The sites are retained however there is the potential for impact on habitats and protected species for all options. Structural landscape gives an opportunity for connecting these sites.	-	There are a number of small sites recorded for their nature conservation interest incorporated within the development area, e.g. woodlands and mature trees. The sites are retained however there is the potential for impact on habitats and protected species for all options. Structural landscape gives an opportunity for connecting these sites.	-	There are a number of small sites recorded for their nature conservation interest incorporated within the development area, e.g. woodlands and mature trees. The sites are retained however there is the potential for impact on habitats and protected species for all options. Structural landscape gives an opportunity for connecting these sites.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	-	This option's border is adjacent to the moat at Great Wilsey Farm, which is a Scheduled Monument. The protection of this heritage assets would need to be ensured.	-	This option's border is adjacent to the moat at Great Wilsey Farm, which is a Scheduled Monument. The protection of this heritage assets would need to be ensured.	-	This option encompasses the moat at Great Wilsey Farm, which is a Scheduled Monument. The protection of this heritage assets would need to be ensured.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	This option would lead to coalescence with Calford Green and result in a lack of separation with Kedington. Development would extend beyond the	-	This option would lead to coalescence with Little Wratting and result in a lack of separation with Kedington. Development would extend beyond the ridgeline.	+	Under this option there will be reduction of space between Kedington and Haverhill, although development does not extend to the ridgeline. Structure planting will help

Note: Shaded option indicates preferred option from an SA perspective

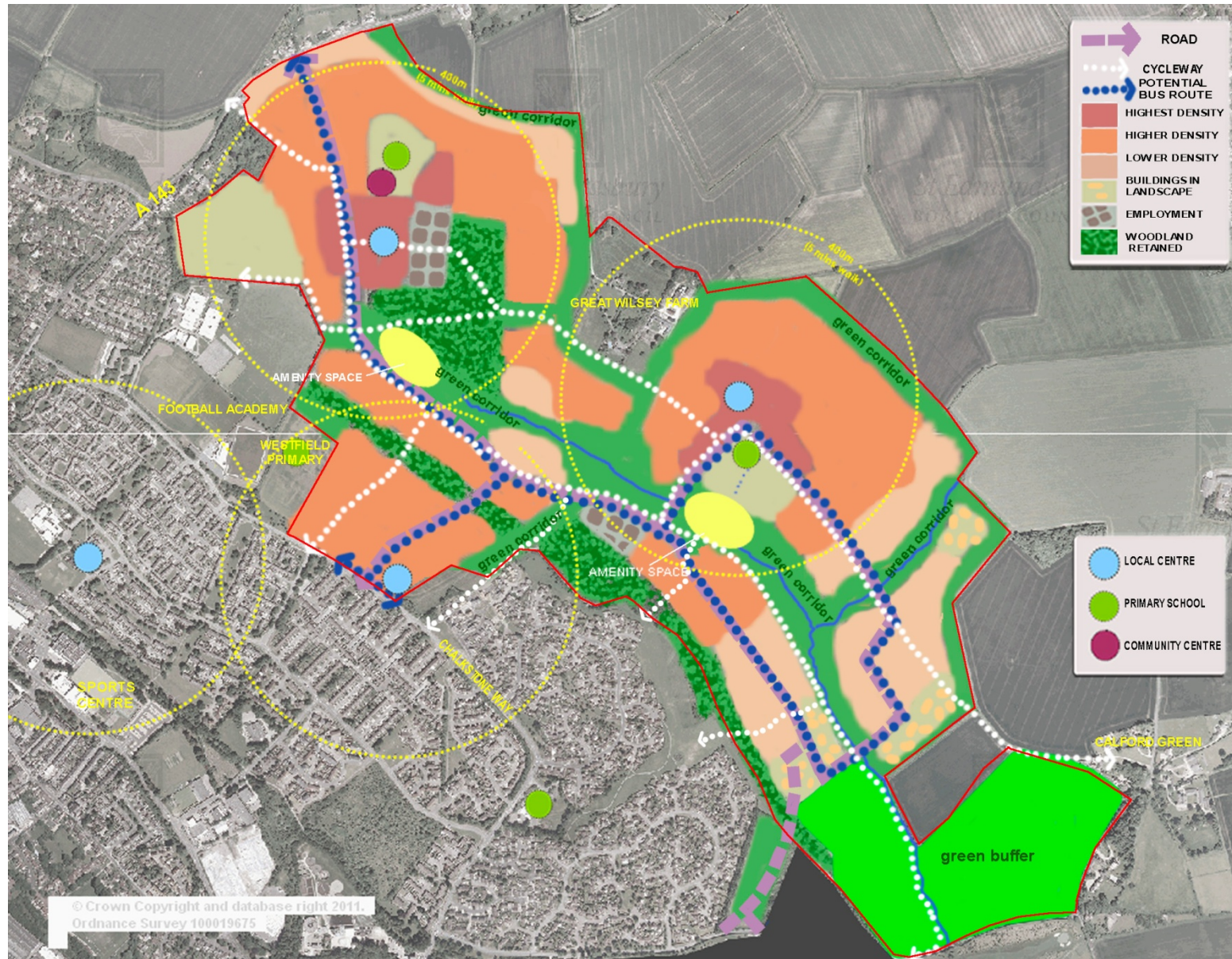
SA Objective		Score	Haverhill Development Option 2 (south east site boundary)	Score	Haverhill Development Option 3 (north west site boundary)	Score	Haverhill north east site boundary (Preferred Option)
			ridgeline.				reduce landscape impacts.
Economic							
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	All options will provide opportunities for local employment (B1 use class). Supply of new high quality dwellings may also be beneficial for the local economy, attracting more businesses to the area.	++	All options will provide opportunities for local employment (B1 use class). Supply of new high quality dwellings may also be beneficial for the local economy, attracting more businesses to the area.	++	All options will provide opportunities for local employment (B1 use class). Supply of new high quality dwellings may also be beneficial for the local economy, attracting more businesses to the area.
20	To revitalise town centres	-	This option has poor relationship with existing urban edge of Haverhill and there is a lack of opportunity to enhance gateway to Haverhill.	-	This option has poor relationship with existing urban edge of Haverhill.	+	This option provides an opportunity to enhance gateway to Haverhill.

Note: Shaded option indicates preferred option from an SA perspective

SA Objective		Score	Haverhill Development Option 2 (south east site boundary)	Score	Haverhill Development Option 3 (north west site boundary)	Score	Haverhill north east site boundary (Preferred Option)
21	To encourage efficient patterns of movement in support of economic growth	+	All options incorporate employment uses, pedestrian and cycle routes as well as an enhanced bus service, improving accessibility. All options are within 30 minutes of the town centre by public transport, supporting efficiency of movement. However, there is a lack of information on the provision of community and retail facilities under this option and, therefore, a lack of certainty whether they could be accessed by sustainable modes.	+	All options incorporate employment uses, pedestrian and cycle routes as well as an enhanced bus service, improving accessibility. All options are within 30 minutes of the town centre by public transport, supporting efficiency of movement. However, there is a lack of information on the provision of community and retail facilities under this option and, therefore, a lack of certainty whether they could be accessed by sustainable modes.	++	Commercial and community hubs proposed under this option could be accessed by foot or bicycle by most of the future residents of the development area.
22	To encourage and accommodate both indigenous and inward investment	++	Allocation of this development area is attractive for developers. Provision of employment and commercial uses would also attract additional investments.	++	Allocation of this development area is attractive for developers. Provision of employment and commercial uses would also attract additional investments.	++	Allocation of this development area is attractive for developers. Provision of commercial hub and employment area under this option would also attract additional investments.

- D.1.1 The Council took forward the option that was assessed as most sustainable in 2012. In the Vision Submission Draft document the option was developed further as a result of the consultation, adding a new local centre in the southern part of the site, a new community centre in the western part of the site area and relocating the western primary school to a more central location within the western residential area (see Figure D.1 below). As a result of these changes, the option's sustainability performance has been enhanced, in particular in relation to the following SA objectives: 5, 6 and 8.

Figure D.1 - Concept plan for Haverhill north east site boundary (Preferred Option 2013)



Appendix E – Assessment of Generic Policies

E.1.1 This section presents the findings of the detailed assessment of the policies set out in the as in Haverhill Vision 2031 Draft Document of March 2013. Each table contains predictions and evaluation of effects for each SA objective, in accordance with the methodology described in Section 3, together with a commentary/explanation of the assessment and recommendations of the mitigation measures. Table E.1 below explains the terms and symbols used in the tables.

Table E.1 - Assessment Tables – Terms and Symbols

Magnitude		Scale		Duration		Permanence		Certainty
✓✓	Major positive	Local	Within or in proximity to St Edmundsbury	ST-MT	Short term - Medium term	Temp	Temporary	Low
✓	Minor positive	Sub-Reg	Western Suffolk and surrounding districts	ST-LT	Short term - Long term	Perm	Permanent	Med
-	No effect	Reg/Nat	East of England and beyond	MT-LT	Medium term - Long term			High
?	Unclear effects			ST	Short term			
×	Minor negative			MT	Medium term			
××	Major negative			LT	Long term			

Table E.2 - Policy HV2: Housing Development within Haverhill

POLICY HV2 HOUSING DEVELOPMENT WITHIN HAVERHILL													
Within the Housing Settlement Boundary for Haverhill (defined on the Policies Map) planning permission for new residential development, residential conversion schemes, residential redevelopment and replacement of existing dwellings with a new dwelling will be permitted where it is not contrary to other planning policies.													
SA Objective	<i>Effects</i>				<i>Assessment</i>					Summary of Effects	Recommendation/Mitigation		
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
1	To improve the health of the population overall and reduce health inequalities	✓	Local	MT-LT	Perm	Med		+	+	++	++	Focusing development within the Housing Settlement Boundary could contribute to securing long term investment in local health facilities as a result of economies of scale and increase in demand.	None identified.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	MT-LT	Perm	Med		+	+	++	++	Focusing development in existing towns and services centres could contribute to securing long term investment in local education facilities as a result of economies of scale and increase in demand.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
5	To improve access to key services for all sectors of the population	✓✓	Local	MT-LT	Perm	High		+	++	++	++	With Haverhill the second focus for the location of new development, supported by appropriate levels of development in surrounding Key Service Centres, Local Service Centres and Infill Villages as set in the Rural Vision 2031 document, this will most likely result in improved access to services resulting in permanent medium to long term positive effects.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

7	To meet the housing requirements of the whole community	✓✓	Local	ST-LT	Perm	High		+	++	++	++	By giving planning permission for new residential development, residential conversion schemes, residential redevelopment and replacement of existing dwellings with a new dwelling, this will have permanent significant effects on helping meet housing requirements for the borough.	None identified.
8	To improve the quality of where people live and to encourage community participation	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
9	To improve water and air quality	✘	Local	MT-LT	Perm	Med		-	-	--	--	Any new development is likely to have negative effects on water resources and local air quality. Increasingly over time, the development of more housing will give rise to increases in population, which is likely in turn to increase traffic movement and generate additional building and transport related emissions, contributing to localised degradation in air quality and added pressure on water resources.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to improve water and local air quality to a certain extent.
10	To conserve soil resources and quality	✘	Local	MT-LT	Perm	Med		0	--	--	--	In the short-term new development in Haverhill will be sited on the previously developed land through the sequential approach. Some housing is likely to be on greenfield sites in the medium to longer term which will have negative effects on this objective.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to conserve soil resources and quality to a certain extent.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	✘	Local	MT-LT	Perm	Med		-	-	--	--	Increasingly over time, the development of more housing in Haverhill will give rise to increases in population resulting in pressure on water resources.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to make efficient use of water and other resources.
12	To reduce waste	✘	Local	MT-LT	Perm	Med		-	-	--	--	More housing is likely to result in additional waste.	Effective implementation of CS Policy 2 should ensure adherence to the waste hierarchy during construction and following development to prevent waste generation and ensure reuse, recovery and recycling;

13	To reduce the effects of traffic on the environment	✘	Local	MT-LT	Perm	Med		0	-	--	-	As more housing is built over the plan period, traffic volumes are likely to increase, This will result in negative effects on the environment, the significance increases in the long term due to the cumulative effect.	
14	To reduce contributions to climate change	✘	Reg/Nat	MT-LT	Perm	High		-	--	--	--	More housing, increasing over the plan period, will continue to contribute to climate change through greenhouse gas emissions from development and increased traffic flows.	
15	To reduce vulnerability to climatic events	✘	Local	MT-LT	Perm	High		-	-	-	-	New housing development will increase amount of impermeable surfaces and may increase flood risk.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to reduce the vulnerability to climatic events such as extreme flooding and heat.
16	To conserve and enhance biodiversity and geodiversity	✘	Local	MT-LT	Perm	Med		0	-	--	-	In the short-term new development will be sited on the previously developed land but some housing is likely to be on greenfield sites in the medium to longer term which will have negative effects on this objective.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to protect and enhance biodiversity, wildlife and geodiversity therefore offsetting these negative effects to a certain degree.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	✘	Local	ST-LT	Perm	Med		+/-	+/-	-	-	Focusing housing development within the settlement boundary may have negative effects on historic buildings. Some housing is likely to be on greenfield sites in the medium to longer term may result negative effects on this objective due to archaeological findings. Increased traffic levels can also have negative effects on the setting of historic buildings.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Local	MT-LT	Perm	Med		+/-	+/-	-	-	Concentrating development within the settlement boundary is likely to protect the local landscape however; intensification of development in existing areas may have negative effects in the setting of heritage resources and provision of urban open space.	None identified.

