



CGI of the street scene within
Phase 3A

North West Haverhill Community Update

March 2025

Persimmon Homes Suffolk is pleased to announce that it has secured planning **consent** for the **Local Centre and Phase 3A**.

The local centre includes space for a **4,000sqft supermarket**, **two additional retail units** and a **paved plaza** area that will create a **thriving hub** for the community, plus **83 new homes** for Boyton Place.

Work is due to start on this latest phase this autumn, bringing forward these much-needed community facilities ahead of schedule to give a focal point in the heart of Boyton Place.

West Suffolk Council have also approved plans for Phases 5A and 5C which will comprise of a further **112 homes**. Permission was granted at the planning committee in February.

An application for the **final phases** of the development have now been **submitted** by Persimmon Homes Suffolk. This phase, known as **Phases 4A, 4B and 5B** includes **264 new homes**, of which **78** will be for **shared ownership or affordable rent**. The homes will meet National Described Space Standards and five will be M4(2) compliant for wheelchair access, including three accessible bungalows.

Phase 3A

- ① **Striking Local Centre** building comprising a **supermarket** and **two further commercial units**
- ② Apartments above the commercial units
- ③ **Paved plaza** to the front with seating for the community
- ④ **83 homes** including **26 for below market rent** and **shared ownership**
- ⑤ Potential occupants have expressed an interest and we are in negotiations now plans have been approved.

Phases 5A and 5C

- ① **112 new homes** ranging from one-bedroom apartments to five-bedroom family homes
- ② **10 homes** for **shared ownership** and **24** for **below market rent**
- ③ Significant areas of green space with pedestrian links to other phases.



Persimmon
Together, we make your home



Relief Road looking west -
February 2025

Haverhill Relief Road

Persimmon is pleased to advise that we have completed the installation of the gas main diversion and the drainage to the final section of road is currently being installed together with the storm water balancing ponds.

The bridge at the Hales Barn Road Roundabout end is currently being manufactured and is due to be installed this month. Once installed, this will allow the final section of road to be constructed. Landscaping works have also taken place along the first section of road at the Haverhill Road end up to the central roundabout.

We remain on course for completion of the Relief Road towards the end of spring 2025.

Details of the opening will be provided on the Haverhill website once they have been confirmed and it is envisaged that a formal opening ceremony will follow.

Allotments

Work is starting here imminently and our revised delivery date for this important community benefit is autumn 2025.

Discussions have taken place with West Suffolk Council with a view to the Council adopting them and setting up an allotment Association.



Western stretch of the Haverhill
Relief Road - February 2025



Communal spaces

Play areas

The large play and Multi Use Games Area adjacent to Phase 3B is due to commence in May.

The games area will be fenced off and will be predominantly designed for ball games, while the play area will offer 10 pieces of equipment including a see-saw and an accessible roundabout and swing. Picnic benches will be installed within this area.

Gurlings Close footpath

We are pleased to report that we have had excellent feedback about the new section of footpath that has been recently constructed from Gurlings Close leading to the New Cangle School (pictured below).



Farrant Road

We are pleased to confirm that remedial works (prior to resurfacing) on Farrant Road commenced on 7th April. The remedial works will take approximately eight weeks. During this period, there will be 'road narrowing' traffic control to provide a safe working environment for our operatives. Once the remedial works are completed, final surfacing will be carried out and this will be completed in phases, with traffic diversions implemented to enter and exit Boyton Place via the road north of the site. Please check our website for diversion routes.

Bins

There has been concerns raised that the dog waste and litter bins on Phase 1 and at the park are not being emptied regularly enough.

There is a process in place whereby the bins should be emptied every two weeks by site and this will be maintained until the Management Company takes over this role. In the meantime site have been instructed to monitor the situation and empty more frequently if required. Further waste bins will be installed as we move through the phases of development with areas adjacent to Phase 3b and 6 due to be installed in June 2025.

Stay up-to-date

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

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