



Sequential Site Analysis

Boundary Road

Haverhill

Suffolk

CB9 7YH

November 2025

Jordan+Bateman Architects

Sequential Site Analysis

**Boundary Road
Haverhill
Suffolk
CB9 7YH**

A Pre Application meeting took place with Amy Murray, Planning Officer from West Suffolk District Council on the 17th January 2025.

In the follow up the Officer stated that in principle the proposal for office use on the site would be supported subject to a sequential site test.

Planning Policy Guidance

Planning Policy Guidance states that local authorities should adopt a “town centre first approach to development. Local planning authorities should apply a sequential test to planning applications for main town centre uses which are not in an existing centre.

When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre.

The Proposal is to construct a new stand-alone A1 quality office premises on a site on Boundary Road, Haverhill

The total site area is 1504m².

The gross internal build area is 648m² split over ground and first floors.

Investigations have shown there is a lack of suitable, good quality, freestanding office space for the owner/ occupier market in Haverhill.

The office space that is available is generally for rent or lease, and with the exception of the Epi Centre, located to the west side of Haverhill.

The site borders onto the Boundary Road Industrial Estate which is largely occupied by light industrial warehouses where the office content is secondary to the industrial content and, open countryside leading up to the bypass towards Sturmer village.

The site at Boundary Road is approximately 1200m from the High Street to the North West and 200m from the town by pass to the South East and open countryside.

The site has good access to the High Street, local housing and the greater industrial developments to the South West of the town centre.

Intended use under the Use Classes Order is E(c) which is defined as:

E(c)(i) Financial services,

E(c)(ii) Professional services (other than health or medical services), or

E(c)(iii) Other appropriate services in a commercial, business or service locality



Figure 1 – showing the site in relationship to the High Street and the search Area for alternative sites

Identify Alternative sites

From research it is apparent there are no sites currently available with the area that are suitable for a freestanding self contained medium sized office building. Nor, it would seem is there any immediate prospect of a site becoming available in the immediate future.

This may be a number of reasons:

- The need for office space is declining - since Covid the rise in remote/ home working has been exponential in its growth which has reduced the need for office space.
- The growth in on-line business has allowed greater freedom on the part of the employees so that they can better manage their work/life balance.
- The encouragement from central government to be more sustainable and travel less and in doing so reduce our carbon footprint means working from home more.

However there is still a need for some companies to have a central office for meetings, briefings, training and monitoring as well as Health and Safety and well being. The space demands have lessened but the fundamental need remains.

The fundamental criteria for the office development on Boundary Road is defined as follows:

- A freestanding office development suitable for traditional funding, as part of an investment portfolio by an individual or company
- Of a size that is manageable and reflects the modern office environment and working patterns.
- Office space that does not rely on shared services.
- Is not multi tenanted or part of a larger letting
- Can be adequately controlled and secured
- Is accessible to town but with good transport links to the surrounding towns and villages.
- With the ability to allow staff to come into the office off peak and out of hours.
- Which has dedicated parking which does not add to town centre congestion
- Is available and deliverable within a controllable time frame
- Is not in a conservation area.
- With no obstructive physical constraints

The key steps taken in assessment process are summarised below:

- Establish search area – within the town of Haverhill to serve local business
- To establish site size requirements – a site suitable 500/750m² gross internal floor space.
- Identify any potential competitor sites within search area
- Review Development Plans to identify sites allocated for development – These allocations were tending towards major development provision.
- Review Council’s online planning permission for available sites coming through the Planning process.
- Review relevant property sales websites/databases for properties within the search area – There was little availability and no permissions apparent for stated criteria.
- Undertake site visits/drive byes to confirm current uses and availability - N/A
- Screen potential competitor sites – N/A
- Assess site constraints (flood risk, transport connectivity) - N/A
- Assess sites for their suitability and availability - N/A

Appendix A has examples of sites and office spaces that are currently available within the area defined.

We have been unable to find alternative office development sites that meet the required criteria outlined above.

