

# Site Context



## 2 Site Context

### 2.1 Location of the Proposed Development Site

2.1.1 The proposed development site covers approximately 168.34ha to the north east of Haverhill (see Figure 2.1). The site is irregularly shaped and effectively forms two linked parcels of land with Great Wilsey Farm in between. The proposed development site is mainly laid out for arable farming, interrupted by blocks of deciduous and mixed woodland, most of which appear to have been planted within the last 100 years.

2.1.2 The northern and southern boundaries form the sides of a valley within the site, created by a stream that flows into the proposed development site from the west. The stream is a tributary of the River Stour, located approximately 1km to the west of the proposed development site.

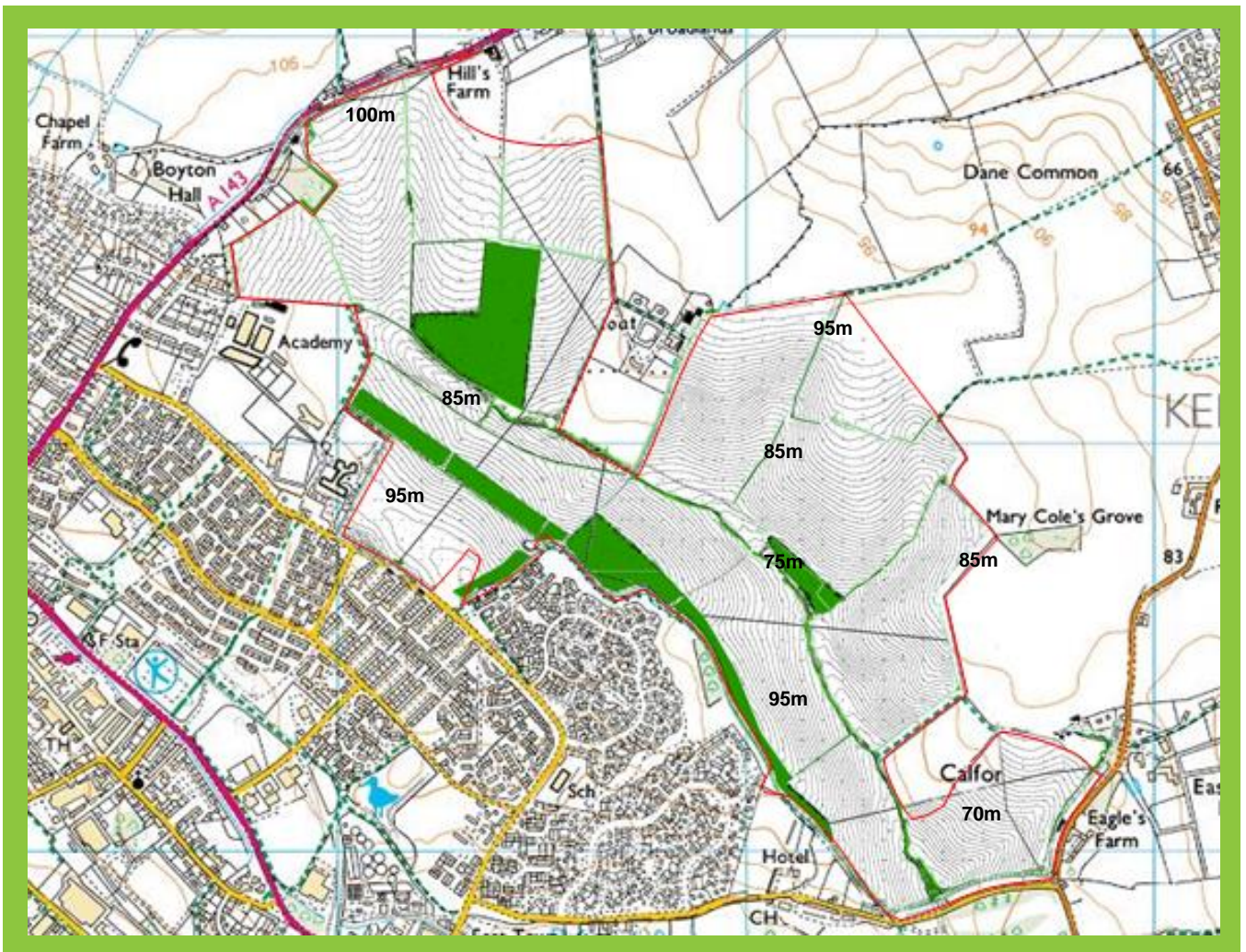
**Figure 2.1: The proposed development site**



