

North-West Haverhill

Concept statement -
consultation draft



St Edmundsbury
BOROUGH COUNCIL

Houses
School
Open space
Shops
Relief road
Community facilities

Your opportunity
to shape the growth
of Haverhill

The concept statement

An area of land to the north west of Haverhill has been set aside for development in the St Edmundsbury Local Plan.

This development could include:

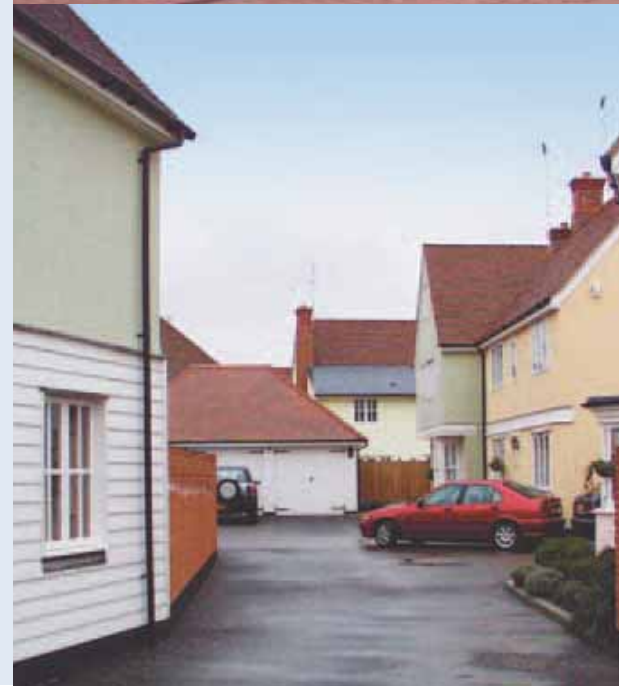
- up to 755 new homes to 2016;
- a primary school;
- recreational open space; and
- a local centre or centres which could include shops and could also have community, health and recreation uses.

As part of the plan, the north-west relief road linking Withersfield Road (Meldham Bridge) to Wrating Road (next to the Fox public house) needs to be completed.

The whole development will be guided by a masterplan for the site which, in turn, will be based on a concept statement put together by the council.

The concept statement for the site has been drawn up to set out what the council expects from the development. It highlights opportunities and constraints, such as where access routes should be and which parts of the site should be protected.

The statement has been shaped by the opinions and ideas of residents, members of the business community and local groups and organisations, who all took part in a planning workshop held in the town in March.



The statement sets out the planning issues and constraints and provides guidance for developers preparing the subsequent masterplan.