Of the sites that are identified by West Suffolk as Allotted Sites section they are all at the very early stages in the planning process and therefore will not offer up development opportunities in the foreseeable future.

The office space currently available within the town is limited and either high quality leasehold/ multi let buildings or secondary space for rent or short lease.

Available space of a higher quality such as in the AXA building or the Epi Centre is available to rent or lease but are all in multi let buildings which negate against investment and ownership.



PLOT 200 HAVERHILL RESEARCH PARK

HAVERHILL, SUFFOLK, CB9 7LR

**BUILDINGS FROM 10-44,000 SQ FT
(929 - 4,087 SQ M) GIA**

**SUITABLE FOR E(G) USES - LIGHT INDUSTRIAL,
RESEARCH & DEVELOPMENT AND OFFICES**
OTHER USES WILL BE CONSIDERED, SUBJECT TO PLANNING

**BESPOKE DESIGN & BUILD
ENQUIRIES WELCOME ON FREEHOLD
OR LEASEHOLD BASIS**
PLOT SALE WILL ALSO BE CONSIDERED

Figure 2 – Haverhill Research Park site for E and G uses. There is no programme start date for this development

CHEFFINS



TO LET – LIGHT INDUSTRIAL UNIT / WAREHOUSE

Unit 6
Falconer Road
Two Counties Estate
Haverhill
Suffolk
CB9 7XZ

1,226.65 sq m (13,204 sq ft)

- Office and reception at ground and first floor levels
- Located within 1/4 mile of Haverhill bypass (A1017)
- Good loading access with ample yard area
- 18 car parking spaces
- Available on new direct lease

01223 213666

Cambridge Commercial, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA

cheffins.co.uk

Figure 3 – Typical of the Office currently available to rent on the market. The use is ancillary to the primary light industrial use and therefore not comparable to the proposed scheme

OFFICE

TO LET



Provincial House, 32 High Street, Haverhill

CB9 8AR

172275/2025A

Eddisons

Figure 4 - The Axa building is located on the High Street and houses the AXA Insurance and other tenants. Due to reorganisation within Axa and Covid the whole floor area of the building is now surplus to requirements. Space is therefore available to rent or lease. The building is therefore not comparable to the Boundary Road site.

01223 467155

eddisons.com

OFFICES & LABORATORIES - TO LET

Eddisons

Incorporating Barker Storey Matthews



**THE EPICENTRE, HAVERHILL RESEARCH PARK, ENTERPRISE WAY, HAVERHILL,
SUFFOLK CB9 7LR**

Rent: on application

- Modern high quality serviced offices & fitted laboratories
- Shared and dedicated space on flexible licence agreement & inclusive rent
- Thriving business hub with meeting rooms, café, business support & events
- Easy access to Cambridge and its surrounding science / business parks

**Size: 280 – 6,000 sq ft
(26 - 557 sq m)**

Figure 5 - The Epi Centre is the newest Office/R&D building in the town and is located on the eastern edge of the town on the Haverhill Business Park. Offices are available to rent or Lease in various multiples. 9



Figure 6 - 1st Floor office to rent in the historic Anne of Cleves House, Hamlet Road, Haverhill.



Figure 7 – Gurteens Site. Various small office space to rent within and aged set of buildings. The site is Allocated – see Figure 11



Figure 8 – Hollands Road Business Centre is a serviced office building which is managed by Suffolk CC. The building has recently been vacated by Menta and offers serviced space withing Class E. The building has also recently been refurbished. This is again a multi let building on short lease or tenancy arrangements and is therefore not comparable to the Boundary Road development.