*Note: Redline is indicative, refer to definitive redline plan in Appendix 4.1.*

- 2.1.3 The proposed development site is bound by the A143 Haverhill Road to the north west. The boundary is fenced with a relatively newly planted hedge. At 100m Above Ordnance Datum (AOD) it is also the highest point and affords open views across the north-western part of the proposed development site. To the north the proposed development site is bound by open fields delineated by drainage ditches, with the small hamlet of Little Wratting, approximately 200m beyond the boundary.
- 2.1.4 Much of the north-eastern boundary is defined by hedgerows and open fields at approximately 95mAOD. Approximately 750m beyond the boundary to the north east is the village of Kedington which lies on the River Stour. From this boundary the ground falls away with Kedington at approximately 75-60mAOD.
- 2.1.5 To the east the ground falls away slightly to 85mAOD. Just beyond the boundary is the B1061 Sturmer Road, which runs north to south, connecting Kedington with Haverhill. The small hamlet of Calford Green is located on the B1061.

**Figure 2.2: The proposed development site topography (labels are approximate)**



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- 2.1.6 To the south east the ground level continues to fall to 70mAOD where the proposed development site is bound by Coupals Road, which runs east to the B1061 and west into Haverhill. It is on this boundary that the stream exits the proposed development site.
- 2.1.7 Along the south-western boundary the ground level begins to rise westwards, reaching 95mAOD. Much of this boundary is more heavily vegetated than other boundaries. Further west along this boundary, the vegetation diminishes adjacent to Chalkstone Way.
- 2.1.8 On the western side of the proposed development site the boundary is defined by Samuel Ward Academy, a large secondary school. The final part of the boundary is along the rear gardens of houses on the A143 Haverhill Road.

## **2.2 Geology, Hydrogeology and Hydrology**

- 2.2.1 Broadly, the proposed development site is located on Cretaceous chalk bedrock overlain by boulder clay. However, borehole records held by the British Geological Society (BGS) indicate that the depth of the Chalk varies considerably across the site. The top of the chalk slopes downwards east to west, the opposite to the ground surface which rises to the west.
- 2.2.2 The result of this is that the surface of the chalk is at approximately 60mAOD on the western edge of the proposed development site, approximately 40m below ground level, overlain by 40m of stiff grey boulder clay. On the eastern side of the proposed development site, the top of the chalk is at approximately 80mAOD, approximately 4m below ground level, overlain by just 4m of brown sandy clay. Within the valley on the southern side of the proposed development site there is likely to be some alluvium deposits relating to the drainage channel.
- 2.2.3 According to the borehole records, no significant groundwater was struck within the boulder clay. However, the proposed development site is located in a groundwater vulnerability zone relating to the chalk, which forms a major aquifer. Water is extracted near Great Wratting and Little Wratting, with the proposed development site located within their outer (Zone 2) Source Protection Zone. The proposed development site is also located in a nitrate vulnerable zone.
- 2.2.4 The Environment Agency notes that some areas close to the stream, and the drainage ditches that feed into it, are at a low risk of surface water flooding (0.1% to 1% each year). However, the proposed development site is not at risk of flooding from the main rivers, including the River Stour to the east and Stour Brook, which runs through the centre of Haverhill to the south.

