



Nick Timothy
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Matthew Pennycook MP
Minister of Housing and Planning

23 January 2025

Dear Minister

I am writing to raise an issue connected with the provision of infrastructure for residents as this relates to two new-build housing estates in the town of Haverhill, West Suffolk.

Haverhill Town Council has been in touch with me to express concern that section 106 payments which were ostensibly allocated for extra healthcare provision for Haverhill residents will not be invested in the town itself.

The new housing in question is being built by the developer Persimmon. The two estates are respectively in north-east Haverhill, where up to 2,500 new homes are being built, and in north-west Haverhill, where up to 1,100 new homes are being built.

Although the developer has reportedly stated that they are willing to provide healthcare facilities as part of a new planning application which was received in October last year, the NHS have apparently told the applicants they have no intention of taking up that land for health facilities.

The section 106 agreement for the scheme in north-east Haverhill scheme, which is dated 2017, apparently states that funding of £822,840, indexed by the British Construction Industry, is for either infrastructure building or money and there is an option within the agreement for the transfer of 0.3 hectares of land for health facilities to West Suffolk District Council, which is the planning authority, for just £1.

Town councillors have expressed concern that the funding for health facilities could be directed towards the NHS Trust covering Haverhill but that there is no guarantee it would be invested in the town of Haverhill itself. Any clarification on this point that the Government can provide would be much appreciated.

The anxiety of the Town Council may be understandable given that there have reportedly been similar previous problems with respect to a previous planning application. When approval was granted for Hanchett Village development in the same vicinity, NHS facilities were also proposed but have not yet been delivered.

Another example relates to delays in delivering a primary school that new householders were promised prior to moving in. At a recent residents' meeting, those living on the estate said they had selected their new property in part because a new school would be within



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walking distance of their home. But that school is years from delivery, if it is ever built, and those children will pass through the primary phase long before it is completed.

Will you raise this matter with the Health Secretary and ask for the healthcare investment that was promised to residents in Haverhill?

And will you amend the Government's proposed Planning and Infrastructure Bill to address the legal status of Masterplans?

Where developer contributions are agreed, will you ensure that there is a legally binding obligation on the developer and the relevant public service to fulfil what the Masterplan promises?

I am sure you would agree that it is quite wrong for residents to be persuaded to buy homes with the promise of medical facilities and schools that then do not materialise.

I am grateful for your attention to this matter and look forward to receiving your response.

Yours sincerely

A handwritten signature in blue ink that reads "Nick Timothy".

Nick Timothy
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