

Chilton Leys Development Brief

Supplementary Planning Document

A spatial masterplan of the Stowmarket Area Action Plan
North and North-West allocation, known as Chilton Leys

Adopted December 2013

Any person with sufficient interest in the decision to adopt Chilton Leys Development Brief SPD may apply to the High Court for permission to apply for judicial review of the decision to adopt the SPD. Any such application must be made promptly and no later than 3 months after the publication of the adopted document which was the 16th December 2013, as required by Regulation 11(2 (c and d)) of the Town and Country Planning (Local Planning) Regulations 2012.

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Foreword

The Chilton Leys Development Brief has been prepared by Taylor Wimpey and Mid Suffolk District Council as a comprehensive development framework for the Chilton Leys site in accordance with the Stowmarket Area Action Plan, for adoption by the Council as a Supplementary Planning Document to be used as a material consideration when determining planning applications.

The purpose of this document is to set out detailed guidance for the development of the Chilton Leys site, including design parameters and principles. The Development Brief therefore provides strategic guidance for the preparation of future planning applications within Chilton Leys to enable the achievement of key development targets. Key development targets include the delivery of new homes, a new primary school and new areas of public open space.

This document is to be read in conjunction with Mid Suffolk District Council's relevant planning policy documents.

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1 Introduction

1.1 The Chilton Leys Site

1.1.1 Chilton Leys ('the site') forms part of a significant mixed use allocation that is set out in the Stowmarket Area Action Plan (SAAP). The Chilton Leys site comprises an area of land to the north west of Stowmarket, and is bounded by the A14 to the north east and Union Road to the south. The majority of the Chilton Leys site lies within the ownership of Mid Suffolk District Council (MSDC) and Taylor Wimpey UK Ltd, with the remainder of the allocation comprising a small amount of land directly to the south and east of Chilton Leys Farm, Paupers Graves and existing properties and a small field located on the northern side of Union Road (see Figure 1.1). The SAAP sets out that the Chilton Leys site has an estimated capacity for up to 1,000 homes, plus employment and open space.

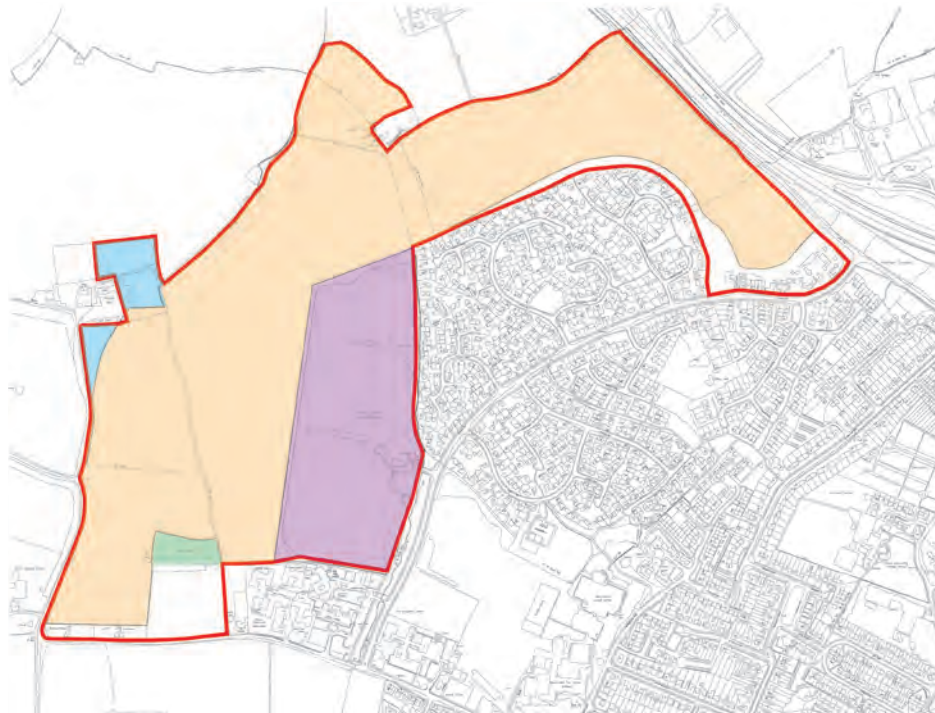


Figure 1.1: Site Ownership Plan. The land around Chilton Leys Farm, indicated in blue, forms part of the SAAP allocation, but lies outside of the ownership of MSDC and Taylor Wimpey.

1.2 Scope of the Chilton Leys Development Brief

1.2.1 The preparation of the Chilton Leys Development Brief is primarily focuses upon the land within the ownership of Taylor Wimpey. However, whilst Chilton Leys Farm is in separate ownership from the main body of the site, the brief sets out key design principles that will be followed in the development of the land to ensure that it relates to the overall framework set out in this development brief. The development of Chilton Leys Farm may come forward within the context of this brief, albeit as an independent development. The details set out in the development brief do not prejudice the development potential of Chilton Leys Farm.

1.2.2 The area of the Chilton Leys site owned by MSDC centres around the Chilton Fields playing field. The SAAP currently designates Chilton Fields as Visually Important Open Space (VIOS) for its recreational value. However, the SAAP sets out that development could take place on Chilton Fields, in part or comprehensively, at some point during the 15 year Plan Period. After further deliberation, including the consideration of a local petition and concern from residents and community groups, Mid Suffolk District Council will retain Chilton Fields as public open space. The matter may be reviewed in the future but the open space that Chilton Fields provides is considered a great community asset, providing many social and environmental benefits such as contributing towards the Olympic legacy and maintaining a biodiversity corridor, and acting as a buffer between the existing Chilton Hall development and the proposed development at Chilton Leys.



1.2.3 Undetermined Masterplanning Factors

1.2.4 As Chilton Leys will be brought forward over a 15 year Plan Period, the Development Brief will need to be reviewed during this time frame in order to remain up-to-date and to reflect changing circumstances. The known factors are 'trigger points' which may require the review of the Chilton Leys Development Brief. However, it is important to note that there may also be as of yet unforeseen circumstances that may trigger the review of the Development Brief. The known trigger points for review are set out in more detail in Section 9.

1.3 Baseline Illustrative Layout

1.3.1 In response to recent public consultations, the Illustrative Layout shown in Figure 1.2 has evolved from the Illustrative Layouts contained in the SAAP. The principal revisions to the Illustrative Layout contained within this Development Brief are:

- **Chilton Fields playing field shown as undeveloped to reflect the stated position in the SAAP and as decided by MSDC.**
- **Primary School site relocated to centre of the site to reflect agreed location within the first phase of development following dialogue with Suffolk County Council.**

1.3.2 The Illustrative Layout has also been subject to a number of minor revisions to reflect up-to-date technical work in relation to highways, drainage and landscape.

1.3.3 In conjunction with any required updates to the Development Brief, the Illustrative Layout may also need to be reviewed and amended during the 15 year Plan Period for Chilton Leys. However, up until any such point the Illustrative Layout shown in Figure 1.2 should be considered the best representation of the principles of development for the Chilton Leys site.

1.4 Status of the Chilton Leys Development Brief

1.4.1 The Chilton Leys Development Brief was adopted as a Supplementary Planning Document (SPD) by Mid Suffolk District Council in December 2013.

1.4.2 The adopted Chilton Leys Development brief provides the Local Authority with a formal planning policy document upon which to determine future phased planning applications for the site. The consultation background to this Development brief is available in Section 10.



Figure 1.2: Illustrative Layout

1.5 The Role of the Development Brief

- 1.5.1 The purpose of the Chilton Leys Development Brief is to aid the evaluation of future planning applications, coordinate the delivery of infrastructure and to provide a consistent framework for all phases of development.
- 1.5.2 This document sets out general planning policies, proposals and design principles specific to Chilton Leys, as opposed to detailed design matters and proposals. It establishes:
- **How Chilton Leys fulfils Mid Suffolk District Council’s strategic objectives for new housing.**
 - **How the policy requirements of the Stowmarket Area Action Plan will be met.**
 - **The broad location of land uses and facilities at Chilton Leys.**
 - **The relationship of land uses with each other, and the surrounding areas.**
 - **The general phasing of development.**
 - **General design and development principles to guide the form and nature of development, including the massing and scale of the buildings.**
 - **Transport, movement and other (social and economic) infrastructure requirements.**
 - **A framework for the provision of multi-functional open spaces that provide both recreational and ecological benefits.**
- 1.5.3 This Development Brief has been prepared by Taylor Wimpey with input from MSDC in consultation with stakeholders who have an interest in Chilton Leys.
- 1.5.4 This document will provide stakeholders with a clear view of what development is proposed, and when and how it will be delivered.

View looking north
from the southern
site boundary



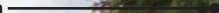
Northfield Wood



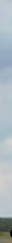
Haughley Church



Boundary with
Chilton Fields



A14



2 The Site and Surrounding Area

2.1 Site Context

- 2.1.1 Stowmarket is the main town in Mid Suffolk and has a population of about 19,000. The town has a range of employment, services and shops and good public transport links, including rail.
- 2.1.2 Chilton Leys lies to the north west of the existing built edge of Stowmarket, approximately 1.5km (1 mile) from the town centre and railway station. Its southern boundary is bounded by Union Road and the southern section of the western boundary abuts Starhouse Lane. The A14 dual carriageway runs adjacent to the site's north eastern boundary, with the A1308 leading from Stowmarket town centre to the junction at Tot Hill beyond. The London to Norwich Railway Line crosses the open countryside approximately 0.5km (0.3 miles) to the east of Chilton Leys.
- 2.1.3 The development at the Chilton Hall estate, comprising predominantly 1960s to 1990s housing, lies immediately to the south east of the site, with the site extending to enclose the development north of Chilton Way. There is recently completed residential development along Chilton Way, adjacent to the south eastern site boundary.



Stowmarket town centre provides the main shopping centre for the district of Mid Suffolk



Housing at Chilton Hall estate

- ① Stowmarket Recreation Ground ("The Rec")
- ② Stow Health
- ③ Lidl Supermarket
- ④ Stow Veterinary Group
- ⑤ Stowmarket Football Club
- ⑥ Stowmarket High School
- ⑦ Mid Suffolk Leisure Centre
- ⑧ Wood Ley Community Primary School
- ⑨ Stow Lodge: Suffolk Primary Care Trust
- ⑩ Chilton Meadows Residential and Nursing Home
- ⑪ Paupers Graves
- ⑫ Starhouse Farm
- ⑬ Northfield Wood
- ⑭ Shepherds Farmhouse
- ⑮ Chilton Leys Farm



Figure 2.1: Aerial photograph showing the site and its immediate context

2.1.4 To the west of the Chilton Hall estate lies the Chilton Fields sports grounds, which forms part of the allocated site, but which MSDC, after careful consideration and consultation, have decided will be retained in their current use as playing fields. At the southern boundary of the playing fields are the grounds and buildings of Stow Lodge which houses several Suffolk Primary Care Trust services including Icanho (Livability brain injury rehabilitation centre) and the adjoining Chilton Meadows Residential and Nursing Home. To the west of the nursing home lie two detached dwellings, with extensive rear gardens which abut the southern site boundary. There are a number of semi-detached properties along Union Road which adjoin the site to the south west.

2.1.5 Paupers Graves lies to the south of the Chilton Leys site and comprises a wooded area with shallow graves, thought to be the burial place of the workers of the adjacent 18th Century workhouse at what is now Stow Lodge.