## **2.3 Land Use Designations**

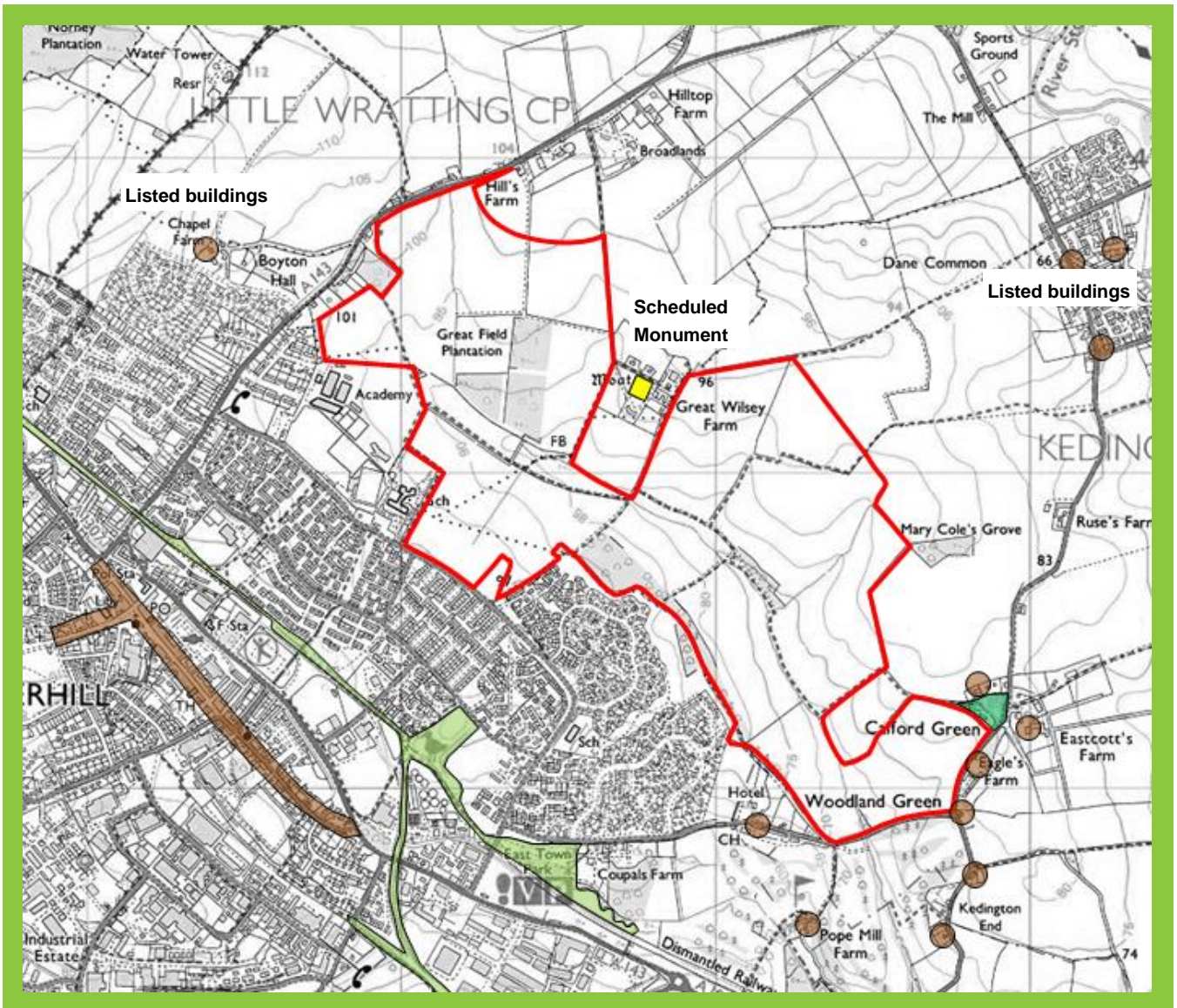
- 2.3.1 The proposed development site is not located in or near the following statutory land use designations:
- Area of Outstanding Natural Beauty (AONB);
  - Site of Special Scientific Interest (SSSI);
  - National Park;
  - National Nature Reserve (NNR);

- Ramsar Site, Special Area of Conservation (SAC) or Special Protection Area (SPA);
- Air Quality Management Area (AQMA).

2.3.2 Approximately 500m to the south west of the proposed development site is the Haverhill Railway Walk Local Nature Reserve (LNR).

2.3.3 The proposed development site is adjacent to a Scheduled Monument at Great Wilsey Farm. This moated site is in good condition with the island remaining largely undisturbed by modern activity.

