

Please reply to:  
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RJH/BH/12167

23rd July 2010

Mr. I. Poole  
Planning Policy  
St. Edmundsbury Borough Council  
West Suffolk House  
Western Way  
Bury St. Edmunds  
Suffolk IP33 3YU

Dear Mr. Poole

**Land at Hanchett End, Haverhill Concept Statement for development**

With reference to your letter of 30th June 2010, we are writing to comment on the draft Concept Statement.

We have reviewed the 2006 PACEC Report, and seen their July 2010 update.

As you know, over many years Haverhill Enterprise has maintained a keen interest in what happens on this site. We opposed earlier attempts to zone the land for residential use, and were the main lobbyist for the feasibility study carried out in 2006.

High quality development on this site is crucial to the continuing successful growth of business in Haverhill. It is in a prominent position, and an inferior development building, e.g. warehousing or basic manufacturing, or indeed wholly residential, would send out all the wrong signals to everyone, prospective inward investors as well as those of us who work and live here now.

Our long term vision for this site is for a Research/Enterprise/Technology Park for businesses who require a higher end location but do not want to pay the costs of, for example, Granta Park, Chesterford Research Park or Babraham Research Campus.

The type of occupiers that we envisage would be spin-outs from, or support services to, the knowledge based industries of the Greater Cambridge region.

However, Haverhill Enterprise is a business group who understand the need for profit, and this applies to the development of this site.

We therefore support the view that the Concept Statement should be changed to allow approximately one-third of the site to be developed for higher value non Research Park uses, in order to make development of the whole site viable.

We believe that there should be appropriate safeguards put in place, for instance to prevent the high value one-third being developed without the infrastructure being put in on the remainder.

In summary, this is a very important site in Haverhill whose proper development could give a huge boost to the town, but we accept that this will not happen unless the project as a whole can be profitable.

Yours sincerely

R.J. Herbert  
Chairman  
Haverhill Enterprise Ltd.