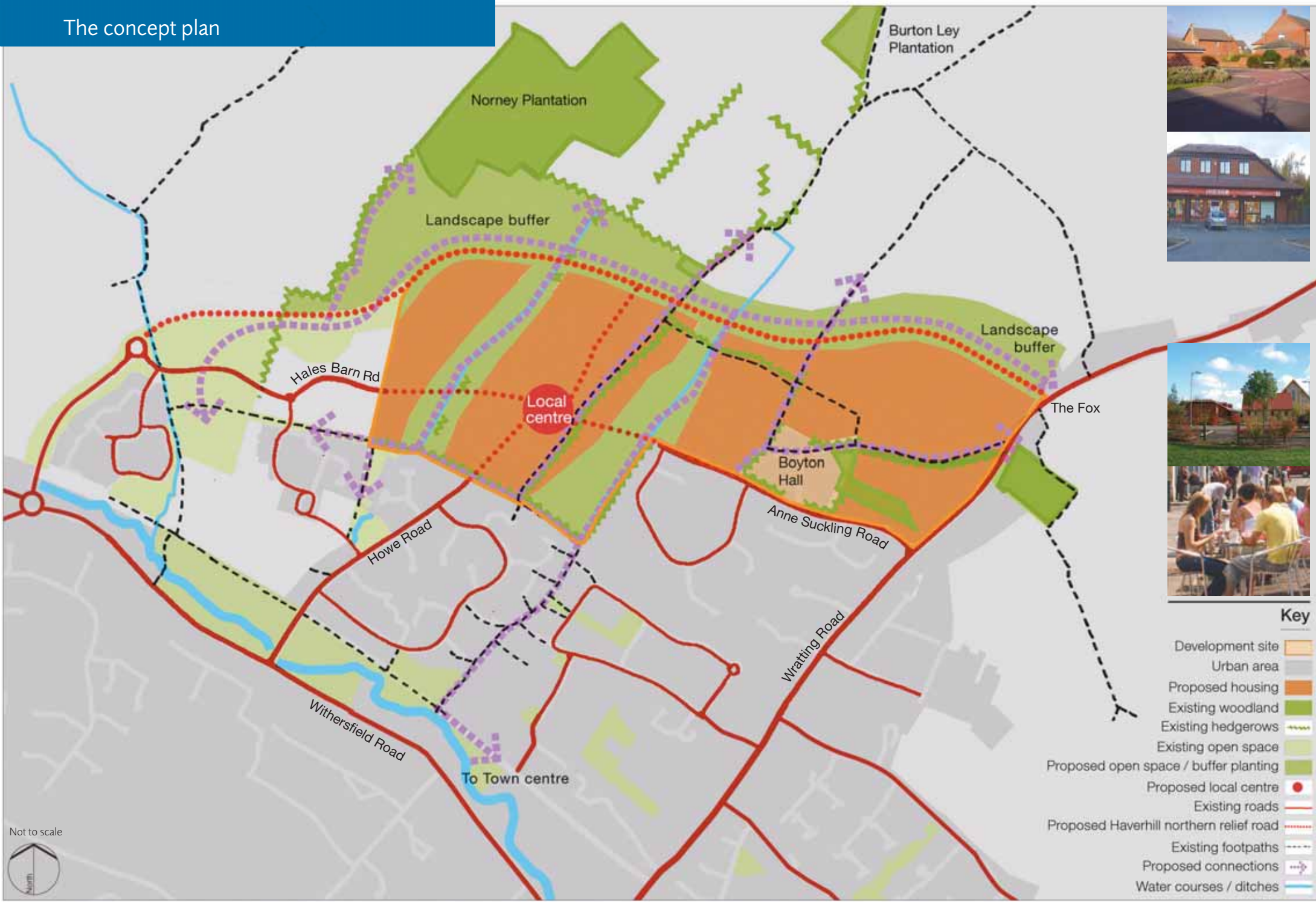
The statement is divided into five sections commencing with a general introduction followed by the policy context. The third section includes analysis of the site and its surroundings, including topography, nature conservation and access including consideration of route and character of the proposed relief road. The fourth section provides guideline requirements for sustainable design and construction with targets to be met by developers. This covers a wide range of aspects including housing, energy efficiency, tree planting, public transport, water conservation and biodiversity. The penultimate section lays down the overall design principles, guided by the preceding sections and is informed by an annotated plan. It concludes with a list of planning requirements which will need to be incorporated in any development.

Key elements in the statement include:

- Early construction of the Northern Relief Road
- Neighbourhood Centre located at a point between Howe Road and Anne Suckling Road to serve both existing and proposed communities
- Integration with existing communities
- Variation in development densities
- Significant open space provision
- Retention of existing hedges and watercourses
- Provision of a landscape buffer
- 40% affordable housing provision
- Access to public transport
- Sustainable housing design and construction

Once this statement has been approved by St Edmundsbury's councillors, the landowners and developers will use it to prepare a more detailed masterplan. We will then ask for your opinions again before the masterplan is discussed by councillors. No planning applications for this site will be considered until after this masterplan has been approved.

The concept plan



Key

- Development site
- Urban area
- Proposed housing
- Existing woodland
- Existing hedgerows
- Existing open space
- Proposed open space / buffer planting
- Proposed local centre
- Existing roads
- Proposed Haverhill northern relief road
- Existing footpaths
- Proposed connections
- Water courses / ditches

Not to scale



Send us your views

We are now asking for your views on the concept statement. You can look at the concept statement in detail on the borough council's website at **www.stedmundsbury.gov.uk** or it can be viewed at the council offices at Lower Downs Slade or Western Way.

This consultation will last four weeks and ends on 14 August 2007. If you would like to submit any comments, you can download a form from the website to fill in. You can then email it back to us at

LDF@stedsbc.gov.uk

Alternatively, you can write to:
Planning and Engineering Services
St Edmundsbury Borough Council
St Edmundsbury House
Western Way
Bury St Edmunds
IP33 3YU

If you would like to discuss the draft concept plan in more detail, please contact Planning Policy on 01284 757368 or by emailing **LDF@stedsbc.gov.uk**