19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	ST-LT	Perm	Med		+	+	+	+	Additional housing within the settlement boundary could provide a local supply of workers required by new and existing businesses.	None identified.
20	To revitalise town centres	✓✓	Local	ST-LT	Perm	High		++	++	++	++	The town of Haverhill will be the second focus for the location of new development, after Bury St Edmunds, supported by appropriate levels of development in Key Service Centres, Local Service Centres and Infill Villages. This approach should ensure positive significant permanent effects in revitalising Haverhill's town centre.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	✓	Local	ST-LT	Perm	Med		+	+	+	+	Sequential approach to siting new development may help reduce the need to travel, particularly by private car.	None identified.
22	To encourage and accommodate both indigenous and inward investment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

Table E.3 - Policies HV13 and HV14 – District Heating and Community Infrastructure Levy and Allowable Solutions

<p>POLICIES HV13 and HV14 – District Heating and Community Infrastructure Levy and Allowable Solutions</p> <p>POLICY HV13 – District heating It is required that new development in a decentralised energy opportunity area (which should they be identified, will be defined in a forthcoming SPD on decentralised energy generation) should unless it can be demonstrated to the satisfaction of the Local Planning Authority that it would be unfeasible or unviable, contribute to the establishment of a strategic decentralised energy network(s) in suitable locations according to the following protocol: 1. Developments should connect up to any available decentralised energy network. 2. Where a network does not (yet) exist, developments should consider installing a network to serve the site. The network should connect to or be compatible with connection to an area-wide network at a future date.</p> <p>The following general principles also apply to all development. 3. Development of all sizes should seek to make use of available heat, biomass and waste heat. 4. New development should be designed to maximise the opportunities to accommodate a district heating solution, considering density, mix of use, layout and phasing.</p> <p>POLICY HV14 – Community Infrastructure Levy and Allowable Solutions Money raised through the CIL and Allowable Solutions may be required to contribute towards energy efficiency and carbon dioxide reduction projects identified by the Council in the future. It may also contribute towards the development of the strategic district heating networks. Further details will be set out in the forthcoming CIL Charging Protocol and a future Allowable Solutions SPD.</p>

SA Objective		<i>Effects</i>					<i>Assessment</i>				Summary of Effects	Recommendation/Mitigation
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	To improve the health of the population overall and reduce health inequalities	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
2	To maintain and improve levels of education and skills in the population overall	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
5	To improve access to key services for all sectors of the population	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
7	To meet the housing requirements of the whole community	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
8	To improve the quality of where people live and to encourage community participation	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
9	To improve water and air quality	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
10	To conserve soil resources and quality	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
12	To reduce waste	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
13	To reduce the effects of traffic on the environment	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.

14	To reduce contributions to climate change	✓	Reg/Nat	MT-LT	Perm	Low		+	+	+	+	The establishment of a strategic decentralised energy network and an expectation that money raised through the CIL and Allowable Solutions will contribute towards energy efficiency and carbon dioxide reduction projects should reduce contributions to climate change.	None identified.
15	To reduce vulnerability to climatic events	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
16	To conserve and enhance biodiversity and geodiversity	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Reg/Nat	MT-LT	Perm	Low		+	+	+	+	District heating provision linked to new housing development in strategic development sites and connection of other development to existing networks has the potential for positive effects through the provision of a potentially cheaper source of heating thus reducing costs to the local economy. Effects are likely to be permanent and long term.	None identified.
20	To revitalise town centres	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
22	To encourage and accommodate both indigenous and inward investment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

Table E.4 - Policy HV15: Allotments

POLICY HV15: ALLOTMENTS												
<p>Proposals that will result in the loss of allotments will not be allowed unless:</p> <p>a) it can be demonstrated that there is no local demand for the allotment; or</p> <p>b) suitable mitigation can be identified and made available.</p> <p>Any replacement provision should take account of the needs of the locality, accessibility and suitability.</p> <p>Sites for the provision of additional allotments where appropriate, will be identified in Masterplans and Development Briefs.</p>												
SA Objective		<i>Effects</i>				<i>Assessment</i>				Sm	Summary of Effects	Recommendation/Mitigation
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT			
1	To improve the health of the population overall and reduce health inequalities	✓	Local	ST-LT	Perm	Low	+	+	+	+	Positive effects on improving health identified as provision of additional allotments may provide increased opportunity for active leisure time spending and growing of healthier food. Allotments also play a role in reducing stress.	None identified.
2	To maintain and improve levels of education and skills in the population overall	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Temp	Low	+	+	+	+	Positive but not significant indirect effects identified as provision of allotments may provide increased opportunity for access to active leisure facilities.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
7	To meet the housing requirements of the whole community	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓	Local	MT-LT	Perm	High	+	+	+	+	The protection and provision of additional allotments may encourage community participation.	None identified.
9	To improve water and air quality	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.

10	To conserve soil resources and quality	✓	Local	MT-LT	Perm	High		+	+	+	+	The protection and provision of additional allotments should help to conserve soils.	None identified.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
12	To reduce waste	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
13	To reduce the effects of traffic on the environment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
14	To reduce contributions to climate change	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
15	To reduce vulnerability to climatic events	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
16	To conserve and enhance biodiversity and geodiversity	✓✓	Local	ST-LT	Perm	Med		+	+	+	+	By providing green spaces and wildlife habitats allotments may play an important role in conserving and enhancing biodiversity.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
20	To revitalise town centres	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
22	To encourage and accommodate both indigenous and inward investment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

Table E.5 - Policy HV16: Safeguarding Educational Establishments

POLICY HV16: SAFEGUARDING EDUCATIONAL ESTABLISHMENTS												
Except where permitted for enabling development in Policy HV17, existing and proposed schools and educational establishments will be safeguarded for educational and community use. Development will be considered favourably where: i) the development is for buildings and/or facilities ancillary to, or enhancing the educational or community use; or ii) the facility which would be lost as a result of the proposed development would be replaced by an establishment of an equivalent or better quality, in a suitable location; or iii) there is clear evidence through a quantified and documented assessment that now, and in the future, the site will no longer be needed for its current purpose and there is no community need for the site.												
SA Objective	<i>Effects</i>					<i>Assessment</i>				Summary of Effects	Recommendation/Mitigation	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
1	To improve the health of the population overall and reduce health inequalities	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
2	To maintain and improve levels of education and skills in the population overall	✓✓	Local	ST-LT	Perm	High	++	++	++	++	By ensuring that existing and proposed schools and educational establishments will be safeguarded for community and educational uses this will result in significant positive effects against this objective.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
5	To improve access to key services for all sectors of the population	✓	Local	ST-LT	Perm	High	+	+	+	+	Through ensuring availability of schools and educational establishments in the town, accessibility to education from those living in the town and surrounding villages will be maintained or enhanced.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
7	To meet the housing requirements of the whole community	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓	Local	ST-LT	Perm	High	+	+	+	+	Through safeguarding educational for community use in the town, community participation will be encouraged..	None identified.

9	To improve water and air quality	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
10	To conserve soil resources and quality	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
12	To reduce waste	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
13	To reduce the effects of traffic on the environment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
14	To reduce contributions to climate change	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
15	To reduce vulnerability to climatic events	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
16	To conserve and enhance biodiversity and geodiversity	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
20	To revitalise town centres	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
22	To encourage and accommodate both indigenous and inward investment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

Table E.6 - Policy HV19: Green Infrastructure in Haverhill

Policy HV19: Green Infrastructure in Haverhill													
<p>In and around the town of Haverhill the integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced, which includes the creation of new habitats, through the implementation of the St Edmundsbury Green Infrastructure Strategy.</p> <p>Opportunities to extend the coverage and connectivity of the strategic green infrastructure network should be undertaken in association with new development, where appropriate.</p> <p>Green Infrastructure projects will:</p> <p>a) Enhance the character of the Green Infrastructure Action Zones identified in the Green Infrastructure Strategy;</p> <p>b) Enhance woodland planting to the A1017 bypass;</p> <p>c) Conserve and enhance the Meldham Washlands greenspace;</p> <p>d) Provide new community parkland on the strategic growth area to the north east of the town, the areas for which will be determined at the concept and masterplan stage;</p> <p>e) Connect multifunctional green infrastructure routes/corridors in the town to existing and future green spaces; and</p> <p>f) Make urban river corridor improvements to the Stour Brook Valley Green Corridor.</p> <p>The council will work with its partners to develop the green infrastructure network and implement proposed network improvements including those set out in the Green Infrastructure Strategy. Planning permission for development that would harm the Green Infrastructure network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects.</p>													
SA Objective		Effects			Assessment						Summary of Effects	Recommendation/Mitigation	
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
1	To improve the health of the population overall and reduce health inequalities	✓✓	Local	MT-LT	Temp	Low		+	+	++	+	Provision of green infrastructure in the rural areas may contribute indirectly to improving public health through providing opportunities for outdoors recreation and healthier lifestyles.	None identified.
2	To maintain and improve levels of education and skills in the population overall	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
5	To improve access to key services for all sectors of the population	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
7	To meet the housing requirements of the whole community	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

8	To improve the quality of where people live and to encourage community participation	✓✓	Local	MT-LT	Temp	Low		+	+	+	+	Provision of green infrastructure in the rural areas may contribute to improving the quality of where people live through improved permeability and links, both in rural areas and between urban areas and rural areas. This has the potential to enhance the connectivity between these areas and facilitate community interaction.	None identified.
9	To improve water and air quality	✓	Local	LT	Perm	Low		+	+	+	+	Improvements to green infrastructure will have positive effects on water quality and air quality.	None identified.
10	To conserve soil resources and quality	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
12	To reduce waste	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
13	To reduce the effects of traffic on the environment	✓	Local	MT-LT	Temp	Low		+	+	+	+	Provision of green infrastructure linking places where people might have gone using the car otherwise may result in people walking and cycle instead.	None identified.
14	To reduce contributions to climate change	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
15	To reduce vulnerability to climatic events	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
16	To conserve and enhance biodiversity and geodiversity	✓✓	Local	MT-LT	Temp	Low		+	++	++	++	Green infrastructure provision has the potential for significant positive effects on the protection and enhancement of biodiversity as existing habitats will be protected and new habitats will be created.	None identified.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	✓✓	Local	MT-LT	Temp	Low		+	++	++	++	Green infrastructure provision has the potential for significant positive effects due to the potential for green infrastructure to conserve and protect archaeological remains.	None identified.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	✓✓	Local	MT-LT	Temp	Low		+	++	++	++	Green infrastructure provision has the potential for significant positive effects through its contribution to place making as far as rural areas are concerned.	None identified.

19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	Local	MT-LT	Temp	Low		+	++	++	++	Provision of green infrastructure may increase the attractiveness of the area to visitors through providing a further tourist attraction to St Edmundsbury. There are also benefits in terms of maintaining healthy ecosystem services which provide the basis for the quality of life and prosperity in the longer term.	None identified.
20	To revitalise village centres	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
22	To encourage and accommodate both indigenous and inward investment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

Appendix F – Assessment of Policies Relating to Development Sites

Table F.1– Policy HV4 Strategic Site North East Haverhill

POLICY HV4: STRATEGIC SITE – NORTH EAST HAVERHILL													
138 Ha of land at North East Haverhill allocated for development in accordance with the provisions of Policy CS12 of the Core Strategy and is identified on the Concept Statement.													
Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement.													
SA Objective	Effects			Assessment							Commentary	Recommendation/Mitigation	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm				
1	To improve the health of the population overall and reduce health inequalities	✓	Local	MT-LT	Perm	Med		+	+	++	++	The policy secures the land allocation for future development in good access to health care facilities in the town (within 30min by public transport). The site includes a good network of pedestrian/ cycle routes linking the development with the countryside and the town, and amenity spaces which should allow for an active outdoor recreation with benefits for public health. The site also includes provisions for health facilities as part of a community hub.	None identified.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	MT-LT	Perm	Med		++	++	++	++	In line with the Core Strategy Policy CS12, this land allocation would deliver an additional education facility (two new primary schools) to meet the needs of this development. The development area would also provide opportunities for B1 use class local employment, which should help maintain local skills.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

4	To reduce poverty and social exclusion	✓	Local	MT-LT	Perm	Med	++	++	++	++	In line with the Core Strategy Policy CS12, this land allocation would deliver around 2,500 homes of mixed tenure and size, including flexible and affordable homes. This would help those who can't afford market prices. It would also incorporate public transport links, pedestrian and cycle routes and amenity space, stimulating community interaction and cohesion.	None identified.
5	To improve access to key services for all sectors of the population	✓✓	Local	MT-LT	Perm	High	+	++	+++	++	The development area is situated within 30 mins of the town centre by public transport. It also incorporates community and commercial hubs which would include a nursery, primary school, a shared community centre, health facilities and shops. This would ensure good accessibility to the key services and facilities for new residents.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓✓	Local	MT-LT	Perm	Med	++	+++	+++	+++	The development area would provide opportunities for B1 use class local employment (two retail/community centres and a potential employment area) according to the Core Strategy Policy CS12 and details provided for the concept plan of this site.	None identified.
7	To meet the housing requirements of the whole community	✓✓	Local	ST-LT	Perm	High	++	+++	+++	+++	In line with the Core Strategy Policy CS12, this land allocation would delivers around 2,500 homes of mixed tenure and size, including flexible and affordable homes.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓✓	Local	ST-LT	Perm	High	+	++	++	++	In line with the Core Strategy Policy CS12, this land allocation will provide new high quality strategic public open space, recreation facilities and improved pedestrian/cycle routes. This allocation also envisages the provisions of community and commercial hubs which should help stimulate community interaction and participation. .	None identified.
9	To improve water and air quality	✗	Local	ST-LT	Perm	Med	-	+/-	+/-	-	As the area is a greenfield site, its development is likely to lead to some adverse effects on water and air quality. This may be offset to some extent through the enhancement of infrastructure for sustainable modes, reducing reliance on a private car and transport emissions.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to improve water and local air quality to a certain extent.