2.1.6 The village of Onehouse lies to the west of the Chilton Leys site, with an agricultural field separating the site from the village. Onehouse is characterised by predominately 1970s housing, located mostly to the north of Forest Road, although there are a number of older cottages located along Forest Road. To the north of the village, the significant block of broadleaf woodland at Northfield Wood (owned by the Woodland Trust) and Oak Pollard screen Chilton Leys from the open countryside beyond.



photograph a

Grade II Listed former Stow Union Workhouse now in residential use



photograph b

Paupers Graves



photograph c



Onehouse has a large proportion of housing from the 1970s

- 2.1.7 There are several properties and farmsteads located within the open countryside to the north and west of the site. These include the large detached dwellings at Chilton Leys Farm, the Grade II Listed cottage of Shepherds Farmhouse, and the properties and agricultural buildings at Starhouse Farm and Woodside Farm.
- 2.1.8 Chilton Leys occupies a broad plateau that is surrounded by gently undulating land. To the south of the site the land falls to the wooded valley alongside Rattlesden River, before rising once more towards Boyton Hall and the villages of Great Finborough and Combs. A network of local ridgelines serve to contain the site in distant views from the surrounding area. To the north west, a ridge runs through Northfield Wood and Tot Hill, whilst to the north east another ridge follows Stowmarket Road through to Mount Pleasant Farm. To the south east a ridge follows Jockey's Lane, towards Boyton Hall and north of Combs.
- 2.1.9 The prevailing agricultural landscape of the site and surrounding area typically consists of a patchwork of medium to large, open arable fields, in many instances stripped of hedgerows, although the landscape to the west tends to be better contained, with treed hedgerows and extensive blocks of woodland being more prevalent. Winding lanes, contained by embanked hedgerows, often lead between the surrounding settlements. In contrast, the river valleys are characterised by a network of small pastoral fields and woodland.



Chilton Leys Farm

The surrounding landscape is gently undulating, with Northfield Wood forming a visual screen north west of Chilton Leys



The Grade II Listed cottage of Shepherds Farmhouse

2.2 The Site

- 2.2.1 The land under the control of Taylor Wimpey extends to approximately 43 hectares and comprises mainly of large, open arable fields, with no internal field boundaries. Chilton Fields playing field, which is under the ownership of MSDC, extends to approximately 12 hectares and forms part of the SAAP allocation. MSDC have however decided to retain Chilton Fields as open space, and not to develop it.
- 2.2.2 Chilton Leys Farm extends to approximately 2.5 hectares comprising the farm house and associated gardens, located centrally between a paddock to the south, further paddock with outbuildings to the north and area of immature woodland planting to the north east. The paddocks and land to the north, east and south of the farmhouse, totalling 1.6 hectare in area, are allocated in the SAAP.
- 2.2.3 The principal topographic feature of the Chilton Leys site is a shallow north-south aligned ridge which bisects the site. The ground falls to the north west towards a shallow valley at the site boundary, before rising once more towards Northfield Wood. To the north east the land falls towards the A14 and the Dagworth Valley. The land falls within the eastern part of the site to a low point at the south eastern boundary of 40m AOD.
- 2.2.4 The north eastern boundary of Chilton Leys is delineated by an acoustic fence which runs along the top of an embankment with the A14 dual carriageway. The north western boundary is open along the route of Shepherds Lane which leads to the Grade II Listed Shepherds Farmhouse at the centre of this boundary. The Farmhouse and grounds are contained by tall leylandii and beech hedges.

- 2.2.5 A dense field hedgerow marks the boundary of Chilton Leys with the residential area of Chilton Hall. Beyond the hedgerow is a band of young broadleaf trees which extends along the north eastern extent of the Chilton Hall estate. The eastern parts of this landscape belt also comprise areas of informal open space, although the belt progressively narrows to the west. The SAAP designates this area as Visually Important Open Space (see Figure 2.2).



photograph g
The Chilton Fields playing field lies adjacent to the existing houses at the Chilton Hall estate



photograph h
View looking northwards across the site to Chilton Leys Farm



photograph i

View south eastwards across the site to the existing urban edge of Stowmarket

- 2.2.6 The Chilton Fields playing field is bound to the east by a broad field hedgerow which extends along the boundary with the Chilton Hall estate. To the north and west the playing fields are bound by a tall hedgerow, three to four metres in height. To the south, intermittent vegetation separates the site from the buildings and grounds at Stow Lodge. There is a mature block of broadleaf tree planting and a hedgerow at the boundary with Chilton Way. The playing fields themselves are generally open, although they are crossed in two locations by semi-mature shelterbelts, dividing the area into three parcels.
- 2.2.7 A field hedgerow extends along the southerly boundaries with the houses on Union Road. Further east, it is replaced by a block of mature woodland, which marks the site of Paupers Graves and contains a number of prominent lime trees. The SAAP identifies Paupers Graves as VIOS (see paragraphs 5.2.6 to 5.2.8) Beyond this, a mature leylandii hedge defines the extent of the rear gardens of two large, detached properties, before being replaced by a defunct hedgerow, mainly comprising brambles, along the boundary with Chilton Meadows Residential and Nursing Home.
- 2.2.8 To the north west a tall field hedgerow, with occasional gaps, leads from Shepherds Farmhouse around the perimeter of the field, to a block of young woodland immediately to the east of the dwellings at Chilton Leys Farm.
- 2.2.9 The western boundary of Chilton Leys is open, with a row of prominent Lime trees adjacent to the lane which leads to Chilton Leys Farm. These Lime trees are covered by a Tree Preservation Order (see Figure 2.2). Chilton Leys Farm has strong established Leylandii boundaries.
- 2.2.10 There is a drainage ditch with occasional scrubby trees within the south western part of the site (between Paupers Graves and Chilton Leys Farm), otherwise there is little vegetation of significance contained within the body of the site.



photograph j

The site is separated from the existing houses at Chilton Hall by an existing tree belt and informal open space



photograph k

Bury Road and the A14 bounds the site to the north east




















-  Existing woodland, trees and hedges
-  Existing buildings
-  Existing ponds
-  Existing bus stops
-  Existing Sustrans Route 51
-  Existing public footpath
-  Existing Bridleway
-  Listed Buildings
-  Noise from A14
-  Important vistas
-  Existing sports pitches
-  Visually Important Open Space (VIOS)
-  Tree Preservation Orders (TPO's)
-  Opportunity for new landscaped settlement edge
-  Sensitive edge with existing houses
-  Chilton Leys Farm
-  Paupers Graves (Visually Important Open Space)

Figure 2.2: Constraints and Opportunities Plan

3 Background Documentation

3.1 Planning Policy Context

3.1.1 The planning policy context for the Chilton Leys Development Brief comes from the National Planning Policy Framework (NPPF), which was published by Government on 27th March 2012. There is an emphasis on the need for planning to achieve sustainable development, and there is a presumption in favour of sustainable development, which will be seen as a 'golden thread' running through both plan-making and decision-taking. The weight afforded to existing policies depends on the degree to which they accord with the NPPF.

3.1.2 MSDC is in the process of preparing its Local Development Framework (LDF), and its current 'Development Plan' consists of the:

- Adopted Stowmarket Area Action Plan (2013);
- Adopted Core Strategy Focused Review (2012);
- Adopted Core Strategy (2008);
- Adopted Local Plan (1998) and Alteration (2006).

3.1.3 More detail on these documents is set out in the 'Appendix B'.

3.2 Role of the Development Brief

3.2.1 In line with the policies and objectives of the Stowmarket Area Action Plan and Core Strategy Focused Review, a 'development brief' is required to be prepared for the Chilton Leys allocated site.

3.2.2 It is the Council's intention to adopt the Chilton Leys Development Brief as a Supplementary Planning Document, which will then provide a formal planning context which will guide future planning applications for the site. This is illustrated in Figure 3.1 below.

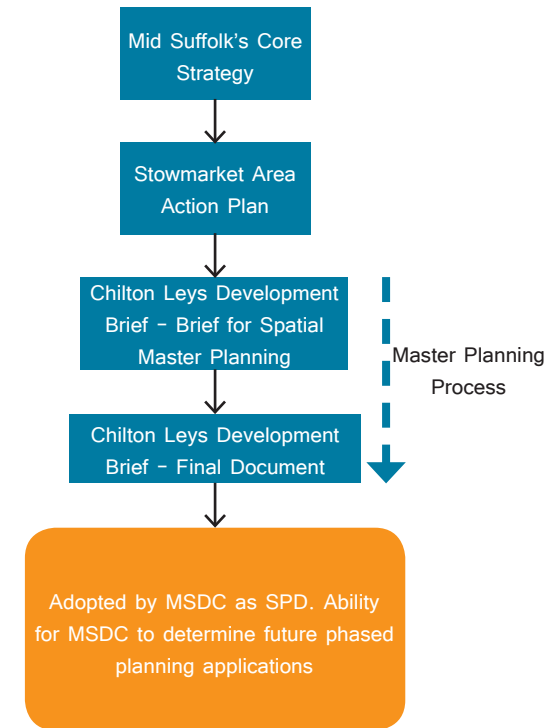


Figure 3.1: Chilton Leys Planning Documents

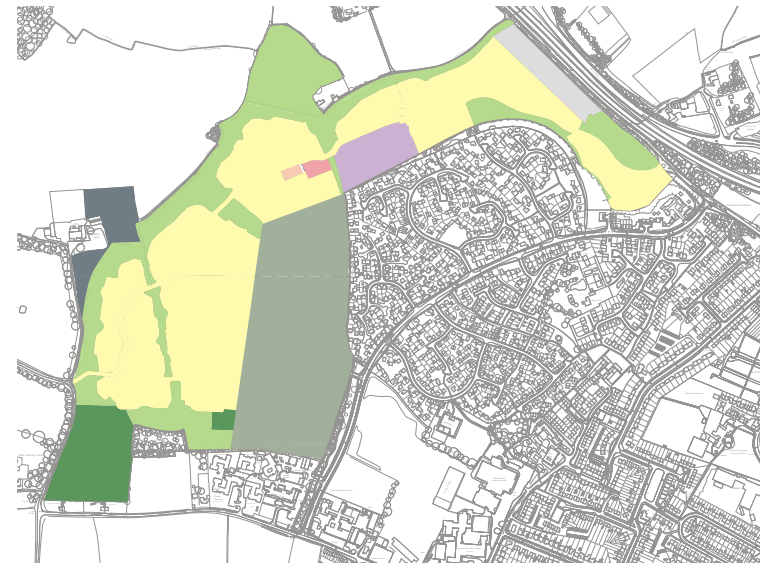
4 Masterplan Structure

4.1 Illustrative Layout

- 4.1.1 The Illustrative Layout (Figure 4.2) sets out the general development principles which will guide the detailed designs for Chilton Leys. The main land uses such as the housing, employment, community facilities and open space areas, as well as the supporting infrastructure requirements, are shown on the Illustrative Layout.
- 4.1.2 The Illustrative Layout has been designed after a thorough investigation of the site's opportunities and constraints, as well as after consultation with various stakeholders. It sets out the main land uses that the development will need to provide, as well as their location, required sizes and the relationships and links that will be created between the individual land use areas.
- 4.1.3 The structure of Chilton Leys is based around a main vehicular route leading from Chilton Way and Bury Road. This main route will pass through a series of open spaces which serve as green links, connecting the existing and proposed green spaces with the countryside beyond.
- 4.1.4 As there are few landscape features within the site to constrain or shape the development, the Illustrative Layout aims to create key open spaces which will run through and around the housing areas, creating an attractive landscaped setting for the new homes. A Sustainable Drainage System (SuDS) will be created to control the surface water run-off from Chilton Leys.
- 4.1.5 The Illustrative Layout shows how Chilton Leys will respond and cater for public transport, cyclists and pedestrians, and how a connected network of footpaths and cycle routes will run through the development's new areas of open space to create a new recreational asset for the town.
- 4.1.6 Chilton Leys must be carefully designed to respect the local landscape setting and to respond to its immediate context.
- 4.1.7 Chilton Leys will be designed to have a legible layout and structure, with individual character areas contributing to an overall identifiable character for Chilton Leys.
- 4.1.8 The following pages set out in more detail the requirements and design principles for Chilton Leys.

4.2 Land Use

- 4.2.1 The main land use within Chilton Leys will be residential, with a range of associated uses such as public open space and a school. The table and plan below set out the land uses at Chilton Leys and their associated areas.



