



CGI of the proposed
Local Centre within Phase 3A

North Haverhill Community Update

December 2024

Persimmon Homes Suffolk has been working to bring forward the latest phases of the Boyton Place community at North Haverhill over the autumn months while also carrying out improvements to existing phases.

An application has been submitted for Phase 3A which includes the **Local Centre and 83 new homes**, as well as Phases 5A and 5C which will bring a further **112 homes**.

Landscapers have been auditing trees and creating a schedule for replanting those that have not taken or been vandalised. Work has already started planting and staking trees around the play area, and further tree planting will take place in January.

Designs for the raised tables and dropped kerbs in Ann Suckling Road have been submitted to Suffolk County Council Highways for approval and once approved, work can start immediately.

Farrant Road surfacing works were delayed due to a change in specification from Highways. This work is now scheduled to take place in the new year. Residents will be warned in advance and we advise checking our website for information.

Haverhill Relief Road

Cadent's extensive gas main diversion works have progressed well and are expected to finish in **mid January 2025**. Persimmon Homes Suffolk has been in discussion with Cadent to explore the possibility of **remobilising groundwork contractors** whilst they finish commissioning the diverted gas main.

All works need to be done under Cadent's supervision and will include:

- ② Completing the tie in of the Relief Road to Hales Barn Road roundabout
- ② Constructing the culvert and roadway across the ditch.

These works require Minor Works Agreements which are being finalised with Suffolk County Council and we aim to start in January.

The remaining works will be completed once Cadent have finished on site, with the aim of finishing the road in spring.

Landscaping works along the relief road are also scheduled to take place from early January.



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Communal spaces

Existing play areas

Sadly, the play equipment has again been targeted by vandals. Persimmon is arranging for the equipment to be replaced and will cover this cost. However, if these acts of vandalism, which has also seen trees damaged, continues the cost may have to come from management fees in the future.

The area surrounding the play park has recently been subject to a strim and thistle clear. Landscape contractors will continue to attend the park to cut the grass and strim as appropriate.

Replacement landscaping is underway now and the raised areas where the grass has not taken will be rotovated and reseeded in spring next year.

A schedule has been agreed with the on-site team to regularly check and empty the bins, along with a litter pick as and when required.

Allotments

A request for a tender for ground works for the delivery of the allotments adjacent to Ann Suckling Road has gone out and work will commence in the coming months to allow for delivery in summer 2025.

The intention is for West Suffolk Council to adopt the allotments and establish an Allotment Association.

Wildflower Meadow

Wildflower seeds have been planted across the development, and while these may not look as aesthetically pleasing at this stage, in time they will form an attractive part of the open space.

The weeds we have growing create competition for the wild grasses and flowers but will die off, making way for more attractive growth.

We are exploring the possibility of installing information boards to explain the various types of wildflower meadows and the nature and wildlife benefits that they provide.

Waste bins

Two dog waste bins are due to be installed, one in the open space by the play area and second within the open space next to Farrant Road.

We have experienced delays in the delivery of the bins from our supplier but we are hoping to have them installed in December.

In the meantime we would kindly ask that residents dispose of their dog waste themselves.

A regime is being put in place to ensure that the bins and dog waste bins will be regularly emptied.

Road sweeping and site hours

We would like to apologise for the muddy road conditions along Ann Suckling Road. We have committed to sweeping this more frequently and reminded contractors and deliveries that they should access the site via the relief road to the north.

We can also confirm there will be no further working on Sundays.



Street scene view of homes proposed within Phase 3A

Community workshops

Persimmon Homes Suffolk is aware of the growing need for a local centre at North Haverhill and we are keen to bring forward this exciting mixed-use development that will be a focal point for the community.

A series of workshops were held with Haverhill Town Council and West Suffolk Council which have shaped the current and up and coming phases of the development.

Phases 5A and 5C

- ② Reserved Matters application submitted to West Suffolk Council in July for **112 new homes**
- ② **34 homes** for **shared ownership** or **below market rent**
- ② Minor amendments made following initial consultations
- ② Targeting Reserved Matters approval in January 2025.

Phase 3A

- ② Reserved Matters application is live and **consultation process** underway
- ② **Striking Local Centre** building comprising a **supermarket** and **two further commercial units**
- ② Apartments above the commercial units
- ② **Paved plaza** to the front with seating for the community
- ② **83 homes** including **26 for below market value rent** and **shared ownership**
- ② Targeting Reserved Matters approval in **February 2025** with a start on site planned for late summer/autumn 2025.

Potential operators have expressed an interest in the supermarket unit and we hope to be in a position to announce a development partner by spring 2025.



New play areas proposed

Two further play areas will be delivered for the community during 2025. Equipment is due to be installed during the early part of the year, with landscaping to follow before the end of the current planting season.

The first will be a **large play** and **Multi Use Games Area (MUGA)** to the west of Phase 2a.

- ② Fenced off area for basketball and football games
- ② **10 pieces** of play equipment for all ages - including a **see-saw** and an **accessible roundabout** and **swing**

- ② Picnic benches.

The second will feature **gym trail equipment** and will be located to the west of Phase 6.

- ② **8 pieces** of play equipment including swings, see-saw with **additional logs** and **boulders** for **natural play**

- ② Picnic benches

- ② **3 pieces** of gym trail equipment - an exercise bike, cross trainer and multi-fitness frame for body weight exercises.



Multi-Fitness Frame - SBS037



Bike Station - SBS043



Multi-Play Unit - TB7051



Swing - MB00025



See-Saw - TBR7171



Stepping Posts - TBR7146



Play Unit - TB7057



Don Toddler Swing - TBR7159



Suggested equipment for
play areas and gym trail

Stay up-to-date

Visit our website for latest updates on Boyton Place and the Haverhill Relief Road.

W: [persimmonwhaverhill.co.uk](https://www.persimmonwhaverhill.co.uk)



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