10	To conserve soil resources and quality	✘	Local	MT-LT	Perm	Med	-	--	--	--	As the allocated area through this policy is a greenfield site and classified as Grade 2 Agricultural Land, its development is likely to lead to the loss of agricultural land and adverse effects on soil quality.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to conserve solid resources and quality to a certain extent.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	✘	Local	MT-LT	Perm	Med	-	-	--	--	Increasingly over time, the development of more housing in Haverhill, including within this allocation, will give rise to increases in population resulting in pressure on water and other natural resources.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to make efficient use of water and other resources.
12	To reduce waste	✘	Local	MT-LT	Perm	Med	-	-	--	--	More housing is likely to result in additional waste.	Effective implementation of CS Policy 2 should ensure adherence to the waste hierarchy during construction and following development to prevent waste generation and ensure reuse, recovery and recycling;
13	To reduce the effects of traffic on the environment	✓	Local	ST-LT	Perm	Med	+	+	+	+	The allocation through this policy should provide improved public transport, foot and cycle links within the site and to the town centre and other locally significant leisure, employment and service destinations. Therefore, this should help reduce the effects of road traffic on the environment.	None identified.
14	To reduce contributions to climate change	?	Reg/Nat	MT-LT	Perm	High	+/-	+/-	+/-	+/-	More housing, increasing over the plan period, will continue to contribute to climate change through greenhouse gas emissions from development. This may be offset to some extent through adherence the increasingly tighter building regulations and promotion of carbon friendly transport modes.	Effective implementation of CS Policy 2 and forthcoming Development Management Policy 7 should ensure adherence to high quality construction and design that aim to minimise GHG emissions.
15	To reduce vulnerability to climatic events	✓	Local	MT-LT	Perm	High	+	+	+/-	+	The development area is not susceptible to the risk of flooding. In the longer term, new development will increase amount of impermeable surfaces and may increase flood risk.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to reduce the vulnerability to climatic events such as extreme flooding and heat.

16	To conserve and enhance biodiversity and geodiversity	?	Local	ST-LT	Perm	Med	-	+/-	+/-	-	There are a number of small sites recorded for their nature conservation interest incorporated within the development area, e.g. woodlands and mature trees. The sites will be retained, however, there is the potential for impact on habitats and protected species.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to protect and enhance biodiversity, wildlife and geodiversity, therefore offsetting these negative effects to a certain degree. Ecologists and landscape architects should be involved in the development of the site's masterplan to ensure the incorporation of appropriate structural landscape and ecological measures to enhance habitats on site.
17	To conserve and where appropriate enhance areas of historical and archaeological importance	?	Local	ST-LT	Perm	Med	-	+/-	+/-	-	The site encompasses the moat at Great Wilsey Farm, which is a Scheduled Monument.	The protection of this heritage assets needs to be ensured. The site's masterplan should detail how this will be achieved.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Local	ST-LT	Perm	Med	-	+/-	+/-	-	The development of the allocated area will lead to the reduction of space between Kedington and Haverhill, although development does not extend to the ridgeline.	Adherence to the CS Policy 12. Structure planting will help reduce landscape impacts.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓✓	Local	ST-LT	Perm	Med	++	++	++	++	This development should provide opportunities for B1 use class local employment according to the Core Strategy Policy CS12. Supply of new high quality dwellings may also be beneficial for the local economy, attracting more businesses to the area.	None identified.
20	To revitalise town centres	✓✓	Local	ST-LT	Perm	High	++	++	++	++	The development area is an urban extension, therefore, its development will not have immediate effects on the revitalisation of Haverhill's town centre. However, an overall approach in promoting further growth and redevelopment in Haverhill will help increase its vitality. In addition, the development of this area provides an opportunity to enhance gateway to Haverhill.	None identified.

21	To encourage efficient patterns of movement in support of economic growth	✓✓	Local	ST-LT	Perm	High	++	++	++	++	The allocation through this policy should provide improved public transport, foot and cycle links to the town centre and other locally significant destinations. This will help improve efficiency of movement.	None identified.
22	To encourage and accommodate both indigenous and inward investment	✓✓	Local	ST-LT	Perm	High	++	++	++	++	Allocation of this development area, which will include employment and commercial uses, is likely to stimulate developers' interest and investment.	None identified.

Table F.2 - Policy HV20 Haverhill Town Centre Masterplan

POLICY HV20: Haverhill Town Centre Masterplan												
<p>Haverhill Town Centre, as identified on the Policies Map and is a suitable location for regeneration and new development. The amount of land available for development, including appropriate adjoining sites that will support the regeneration objectives, the location and distribution of uses, access arrangements, design and landscaping will be informed by a masterplan and subsequent individual site development briefs, which will be adopted as guidance.</p> <p>Applications for planning permission for sites, other than already identified in the Plan for development, and which would have a strategic impact on the development of the masterplan will only be considered once the masterplan has been adopted as planning guidance by the local planning authority following public consultation.</p>												
SA Objective	<i>Effects</i>					<i>Assessment</i>				Commentary	Mitigation	
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
1	To improve the health of the population overall and reduce health inequalities	✓	Local	MT-LT	Perm	Med	+	+	+	+	The policy identifies the area for future development and regeneration in good access to health care facilities in the town centre (within 30min by public transport).	None identified.
2	To maintain and improve levels of education and skills in the population overall	✓	Local	MT-LT	Perm	Med	+	+	+	+	In line with the Core Strategy Policy CS10, this would provide opportunities for local employment, which should help maintain local skills.	None identified.
3	To reduce crime and anti-social activity	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
4	To reduce poverty and social exclusion	✓	Local	MT-LT	Perm	Med	+	+	+	+	The regeneration and new development will provide employment opportunities and a range of activities for the community (e.g. leisure, retail and cultural)	None identified.

5	To improve access to key services for all sectors of the population	✓✓	Local	MT-LT	Perm	High	+	++	+++	++	The town centre development area has good public transport links. It incorporates retail, leisure, cultural and office development. This would ensure good accessibility to the key services and facilities for new residents.	None identified.
6	To offer everybody the opportunity for rewarding and satisfying employment	✓✓	Local	MT-LT	Perm	Med		++	+++	+++	The town centre development area incorporates office development in good access for residents of the town and nearby villages.	None identified.
7	To meet the housing requirements of the whole community	✓	Local	ST-LT	Perm	High	0	0	0	0	The town centre development will incorporate some provision of houses as part of mixed use development. Specifically, it will aim to encourage living above the shop.	None identified.
8	To improve the quality of where people live and to encourage community participation	✓✓	Local	ST-LT	Perm	High	+	++	++	++	In line with the Core Strategy Policy CS10, this allocation envisages the provision of employment land in the sustainable town centre location of Haverhill. In addition, the town centre will provide retail, leisure, cultural activities which should help stimulate community interaction and participation.	None identified.
9	To improve water and air quality	✗	Local	ST-LT	Perm	Med	-	+/-	+/-	+/-	The site is within a major aquifer area (i.e. providing a high level of water storage). There are no water infrastructure or air quality constraints.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to improve water and local air quality to a certain extent.
10	To conserve soil resources and quality	✗	Local	MT-LT	Perm	Med	+	+	+	+	The area is brownfield land, which will benefit from redevelopment.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to conserve solid resources and quality to a certain extent.
11	To use water and mineral resources efficiently, and re-use and recycle where possible	✗	Local	MT-LT	Perm	Med	-	-	--	--	Increasingly over time, the development of more commercial development in Haverhill, including within this area will result in increasing pressure on water and other natural resources.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to make efficient use of water and other resources.

12	To reduce waste	✘	Local	MT-LT	Perm	Med	-	-	--	--	New development will generate additional waste.	Effective implementation of CS Policy 2 should ensure adherence to the waste hierarchy during construction and following development to prevent waste generation and ensure reuse, recovery and recycling;
13	To reduce the effects of traffic on the environment	✓	Local	ST-LT	Perm	Med	+	+	+	+	The town centre locations provides good public transport links and opportunities for walking and cycling, which reduces the need for unnecessary trips by private vehicle and subsequent effect on the environment.	None identified.
14	To reduce contributions to climate change	?	Reg/Nat	MT-LT	Perm	High	+/-	+/-	+/-	+/-	More commercial development, increasing over the plan period, will continue to contribute to climate change through greenhouse gas emissions from development. This may be offset to some extent through adherence the increasingly tighter building regulations and promotion of carbon friendly transport modes.	Effective implementation of CS Policy 2 and forthcoming Development Management Policy 7 should ensure adherence to high quality construction and design that aim to minimise GHG emissions.
15	To reduce vulnerability to climatic events	✓	Local	MT-LT	Perm	High	-	-	-	-	The development area is adjacent to a river corridor and could be susceptible to the risk of flooding. In the longer term, new development will increase amount of impermeable surfaces and may increase flood risk.	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to reduce the vulnerability to climatic events such as extreme flooding and heat.
16	To conserve and enhance biodiversity and geodiversity	?	Local	ST-LT	Perm	Med	-	-	-	-	The development area is within 500m of a Local Nature Reserve (Haverhill Railway Walks).	Effective implementation of CS Policy 2 should ensure that any new development incorporates measures to protect and enhance biodiversity, wildlife and geodiversity, therefore offsetting these negative effects to a certain degree. Ecologists and landscape architects should be involved in the development of the site's masterplan to ensure the incorporation of appropriate structural landscape and ecological measures to enhance habitats on site.

17	To conserve and where appropriate enhance areas of historical and archaeological importance	?	Local	ST-LT	Perm	Med	-	-	-	-	The development area is not in designated areas of archaeological or historic importance. However, there are some listed buildings located close to the site that will need to be considered.	The protection of this heritage assets needs to be ensured. The site's masterplan should detail how this will be achieved.
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Local	ST-LT	Perm	Med	+	+	+	+	The site will not impact on a Green Corridor or effect the distance to nearby village settlements.	None identified.
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓✓	Local	ST-LT	Perm	Med	++	++	++	++	This area will be the focus for new retail and office development, attracting more businesses to the area.	None identified.
20	To revitalise town centres	✓✓	Local	ST-LT	Perm	High	++	++	++	++	The development area will promote further growth and redevelopment in Haverhill that will help increase its vitality by providing a mix of retail, leisure, cultural and commercial uses.	None identified.
21	To encourage efficient patterns of movement in support of economic growth	✓✓	Local	ST-LT	Perm	High	++	++	++	++	The town centre has good public transport links and opportunities for non-motorised travelling.	None identified.
22	To encourage and accommodate both indigenous and inward investment	✓✓	Local	ST-LT	Perm	High	++	++	++	++	Allocation of this development area, which will include employment and commercial uses, is likely to stimulate developers' interest and investment.	None identified.

Other Residential/Mixed Use Sites

Table F.3 – Assessment Scale for Development Sites

	In conformity with the criterion		Not relevant to criterion / Neutral effect
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	Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified	?	Insufficient information is available
	In conflict with the criterion		

Table F.4 – Policy HV5a Land south of Chapelwent Road

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV5a Land south of Chapelwent Road		Area: 2.8 ha		
Corresponding site submission reference number: HV4a				
Proposed for Residential		Indicative Capacity: 85 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are within a 15 minute walk.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV4.	
		Will it improve accessibility by public rights of way?	The site will aid in the improvements of public rights of way.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk and within 5km cycling distance of primary and upper schools.	
3	To reduce crime and anti-social	Will it reduce actual levels of crime?	The promotion of policies which	

	activity		advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport within Haverhill.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for cycling to supermarkets/shopping centre's within Haverhill.	

		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfill the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/or within an area designated as major aquifer?	The site is located within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The majority of the site is proposed on greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is labelled as grade 2 agricultural.	

		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the town, which reduces the need for unnecessary trips by private vehicle.	

14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible'	The site is not located within a flood zone and is not within 9m of a river corridor.	

		use or is located within 9m of a river?		
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located close to or within a SPA, SAC or SSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is	The site is not within the conservation area.	

		within 40m of a conservation area.		
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to a SAM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	

20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.5 – Policy HV5b Land on the corner of Millfields way and Kestrel Road

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV5b Land on the corner of Millfields way and Kestrel Road		Area: 0.4 ha		
Corresponding site submission reference number: HV4b				
Proposed for Residential		Indicative Capacity: 12 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV4.	
		Will it improve accessibility by public rights of way?	The site will improve accessibility by public rights of way.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The village is within a 10 minutes walk of a primary school and is less than 30 minutes from middle and upper schools in Haverhill.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the primary school and is within 5km cycling distance of upper schools.	

3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance but is within 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within a reasonable cycling distance to nearby supermarkets/shopping centre's in Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfill the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				

9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is proposed on greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is classified as urban land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the town, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of	

			other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located within or close to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is within 500 metres of a Local Nature Reserve (Haverhill Railway Walks).	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be	The site is not within the conservation area.	

		taken to mean that the site is within 40m of a conservation area.		
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.6 – Policy HV6a Former Gasworks, Withersfield Road

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV6a Former Gasworks, Withersfield Road		Area: 0.3 ha		
Corresponding site submission reference number: HV5a				
Proposed for Mixed use residential led		Indicative Capacity: 10 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are within a 15 minutes walk.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV5.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk and within 5km cycling distance of primary and upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all	Is it within 30 minutes of the town centre by public	The site is within 30 minutes of a town centre by	

	sectors of the population	transport?	public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport within Haverhill.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfill the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a	

			requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the town, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is adjacent to a river corridor.	

16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located close to or within a SPA, SAC or SSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is within 500m of a Local Nature Reserve (Haverhill Railways Walks)	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	

18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.7 –Policy HV6b Hamlet Croft

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV6b Hamlet Croft		Area: 2.5 ha		
Corresponding site submission reference number: HV5b				
Proposed for Residential		Indicative Capacity: 100 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV5.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of a primary school and within 5km cycling distance of primary and upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities	

			for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to nearby supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfill the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has not water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land (football pitch and clubhouse)	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage	

			should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site adjacent to the river corridor.	