Housing	23.24ha
Employment	1.33ha
Primary School	1.60ha
Local Centre	0.10ha
Community Centre	0.18ha
Outdoor Sports Pitches (including MUGA)	3.43ha
Informal Open Space & SuDS	11.79ha
Chilton Fields Playing Field	11.88ha
Land around Chilton Leys Farm	1.64ha

Figure 4.1: Land Use Budget



Figure 4.2: Illustrative Layout for Chilton Leys

4.3 Housing and Density

- 4.3.1 The land under the ownership of Taylor Wimpey on Chilton Leys will deliver 800 new homes on a residential development area of 23.24 hectares. This equates to an average density of 34 dwellings per hectare (dph).
- 4.3.2 A range of densities will be developed through Chilton Leys. When combined with landscape and building form, this will assist in providing different areas of recognisable character. This variety of character will reinforce a sense of place and provide legibility to the scheme.
- 4.3.3 The high density threshold forms the urban core of Chilton Leys. This density range will assist in drawing focus to the main route through Chilton Leys, enclosing the key spaces and reinforcing the setting and legibility of the main street.
- 4.3.4 The medium density threshold reflects the semi-urban nature of the development that surrounds the core by helping to reinforce the setting of secondary roads and smaller key spaces. It forms an important transition space between the higher densities along the main street, and the lower density areas along the development's countryside edge.
- 4.3.5 The low density threshold is located along Chilton Leys' rural northern and western edges, as well as along the southern edge in the vicinity of the Paupers Graves and Starhouse Lane, where the houses will sit within a landscape setting. This ensures a more gradual transition and a softer interface between the developed edge of the settlement and the countryside beyond.
- 4.3.6 Section 6 (Character Areas) builds upon the density framework established by Figure 4.3 by detailing how the density of the different character areas will be designed to create a varied and legible development.
- 4.3.7 A range of house types and sizes will be provided to create choice, varied building forms and to create an inclusive neighbourhood.
- 4.3.8 A proportion of the new homes at Chilton Leys will also be for affordable tenures.
- 4.3.9 The plan at Figure 4.3 shows the density ranges for the housing areas, which will be employed in the various parts of the site.

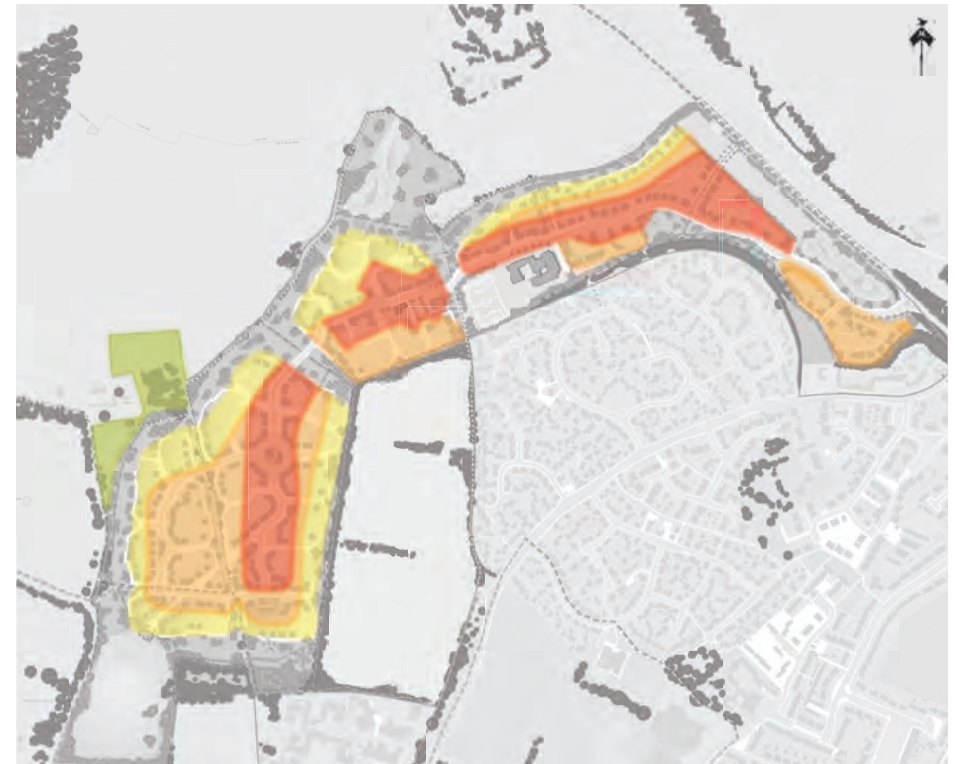


Figure 4.3: Density levels and their relative locations



4.4 Employment

- 4.4.1 An area of 1.33 hectares has been allocated for an employment area which is to be located in the north eastern part of the site, adjacent to the A14.
- 4.4.2 The employment site is to be accessed off an upgraded Bury Road. It is located within the part of the site that is subject to high levels of noise from the A14 and therefore where residential development would be inappropriate. The location also allows for maximum visual exposure for businesses from the A14.
- 4.4.3 The employment land could accommodate a range of employment uses, although compatibility with residential uses will need to be carefully considered.
- 4.4.4 New landscaping will be used to create an attractive setting for the employment land.

4.5 Primary School

- 4.5.1 The 1.60 hectare Primary School site will accommodate a new Primary School for up to 210 places (1 form of entry). The school building shall be designed so that it can be extended to accommodate additional pupils in the future as a result of future housing growth within the town. The location of the Primary School has been agreed with Suffolk County Council so that it can be delivered during Phase 1 of the development (see Section 7).
- 4.5.2 The Primary School site will also cater for pre-school education with a facility large enough to accommodate up to 70 pre-school pupils.

4.6 Transport and Movement Strategy

Introduction

4.6.1 The SAAP sets out to reduce the need to travel by car, and encourages alternative modes of transport. Public consultation carried out as part of the preparation of the SAAP identified support for improved pedestrian and cycling facilities and for better bus services as the main short term priority for Stowmarket.

Main Highways

4.6.2 Access to the A14 and the main routes into Stowmarket are good, and initial assessment of development traffic impact has shown the local highway network within Stowmarket will continue to operate well now and into the future. The development of Chilton Leys can be accommodated with minor highway improvements envisaged in later phases which is in accordance with the SAAP.

Vehicular Access

4.6.3 The principal access to Chilton Leys will be taken from Chilton Way and Bury Road to the north east of the site. An emergency access will be taken from Starhouse Lane, which will be brought into use by completion of 300 dwellings (see also Figure 7.2).

4.6.4 Immediately to the west of the access point from Chilton Way/Bury Road the access arrangements into Chilton Leys will split into two with the existing alignment of Bury Road being upgraded to serve the new employment area and a new main street heading in a north westerly direction to serve the main part of the development.

4.6.5 A hierarchy of internal streets will be designed to create a low-speed, well connected movement network, which is legible and permeable. The streets in Chilton Leys will be fronted by houses to ensure active frontages are created along the public realm. Within the main housing areas, the streets will have 20 mph speed restrictions and be traffic-calmed.

4.6.6 The internal road layout will incorporate several loops so that there are always two route options in the event that a section of the main street becomes blocked. This means that access is maintained in the event of an emergency or during maintenance. Minor access road links will form part of the 'loops' that facilitate permeable access in the event of an emergency. At locations where an alternative route is not available additional measures will be implemented. These locations are identified on Figure 4.4 as 'pinch points'. Measures to be implemented at pinch point A, which is the principal access to Chilton Leys, will include the following:

- **The adjacent footway/cycleway will be 3.7 metres wide so as to be of sufficient carriageway construction to allow use by emergency vehicles in the event of the carriageway becoming blocked.**
- **The footway/cycleway will be kept clear of obstruction (i.e. street furniture and lighting) to facilitate access by emergency vehicles.**

4.6.7 Two other potential pinch points are identified on the plan (B and C). A similar enhanced cycleway provision could be used at these locations, or an alternative access solution, such as reinforced grass or similar could also be employed to provide emergency access links between adjacent minor access roads (as shown on Figure 4.4).

Buses

4.6.8 The existing Bus Service 88 currently operates along Chilton Way and will be extended to serve the first phase of the proposed development via a new 'bus loop' through the employment area. A bus route will follow the main street through the development when complete, and the majority of the new homes will be located within 400 metres of a bus stop. The opportunity also exists to utilise the emergency access point of Starhouse Lane to provide a linkage point for the bus route. All new bus stops will be Real Time Passenger Information (RTPI) enabled. Figure 4.4 shows the indicative locations for the bus route and stops.