Figure 9 – Rubine House, Manor Road – surplus short term office space to rent This is not comparable to the proposal at Boundary Road

Allocated Sites

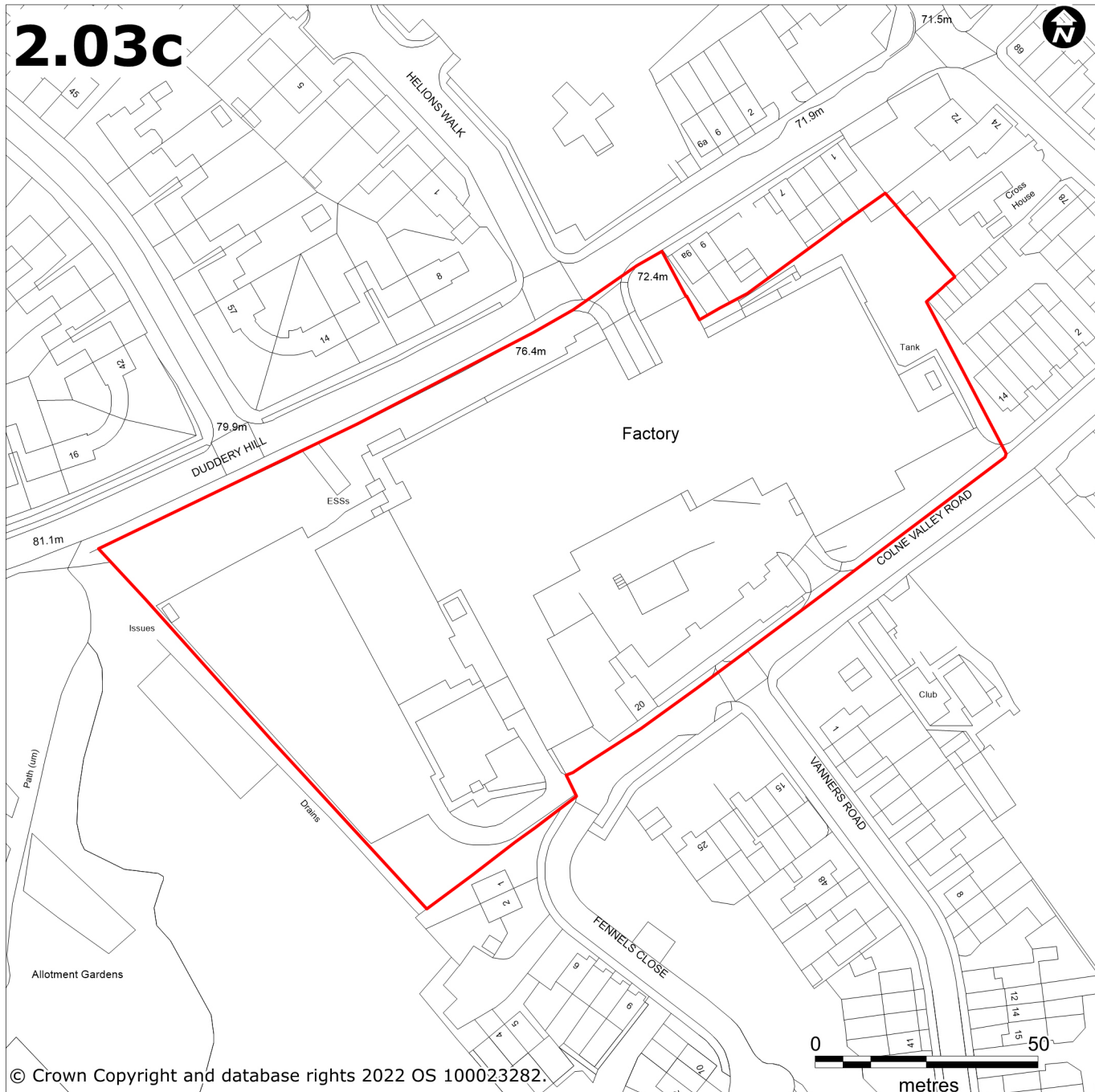


Figure 10 – Wisdom Toothbrush Factory, Colne Valley Road, Haverhill. 1.53 acres. The site comprises of industrial buildings including, containing a historic industrial office building to the south-east of the site.