16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	

18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	There is a bus stop located within 5 minutes walk of the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.8 – Policy HV6c Westfield Primary School

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV6c Westfield Primary School		Area: 1.2 ha		
Corresponding site submission reference number: HV5c				
Proposed for Residential		Indicative Capacity: 30 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV5.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of a primary school and within 5km cycling distance of primary and upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities	

			for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to nearby supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfill the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has not water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land (football pitch and clubhouse)	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage	

			should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	

18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	There is a bus stop located within 5 minutes walk of the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.9 – Policy HV6d Former Castle Hill Middle School field, Chivers Road

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV6d Former Castle Hill Middle School, Chivers Road		Area: 0.75 ha		
Corresponding site submission reference number: HV5d				
Proposed for Residential		Indicative Capacity: 25 dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are accessible within 30 minutes walk by public transport.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV5.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk and within 5km cycling distance of primary and upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all	Is it within 30 minutes of the town centre by public	The site is within 30 minutes of a town centre by	

	sectors of the population	transport?	public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport within Haverhill.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfill the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage	

			should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the town, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located close to or within a SPA, SAC or SSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife Site, Local Nature Reserve or Ancient Woodland.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	

18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.10 – Policy HV7a Wisdom Factory, Duddery Hill

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV7a Wisdom Factory, Duddery Hill		Area: 1.5 ha		
Corresponding site submission reference number: HV6a				
Proposed for Mixed Use Residential led		Indicative Capacity: ? dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are within a 10 minute walk.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV6.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of a primary school and within 5km cycling distance of upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all	Is it within 30 minutes of the town centre by public	The site is within 30 minutes of a town centre by	

	sectors of the population	transport?	public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfill the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has not water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	

		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is within 500m of a Local Nature Reserve.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are listed buildings located close to the site that will need to be considered.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	

18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	There is a bus stop located within 5 minutes walk of the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.11 – Policy HV7b Chantry Mill, High Street

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV7b Chantry Mill, High Street		Area: 1.2 ha		
Corresponding site submission reference number: HV6b				
Proposed for Mixed Use Residential led		Indicative Capacity: ? dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are within a 10 minute walk.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV6.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of a primary school and within 5km cycling distance of upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all	Is it within 30 minutes of the town centre by public	The site is within 30 minutes of a town centre by	

	sectors of the population	transport?	public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfill the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has not water infrastructure constraints.	
		Is the site proposed within an AQMA	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	

		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is within 500m of a Local Nature Reserve.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are listed buildings within the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is within a conservation area (Built Environment)	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	

18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	There is a bus stop located within 5 minutes walk of the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.12 – Policy HV7c Rear of Argos / Post Office

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV7c Rear of Argos / Post Office		Area: 0.4 ha		
Corresponding site submission reference number: HV6c				
Proposed for Mixed Use Residential led		Indicative Capacity: ? dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are within a 10 minute walk.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV6.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of a primary school and within 5km cycling distance of upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all	Is it within 30 minutes of the town centre by public	The site is within 30 minutes of a town centre by	

	sectors of the population	transport?	public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfill the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has not water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	

		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is adjacent to a river corridor.	

16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is within 500m of a Local Nature Reserve (Haverhill Railways Walks)	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are listed buildings located close to the site that will need to be considered.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	

18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	There is a bus stop located within 5 minutes walk of the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.13 – Policy HV7d Cleale’s / Town Hall Car Park

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV7d Cleale’s / Town Hall Car Park		Area: 1.3 ha		
Corresponding site submission reference number: HV6d				
Proposed for Mixed Use Residential led		Indicative Capacity: ? dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are within a 10 minute walk.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV6.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of a primary school and within 5km cycling distance of upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all	Is it within 30 minutes of the town centre by public	The site is within 30 minutes of a town centre by	

	sectors of the population	transport?	public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfill the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has not water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	

		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is within 500m of a Local Nature Reserve (Haverhill Railways Walks)	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	The site is adjacent to a listed building that will need to be considered.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	

18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	There is a bus stop located within 5 minutes walk of the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Table F.14 – Policy HV7e Brook Service Road / Car Park

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV7e Brook Service Road / Car Park		Area: 0.8 ha		
Corresponding site submission reference number: HV6e				
Proposed for Mixed Use Residential led		Indicative Capacity: ? dwellings		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are within a 10 minute walk.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV6.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of a primary school and within 5km cycling distance of upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all	Is it within 30 minutes of the town centre by public	The site is within 30 minutes of a town centre by	

	sectors of the population	transport?	public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	The site will fulfill the maximum percentage of affordable housing in accordance with the policy.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has not water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	

		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is adjacent to a river corridor.	

16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is within 500m of a Local Nature Reserve (Haverhill Railways Walks).	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are listed buildings located close to the site that will need to be considered.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument (SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	

18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	There is a bus stop located within 5 minutes walk of the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will not increase employment land availability.	

Local Centres and Community Facilities

Table F.15 – Policy HV8a Hales Barn, Haverhill

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV8a Hales Barn, Haverhill		Area: ? ha		
Corresponding site submission reference number: HV7a				
Proposed for Local Centre		Indicative Capacity: Local Centre providing a mix of uses (leisure and recreation; health and community facilities; small scale retail and education)		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are within a 15 minute walk.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will aid in the improvements of public rights of way.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk and within 5km cycling distance of primary and upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed as a local centre. It is not proposed for industrial uses, which have noise and odour implications	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	

5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport within Haverhill.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for cycling to supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The majority of the site is proposed on greenfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is labelled as grade 2 agricultural.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage	

			should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the town, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located close to or within a SPA, SAC or SSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	

18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
1. Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed use.	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed use.	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will provide some employment opportunities as part of the mixed use development.	

Table F.16 – Policy HV8b Former Chalkstone Middle School, Millfields Way

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV8b Former Chalkstone Middle School, Millfields Way		Area: ? ha		
Corresponding site submission reference number: HV7b				
Proposed for Local Centre		Indicative Capacity: Local Centre providing a mix of uses (leisure and recreation; health and community facilities; small scale retail and education)		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	

		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of a primary school and within 5km cycling distance of primary and upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed as a local centre. It is not proposed for industrial uses, which have noise and odour implications	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to nearby supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				

9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has not water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of	

			other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?		
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a	The site is not within the conservation area.	

		conservation area.		
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed use.	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed use.	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	There is a bus stop located within 5 minutes walk of the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will provide some employment opportunities as part of the mixed use development.	

Table F.17 – Policy HV8c Strasbourg Square

SA Objective	Indicator	Notes	Colour Code
Haverhill: HV8c Strasbourg Square	Area: ? ha		

Corresponding site submission reference number: HV7c				
Proposed for Mixed Use Residential led			Indicative Capacity: ? dwellings	
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP, dentist, hospital facilities are located in Bury St Edmunds, which are a less than 30 minute bus journey.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of a primary school and within 5km cycling distance of primary and upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed as a local centre. It is not proposed for industrial uses, which have noise and odour implications	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	

		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to nearby supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has not water infrastructure constraints.	
		Is the site proposed within an AQMA	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet	

			requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site,	The site is not within 500m of a County Wildlife	

		Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed-use development	
20	To revitalise town centres	Is the site proposed for mixed-use development or	The site is proposed for mixed-use development	

		employment in town centres?		
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	There is a bus stop located within 5 minutes walk of the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will provide some employment opportunities as part of the mixed use development.	

Table F.18 – Policy HV8d Leiston Road

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV8d Leiston Road		Area: ? ha		
Corresponding site submission reference number: HV7d				
Proposed for Local Centre		Indicative Capacity: Local Centre providing a mix of uses (leisure and recreation; health and community facilities; small scale retail and education)		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are accessible within 30 minutes by public transport.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk and within 5km cycling distance of primary and upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed as a local centre. It is not	

			proposed for industrial uses, which have noise and odour implications	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport within Haverhill.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is not proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a groundwater source protection zone 2 and is located within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.	
		Is the site proposed within an AQMA	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is	

			not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the town, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings.	

			Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located close to or within a SPA, SAC or SSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife Site, Local Nature Reserve or Ancient Woodland.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological	The site is not on or near an Area identified as	

		Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for mixed use.	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for mixed use.	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will provide some employment opportunities as part of the mixed use development.	

Table F.19 – Policy HV8e Blair Parade

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV8e Blair Parade		Area: ? ha		
Corresponding site submission reference number: HV7e				
Proposed for Local Centre		Indicative Capacity: Local Centre providing a mix of uses (leisure and recreation; health and community facilities; small scale retail and education)		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are accessible within 30 minutes by public transport.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk and within 5km cycling distance of primary and upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed as a local centre. It is not proposed for industrial uses, which have noise and odour implications	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all	Is it within 30 minutes of the town centre by public	The site is within 30 minutes of a town centre by	

	sectors of the population	transport?	public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport within Haverhill.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land.	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design	

			specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the town, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc.	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located close to or within a SPA, SAC or SSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife Site, Local Nature Reserve or Ancient Woodland.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	

18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	2. The site is proposed for mixed use.	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	3. The site is proposed for mixed use.	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will provide some employment opportunities as part of the mixed use development.	

Table F.20 – Policy HV8f Hanchet End

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV8f Hanchet End		Area: ? ha		
Corresponding site submission reference number: HV7f				
Proposed for Local Centre		Indicative Capacity: Local Centre providing a mix of uses (leisure and recreation; health and community facilities; small scale retail and education)		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are accessible within 30 minutes walk by public transport.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk of the middle school but is within a 5km cycling distance of primary and upper schools. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed as a local centre. It is not proposed for industrial uses, which have noise and odour implications	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities	

			for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within walking/cycling distance of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is an established retail park that provides a mix of supermarkets/shopping.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for mixed use.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is greenfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is grade 2 agricultural land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	

		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce household waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	A requirement of Policy CS2 is to meet Code Level 3 or above of the Government's Code for Sustainable Homes for new build dwellings. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b)	The site is not located within a flood zone and is	

		identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located close to or within a SPA, SAC or SSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not adjacent to a conservation area.	
		Is the site in or adjacent to an Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of	The site is not on or near an Area identified as Archaeological Importance.	

		Archaeological Importance.		
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Employment Sites

Table F.21 – Policy HV9a Bumpstead Road

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV9a Bumpstead Road		Area: ? ha developable area		
Corresponding site submission reference number: HV8a				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: Employment B1, B2 & B8 uses		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are accessible within 30 minutes by public transport.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk of the school but is within a 5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	Although, the commercial units are provisionally indicated for class B1, B2 and B8 business uses, these are locate away from sensitive residential areas.	

4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance but is within 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to nearby supermarkets/shopping centres in Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.	
		Is the site proposed within an AQMA	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage	

			should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	N/A	

15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be	The site is not on or near an Area identified as Archaeological Importance.	

		taken to mean that the site is within 40m of an Area of Archaeological Importance.		
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for employment	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.22 –Policy HV9b Falconer Road

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV9b Falconer Road		Area: ? ha developable area		
Corresponding site submission reference number: HV8b				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: Employment B1, B2 & B8 uses		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are accessible within 30 minutes by public transport.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk of the school but is within a 5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	Although, the commercial units are provisionally indicated for class B1, B2 and B8 business uses, these are locate away from sensitive residential areas.	

4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance but is within 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to nearby supermarkets/shopping centres in Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage	

			should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?	N/A	

15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be	The site is not on or near an Area identified as Archaeological Importance.	

		taken to mean that the site is within 40m of an Area of Archaeological Importance.		
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for employment	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.23 – Policy HV9c Haverhill industrial Estate

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV9c Haverhill Industrial Estate		Area: ? ha developable area		
Corresponding site submission reference number:HV8c				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: Employment B1, B2 & B8 uses		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are accessible within 30 minutes by public transport.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport. However, as	

			this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk of the school but is within a 5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	Although, the commercial units are provisionally indicated for class B1, B2 and B8 business uses, these are located away from sensitive residential areas.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance but is within 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to nearby supermarkets/shopping centres in Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live	Is the site proposed in a location with accessible green	The site is adjacent to an area of recreational open	

	and encourage community participation	space?	space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	

14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes or BREEAM ('Very Good'/'Excellent' standard)?	Policy CS2 supporting text refers to BREEAM standards for new development. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m	There are no geological SSSI or RIGS.	

		will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.		
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for employment	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.24 – Policy HV9d Homefield Road

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV9d Homefield Road		Area: ? ha developable area		
Corresponding site submission reference number:HV8d				
Proposed for Employment (B1 and B8 uses)		Indicative Capacity: Employment B1 & B8 uses		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are accessible within 30 minutes by public transport.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk of the school but is within a 5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	Although, the commercial units are provisionally indicated for class B1, B2 and B8 business uses, these are locate away from sensitive residential areas.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the	As the site is not located within LSOA in the most	

		most deprived 20% to 40% in the country?	deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance but is within 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to nearby supermarkets/shopping centres in Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located partly within a groundwater source protection zone 2 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction	

			as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	

		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes or BREEAM ('Very Good'/'Excellent' standard)?	Policy CS2 supporting text refers to BREEAM standards for new development. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	

		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for employment	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.25 – Policy HV9e Stour Valley Road

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV9e Stour Valley Road		Area: ? ha developable area		
Corresponding site submission reference number:HV8e				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: Employment B1, B2 & B8 uses		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are accessible within 30 minutes by public transport.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk of the school and is within a 5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	Although, the commercial units are provisionally indicated for class B1, B2 and B8 business uses, these are effectively buffered from residential areas.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the	As the site is not located within LSOA in the most	

		most deprived 20% to 40% in the country?	deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance but is within 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to nearby supermarkets/shopping centres in Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design	

			specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes or BREEAM ('Very Good'/'Excellent' standard)?	Policy CS2 supporting text refers to BREEAM standards for new development. Building Regulations will also require an increased standard for insulation etc...	