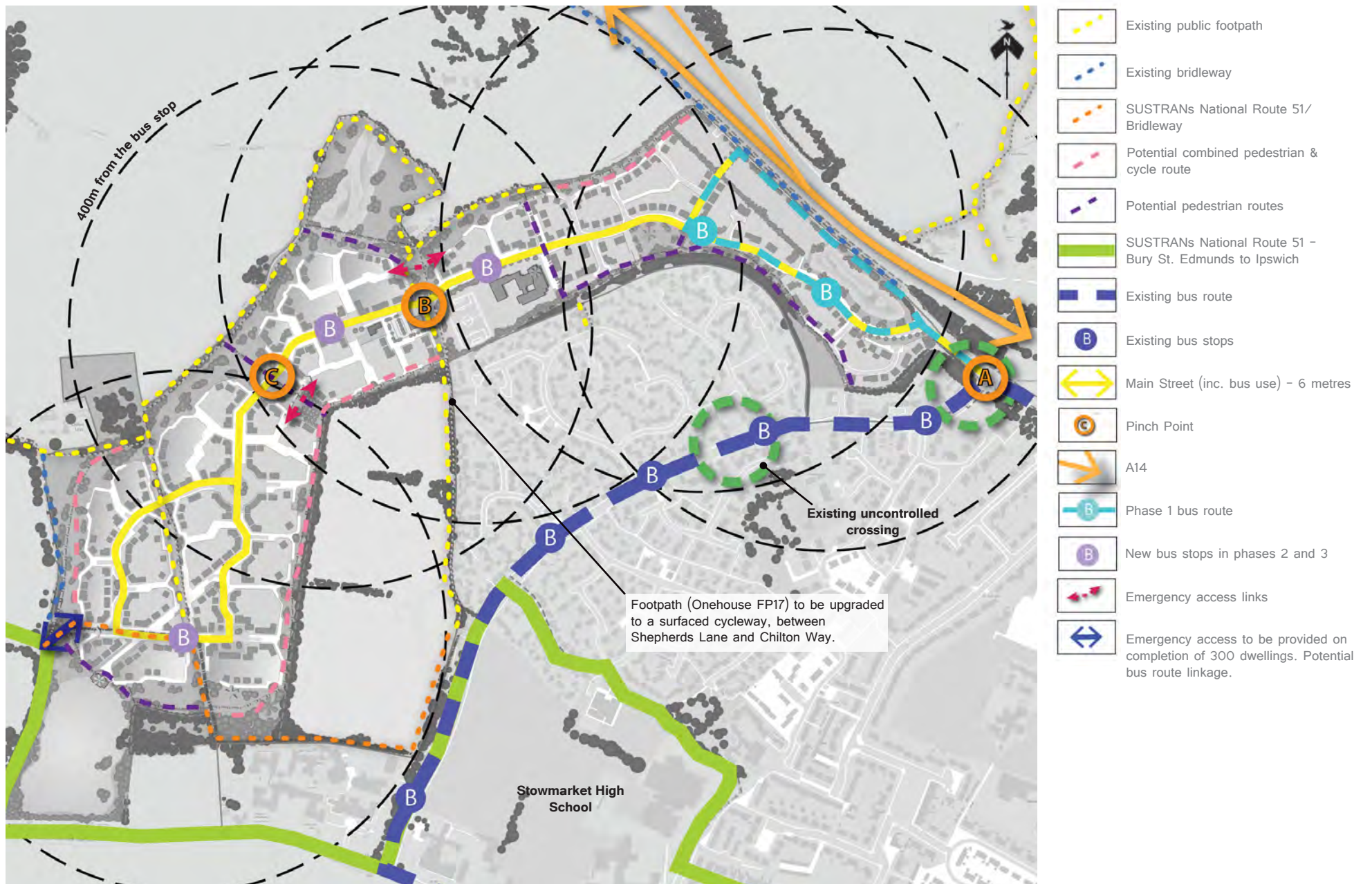


Figure 4.4: Transport and Movement Strategy

Public Rights of Way

- 4.6.9 A number of public rights of way either pass close to Chilton Leys or run through the site. A bridleway runs adjacent to the southern section of the western site boundary from the corner of Starhouse Lane/Forest Road to Chilton Leys Farm. A public footpath leads from the bridleway, just to the south of Chilton Leys Farm, passing along the north western site boundary and linking to Shepherds Lane. A public footpath runs from Shepherds Farmhouse southwards along the eastern edge of Chilton Fields to the existing vehicular access serving the playing fields. From this point the footpath becomes a bridleway continuing southwards to Union Road.
- 4.6.10 The existing bridleway which crosses through the southern part of the site running between Forest Road and Chilton Way was recently surfaced to accommodate an alternative route of National Cycle Route 51 (Sustrans Network). National Cycle Route 51 (Sustrans Network) runs to the south of the site, linking Harleston and Onehouse to the centre of Stowmarket. In addition to the section of route that passes through Chilton Leys, the cycle route also follows, Starhouse Lane, Union Road and Chilton Way before heading south into the centre of Stowmarket along Lowry Way. A further bridleway runs along Bury Road before becoming a public footpath adjacent to the A14 junction to the north west of the site.
- 4.6.11 A total of seven pedestrian/cycle access points, either via footway/cycleway infrastructure, improved public rights of way or to public rights of way are achievable as part of the overall site layout. It would be desirable, although not essential, to create footpath links between Chilton Leys and the Chilton Hall Estate through the existing woodland belt along the north of Chilton Hall.
- 4.6.12 The existing public footpath that runs between Shepherds Farmhouse and Chilton Way (Onehouse FP17) will be upgraded to a combined footpath/cycleway in order to provide an important surfaced link with the wider area. The opportunity exists to provide a new pedestrian route running between the existing bridleway on Bury Road and the public footpath on Shepherds Lane.
- 4.6.13 The existing public rights of way which cross the site will be retained along their current routes and will be accommodated within Chilton Leys' open space network. A connected network of new safe pedestrian and cycle routes will be created throughout the development to encourage the use of non-motorised movement. These routes will link to the existing public rights of ways within Chilton Leys. The routes will be direct and give convenient access to the new local facilities of Chilton Leys. Crossing points will be carefully designed to ensure a safe environment for all.



A network of footpaths and cycleways will provide convenient and safe movement links



Paupers Graves plays an important role in the gap between Onehouse and Stowmarket

4.7 Green Infrastructure

- 4.7.1 Green Infrastructure is the term given to a network of multi-functional spaces that can support existing and new wildlife habitats and provide recreational benefits for local people. Green Infrastructure is made up of a range of green assets such as open spaces, parks and gardens, allotments, woodlands, street trees, hedges, ponds, playing fields and even green roofs. The design-led approach to Chilton Leys has created the framework for a network of connected green spaces that will provide a range of benefits.
- 4.7.2 The open space network will consist of areas of formal and informal open space, and 3.43 hectares for outdoor sports. The area for outdoor sports has been located to be easily accessible to residents, whilst also serving as an attractive open space buffer between Chilton Leys and the adjacent countryside.
- 4.7.3 A series of green links will be created between the existing settlement edge and the countryside beyond, creating not only view corridors, but also wildlife connections and providing green settings for the new and existing footpaths and cycle routes. A green band of informal open space will run along the western and north western edges of the development to serve as a landscaped buffer with the adjacent countryside, including the gap between Onehouse and Stowmarket.
- 4.7.4 The swales and basins which form part of the SuDS strategy will be located within the informal areas of public open space. These SuDS features will be designed to complement the broader ecological objectives of the development. For instance, they will provide a range of bank angles and heights to create different edge conditions of light and temperature, which will maximise and encourage the diversification of the flora and associated fauna with a range of seasonal interest.
- 4.7.5 The site is currently open arable farmland with only occasional hedgerows. The existing hedgerows, trees and woodland belts along the site boundaries, as well as the field drainage ditch along the north western edge of the site will be retained where possible.
- 4.7.6 New landscape buffers containing dense planting of native trees and thicket planting will be created between the employment area and the proposed houses. Landscape buffers will also be created between the new homes and Shepherds Farmhouse and Paupers Graves.
- 4.7.7 New allotments will be provided in the south west of the site.
- 4.7.8 New blocks of tree planting will be located within the green buffers along the western and north western site boundaries to filter views of the new houses. Advance tree planting to supplement the existing hedgerow will be planted as part of the first phase of development along the site's western boundary (see paragraphs 5.2.2 and 5.2.3, Section 6.12 and Section 7), to ensure the gap between Onehouse and Stowmarket is properly managed and reinforced.
- 4.7.9 A variety of open spaces will be created to fulfil various functions including nature conservation and habitat creation, children's play space and informal recreational uses such as the provision of footpaths and benches. More formal areas will also be created in the form of small greens located within the actual housing areas. A network of recreational routes will link through the development and to the existing footpaths around the site to cater for recreational activities such as dog walking and fitness trails.
- 4.7.10 A range of children's play spaces will be provided in line with the SAAP. A Neighbourhood Equipped Area of Play (NEAP) will be located close to the eastern outdoor sports area, whilst a Locally Equipped Area of Play (LEAP) will be provided in the east of the site. The opportunity exists to combine the NEAP with a Multi-Use Games Areas (MUGA). Two Local Areas of Play (LAP)/Door Step Playspaces will also be provided within the development area. The exact location of these two play areas is not established by this Development Brief, but they will both be located within the later phases of development.
- 4.7.11 All of the play areas will be designed to give disabled children the same opportunities to play as able-bodied children. The play areas will adopt the principles of 'natural play' through the use of tree planting and the use of natural materials.
- 4.7.12 The new dwellings will be orientated to face onto and overlook the open spaces, thereby providing passive surveillance and enhancing the safety of the spaces.
- 4.7.13 The landscape and planting schemes will be based on a palette of suitable native species where possible, and especially fruiting and flowering species to increase the opportunities for wildlife. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than domestic gardens, shall be prepared to secure the long term future of Chilton Leys' open spaces.

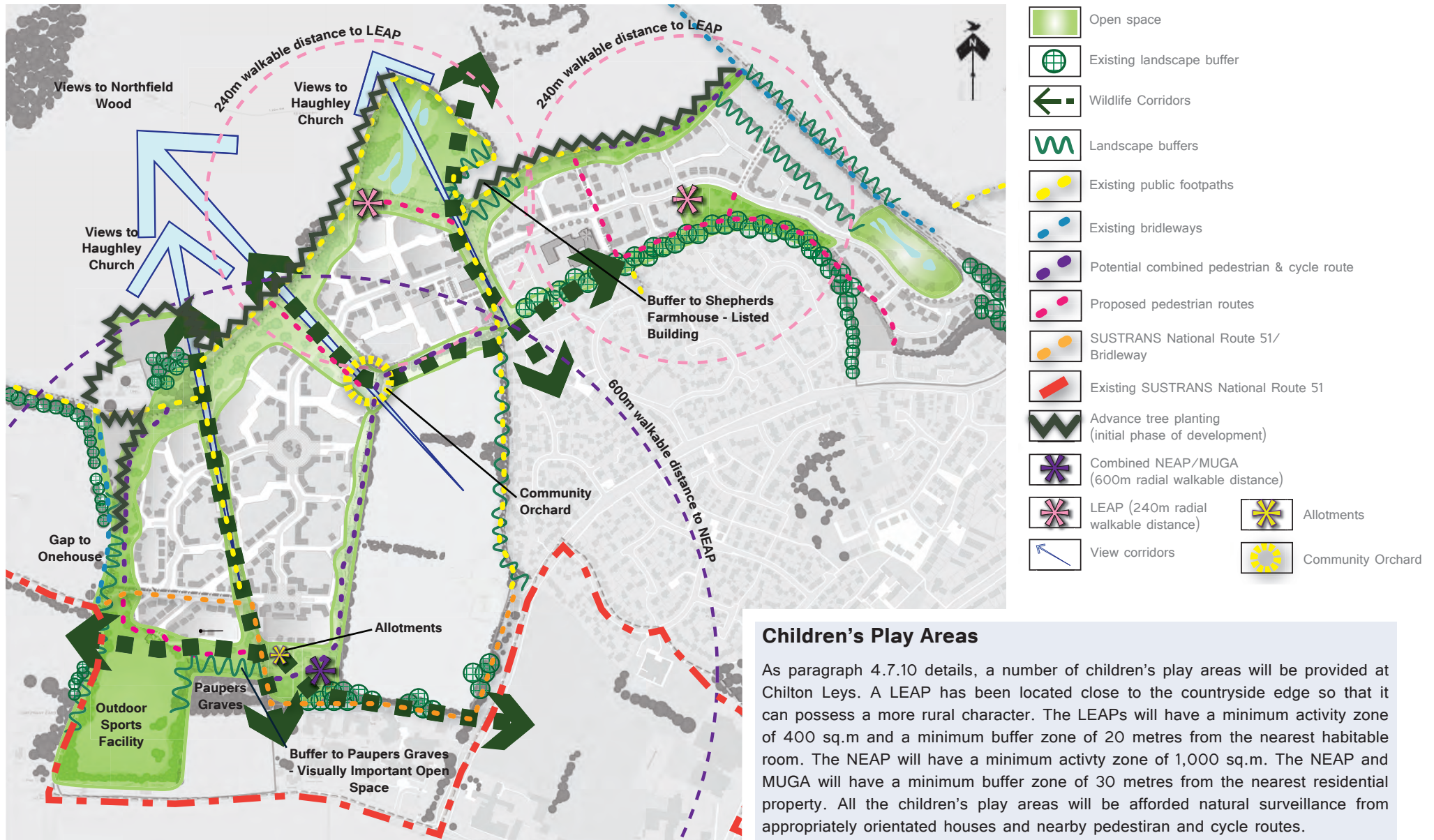


Figure 4.5: Landscape and Open Space Strategy

4.8 Ecological Considerations

- 4.8.1 The wider site is not covered by any wildlife site designations and no such sites occur on adjacent land. No internationally and nationally important sites occur within 5km (3.1 miles) of the site. The closest non-statutory site is Fen Acre Meadows County Wildlife Site (CWS), an area of unimproved species-rich meadow and a stream located approximately 0.25km (0.16 miles) north east, which is unlikely to be impacted by the development. Paupers Graves Wood is not designated for nature conservation.
- 4.8.2 The majority of the site is under intensive arable cultivation. The field boundaries are marked by hedgerows and/or ditches, and a wooded landscape buffer extends along the boundary between Chilton Hall housing estate and the arable land of the site. A number of mature standard broad-leaf trees occur along the field boundaries, and these, in association with intact hedgerows, ditches and rough grassland verges form the principal ecological value within the site. Certain field boundaries, particularly in the south and east of the site, are of ecological interest, offering habitat in themselves and contributing to the connectivity across the wider landscape. These will be retained as part of any future development proposal, forming the framework for an extended semi-natural habitat mosaic to be created as part of the development's green space. The ditches, and so too downstream watercourses, will be protected from significant detrimental impacts on water quality or flow rate.
- 4.8.3 Bat activity within the site principally relates to the landscape buffer as well as the field boundaries extending from Paupers Graves around the west of the site, and those through Chilton Fields. Hedgerows and trees around the periphery of the site also comprise the primary nesting and foraging habitat for birds. The rough grassland verges around the south and west of the site in particular could be used by amphibian and reptile species. Any development proposal will retain and enhance these habitats, improving connectivity between suitable areas within and beyond the site wherever possible. Particular consideration will be given to maintaining the unlit wooded landscape buffer, and interlinking corridors, for the benefit of species which are active during twilight and nocturnal species.
- 4.8.4 Future green space will seek to optimise habitat connectivity, biodiversity and species richness through and around any development, and new planting will include a variety of types and species of vegetation. The green open space corridors within Chilton Leys (see also paragraph 5.4.5) will be positioned to link with the off-site key biodiversity areas, as per the SAAP, and the new allotments and orchard will contribute to creating wildlife corridors through Chilton Leys and increasing the biodiversity on the site. Sensitive design will be required to deliver realistic benefits for wildlife, landscape and recreation in parallel. Particular consideration will be given to the avoidance of potential detrimental impacts associated with increased recreational pressure on Northfield Wood CWS, an ancient woodland which lies approximately 0.45km (0.28 miles) west of the site.
- 4.8.5 In addition, the SuDS network which will be created on site will be designed and vegetated to enhance the wildlife and ecological value of the swales and attenuation basins.
- 4.8.6 An assessment of potential ecological impacts based on up to date baseline data will be used to inform any planning application.