This site will require a Development brief. There is no time frame for this development development

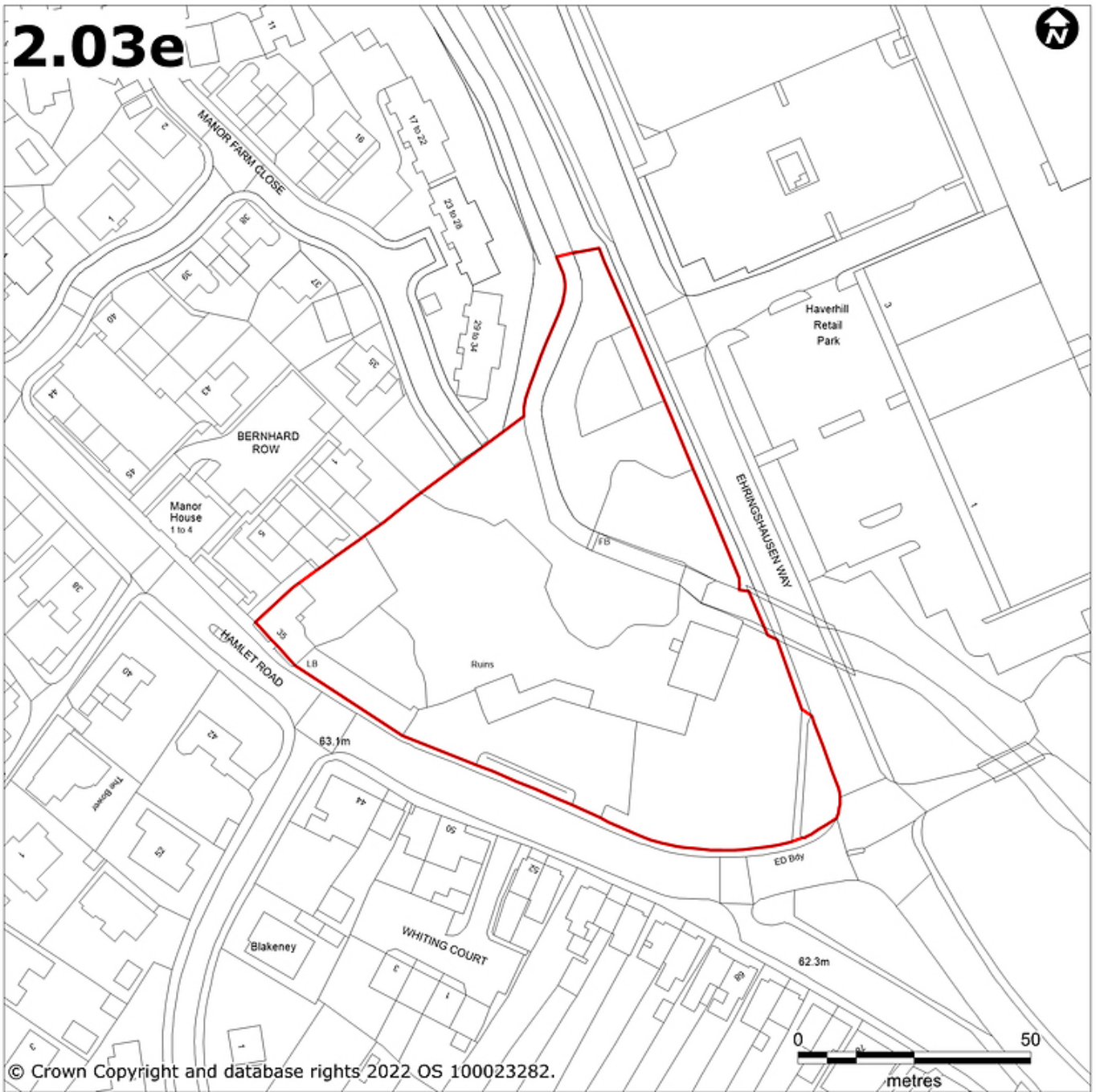


Figure 12 – Atterton and Ellis, Haverhill. Site Area 0.63 Ha. Suggested Residential Use for 18 dwellings.