15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is adjacent to the river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is within 2km of SSSI Lawn Wood.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be	The site is not on or near an Area identified as Archaeological Importance.	

		taken to mean that the site is within 40m of an Area of Archaeological Importance.		
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for employment	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5-7 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.26 – Policy HV10 Strategic Employment Site, Hanchet End, Haverhill

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV10 Strategic Employment Site, Hanchet End, Haverhill		Area: 12 ha developable area		
Corresponding site submission reference number:HV9				
Proposed for Employment (B1, B2 and B8 uses)		Indicative Capacity: Employment B1, B2 & B8 uses		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are accessible within 30 minutes walk by public transport.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the middle school but is within a 5km cycling distance of primary and upper schools. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The commercial units are provisionally indicated for class B1 and B8 business uses. Use Class B1 can be carried out in any residential area without detriment to the amenity of that area. Use Class B8 (storage and distribution purposes) can cause disturbances to the residential properties south-east of the site. Noise mitigation measures would need to be implemented for vehicle movements, deliveries and the unloading. Therefore,	

			an amber colour coding is used to indicate potential conflict.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within walking/cycling distance of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is an established retail park that provides a mix of supermarkets/shopping.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is brownfield land	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced	

			by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewables or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes or BREEAM ('Very Good'/'Excellent' standard)?	Policy CS2 supporting text refers to BREEAM standards for new development. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	

16	To conserve and enhance biodiversity and Geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located close to or within a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is within 500m of a Local Nature Reserve (Haverhill Railways Walks).	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to a Scheduled Monument? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Scheduled Monument.	The site is not located in proximity to a Scheduled Monument.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	

		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for employment	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.27 – Policy HV11a Haverhill Retail Park

SA Objective	Indicator	Notes	Colour Code
Haverhill: HV11a Haverhill Retail Park		Area: ? ha developable area	
Corresponding site submission reference number:HV10a			
Proposed for Employment (retail uses)		Indicative Capacity: Employment (retail uses)	
Social			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are accessible within 30 minutes walk by public transport.
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the middle school but is within a 5km cycling distance of primary and upper schools. However, as this site is an employment site, not residential, this criterion is not directly applicable.
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.

		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The retail/shopping uses accommodated in the retail park will not cause disturbances to the residential properties to the south of the site.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within walking/cycling distance of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is an established retail park that provides a mix of supermarkets/shopping.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	There are no water infrastructure constraints on the site.	
		Is the site proposed within an AQMA	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile	The site is brownfield land	

		agricultural land (Grade 1, 2 and 3)?		
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arising in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This	

			can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. Policy CS2 supporting text refers to BREEAM standards for new development. Building Regulations will also require an increased standard for insulation etc...	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes or BREEAM ('Very Good'/'Excellent' standard)?		
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located close to or within a SPA, SAC or SSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within	The site is not located in proximity to a Historic Park and Garden.	

		40m of a Historic Park and Garden.		
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The site is proposed for employment	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Table F.28 – Policy HV11b Ehringshausen Way Retail Park

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV11b Ehringshausen Way Retail Park		Area: ? ha developable area		
Corresponding site submission reference number:HV10b				
Proposed for Employment (retail uses)		Indicative Capacity: Employment (retail uses)		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are accessible within 30 minutes by public transport.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of the school and is within a 5km cycling distance. However, as this site is an employment site, not residential, this criterion is not directly applicable.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The retail/shopping uses accommodated in the retail park will not cause disturbances to the residential properties to the west of the site.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all	Is it within 30 minutes of the town centre by public	The site is within 30 minutes of a town centre by	

	sectors of the population	transport?	public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance but is within 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within cycling distances to nearby supermarkets/shopping centres in Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site is proposed for employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is not used for agricultural uses	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the BREEAM.	
		Will it maintain water availability for water dependant	Proposals for development will be expected to	

		habitats?	encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new and existing employment development will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial incentives.	
		Will it increase C&I waste recovery and recycling?	Trends for commercial and industrial (C&I) waste show an overall increase of waste arisings in Suffolk. And although a proportion of C&I waste landfilled has decreased and a proportion of recycling/composting increased, absolute volumes have grown for both categories.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The commercial units are provisionally indicated for class B1 and B8 business uses. This is likely to involve deliveries by Heavy Goods Vehicles (HGVs), which could contribute to level of traffic and impact on the environment.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes or BREEAM ('Very Good'/'Excellent' standard)?	Policy CS2 supporting text refers to BREEAM standards for new development. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is adjacent to the river corridor.	

16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a county Wildlife site.	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings close on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not adjacent to a conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	

18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The site is proposed for employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The site will increase employment land availability.	

Other Uses Sites

Table F.29 – Policy HV12 Haverhill Northern Relief Road

SA Objective	Indicator	Notes	Colour Code
Haverhill: HV12 Haverhill Northern Relief Road		Area: ? ha developable area	
Corresponding site submission reference number:HV9			
Proposed for Northern Relief Road (between Withersfield Road (A1307) and Wrattling Road (A143))		Indicative Capacity: Northern Relief Road (between Withersfield Road (A1307) and Wrattling Road (A143))	
Social			
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The site are not within 30 minutes of a GP and dentist by public transport. However, as this site is a relief road, this criterion is not directly applicable.
		Will it lead to a direct loss of public open space or open access to land?	The site will not aid in the improvements of public rights of way nor hinder it.
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.

2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is not within 30 minutes of a primary school and upper schools by public transport. However, as this site is a relief road, this criterion is not directly applicable	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is not within 800m walk of a primary school and within 5km cycling distance of upper schools. However, as this site is a relief road, this criterion is not directly applicable	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a further education site, which is unlikely to have noise or odour implications for nearby residential areas.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is not within 30 minutes of a town centre by public transport. However, as this site is a relief road, this criterion is not directly applicable	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is not within 800m walking distance and 2-5km cycling distance to all of the town's key services. However, as this site is a relief road, this criterion is not directly applicable	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is not within 30 minutes of shops/supermarkets by public transport. However, as this site is a relief road, this criterion is not directly applicable	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is not within reasonable distances for walking and cycling to supermarkets/shopping centre's within Haverhill. However, as this site is a relief road, this criterion is not directly applicable	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	N/A	

7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located partly within a groundwater source protection zone 1 and is within a major aquifer area (i.e. providing a high level of water storage).	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has not water infrastructure constraints.	
		Is the site proposed within an AQMA?	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is greenfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is grade 2 agricultural land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase C&I waste recovery and recycling?	Whilst new development within the site will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate	

			policies' requirements and financial incentives.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The purpose of the site is to provide a relief road, as such this criterion is not directly applicable.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	N/A	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes?		
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is partly within a flood zone 3 and is within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	Parts of the site are within 2km of SSSI (Trundley Wood and Lawn Wood). However, it is not located in proximity to a SAC or SPA.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is not within 500m of a County Wildlife Site but parts of the site are within Local Nature Reserve (Haverhill Railway Walks).	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings located close to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	

		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	N/A	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	N/A	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	This site is a relief road, which aims to relief congestion between the west of Haverhill (A1307) and the north (A143). Hence, it will help improve efficiency of transport movements, in particular in relation to the strategic site allocated in Policy HV3..	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	N/A	

Table F.30 – Policy HV18 Further Education Facility

SA Objective	Indicator	Notes	Colour Code
Haverhill: HV18 Further Education Facility (Hollands Road/Duddery Hill)	Area: ? ha developable area		
Corresponding site submission reference number:HV18			
Proposed for sixth form / further education centre	Indicative Capacity: Employment B1, B2 & B8 uses		

Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are within a 10 minute walk.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk of a primary school and within 5km cycling distance of upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a further education site, which is unlikely to have noise or odour implications for nearby residential areas.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The college site will provide some employment.	

7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has not water infrastructure constraints.	
		Is the site proposed within an AQMA	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is partly on greenfield land	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is identified as urban land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Proposals for new development will be expected to meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase C&I waste recovery and recycling?	Whilst new development within the further education site will generate additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and will also be subject to corporate policies' requirements and financial	

			incentives.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the village, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'.	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes or BREEAM ('Very Good'/'Excellent' standard)?	Policy CS2 supporting text refers to BREEAM standards for new development. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b) identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	The site is not located within a flood zone and is not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located in close proximity to a SPA, SAC or SSSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is within 500m of a Local Nature Reserve (Haverhill Railways Walks)	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	

		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are listed buildings located close to the site that will need to be considered.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of Archaeological Importance.	The site is not on or near an Area identified as Archaeological Importance.	
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The further education site will provide some employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The further education site will provide some employment	
21	To encourage efficient patterns of movement	Is the site proposed in a proximity to a public	There is a bus stop located within 5 minutes walk	

	in support of economic growth	transport route or in a walkable/cyclable distance?	of the site.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The further education site will provide some employment	

Table F.31 – Policy HV17 Castle Manor Business & Enterprise College

SA Objective		Indicator	Notes	Colour Code
Haverhill: HV17 Castle Manor Business & Enterprise College		Area: ? ha developable area		
Corresponding site submission reference number: HV17				
Proposed for Education (with potential for some residential development to facilitate delivery of site)		Indicative Capacity: ?		
Social				
1	To improve health of the population overall and reduce health inequalities	Is it within 30 minutes of a GP, dentist and hospital by public transport?	The closest GP and dentist are accessible within 30 minutes by public transport.	
		Will it lead to a direct loss of public open space or open access to land?	The site will not result in the loss of public open space or open access to land. Open space will be provided as required according to Policy RV17.	
		Will it improve accessibility by public rights of way?	The site will not aid in the improvements of public rights of way nor hinder it.	
2	To maintain and improve levels of education and skills in the population overall	Is it within 30 minutes of a school by public transport?	The site is within 30 minutes of a primary school and upper schools by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km)?	The site is within 800m walk and within 5km cycling distance of primary and upper schools.	
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime?	The promotion of policies which advocate the designing out of crime will be implemented in future planning stages of a site.	
		Will it reduce the fear of crime?	The design and layout of new development will be expected to adhere to national guidelines on designing out crime and the creation of safer neighbourhoods. The successful integration of new development and the creation of a community spirit should help to reduce the fear of crime.	
		Will it reduce noise and odour concerns?	The site is proposed for a residential development and will therefore be designed to minimize noise	

			concerns.	
4	To reduce poverty and social exclusion	Will the site be located near or within LSOAs in the most deprived 20% to 40% in the country?	As the site is not located within LSOA in the most deprived 20% to 40% in the country, opportunities for regeneration are not likely. Ranked at: 21603	
5	To improve access to key services for all sectors of the population	Is it within 30 minutes of the town centre by public transport?	The site is within 30 minutes of a town centre by public transport.	
		Is it within walkable/cyclable distances (800m and 2-5km) to key services?	The site is within 800m walking distance and 2-5km cycling distance to all of the town's key services.	
		Is it within 30 minutes of a supermarket/ shopping centre by public transport?	The site is within 30 minutes of shops/supermarkets by public transport within Haverhill.	
		Is it within walkable/cyclable distances (800m and 2-5km) to supermarkets/shopping centre?	The site is within reasonable distances for walking and cycling to supermarkets/shopping centre's within Haverhill.	
		Is the site proposed for mixed-use development with good accessibility to local facilities?	The site is not proposed for mixed use.	
6	To offer everybody the opportunity for rewarding and satisfying employment	Is the site proposed for employment or mixed use with employment included?	The site will provide some employment.	
7	To meet the housing requirements of the whole community	Is the site proposal over the relevant thresholds for the application of affordable housing policy? CS Policy CS5 defines that, where sites are between 0.17 ha and 0.3 ha or between 5-9 dwellings, 20% shall be affordable. Sites over 0.3 ha or 10+ dwellings, 30% shall be affordable.	N/A. An element of residential development may be appropriate on the site of the existing buildings to facilitate the delivery of educational facilities.	
8	To improve the quality of where people live and encourage community participation	Is the site proposed in a location with accessible green space?	The site is adjacent to an area of recreational open space for community participation.	
Environmental				
9	To improve water and air quality	Is the site proposed within a groundwater source protection zone and/ or within an area designated as major aquifer?	The site is located within a major aquifer area (i.e. providing a high level of water storage)	
		Is the site proposed within the area with good access to mains water and waste networks with existing capacity?	The site has no water infrastructure constraints.	
		Is the site proposed within an AQMA	The site is not within an AQMA.	
10	To conserve soil resources and quality	Is the site proposed on greenfield land?	The site is brownfield (school and playing fields).	
		Would it lead to the loss of best and most versatile agricultural land (Grade 1, 2 and 3)?	The site is listed as urban land.	
		Will it lead to remediation of contaminated land?	According to planning constraints map, the land is not contaminated.	
11	To use water and mineral resources efficiently,	Will it promote sustainable use of minerals?	Proposals for new development will be expected to	