Wildlife Corridors

Wildlife corridors are linear areas of open space within developed areas which permit the movement of wildlife. As shown by Figure 4.5, the development form of Chilton Leys establishes a framework of connected green corridors, which will help to provide a sense of continuity between town and country and allow species diffusion and habitat reinforcement. These new green corridors will also provide circular walks around Chilton Leys, reinforcing the multi-functional role of the development's green infrastructure. Further details on the new wildlife corridors can be found in Sections 4.7 and 6.12 and paragraphs 4.8.4 and 5.4.5.

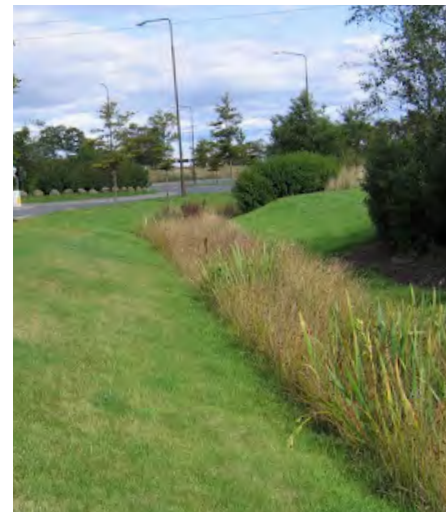


New green spaces will deliver benefits for wildlife, landscape and recreation

4.9 Surface Water Drainage and Flooding

- 4.9.1 The site does not lie in a high or medium probability flood zone; the site therefore has less than a 1 in 1,000 annual probability of flooding from rivers or significantly sized watercourses. Two notable field drainage ditches are present; one on the north eastern boundary and the other that runs roughly north to south along the route of the public footpath between Chilton Leys Farm and the eastern edge of the Paupers Graves. The retention of the ditches will be maximised as far as possible and integrated into the site's surface water management scheme.
- 4.9.2 A Sustainable Drainage System is to form part of the proposals with the aim of closely mimicking the natural drainage regime of the site.
- 4.9.3 Surface water runoff will be attenuated on site such that post-development runoff rates do not exceed those of the Greenfield site. Attenuation will ideally be provided in open features, as opposed to below ground storage facilities, and will be capable of managing all design storm events up to and including the 1 in 100 year storm inclusive of the requisite climate change allowance.
- 4.9.4 Conveyance of surface water runoff within the site will ideally be in open features such as swales. The swales and open attenuation facilities will be planted with marginal and aquatic vegetation capable of withstanding the varying wet and dry conditions. They will also be designed to create wildlife habitat and to form focal points within the local landscape.
- 4.9.5 The eastern part of the site will drain via a combination of swales and underground pipes to an attenuation basin located to the south-east of the employment area. This basin will have a variable depth to create areas of permanent/seasonal water while allowing for the storage of runoff from storm events. This basin will outfall to the adjacent boundary ditch where flows are routed northwards to a tributary of the River Gipping.
- 4.9.6 The western parts of the site will drain to the ditch mentioned in paragraph 4.9.1 that runs roughly along the route of the public footpath. It is anticipated that a further large attenuation basin will be provided to the west of Shepherds Farmhouse and that a series of swales and smaller basins will be used to convey runoff to a number of outfall points along the above-mentioned ditch.
- 4.9.7 In order to provide effective pollution prevention, surface water runoff will be passed through the recommended number of treatment stages prior to its discharge from the site.

- 4.9.8 The open water features will need to be designed such that maintenance and safety issues are considered.
- 4.9.9 The swales will be dry most of the time and vegetation planted along them will be capable of withstanding the varying wet and dry conditions.
- 4.9.10 Care will be taken in designing the areas immediately around the basins, and railings or a low fence may in some cases be necessary for safety reasons.
- 4.9.11 Maintenance and adoption of the surface water management scheme will be addressed as part of a planning application. At this moment in time, it is envisaged maintenance will fall into two main categories: the public elements of the scheme (basins, swales, etc) which can require mowing, litter picking and occasional repairs, and the private elements of the scheme (front and rear gardens) which will be maintained by individual householders. Consideration will need to be given to the highway drainage as adoption guidelines may require a separate system.



A network of swales and attenuation basins will be used to drain surface water run-off from the development



The swales and attenuation basins will be planted with aquatic and marginal vegetation to provide habitat for wildlife



Sustainable Drainage Systems will form a key part of Chilton Leys

4.10 Supporting Uses and Community Facilities

- 4.10.1 The new homes at Chilton Leys will be developed in conjunction with a range of supporting uses and facilities to create a vibrant community. The Illustrative Layout shows where these new facilities could be located.
- 4.10.2 A new Local Centre will be provided as part of the development to provide for local needs with services and facilities that could include a new convenience store or a medical practice. At present, no final decision has been made regarding the exact end-users, as it would be inappropriate to commence construction without a confirmed occupier and therefore risk a building being left vacant for an indefinite period of time. Parking and servicing facilities will be provided to accord with the prevailing standards specified at the time of detailed design. Adequate cycle parking facilities will also be provided to encourage more sustainable movement patterns.
- 4.10.3 A new Community Centre will be provided at Chilton Leys. The Community Centre will be designed in conjunction with whoever will be taking on its management and day-to-day running. Critically, the Community Centre will be capable of accommodating a number of activities run by local clubs and societies.
- 4.10.4 The Community Centre could be provided as either a stand-alone building, on a combined site with the new Primary School or as a building combined with changing facilities serving Chilton Leys' new outdoor sports facilities.
- 4.10.5 The sports facilities will be provided with changing facilities, access, dedicated car parking and landscaping as necessary. As stated above, the changing facilities could be combined with the community building.
- 4.10.6 Suffolk Constabulary have stated that growth at Chilton Leys necessitates the provision of a police counter or office facility on the site. The opportunity may exist for the facility to be provided as part of another building, e.g. a multi-use Community Centre or as part of the Local Centre.

4.10.7 The opportunity exists to provide some new allotments at Chilton Leys. The allotments will be provided with adequate car parking facilities and will cater for wheelchair access.

4.10.8 Changes to the location or provision of the supporting uses and community facilities may trigger a review of this Development Brief (see Section 9).



The Community Centre will be capable of accommodating a number of activities for local residents



New allotments will be provided

4.11 Services Infrastructure

- 4.11.1 The service providers for Water, Gas, Electric and Telecommunications have all been approached regarding the proposed development. Anglian Water have indicated that there is sufficient water resource capacity to supply the Development although off-site reinforcement works are required of which the costs will be met by the developer. National Grid (Gas) have also confirmed that the nearest Medium Pressure main has sufficient capacity to serve the development. UKPN (Electric) have indicated that there is sufficient capacity to supply the Development although off-site reinforcement works are again required of which the costs will be met by the developer.
- 4.11.2 A new outfall sewer from the eastern part of the site will need to be constructed to the Bury Road pumping station and the pumps up-rated here so as to manage the increase in wastewater flow. The eastern part of the site will drain wastewater to this new outfall sewer via a gravity system, but the western parts of the site will require pumping due to the local topography.

4.12 Noise and Air Quality

- 4.12.1 A relatively small part of the site is affected by road traffic noise from the adjacent A14, but the effect reduces as the separation distance from the road increases and there are both existing and planned mitigation measures to further reduce noise levels. The Environmental Health Officer has been consulted and has agreed an assessment methodology that will ensure the proposed residential development will enjoy a satisfactory noise environment both internally and externally.
- 4.12.2 A noise survey has been carried out to determine what mitigation may be necessary and to inform the design and layout of the development. External noise levels will be assessed in line with the guidance given in the World Health Organisation Guidelines for Community Noise, with a target value of 55bDLA (eq.16hours) and even without additional mitigation this level is bettered over the majority of the site. Only a small band of land parallel to the A14 requires additional mitigation to ensure the target value is achieved and this may be incorporated into the landscape buffer.
- 4.12.3 Internal noise levels will be assessed using the guideline given in BS8233:1999 Sound insulation and noise reduction for buildings, Code of practice and with the use of modern window construction and ventilation systems satisfactory levels may be achieved.
- 4.12.4 Planning conditions will be implemented to ensure the employment land use has minimal noise impact on the area.
- 4.12.5 Air quality assessments showed that traffic emissions from the A14 do not result in pollution levels across the site which are unsuitable for residential development. The effect of additional traffic generated by the scheme, on air quality at off-site sensitive locations was also investigated, and assessments show that the changes in the existing air quality would not be significant.

5 Design Principles

5.1 The Design Principles

5.1.1 The final design and layout of Chilton Leys will be based on five main principles which aim to ensure that the new neighbourhood is a sustainable, safe and desirable place to live and work. The Design Principles, as well as their main aims, are set out in this section, and will guide the decisions which are made in the production and subsequent determination of the detailed designs for the development.

5.1.2 The Design Principles are:

- **Landscape Setting:** Respecting the setting of Chilton Leys (Page 29)
- **Sense of Place:** Creating an identifiable local character (Page 31)
- **Permeability:** Creating a permeable layout (Page 33)
- **Legibility:** Creating a legible development (Page 34)
- **Sustainable New Community:** Ensuring a safe, sustainable neighbourhood (Page 35)

5.2 Landscape Setting

5.2.1 Chilton Leys will be designed to respect and respond to its setting and surroundings. The main landscape issues that will shape Chilton Leys are set out below and illustrated on Figure 4.5 (Page 22).

Gap between Chilton Leys and Onehouse

5.2.2 The layout of the development at Chilton Leys will respect the setting of Onehouse. Advance tree planting and open space will be provided along the site's western and north western boundary. The advance planting will allow for the early establishment of planting subsequent to the development of later phases.

5.2.3 In addition, the residential development areas along the western and north western edge of Chilton Leys will comprise low density housing within a green landscaped setting, respecting the countryside edge location.

5.2.4 Figure 5.1 shows an indicative section through the western boundary to the south of Chilton Leys Farm to illustrate how new tree planting will combine with existing landscaping and new areas of public open space to create a parkland character. The combination of the landscaping and open space will reinforce the importance of the gap between Chilton Leys and Onehouse.

Chilton Leys Farm

5.2.5 The existing mature landscape structure and arrangement of land at Chilton Leys Farm provides an opportunity for large, bespoke homes of individual designs set within large gardens. Landscaping proposals will include new planting and the phased replacement of the existing Leylandii hedgerows with native stock.

Paupers Graves

5.2.6 The SAAP identifies Paupers Graves as a Visually Important Open Space as it plays an important role in the gap between Stowmarket and Onehouse.