**Figure 2.3: Environmental features close to the proposed development site**



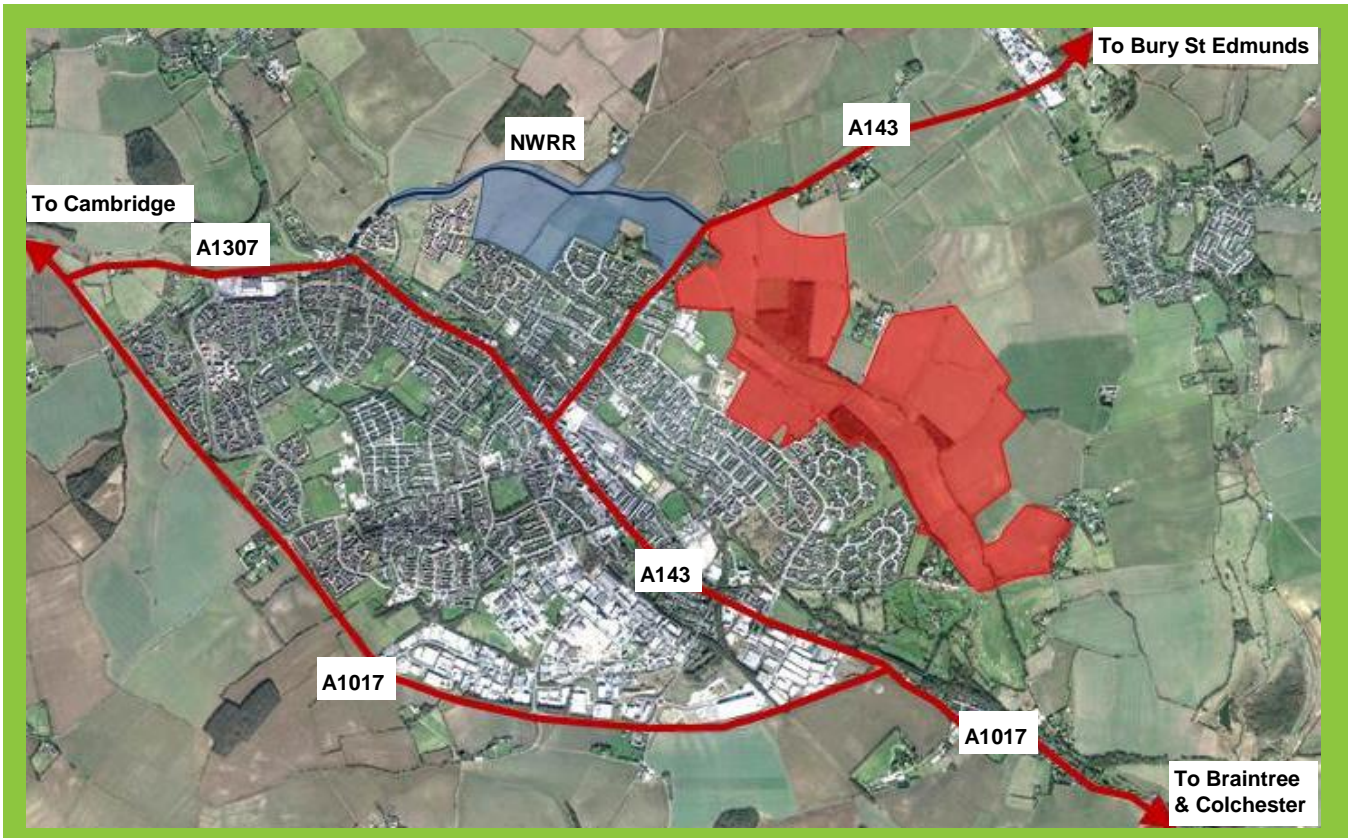
Note: Redline is indicative, refer to definitive redline plan in Appendix 4.1.

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- 2.3.4 There are no National Trust properties nearby.
- 2.3.5 A designated Village Green known as Woodland Green is located to the south east of the proposed development site on Coupals Road. To the east of the proposed development site is Calford Green registered common land.
- 2.3.6 There are a number of listed buildings in the area surrounding the proposed development site, including Chapel Farm Cottage (Grade II) to the northwest, Woodlands Cottage (Grade II) to the south, and Calford Green Cottage, Eastcote Cottage, Eagles Farmhouse and Well Cottage (all Grade II) to the east. Several listed buildings also line Market Hill and the High Street in Haverhill to the south, with several in Kedington to the north. The nearest conservation areas are within Haverhill town centre to the south west and Great Wrating to the north east of the proposed development site.

## **2.4 Highways and Public Rights of Way**

- 2.4.1 The proposed development site is located on the A143 Haverhill Road, a single carriageway, which runs from Haverhill to Bury St Edmunds approximately 25km to the north east. The A1307 runs from Haverhill 16.5km west to the A11 trunk road, and Newmarket beyond. The A1017 runs from Haverhill approximately 25km south east to Braintree.
- 2.4.2 Whilst the core of Haverhill dates from at least Saxon times, many of the surrounding roads were constructed from the 1960s onwards. Consequently, most are appropriate for vehicles.
- 2.5 The proposed development site is covered by numerous public footpaths which historically would have connected Great Wilsey Farm with Haverhill, Kedington and Little Wrating.

**Figure 2.4: Principal road links around the proposed development site**



*Note: Redline is indicative, refer to definitive redline plan in Appendix 4.1.*