	and re-use and recycle where possible		meet the requirements for sustainable construction as set out in the Core Strategy Policy CS2.	
		Will it promote sustainable use of water?	By the implementation of Core Strategy Policy CS2, 'Sustainable Development' water wastage should be reduced by intelligent design specifications. Sustainable use of water is also a requirement in the Code for Sustainable Homes.	
		Will it maintain water availability for water dependant habitats?	Proposals for development will be expected to encourage the conservation of water, particularly in those locations where water dependent habitats are present.	
12	To reduce waste	Will it reduce commercial and industrial (C&I) waste?	Whilst new development will provide additional waste, proposals will be expected to meet requirements of Core Strategy Policy CS2 and local waste recycling targets.	
		Will it increase C&I waste recovery and recycling?	Trends show that the proportion of household waste being recycled is on the increase and it is expected that the current will pattern continue.	
13	To reduce the effects of traffic on the environment	Does the site have good accessibility to local facilities (as assessed above)?	The site has reasonable access to local facilities in the town, which reduces the need for unnecessary trips by private vehicle.	
14	To reduce contributions to climate change	Will the site proposal promote the incorporation of small-scale renewable in developments?	It is likely that the site will promote the incorporation of small-scale renewable or other carbon saving measures in developments, as forthcoming Policy 7 'Improving Energy Efficiency' in the joint Preferred Options Development Management Policies DPD All requires that 'new developments of 10 or more dwellings, or in excess of 1000 sq. m. in the case of other development, shall achieve a 10% reduction in residual CO ₂ emissions [...] unless it can be demonstrated [...] that this level is not viable. This can be achieved through 'carbon compliance', i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, and directly connected heat (not necessarily on-site)'. Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes or BREEAM ('Very Good'/'Excellent' standard)?	
		Is there a clear commitment to meet Code Level 3 or above of the Government's Code for Sustainable Homes or BREEAM ('Very Good'/'Excellent' standard)?	Policy CS2 supporting text refers to BREEAM standards for new development. Building Regulations will also require an increased standard for insulation etc...	
15	To reduce vulnerability to climatic events	Does the site lie within the flood risk zones (2, 3a, 3b)	The site is not located within a flood zone and is	

		identified in the SFRA and have a proposed 'non-compatible' use or is located within 9m of a river?	not within 9m of a river corridor.	
16	To conserve and enhance biodiversity and geodiversity	Is the site in proximity to a Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI)? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 2km of a SSSI.	The site is not located close to or within a SPA, SAC or SSI.	
		Is the site in proximity to a County Wildlife Site, Local Nature Reserve or Ancient Woodland? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 500m of a site.	The site is within 500m of a Local Nature Reserve (Haverhill Railways Walks)	
		Are BAP habitats known to be on the site?	There are no BAP habitats on the site.	
		Would it lead to a loss of or damage to a designated geological site - SSSI or RIGS (Regionally Important Geological/Geomorphological Sites). The site within 1km of a SSSI will be coded red and within 500m will be coded amber. The site adjacent to RIGS will be coded red and within 500m - amber.	There are no geological SSSI or RIGS.	
17	To conserve and where appropriate enhance areas of historical and archaeological importance	Are there any listed buildings on or adjacent to the site?	There are no listed buildings on or adjacent to the site.	
		Is the site in or adjacent to a conservation area? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a conservation area.	The site is not within the conservation area.	
		Is the site in or adjacent to a Historic Park and Garden? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Historic Park and Garden.	The site is not located in proximity to a Historic Park and Garden.	
		Is the site in or adjacent to an SM? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a SAM.	The site is not located in proximity to an SM.	
		Is the site in or adjacent to an Area of Archaeological Importance or a potential archaeological site? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of an Area of	The site is not on or near an Area identified as Archaeological Importance.	

		Archaeological Importance.		
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Is the site in or adjacent to a Green Corridor? Note: For the purposes of this assessment, proximity will be taken to mean that the site is within 40m of a Green Corridor.	The site is not within a Green Corridor.	
		Will the site development lead to coalescence of urban extensions with nearby villages?	The site development will not lead to coalescence of the urban extension with nearby villages.	
Economic				
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Is the site proposed for mixed-use development or employment?	The college site will provide some employment	
20	To revitalise town centres	Is the site proposed for mixed-use development or employment in town centres?	The college site will provide some employment	
21	To encourage efficient patterns of movement in support of economic growth	Is the site proposed in a proximity to a public transport route or in a walkable/cyclable distance?	The site is located within 5 minutes of a bus stop.	
22	To encourage and accommodate both indigenous and inward investment	Will it increase employment land availability?	The college site will provide some employment	

Appendix G - Discounted Issues and Options Site List and Justifications

Haverhill North West

- G.1.1** **SS111** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. The land is outside of the adopted Masterplan area and is designated as Amenity Open Space in the current Local Plan. It is considered that development of this site would be inappropriate.

Haverhill South East

- G.1.2** **SS14** This site is currently part of a wider General Employment Allocation. Maintaining the amount of employment land is important in the town. In addition it is considered that this site would form an inappropriate residential environment which would be surrounded on two sides by employment uses.

Haverhill South West

- G.1.3** **SS12** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Further residential development in this location would be remote from services and facilities.
- G.1.4** **SS27** This site has not been selected to be carried forward to the next stage in preparing the Development Plan Document. Further residential development in this location would be remote from services and facilities.

Appendix H – Monitoring Programme

Table H.1 - Monitoring Programme

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
1	Effects on improving the health of the population overall and reducing health inequalities	Proportion of population with access to hospital or GP or dentist surgery	% Increase	Periodically	SEBC (DfT accessibility indicators)
		Proportion of journeys to work on foot or by cycle	% Increase	Annual	SEBC
		How do children travel to school?	Non identified	Annual	SEBC
		Obesity in the population		Annual	SEBC (Department of Health indicator 7.01)
		Participation in sport and active recreation	70% of population participants in 30 mins activity, 5 times a week by 2020 <i>Source: The Framework for Sport in England: A Vision for 2020</i>	Annual	SEBC (National Indicator 8)
2	Effects on maintaining and improving levels of education and skills in the population overall	Average point score per student at A and AS level	% Increase	Annual	SEBC
		Proportion of the population	% Increase	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		with no qualifications			
3	Effects on reducing crime and anti-social activity	Crime rate per 1000 population	Decrease	Annual	SEBC (Suffolk Speaks, British Crime Survey)
		Fear of Crime	Decrease	Annual	SEBC (Suffolk Speaks, British Crime Survey)
4	Effects on reducing poverty and social exclusion	Proportion of the population who live in wards that rank within the most deprived 10% and 25% of wards in the country	% Reduce	Annual	SEBC
5	Effects on improving access to key services for all sectors of the population	Percentage of rural households within 15 minutes' walk of an hourly bus service	% Increase	Annual	SEBC
		Proportion of population with access to key local services e.g. GP, post office	% Increase	Annual	SEBC
6	Effects on offering everybody the opportunity for rewarding and satisfying employment	Unemployment rate – (%) unemployed persons	% Reduce	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
7	Effects on meeting the housing requirements of the whole community	Homelessness Numbers	Reduce	Annual	SEBC
		Annual net dwelling completions	Proposed East of England annual target of housing completions for St Edmundsbury (Policy H1) between 2001 and 2021: 500	Annual	SEBC
		Affordable Housing completions	Policy H3 - Affordable Housing of the Replacement St Edmundsbury Borough Local Plan 2016: 40% affordable housing on: i) sites of 0.5+ ha or 15+ dwellings, in settlements of 3,000+ ii) sites of 0.17+ ha or 5+ dwellings, in settlements of less than 3000	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		Special Needs Housing	Not identified	Annual	SEBC
		Provision for gypsy and traveller pitches	17 pitches by 2011 (The East of England Plan, a target for St Edmundsbury in Policy H4)		SEBC
		Average property price and Housing Affordability	Decrease	Annual	SEBC
8	Effects on improving the quality of where people live and encouraging community participation	% of residents who are happy with their neighbourhood as a place to live	Increase	Periodically	SEBC (Suffolk Speaks Survey)
		Change in amount of accessible natural green space	Increase in the amount of accessible natural green space by 5% by 2010	Periodically	SEBC (Suffolk Biological Records Office)
		Number of people involved in volunteer activities	Increase	Periodically	SEBC (NI 6 'Participation in regular volunteering')
9	Effects on improving water and air quality	Water quality in rivers	Improve	Annual	SEBC (Environment Agency)
		Groundwater quality	Improve	Annual	SEBC (Environment Agency)
		Have annual mean	Zero exceedances	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		concentrations of any key air pollutants been exceeded?			
10	Effects on conserving soil resources and quality	Number and percentage of new dwellings completed on greenfield land	Decrease	Annual	SEBC
		Dwellings per hectare of net developable area	Recommended minimum guideline = 30 dwellings/hectare (PPG3)	Annual	SEBC
		Number of potential and declared contaminated sites returned to beneficial use	Increase	Annual	SEBC
11	Effects on using water and mineral resources efficiently, and re-use and recycle	Recycled aggregate production	Increase	Annual	SEBC
		Daily domestic water use (per capita consumption, litres) for St Edmundsbury	Achieving the equivalent of 3 stars under the Code for Sustainable Homes for water use (105litres/capita/day) is a desirable target for new homes	Annual	SEBC (Audit Commission)
12	Effects on reducing waste	Household and municipal waste produced	Year-on-year reduction	Annual	SEBC
		Tonnage / proportion of household (and municipal) waste recycled, and composted	Year-on-year increase	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
13	Effects on reducing the effects of traffic on the environment	Traffic volumes in key locations	Decrease	Annual	SEBC
		Percentage of all new residential development taking place in major towns, other towns, and elsewhere	Increase	Annual	SEBC
		Percentage of journeys to work undertaken by sustainable modes	Increase	Annual	SEBC
		Percentage of schoolchildren travelling to school by sustainable modes	Increase	Annual	SEBC
		Car parking standards (the number of spaces per development)	Decrease	Annual	SEBC
14	Effects on reducing contributions to climate change	Consumption of electricity - Domestic use per consumer and total commercial and industrial use	Decrease	Annual	SEBC (DTI)
		Consumption of gas - Domestic use per consumer and total commercial /industrial use	Decrease	Annual	SEBC (DTI)

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		GHG emissions by sector and per capita emissions - proportion and absolute quantity in tonnes per year	To reduce CO ₂ emissions 80% by 2050 from a 1990 baseline figure (national target) <i>Source: UK Climate Change Act 2008</i>	Annual	SEBC (Defra Statistics on CO ₂ emissions for local authority areas)
		Percentage of buildings achieving desired rating against national building standards such as Code for Sustainable Homes or BREEAM ('Very Good'/'Excellent' standard)	Desirable targets: all new dwellings meeting Code level 3 by 2010, Code level 4 by 2013 and Code level 6 by 2016	Annual	SEBC
		Compliance with Part L of the Building Regulations	Comply with the requirements valid at the time	Annual	Developer/SEBC
		1. Percentage of new development which sources a percentage of energy from low carbon or renewable sources: i. Onsite; ii. Offsite.	East of England targets 10% (2010); 17% (2020)	Periodically	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		Renewable energy generation: installed generating capacity.	Increase	Annual	SEBC
		Number of properties receiving grants to increase energy efficiency in their homes (e.g. from Carbon Emissions Reductions Target Scheme or the Warm Front Scheme)	Increase	Annual	SEBC
		Energy-efficiency and other CO ₂ reduction projects funded through community infrastructure levy and allowable solutions	Increase	Annual	SEBC
15	Effects on reducing vulnerability to climatic events	Flood Risk – Planning applications approved against Environment Agency advice	Compliance with Environment Agency advice	Annual	SEBC
		Properties at risk of flooding from rivers	Decrease/Maintain stable	Annual	SEBC (Environment Agency)
16	Effects on conserving and enhancing biodiversity and geodiversity	Change in number and area of designated ecological sites	No net loss	Annual	SEBC
		Condition of CWS	Improve	Periodically	SEBC (new National Indicator 197)

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		Reported condition of ecological SSSIs	Meet the Public Service Agreement targets	Periodically	SEBC (Natural England)
		Achievement of Habitat and Species Action Plan targets	Compliance	Periodically	SEBC
		Development proposals affecting BAP habitats outside protected areas	Zero	Annual	SEBC
		Reported condition of geological SSSIs and RIGSSs	Improve	Periodically	SEBC
17	Effects on conserving and enhancing areas of historical and archaeological importance	Number of listed buildings and buildings at risk	Decrease	Annual	SEBC (English Heritage)
		Area of historic parks and gardens	No net loss	Annual	SEBC (English Heritage)
		Number and area of Conservation Areas (CAs) and Article 4 directions	No net loss	Annual	SEBC (English Heritage)
		Number of Conservation Area Appraisals (CAAs) completed and enhancement schemes (in conservation areas)	Increase	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		implemented			
		Number of Scheduled Monuments (SMs) damaged as a result of development	Zero	Annual	SEBC (English Heritage)
		Percentage of development permissions with conditions requiring archaeological investigations prior to or during development	Not identified	Annual	SEBC
18	Effects on conserving and enhancing the quality and local distinctiveness of landscapes and townscapes	Number and percentage of new dwellings completed on previously developed land	Borough target of 40% from SEBC Replacement Local Plan PPG3: 60% on brownfield	Annual	SEBC
		Number of vacant dwellings	Decrease	Annual	SEBC
		Landscape condition specified in landscape character assessments	No reduction in quality or character	Periodically	SEBC (Suffolk Landscape Character Assessment)
19	Effects on achieving sustainable levels of	Take-up of URBAN employment floorspace	To maintain a supply of available land	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
	prosperity and economic growth throughout the plan area	(completions)	where appropriate and to encourage year-on-year employment development		
		Take-up of RURAL employment floorspace (completions)	To maintain a supply of available land where appropriate	Annual	SEBC
		Employment permissions and allocations (URBAN)	None identified	Annual	SEBC
		Employment permissions and allocations (RURAL)	None identified	Annual	SEBC
20	Effects on revitalising town centres	% Vacant units in town centres	Not exceed the national average	Annual	SEBC
21	Effects on encouraging efficient patterns of movement in support of economic growth	Number of developments where a travel plan is submitted or is a condition of development	Increase	Annual	SEBC
		Percentage of journeys to work undertaken by sustainable mode	Increase	Annual	SEBC

No	Effects to be monitored	Indicator(s) to be used	Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		Number of farmers markets and farm shops	Increase	Annual	SEBC
22	Effects on encouraging and accommodating both indigenous and inward investment	Employment land availability (URBAN)	To maintain a supply of available land where appropriate	Annual	SEBC
		Employment land availability (RURAL)	To maintain a supply of available land where appropriate	Annual	SEBC

Appendix I – Haverhill Vision Policies Assessed, 2013

- I.1.1 The section below indicates the changes made to the Policies of the Haverhill Vision 2031 Submission Draft as a result of the document update after the 2012 consultation. The deleted text is ~~struck through~~ and new additions are underlined. The SA report was updated accordingly, reflecting the changes made in the policies' assessment in Section 5 of the main report.