5.2.7 New tree and woodland planting will be included to the north of Paupers Graves to increase the size of the existing stand of trees, as well as to increase the wildlife habitat of the area. This approach will reinforce the contribution made by Paupers Graves to the gap between Stowmarket and Onehouse.

5.2.8 An open space buffer will be maintained beyond the proposed woodland planting around Paupers Graves, with houses set back and facing onto the open space. The areas of open space around Paupers Graves will contribute to ensuring a feeling of openness around the burial site.

Shepherds Farmhouse

- 5.2.9 A landscape buffer will be maintained between the new houses and the Grade II listed building of Shepherds Farmhouse. New tree and thicket planting will be provided within the open space buffers to screen and protect the settings of the listed building. Residential development within the vicinity of the listed building will be low density and orientated to face onto the open space buffer.
- 5.2.10 The siting and orientation of the dwellings adjacent to Shepherd Farmhouse will be carefully considered. The adjacent dwellings will be set away from the boundary to respect the setting of Shepherds Farmhouse, allowing sufficient space for the existing boundary vegetation to be supplemented by new planting. At the detailed design stage, the new homes adjacent to Shepherds Farmhouse will be carefully designed to follow fundamental architectural principles of scale, height, massing and alignment, and use appropriate materials in order to respect its setting.

Northfield Wood

- 5.2.11 The Ancient Woodland at Northfield Wood forms a backdrop to the development when viewed from the south and screens views from the north west. It visually contributes to the setting and context of Chilton Leys. As such, the development will be designed to create vistas towards Northfield Wood to emphasise the specific location and setting of the new homes and to visually link the development to its surroundings, ensuring a layout and design that is specifically suited to the site and its context.

Vista to Haughley Church and Great Finborough Church

- 5.2.12 As with Northfield Wood, the towers of the churches at Haughley and Great Finborough are visible from within the site and form local landmarks in the area. Therefore vistas will be created towards the spires to appreciate their important location and to aid legibility and orientation within Chilton Leys (Figure 4.5).

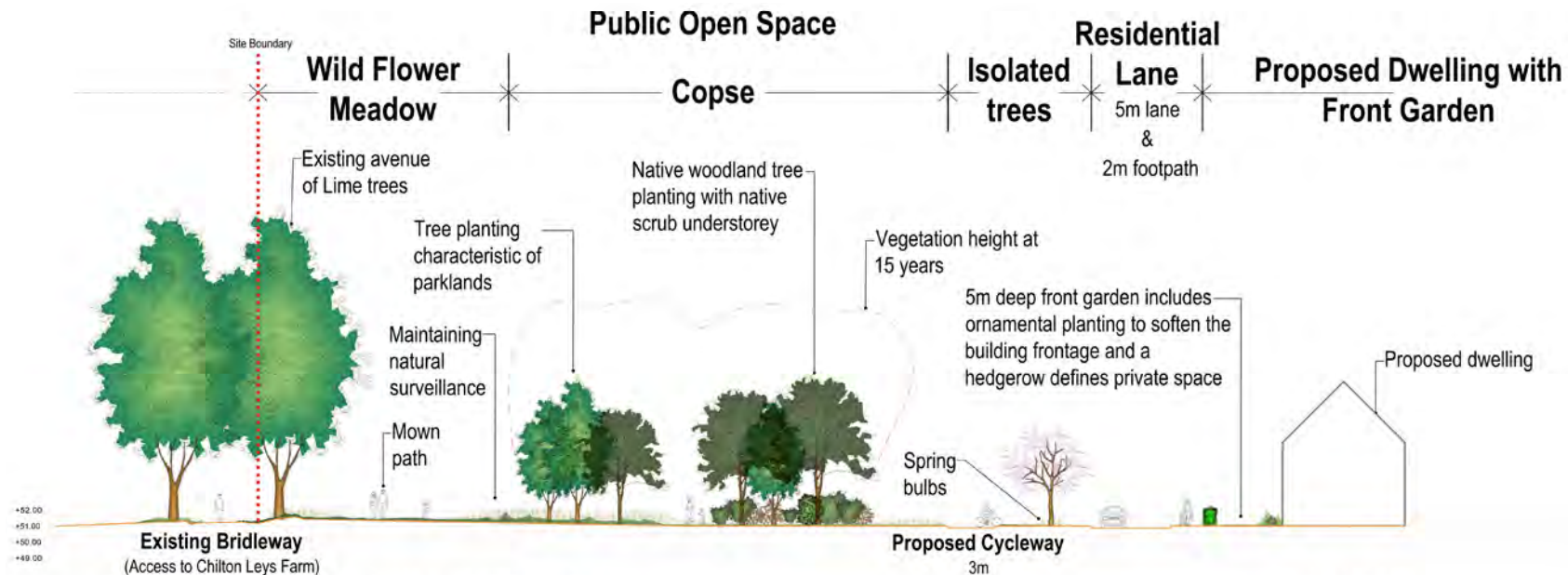


Figure 5.1: Indicative section through site boundary adjoining western boundary to south of Chilton Leys Farm

5.3 Sense of Place

5.3.1 Chilton Leys will be designed to have an identifiable local character which is based on its specific context and location. Critically therefore, Chilton Leys' new buildings will reflect the Mid Suffolk vernacular.

Interface between surrounding urban area and countryside

5.3.2 Chilton Leys' location along the built up edge of Stowmarket provides the opportunity to create a gradual transition between the town and the countryside, and to create an attractive urban edge to Stowmarket.

5.3.3 The layout of the site will ensure that the new homes will be well integrated with the existing communities and facilities in the neighbouring areas.

New settlement edge

5.3.4 A soft edge comprising low density housing development set within a green, treed landscape will be used to ensure a gradual transition with the countryside to the north and west. A landscaped open space buffer will be provided between the new houses and the surrounding open land, and the houses will face onto the open space areas to prevent the creation of a hard, abrupt built-up edge.

Individual and identifiable character

5.3.5 Chilton Leys will take its layout and detailed design cues from the traditional local vernacular. However, the new homes will not slavishly replicate the local vernacular, but rather draw upon local building styles, details and materials to create visual cohesion. The following general principles will guide the design of the new dwellings:

- **Simple Built Form:** Buildings will be designed with a simple form and an appropriate level of detailing that complements the Stowmarket vernacular.
- **Unity:** New homes will convey an impression of unity relieved by minor points of detail, materials and grouping, producing variety with harmonious identity.
- **Key Buildings:** Key buildings using special details, raised building heights and/or increased massing will be used in key locations.
- **Building Groups:** Groups of buildings will be the principal visual elements that characterise the development. With the exception of key buildings, individual dwellings will be subservient to the building group.
- **Corners:** Houses on corners will have dual frontages and use features such as bay windows to emphasise their pivotal position.
- **Roofs:** Pitched roofs will be the predominate roof type, with roofs appropriately scaled and proportioned. Dormer windows will be used to add variety. Varied roof pitches, forms and detailing will be used to break up the massing of the new buildings.



5.3.6 Chilton Leys will have its own identifiable character, whilst reinforcing the specific character of Stowmarket and its rural location.

5.3.7 A restrained palette of high quality materials is to be used, with subtle changes in the composition of materials to strengthen the identity of individual areas. The choice of materials will reflect the more traditional characteristics of Stowmarket and the surrounding area.

Non-residential buildings

5.3.8 The non-residential buildings such as the new Local Centre, the Primary School and Community Centre will form a series of focal points to Chilton Leys. They will therefore be designed in a manner that reflects the individual characteristics of Chilton Leys.

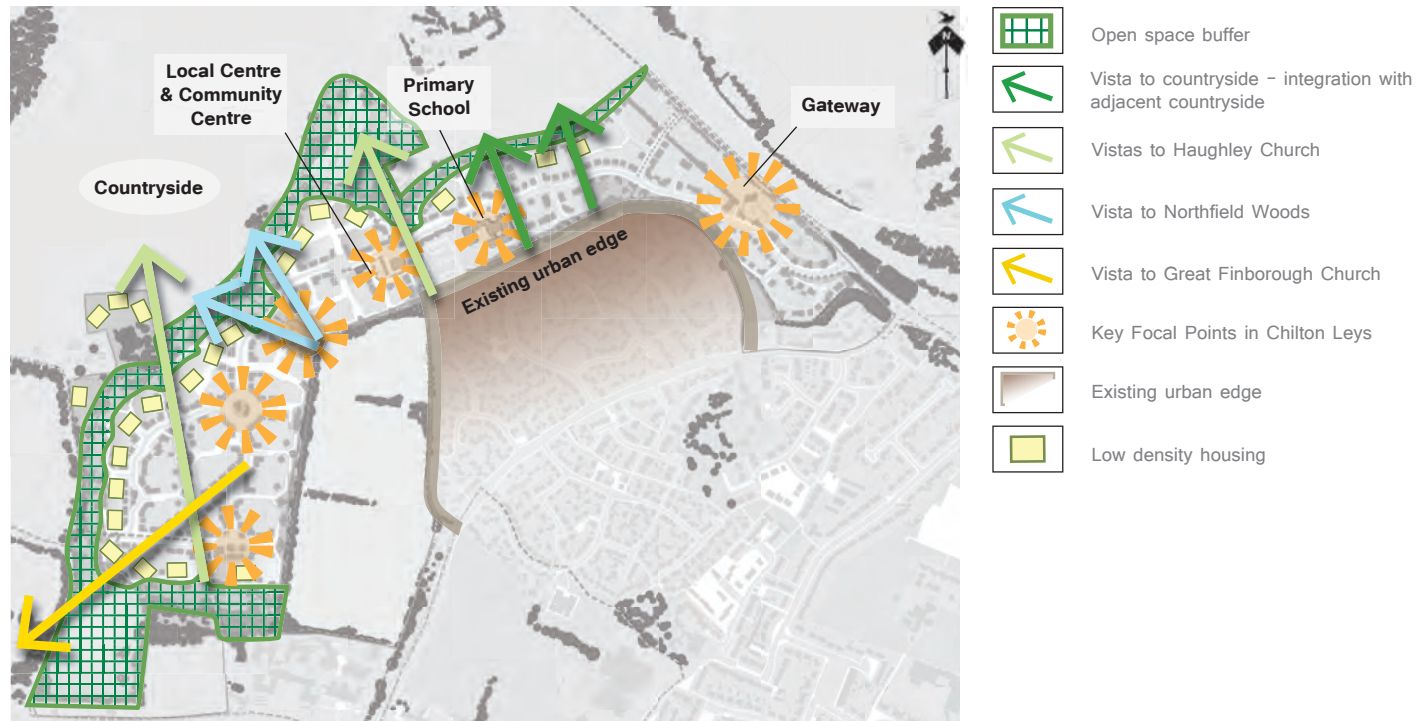


Figure 5.2: Sense of Place Strategy



5.4 Permeability

- 5.4.1 A permeable layout will be created at Chilton Leys, offering a choice of convenient routes to the development's new facilities, as well as the existing areas of west Stowmarket and beyond. A permeable layout is key to encouraging higher levels of walking and cycling, especially for local trips. To support this permeability, the detailed design of the new streets and spaces will cater for the needs of pedestrians and cyclists, rather than those of vehicle users.
- 5.4.2 Vehicular access to new development at Chilton Leys Farm could be provided via the existing access road, with pedestrian and cycle links created to the main site.

Street Hierarchy

- 5.4.3 A hierarchy of streets and spaces will be created. Chilton Leys' layout will be based upon a main street that runs through the heart of the development. The wider street system will radiate from the main street and be characterised by winding minor routes reflecting their lower traffic volumes. These relationships of 'core to periphery' are fundamental to creating different character areas throughout the development in order to aid legibility and create interest.

Pedestrian and Cycle Links

- 5.4.4 A network of pedestrian and cycle routes will be created to provide direct links to the local facilities and neighbouring areas. These routes will be designed to be safe and pleasant. The existing public rights of way that cross the site will be carefully incorporated into the layout to continue to provide important and direct links with the surrounding countryside and residential areas.

Green Space Network and Wildlife Corridors

- 5.4.5 A series of green links, or corridors, between the new houses and the countryside will be provided to create connections for wildlife habitat and to serve as a pleasant environment for the location of the recreational paths. The corridors will help to permit the potential movement of wildlife through Chilton Leys between existing habitats both on and off the site. Specific attention will be given to the lighting design alongside open space and wildlife corridors. Impacts of artificial lighting on bats and other nocturnal wildlife will be reduced by minimising artificial lighting onto these spaces.



Direct and safe pedestrian routes



Cycleways to local facilities and neighbouring areas



Pleasant countryside links

5.5 Legibility

5.5.1 Chilton Leys will be designed to have a clear hierarchy of places and streets so that it will be clear for residents and visitors alike to know where the principal routes and key facilities are.

Main Street and Key Spaces

5.5.2 The main street running through the heart of Chilton Leys will link the primary spaces, uses and facilities around the site. The importance of this route will be marked by taller buildings, higher densities and a distinctive character. Building frontages will be used to give shape to the main street and key spaces.

Key Frontages

5.5.3 Key frontages will aid in emphasising the specific character of Chilton Leys. Massing and architectural details of buildings framing key spaces, green open spaces or important nodes will be carefully designed to contribute towards the creation of a unique experience of distinctive quality and character.

5.5.4 Buildings will be orientated to face onto the streets and open spaces to create active frontages to the public realm.

Landmark Buildings

5.5.5 Landmark buildings, such as taller buildings or buildings with distinctive architectural detailing, will be used to provide local reference points and emphasise important features and locations, such as where vistas are terminated or within key nodes and spaces.

Public Realm

5.5.6 Chilton Leys will have a high quality public realm which is attractive and feels safe. This will be achieved by creating a series of linked spaces with buildings fronting onto them to enliven the street scene.

5.5.7 Doors, windows and houses will front onto the street and be positioned at regular intervals to create activity and provide passive surveillance, thereby enhancing security of the streets and spaces.

5.5.8 The inclusion of planting, seating and other street furniture within key spaces will aid in creating an individual character within the space as well as contributing to the specific character of Chilton Leys as a whole.



Main street: taller buildings and higher densities



Key frontages will help define specific character areas



Shared surfacing can identify a change in direction or emphasise key spaces

5.6 Sustainable New Community

5.6.1 The aim at Chilton Leys is to create a safe and sustainable community where people want to live and visit.

Safety and Security

5.6.2 Design has a crucial role in delivering and creating a safe and secure residential environment. Natural surveillance, in the form of doors and windows overlooking the streets and public spaces, is essential in making places feel safe and comfortable.

5.6.3 Boundary treatments will not impede visual surveillance of public areas.

5.6.4 The street network will be designed to control traffic speeds. The best way to do this is to design streets that encourage people to drive with caution. The arrangement of buildings, spaces and activities will be used to act as a natural traffic calmer. The new streets will be designed to take account of the '20's Plenty for Stowmarket' campaign.

5.6.5 All traffic control measures will be designed with pedestrians (including disabled people), cyclists, public transport, service and emergency vehicles in mind.

Overall Sustainability

5.6.6 In order to demonstrate an overall approach to sustainability, the development of Chilton Leys is expected to undertake an assessment under national sustainability standards for all parts of the project.

5.6.7 All the new homes will be encouraged to be built to level 4 of the Code for Sustainable Homes (CfSH) as per Core Strategy policy CS3. The opportunity for this requirement to rise will be reviewed over the 15 year Plan Period of the Development Brief. Such a review will be subject to full and rigorous viability testing. Similarly, the new homes will be encouraged to be built to meet Lifetime Homes Criteria (subject to full and rigorous viability testing). All non-residential buildings will achieve the closest equivalent standards to those required for residential development, currently:

- **Non-residential development commencing prior to 2016: BREEAM Excellent**
- **Non-residential development commencing after 2016: BREEAM Outstanding**

5.6.8 By meeting the relevant CfSH and BREEAM standards Chilton Leys will meet standards in relation to CO₂ reduction, water saving, flood risk, air quality, waste management and biodiversity.

5.6.9 As the detailed planning application stage, a Site Waste Management Plan will be prepared to include procedures for recycling and the minimisation of waste production, and the diversion away from landfill.

Sustainable Energy

5.6.10 Reducing energy demand will be an important consideration in the design and development of Chilton Leys. An important starting point before fitting complex technologies is to focus on fabric performance and the provision of efficient heating systems to ensure each dwelling and non-residential building is intrinsically 'green'. The proposed dwellings and non-residential buildings will meet minimum fabric energy efficiency standards and maximum CO₂ emission rates by meeting Building Regulations standards in force at the time of construction. Consideration will be given to using low energy street light fittings and energy saving devices such as light level sensors.

5.6.11 Passive design principles, such as orientating buildings to maximise day lighting (to reduce the need for artificial lighting) and passive solar gain (to reduce the need for space heating) will be employed. This approach will be carefully balanced against wider urban design aims, such as the need to orientate the new buildings to create appropriate enclosure and overlooking of streets and open spaces.

5.6.12 The aim is to achieve at least 10% of Chilton Leys' total energy demand will be from renewable energy generation or low carbon technologies. Such technologies may include solar photovoltaics or solar thermal heating systems. The use of these technologies will be subject to full and rigorous viability testing.

5.6.13 The large mixed-use nature of the Chilton Leys allocation in principle offers itself (technically and commercially) for communal energy provision through a "decentralised energy network", an efficient form of local heat and/or electricity generation that can reduce CO₂ emissions by over 30% compared to conventional generation. This could involve a central plant, such as a combined heat and power (CHP) engine (fuelled by gas or by a renewable source e.g. biomass, biofuel, waste oil) and a network of pipes distributing hot water around the site, and potentially a private wire system to distribute electricity generated by the plant.

5.6.14 Early consideration has been given to a district heating network for the allocation, but such a scheme is complex and has large cost implications that need to be balanced against ongoing infrastructure provision. On a more local level there is an opportunity for a biomass boiler to serve the primary school and potentially the local centre as set out on Page 41 (Community Focus Character Area) of the Development Brief. The benefits of the wider approach, however, will be looked at in future reviews, especially when considering the possible relocation of the High School and Leisure Centre as this will have many benefits and a demand for heat. Future issues to consider include site density (needs to be high to accommodate district heating), lorry movements, location of energy centre and how the network would be developed over the proposed phasing schedule.

5.6.15 Over the 15 year Plan Period for Chilton Leys it is likely that the existing technologies will become more cost-effective and new technologies may become available. The Chilton Leys Development Brief does not preclude the use of these technologies in the future.

Water Conservation

5.6.16 Water conservation measures to individual buildings will be employed through the use of low water use sanitary features to meet targets for internal potable water consumption. Rainwater harvesting and greywater recycling techniques will be considered. As already detailed in the Development Brief, a SuDS Management Train approach will be used to manage surface water runoff (Section 4.9).

Inclusive Access

5.6.17 Chilton Leys will be designed to address the principles of inclusive access and design. By designing and managing the built environment inclusively, the frustration and hardship experienced by many, including disabled people, older people and families with small children, can be overcome. This will be achieved in terms of both building design and the design of the public realm.

5.6.18 Chilton Leys's new buildings will accord with the relevant Building Regulations standards to ensure they meet mandatory inclusive access and design requirements. The design of the public realm will include appropriately designed bus stops for wheelchair access, ramped access points to provide level thresholds into buildings and safe and convenient pedestrian crossing points. The new allotments will include some disabled access plots (see also paragraph 4.7.7).



Houses that overlook the new streets will help to create a safe and secure residential environment

6 Character Areas



- Character Areas:**
- Gateway (Page 39)
 - Main Street (Page 40)
 - Community Focus (Page 41)
 - Neighbourhood Housing (Page 42)
 - Northfield Wood View (Page 43)
 - Chilton Hall Edge (Page 44)
 - Haughley Church View (Page 45)
 - Great Finborough Church View (Page 46)
 - Outdoor Sport Pitches (Page 47)
 - Employment Area (Page 48)
 - Rural Edge including Chilton Leys Farm (Page 49)

Figure 6.1: Character Areas Plan

6.1 Character Areas

6.1.1 The following section illustrates how Chilton Leys will be divided into a series of different Character Areas, which will be reflected when designing the detailed layout and proposals for the site and the actual buildings and spaces within it. The Character Areas and their specific design criteria have been based upon the site's opportunities and constraints, as well as the desire to ensure a varied and legible development which has a strong sense of place.

6.1.2 The Character Areas which will be considered at Chilton Leys are:

- **Gateway**
- **Main Street**
- **Community Focus**
- **Neighbourhood Housing**
- **Northfield Wood View**
- **Chilton Hall Edge**
- **Haughley Church View**
- **Great Finborough Church View**
- **Outdoor Sport Facilities**
- **Employment Area**
- **Rural Edge including Chilton Leys Farm**

6.1.3 The photographs and sketches on the following pages do not seek to prescribe a particular architectural style or typology, but rather demonstrate how urban form, massing and scale could be arranged to achieve the various character areas.

6.1.4 It should be recognised that Chilton Leys is a development for the 21st Century which will seek innovative and quality housing. At the same time, the new buildings will respect the strong Suffolk vernacular.

6.1.5 It is important to note that the Haughley Church View and Rural Edge Character Areas address how the future development of Chilton Leys Farm will respect the design principles established by this Development Brief for Chilton Leys.



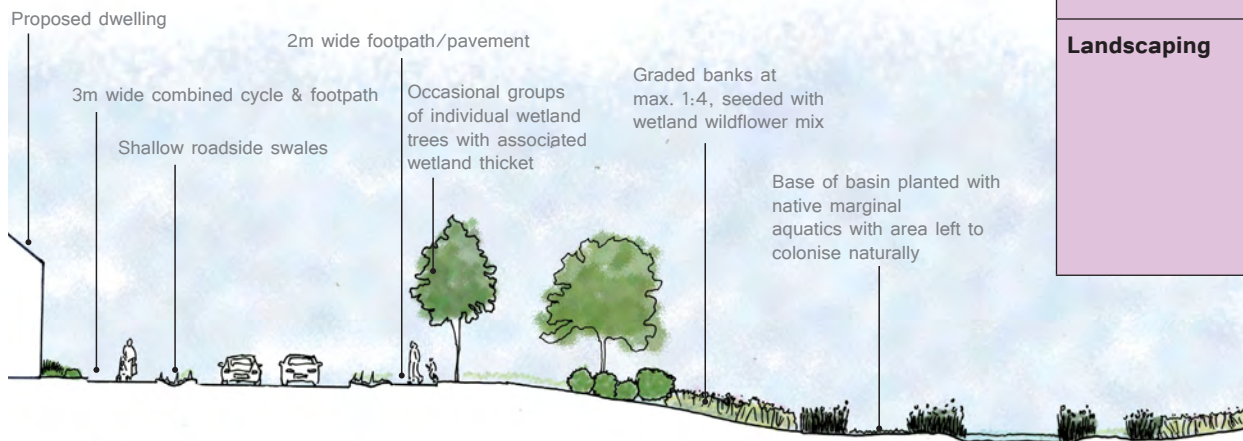
A new development with its own distinct character, which also integrates with its surroundings

What is a 2½ storey dwelling?

The following section makes reference to the use of 2½ storey dwellings. A 2½ storey dwelling accommodates living space in the loft space, typically a bedroom and en-suite. The second floor space is normally served by dormer windows to the front elevation. The use of dormer windows help to add interest, variety and rhythm to the roofscape.