Final policy changes Haverhill Vision 2031 policies

POLICY HV1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Note: This policy has been published by the Planning Inspectorate and is required to be included in all Local Plans

POLICY HV~~2~~1: HOUSING DEVELOPMENT WITHIN HAVERHILL

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

POLICY HV~~3~~2 STRATEGIC SITE – NORTH WEST HAVERHILL

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

POLICY HV~~4~~3: STRATEGIC SITE – NORTH-EAST HAVERHILL

~~475138~~ha of land at north-east Haverhill is ~~identified on the Proposals Map to meet~~

allocated for development in accordance with the provisions of Policy CS12 of the Core Strategy and is identified on the Concept Statement.

Applications for planning permission will only be determined once the Masterplan for the whole site has been adopted by the local planning authority. The Masterplan should be prepared in accordance with the content of the adopted concept statement

POLICY HV54: HOUSING ON GREENFIELD SITES

Two smaller sites have been identified which, in the opinion of the borough council, can be delivered during the Plan period. These are put forward as allocations and identified on the ~~Proposals~~ Policies Map. The development of each site will be expected to accord with a design brief.

		Indicative Capacity	Site Area (Ha)
a)	Land south of Chapelwent Road	85	2.8
b)	Land on the corner of Millfields Way and Kestrel Road	12	0.4

***Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. Planning permission for 11 affordable dwellings on Land at Millfields Way was approved in May 2012**

POLICY HV65: HOUSING ON BROWNFIELD SITES

The following urban sites are allocated for residential development.

		Indicative capacity	Site area (Ha)
a)	Former gasworks, Withersfield Road	10	0.3
b)	Hamlet Croft	100	2.5
c)	Westfield Primary School	30	1.2
d)	Former Castle Hill Middle School field, Chivers Road	25	0.75
e)	Atterton and Ellis Site	39	0.63

***Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. Planning permission for 91 dwellings on Land at Hamlet Croft was approved in August 2012**

POLICY HV76: MIXED USE REDEVELOPMENT OF BROWNFIELD LAND

The following urban sites are allocated for mixed use development which may include residential development and commercial uses and car parking. Numbers will be informed by more detailed development briefs for the sites at the appropriate time.

		Site Area (Ha)
a)	Wisdom Factory, Duddery Hill	1.5ha
b)	Chantry Mill, High Street	1.2ha
c)	Rear of Argos/Post Office	0.4ha
d)	Cleale's/Town Hall Car Park	1.3ha
e)	Brook Service Road/Car Park	0.8ha

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

~~Sites for new and Existing local centres are identified allocated at:~~

a) Hales Barn, Haverhill;

- ~~b) Chivers Road/Chimswell Way, Haverhill; *~~
e b) Former Chalkstone Middle School, Millfields Way;
~~d~~ c) Strasbourg Square;
e d) Leiston Road;
f e) Blair Parade; and
g f) Hanchet End

Sites for new local centres will be provided at:

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

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

New local centres should be well served by public transport and cycle path access and within reasonable walking distance of all parts of the development.

The local planning authority will ~~require new local centres to contain~~ seek to maintain a mix of uses which could include:

- i) Leisure and Recreation;
- ii) Health and Community facilities;
- iii) Small scale retail development, where it can be demonstrated to meet local need (generally not exceeding 150 sq. metres in net floor area unless a larger area is required to meet a demonstrated local shortfall); and
- iv) Education.

These sites will be safeguarded from other forms of development.

~~* To deliver these facilities in this location, it may be necessary to consider an enabling element of residential development~~

In addition to the sites identified above, favourable consideration will be given to the provision of local centre facilities in the vicinity of Chivers Road/Chimswell Way.

POLICY HV9 8 : GENERAL EMPLOYMENT AREAS

The following areas are designated as General Employment Areas:

- | | |
|--------------------------------|----------------------|
| a) Bumpstead Road | Use Class (B1,B2,B8) |
| b) Falconer Road | Use Class (B1,B2,B8) |
| c) Haverhill Industrial Estate | Use Class (B1,B2,B8) |

d) Homefield Road Use Class (B1,B8)

e) Stour Valley Road Use Class (B1,B2,B8)

Proposals for industrial and business development within General Employment Areas will be permitted providing that space requirements, parking, access, travel and general environmental considerations can be met.

Note: References to Classes B1, B2 and B8 are as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

POLICY HV10 9 : STRATEGIC EMPLOYMENT SITE – HANCHET END, HAVERHILL

12 hectares of land at Hanchet End, Haverhill are allocated as a strategic employment site for class B1 use of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Development at the ~~Hanchett End Business~~ Haverhill Research Park will comprise the following:

- a) light industrial, research and office use);**
- b) units for new and small firms involved in high technology and related activities; or**
- c) low density development with extensive landscaping.**

The amount of land available for development, location of uses, access and travel arrangements, design and landscaping will be informed by a masterplan for the site (a masterplan was adopted in 2011 for a limited period of 3 years).

POLICY HV11 10: HAVERHILL RETAIL PARK AND EHRINGSHAUSEN WAY RETAIL PARK

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

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

- a) the need for the proposal;**
- b) that a sequential approach has been adopted in selecting the site demonstrating that all potential suitable, viable and available sites have been evaluated; and**
- c) the impact of the proposal on the vitality and viability of Haverhill town centre and local centres, including the cumulative impact of recently completed**

developments and unimplemented planning permissions, taking into account the results of a shopping impact study and/or an environmental assessment; and

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

Proposals for additional floorspace in excess of 1,000 square metres gross will be required to submit an impact assessment with planning applications.

This threshold is set in accordance with the recommendations of the Retail Appraisal and paragraph 26 of the NPPF.

POLICY HV12 9: HAVERHILL NORTHERN RELIEF ROAD

The Haverhill Northern Relief Road will be completed between Withersfield Road (A1307) and Wrating Road (A143). Developers will be required to enter into a legal agreement to implement this proposal or make an appropriate financial contribution towards its completion.

~~Policy HV12: On-Site Low Carbon Energy Target~~

~~Opportunities for large-scale low-carbon energy generation are limited in Haverhill. In order to deliver energy generation and CO2 reductions, and maximise the economic, social and environmental benefits that this will bring, the council expects new development to play its part.~~

POLICY HV13: DISTRICT HEATING

It is ~~recommended~~ required that new development in a decentralised energy opportunity area (which, should they be identified, will be defined in a forthcoming SPD on decentralised energy generation) should, where feasible and financially viable, unless it can be demonstrated to the satisfaction of the Local Planning Authority that it would be unfeasible or unviable, contribute to the establishment of a strategic decentralised energy network(s) in suitable locations according to the following protocol: Accordingly:

~~1. Development of all sizes should seek to make use of available heat, biomass and waste heat.~~

~~2. Strategic development sites should consider installing a district heating network to serve the site unless it can be shown not to be feasible or viable. The network should connect to or be compatible with connection to a strategic network at a future date.~~

~~3. Other new developments should connect to any available district heating networks unless it can be shown not to be feasible or viable. Where a district heating network does not yet exist, applicants should demonstrate that the heating and cooling equipment installed does not conflict with future connection to a strategic network.~~

3. Developments should connect up to any available decentralised energy network.

4. Where a network does not (yet) exist, developments should consider installing

a network to serve the site. The network should connect to or be compatible with connection to an area-wide network at a future date.

The following general principles also apply to all development.

5. **Development of all sizes should seek to make use of available heat, biomass and waste heat.**
6. **New development should be designed to maximise the opportunities to accommodate a decentralised energy solution, considering density, mix of use, layout and phasing.**

POLICY HV14: COMMUNITY INFRASTRUCTURE LEVY AND ALLOWABLE SOLUTIONS

Money raised through the CIL and Allowable Solutions (levied as part of the Building Regulations) may be required to contribute towards the development of the strategic district heating networks. It may also be spent on other CO2 reduction priorities identified by the Council in the future energy efficiency and carbon dioxide reduction projects identified by the Council in future. It may also contribute towards the development of the strategic district heating networks. Further details will be set out in the forthcoming CIL Charging Protocol and a future Allowable Solutions SPD.

POLICY HV15: ALLOTMENTS

Proposals that will result in the loss of allotments will not be allowed unless:

- a) it can be demonstrated that there is no local demand for the allotment; or
- b) suitable mitigation can be identified and made available.

Any replacement provision should take account of the needs of the locality, accessibility and suitability.

Sites for the provision of additional allotments, where appropriate, will be identified in Masterplans and Development Briefs.

POLICY HV16: SAFEGUARDING EDUCATIONAL ESTABLISHMENTS

Except where permitted for enabling development in Policy HV17, existing and proposed schools and educational establishments will be safeguarded for educational and community use. Development will be considered favourably where: not be permitted unless:

- i) the development is for buildings and/or facilities ancillary to, or enhancing the educational or community use; or
- ii) the facility which would be lost as a result of the proposed development would be replaced by an establishment of an equivalent or better quality, in a suitable location; or
- iii) there is clear evidence through a quantified and documented assessment that

now, and in the future, the site will no longer be needed for its current purpose and there is no community need for the site.

POLICY HV17: CASTLE MANOR BUSINESS AND ENTERPRISE COLLEGE

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

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

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

POLICY HV18: FURTHER EDUCATION FACILITY

A site has been identified at Hollands Road/Duddery Hill for a sixth form/further education centre.

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

POLICY HV19 GREEN INFRASTRUCTURE IN HAVERHILL

In and around the town of Haverhill the integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced, which includes the creation of new habitats, through the implementation of the St Edmundsbury Green Infrastructure Strategy.

Opportunities to extend the coverage and connectivity of the strategic green infrastructure network should be undertaken in association with new development, where appropriate.

Green Infrastructure projects will:

a) Enhance the character of the Green Infrastructure Action Zones identified in the Green Infrastructure Strategy;

b) Enhance woodland planting to the A1017 bypass;

c) Conserve and enhance the Meldham Washlands greenspace;

d) Provide new community parkland on the strategic growth area to the north east of the town, the areas for which will be determined at the concept and masterplan stage;

e) Connect multifunctional green infrastructure routes/corridors in the town to existing and future green spaces; and

f) Make urban river corridor improvements to the Stour Brook Valley Green Corridor.

The council will work with its partners to develop the green infrastructure network and implement proposed network improvements including those set out in the Green Infrastructure Strategy.

Planning permission for development that would harm the Green Infrastructure network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects.

POLICY HV20 HV19: HAVERHILL TOWN CENTRE MASTERPLAN

Haverhill town centre, as identified on the Policies Proposals Map is a suitable location for regeneration and new development. The amount of land available for development, including appropriate adjoining sites that will support the regeneration objectives, the location and distribution of uses, access and travel arrangements, design and landscaping will be informed by a masterplan and subsequent individual site development briefs, which will be adopted as guidance.

Applications for planning permission for sites, other than already identified in the Plan for development, and which would have a strategic impact on the development of the masterplan will only be considered once the masterplan has been adopted as

planning guidance by the local planning authority following public consultation.

Appendix J -
Changes
made to
draft
policies as
a result of
2012 SA
recommen
dations on
the
Preferred
Options
Draft
Policies

Table J.1 - Changes made to Haverhill Vision 2031 Submission draft policies as a result of SA recommendations on the Preferred Options draft policies

Preferred Options draft Policy number	SA Recommended Change	Change made to Submission draft and reasoning
Policy HV1 housing development within Haverhill	None identified	N/A
Policy HV2 strategic site – North West Haverhill	None identified	N/A
Policy HV3 strategic site – North East Haverhill	The supporting text should include a requirement for qualified ecologists and landscape architects to be closely involved in the development of the site's masterplan to ensure the incorporation of appropriate structural landscape and ecological measures to enhance habitats on site. The site's masterplan should also detail how the protection of the SM will be achieved.	The Council has noted the recommendations in terms of the process to be followed.
Policy HV4 Housing on Greenfield Sites	The supporting text should consider the design and development of new sites so that they are sympathetic to the sensitive ecological features and any potential adverse effects should be mitigated	Text inserted to say “Any development will be based upon fundamental objectives of creating sustainable development, incorporating high standards of design and be sympathetic to any sensitive environmental features and any potential adverse effects mitigated.”
Policy HV5 Housing on Brownfield Sites	The supporting text should consider the design and development of new sites so that they are sympathetic to the sensitive ecological features and any potential adverse effects should be mitigated. It should also consider implementing site specific flood mitigation measures as required.	Text inserted to say “The design and development of these sites should be sympathetic to any surrounding sensitive environmental and heritage features and ensure any potential adverse impacts are mitigated. Flood mitigation measures should be undertaken in advance of development taking place where necessary.”

<p>Policy HV6 Mixed Use Redevelopment of Brownfield Land</p>	<p>The supporting text should consider the design and development of new sites so that they are sympathetic to the sensitive heritage and ecological features and any potential adverse effects should be mitigated. It should also consider implementing site specific flood mitigation measures as required.</p>	<p>Text inserted to say “The design and development of these sites should be sympathetic to any surrounding sensitive environmental and heritage features and ensure any potential adverse impacts are mitigated. Flood mitigation measures should be undertaken in advance of development taking place where necessary.”</p>
<p>Policy HV7 Existing Local Centres and Community Facilities</p>	<p>The supporting text should consider that the design and development of new sites so that they are sympathetic to the sensitive environmental features and any potential adverse effects should be mitigated.</p>	<p>New paragraph inserted including the text “The design and development of the new local centre sites should be sympathetic to any sensitive environmental features and any potential adverse effects should be mitigated.</p>
<p>Policy HV8 General Employment Areas</p>	<p>None identified</p>	<p>N/A</p>
<p>Policy HV9 Strategic Employment Site – Hanchett End</p>	<p>The supporting text should consider the design and development of new sites so that they are sympathetic to the sensitive ecological features and any potential adverse effects should be mitigated.</p>	<p>New text inserted to say “The design and development of the site should be sensitive to any sensitive environmental features and any potential adverse effects should be mitigated.”</p>
<p>Policy HV10 Haverhill Retail Park and Ehringhausen Way Retail Park</p>	<p>The supporting text should consider implementing site specific flood mitigation measures as required.</p>	<p>Text inserted to say “Flood mitigation measures should be undertaken in advance of development taking place where necessary.”</p>
<p>Policy HV11 Haverhill Northern Relief Road</p>	<p>The supporting text should consider the design and development of the new road so that they are sympathetic to the sensitive ecological features and any potential adverse effects should be mitigated. It should also</p>	<p>Text inserted to say “The design and development of the road should be sympathetic to any surrounding ecological features and ensure any potential adverse impacts</p>

	consider implementing site specific flood mitigation measures as required.	are mitigated. Flood mitigation measures should be undertaken in advance of development taking place where necessary.”
Policy HV12 On-site low carbon energy target	None identified	N/A
Policy HV13 District heating	None identified	N/A
Policy HV14 Community Infrastructure Levy and Allowable Solutions	None identified	N/A
Policy HV15 Allotments	None identified	N/A
Policy HV16 Safeguarding Educational Establishments	None identified	N/A
Policy HV17 Castle Manor Business and Enterprise College	The supporting text should consider the design and development of new sites so that they are sympathetic to the sensitive ecological features and any potential adverse effects should be mitigated.	New text inserted to say “The design and development of the site should be sensitive to any sensitive ecological features and any potential adverse effects should be mitigated.”
Policy HV18 Further Education Facility	The supporting text should consider the design and development of new sites so that they are sympathetic to the sensitive heritage features and any potential adverse effects should be mitigated	New text inserted to say “the design and development of which, should be sympathetic to any sensitive heritage features and any potential adverse effects should be mitigated.”
Policy HV19 Haverhill Town Centre Masterplan	It is recommended that qualified ecologists and landscape architects should be closely involved in the development of the site's masterplan to ensure the incorporation of appropriate structural landscape and ecological measures to enhance habitats on site. The site's masterplan should also detail how the protection of nearby listed	These comments have been noted in terms of the process to be followed

	buildings will be achieved. This would help enhance the policy's performance against the SA environmental objectives	
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Appendix K –

Sustainabi lity Appraisal Consultati on Comment s, 2012

Appendix L

Table J.1 - Rural Vision 2031 Sustainability Appraisal Responses, March-April 2012

Section of document	Consultee Name	Response	How the comment was dealt with
Non Technical Summary	Nathan Loader	<p>Will not reduce poverty of social exclusion due to imbalance of jobs in Haverhill and the distance from suitable jobs will either preclude those already disadvantaged from the jobs market or worsen their job prospects.</p> <p>If the sustainability assessment is based upon the work done for the Core Strategy carried out by St Edmundsbury BC then it is flawed because it only assessed the environmental impact of those travelling to workplace destinations within the Borough and not further which is a massive oversight. People commute long distances to work and this plan continues the need to do so.</p>	<p>Commuting Patterns are taken from the 2001 Census and covers commuting outside of the Borough – Appendix B , para B.1.55</p> <p>The Vision document aims to provide employment opportunities locally and allocates mixed use sites which should help increase local employment.</p>
3. Plans, Baseline and Sustainability Issues and Objectives	Nathan Loader	<p>Base line data is out of date. Should use latest version of statistics not the old 2001 census, 1991 or 2004 population estimates!</p> <p>This plan is going to be well out of date by the time anything realises.</p>	The baseline data have been selectively updated.
	Suffolk County Council Archaeological Service	<p>3.32 Environmental Baseline (and Appendix B, B.1.39-B.1.41, Appendix C Issue 9)</p> <p>There are c.3,900 records recorded in the Suffolk Historic Environment Record within the Borough (which is not referred to in any of the documents). The majority relate to undesignated heritage assets of local and regional significance. Of these, over 500 are in Bury St Edmunds and 100 in Haverhill.</p> <p>Most have been the result of chance findings rather than systematic archaeological investigation and the number of sites continues to rise annually, through investigations relating to new development, research, local interest groups and also as a result of chance finds. A number of sites are potentially of national importance but are not currently</p>	<p>Text added in line with comments – Appendix B , para B.141 and Appendix C issue 9</p> <p>Text added in line with comments – Appendix B , para B.144</p>

Section of document	Consultee Name	Response	How the comment was dealt with
		<p>designated/scheduled. There is also potential for the discovery of new sites of national importance.</p> <p>The historic settlement core (including the surviving historic meadows in the floodplain of the Rivers Lark and Linnet) is also recorded as an area of archaeological importance (see Bury Vision 2032, Appendix 4). This information should be also added here.</p> <p>In terms of Haverhill (Cultural Heritage, p.28) there is a distinct focus on built heritage, and no mention (or recognition) of the below-ground archaeological remains of medieval and earlier date within the town. This should be addressed in the document.</p> <p>SA Framework Objective 17 p.38 and Appendix C p.44 no. 9. This should also include protection, enhancement and promotion of heritage assets – both designated assets and also local heritage assets. Objective 5. 4.9, p.43. (and Table 4.1) This should be protection, enhancement and promotion of heritage assets – of both local and national importance. The use of the word ‘importance’ could be taken to mean only designated sites (i.e. of national importance) and it should be more explicit in referring to sites and areas of local archaeological significance or interest. Final Objective 5, 4.17 p.44 (equivalent to 4.18 p.42 of Haverhill Sustainability Report) The historic environment and, in particular, reference to below-ground heritage assets of archaeological interest, has been entirely lost. The historic environment is not adequately referenced by</p>	<p>Refer to Bury Vision</p> <p>Refer to Bury Vision</p> <p>Objective 17 of the SA framework states, “To conserve and where appropriate enhance areas of historical and archaeological importance”. This has not been changed as the SA framework objectives have been used consistently to appraise St Edmundsbury DPDs. The set of the SA objectives was consulted upon during</p>

Section of document	Consultee Name	Response	How the comment was dealt with
		<p>the term 'built up character' and this should be re-inserted, and made explicit, in the objective.</p>	<p>the Scoping Stage of the SA process and was confirmed and agreed at the time.</p>
<p>5. Assessment of Concept Plan Options</p>	<p>Suffolk County Council Archaeological Service</p>	<p>Assessment of Concept Plan Options We have previously and consistently advised that the five growth areas around Bury St Edmunds should be the subject of archaeological evaluation before a Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and which are currently unknown).</p> <p>We are concerned that the development concept statements are now presented in the Sustainability Appraisal Report, without consideration of our advice, or full and adequate consultation and engagement about historic environment issues (although it is identified as a potential issue in 6.11, p.56-7).</p> <p>Table 6.6 (SA Objective 17) is particularly concerning, as it is indicated that there would be no effect on heritage assets within the growth areas. It remains to be assessed at this stage and no systematic archaeological assessment has been undertaken for any of the options.</p>	<p>All the options have been subject to a concept plan options assessment that covers heritage issues.</p> <p>The recommendation to involve qualified historic environment consultants in the development of the site's masterplan has been set out as part of the Policy HV4 assessment in Section 6.</p>

Section of document	Consultee Name	Response	How the comment was dealt with
		<p>This is also the case for North-East Haverhill (HV3). It is stated that work has already commenced on the concept statement (Haverhill Vision Preferred Options Document, para. 16.5, p.69). In Table 6.6 of the Haverhill Sustainability Report (p.51) it is shown that there would be a slightly negative on the historic environment (Objective 17). As with the strategic growth areas around Bury, this area should be assessed before the concept statement is created. Qualified historic environment consultants should be also involved in the development of the site's masterplan.</p> <p>As a general comment, the Sustainability Appraisal Reports fail to acknowledge the non-designated heritage assets, of which there are many recorded in the Suffolk Historic Environment Record, and also the potential for further heritage assets to exist (of both local and national importance).</p> <p>Adequate open space should be identified between any development on the edge of Bury and the surrounding villages to keep the local distinctiveness of these rural centres - through green separation in all the options/chosen options. This is, however, stated in the Core Strategy.</p>	
6. Assessment of policies	Nathan Loader	Surely the correct approach should be to match up wherever possible the proximity of housing to employment sites? This plan does not address the imbalance that exists within Haverhill.	This is taken account in the assessment process under SA objectives 5 (improve access to key services for all sectors of the population), 6 (offer

Section of document	Consultee Name	Response	How the comment was dealt with
			everybody the opportunity for rewarding and satisfying employment) and 21 (encourage efficient patterns of movement in support of economic growth).
	Suffolk County Council Archaeological Service	As a general comment, the Sustainability Appraisal Reports fail to acknowledge the non-designated heritage assets, of which there are many recorded in the Suffolk Historic Environment Record, and also the potential for further heritage assets to exist (of both local and national importance). Adequate open space should be identified between any development on the edge of Bury and the surrounding villages to keep the local distinctiveness of these rural centres - through green separation in all the options/chosen options. This is, however, stated in the Core Strategy.	Text added in line with comments – Appendix B , para B.141 and Appendix C issue 9
	Natural England	The Sustainability Appraisal has not identified negative impacts on any national or European designated conservation sites; it does, however, identify potential negative impacts on locally important habitats and species. Whilst we welcome recognition that future development should protect, maintain and enhance the natural environment we believe Section 14 of the Plan should be strengthened to ensure development proposals seek to minimise impacts on biodiversity and provide net gains where possible. This can be achieved by ensuring planning permission is refused if significant harm to biodiversity cannot be avoided, mitigated or compensated for (Section 11 of the NPPF provides further detail). (See attached letter)	The updated Vision document incorporates the SA recommendations to incorporate high standards of design and be sympathetic to any sensitive environmental features and any potential adverse effects mitigated where relevant. The Council has noted the SA recommendations on the involvement of qualified ecologists and landscape architects in the development of the sites masterplans for Policies HV4 and HV20. The updated Vision document is aligned with the NPPF.

Section of document	Consultee Name	Response	How the comment was dealt with
7. Mitigation	Nathan Loader	<p>To proactively avoid the adverse effects, the adverse effects need to be examined and understood. Housing is needed mainly near to Cambridge, Bury St Edmunds and Ipswich.</p> <p>East of England study evaluated that Haverhill was one of the least favourable for providing housing for Cambridge employment, compared to alternative locations for housing. Is this plan for St Edmundsbury housing or is it for Cambridge housing ? Either way – housing will be in the wrong place.</p> <p>Alternative options should be examined – no discussion of those evident?</p> <p>Significant adverse CO₂ effects associated with over development of Housing in Haverhill.</p>	<p>The RSS is now superseded and change in policy approach has been recognised in the report.</p> <p>Haverhill is the second main town in the borough and the need for strategic growth in the town was identified in the adopted Core Strategy.</p> <p>Reducing an increase in transport related emissions is addressed through Policy HV12: Haverhill Northern Relief Road and measures in LTP3.</p> <p>CO₂ emissions from buildings are addressed through the Core Strategy, Development Management policies and Policy HV13: District Heating.</p>
8. Monitoring		<p>Will new woodlands be planted within the Haverhill area to offset the significant higher Carbon emissions that are produced by out commuting ?</p>	<p>Green landscaping will be incorporated in the concept options.</p> <p>Please also refer to the response above.</p>
Appendix A Relevant Plans and Policies and Key Sustainability Themes	Suffolk County Council Archaeological Service	<p>Appendix A. Relevant plans and policies.</p> <p>PPGs 15 and 16 were replaced by PPS 5 Planning for the Historic Environment in 2010, and recently by the National Planning Policy Framework.</p> <p>The Ancient Monuments and Archaeological Areas Act 1979 should be cited in this section.</p> <p>The Regional Research Framework, Research and Archaeology Revisited: A Revised framework for the East of England, East Anglian Archaeology, Occasional Papers 24, (2011) should be also cited in this section.</p>	<p>Policy section has been updated</p>

Section of document	Consultee Name	Response	How the comment was dealt with
Appendix B Baseline data	Nathan Loader	Base line data is out of date. Should use latest version of statistics not the old 2001 census, 1991 or 2004 population estimates ! This plan is going to be well out of date by the time anything realises.	Baseline has been selectively updated where the data were available.
Appendix C key Sustainability Issues	Suffolk County Council Archaeological Service	Appendix C, Key Issue 9, p.44 The historic settlement core (including the surviving historic meadows in the floodplain of the Rivers Lark and Linnet) is also recorded as an area of archaeological importance (see Bury Vision 2032, Appendix 4). This information should be added. In terms of implications and opportunities, this should also include protection, enhancement and promotion of heritage assets – both designated assets and also local heritage assets (not designated).	Refer to Bury Vision
	Nathan Loader	Jobs and Housing in wrong place.	Please see the response to the related comment above.
	Natural England	We are generally satisfied with the methodology and assessment presented in the report and believe this is in line with the requirements of the Conservation (of Habitats and Species) Regulations 2010. We note that detailed assessment, including in-combination effects, was undertaken at the Core Strategy stage and since the Haverhill Vision 2031 does not promote any additional development, no further assessment is necessary. We are satisfied with the conclusion of the HRA that the Haverhill Vision 2031 is unlikely to have a significant effect on European sites. You should refer to our response to the Core Strategy for further comments on specific policies and sites. (See attached letter)	Noted. No action is required.

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