6.2 Gateway

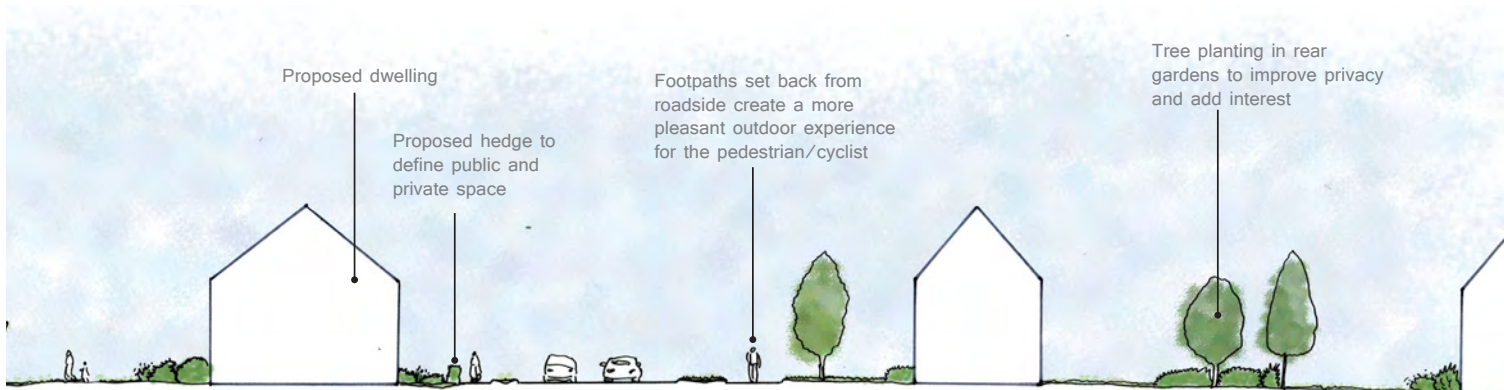
6.2.1 The access off Chilton Way/Bury Road will form the main vehicular entry point into Chilton Leys. The grouping of buildings within the Gateway, which comprise both residential and employment uses, will form an entrance feature and create a sense of arrival for visitors and residents alike. The new buildings will relate strongly with the new attenuation basin to create a clear focal point.



Uses	Wide-range of uses which could include residential, retail, family pub and offices. Compatibility of non-residential uses with residential uses to be carefully considered.
Street	Wide tree lined street with 2 metre path to one side and 3 metre combined footpath and cycleway to opposite side.
Public Spaces	Hard landscaped space will combine with the softer landscaping of the attenuation basin to create a strong and interesting gateway to Chilton Leys.
Density	Medium/High Density
Building Heights	Up to 3 residential storeys or equivalent height to non-residential uses.
Building Types	Focal buildings to mark entrance, may be modern design. Terraced and semi-detached forms to predominate in residential area.
Building Line	Strong building lines to frame entrance space.
Parking	Car parking in dedicated, well designed parking areas within non-residential areas. Mostly on-plot parking with some communal parking areas within residential area.
Landscaping	Formal landscaping within non-residential area, with hard-paved surfaces and trees in grilles. Well landscaped entrance street. Attenuation basin to be important landscape feature with rich tapestry of planting and seasonal interest. New planting along Bury Road frontage important to create a landscaped edge, with careful consideration given to views into the site from the countryside to the north.

6.3 Main Street

6.3.1 The Main Street forms the principal vehicular movement corridor through Chilton Leys, and will be designed to be able to accommodate a bus route along its length. It will be clearly defined to aid legibility within the development.



Uses	Residential
Street	Wide street with 2 metre path to one side and 3 metre combined footpath and cycleway to opposite side.
Public Spaces	A combination of hard-paved squares and softer green pockets to mark important focal points along the street.
Density	Medium/High Density
Building Heights	Generally 2 to 2½ storeys, with 3 storeys at key locations and groupings to aid legibility.
Building Types	Mostly apartments, terraces and semi-detached houses.
Building Line	Strong, continuous building line to frame street.
Parking	Parking set back behind the main building line, on-plot garages and driveways and via drive-throughs. Limited use of small car parking courts for apartments and terraced units in order to help create strong building frontages.
Landscaping	Strong, formal landscaping, with a combination of hard-paved surfaces with trees in grilles and soft green pockets at important nodal spaces. Opportunity to incorporate SuDS features, such as swales, along the street.

6.4 Community Focus

- 6.4.1 A central focal point for Chilton Leys will be formed around the community uses of the new Primary School, Local Centre and Community Centre. Traffic calming measures will be introduced along the Main Street where it passes the school and Community Centre. The new buildings will inevitably become a new local landmark and high quality architecture will be employed to symbolise the dynamism of this 21st Century development. The Community Centre will be capable of accommodating a number of activities by local clubs and societies.
- 6.4.2 This Character Area has been devised on the basis that the Primary School and Community Centre could be provided on separate, yet adjacent sites, or on a combined site. However, the opportunity may exist to locate the Community Centre adjacent to the playing fields so that it can be combined with a changing room facility. Similarly, the opportunity may exist to locate the new pre-school within the Community Centre rather than the Primary School.
- 6.4.3 Dialogue with Suffolk County Council highlights a number of principles that will be adhered to at the detailed design stage of the Primary School.
- **Vehicular access to the school site will be from the main street in order to adequately serve the needs of both staff car parking and refuse/ service vehicles.**
 - **Pedestrian access to the school site may be at up to three points.**
 - **Opportunity for renewable energy generation, such as a biomass boiler to serve the Primary School, will be fully explored, together with the opportunity for the chosen system to feed the nearby Community Centre.**
 - **No flats will be located adjacent to the school site and living rooms overlooking the school will be avoided.**



Uses	Primary School (including pre-school provision), Community Centre and Local Centre. Opportunity may exist to combine Primary School and Community Centre onto single site. Local Centre uses could include residential, retail, cafe, small-scale offices, doctor's surgery, dental practice and police counter/office facility. SAAP Policy 5.4 is an important consideration.
Street	Shared surface, low-speed street, incorporating parking and dedicated drop-off and pick-up spaces. Change of surface material should be used to identify the space.
Public Spaces	Strong visual links will be created between the Main Street where it passes the school, Community Centre and Local Centre, and the nearby areas of public open space. Opportunity for new square where Main Street passes Primary School.
Density	N/A
Building Heights	Up to 3 storeys, providing this is compatible with adjoining existing and new housing.
Building Types	Distinctive architectural design to create new local landmarks and act as focal points of views along the Main Street. Building design will include distinctive design elements that reflect their key landmark functions.
Building Line	Strong, formal building line to continue street scene of the Main Street. There is some flexibility in the exact location of the school building within the school site.
Parking	Car parking areas will include appropriate planting. Drop-off and pick-up spaces to be provided along the Main Street.
Landscaping	A strong, formal boundary treatment will help to define the Main Street where it passes the Primary School, with tree planting to reinforce space definition. The other boundaries of the school site will be defined by a more informal treatment of hedgerows and trees and integrate appropriately with the existing planting that adjoins the Chilton Hall estate.

6.5 Neighbourhood Housing

6.5.1 The Neighbourhood Housing areas form transition zones between the high density areas of the Main Street and the lower densities around the softer edges of Chilton Leys. This Character Area will have a higher level of variation and interest than other areas, with a greater mix and variety of building lines, materials and roofscape and to create a more informal, organic character.



Uses	Residential
Street	Permeable and well-connected street network, with mixture of small-scale streets and shared surface mews, reflecting priority given to pedestrians and cyclists.
Public Spaces	Combination of hard paved mews and small-scale, informal squares and pockets of green open spaces will punctuate the street network.
Density	Medium Density
Building Heights	2 to 2½ storeys.
Building Types	Mix of short terraces, semi-detached and detached dwellings.
Building Line	Varied building lines framing the streets and open spaces.
Parking	Parking set back behind the main building line, on-plot in garages and driveways and via drive-throughs. Small dedicated areas of on-street parking may be suitable and very limited use of parking courts. On-street visitor parking in dedicated bays.
Landscaping	Street network will be punctuated by spaces created by the built form. These spaces will be a combination of hard and soft landscaped areas. Planting and trees in grilles may be used in block paved areas as well as in incidental open spaces to soften the street scene.

6.6 Northfield Wood View

- 6.6.1 The Northfield Wood View character area forms a verdant, open space transition between the high density areas of Main Street and the medium density Neighbourhood Housing Areas.
- 6.6.2 This character area will comprise medium to high density development arranged to form strong, linear building lines that focus views toward Northfield Wood to the north-west.
- 6.6.3 The new housing in this area will frame and overlook a key area of open space which is permeated by a number of footpaths and cycle routes. This 'wedge' of open space will physically fragment the high density built form along the Main Street whilst creating a physical and visual green link between Chilton Leys and the surrounding countryside, to promote a soft and punctuated development edge.
- 6.6.4 It will also be important to consider the vista into the view corridor from the existing public footpath that runs along Chilton Leys' north western boundary. A community orchard could be located here, reflecting the local apple species and Suffolk fruit heritage, as well as serving to provide visual and habitat interest and enhancement within the area.



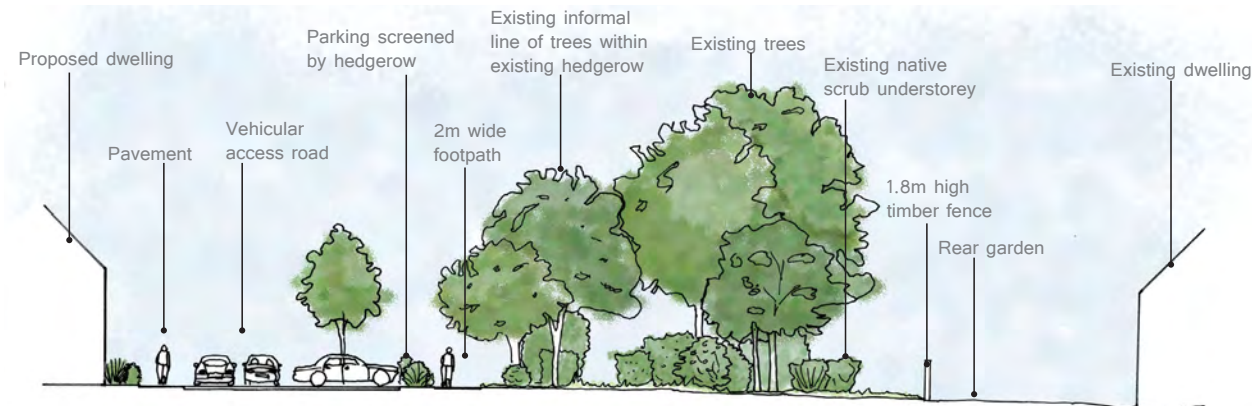
Uses	Medium to high density housing fronting a new area of public open space framing views toward Northfield Wood.
Street	A formal building arrangement creates a linear building line framing the key open space. The highway design will respond to the open setting through the use of informal lanes, private drives and footpath treatments.
Public Spaces	A wedge of open space providing vistas toward Northfield Wood will accommodate a number of proposed public footpaths, cycle routes and natural areas for recreation and wildlife, including a community orchard.
Density	Medium/High Density
Building Heights	Generally 2 to 2 ½ storeys.
Building Types	Mostly detached or semi-detached houses.
Building Line	Strong, linear building frontages frame open space and creates a key vista toward Northfield Wood.
Parking	Parking set back behind building line, on-plot in garages, driveways and via drive-throughs. Limited use of small parking courts.
Landscaping	Strategic tree planting within open space areas will provide a verdant break in the built form. A community orchard will be located in the southern part of the green space. A new landscape scheme will respect the setting of the surrounding countryside and enable views toward Northfield Wood. The detailed landscape scheme should be designed to frame views both into and out of the character area.

6.7 Chilton Hall Edge

6.7.1 Much of the boundary between Chilton Leys and Chilton Hall is delineated by an existing belt of field boundary hedgerows and broadleaf trees. The eastern parts of this landscape belt also comprise areas of informal open space, although the belt progressively narrows to the west. Chilton Leys will create a positive relationship with this existing landscape feature, whilst taking care to respect the setting of the existing homes that adjoin the site.



Uses	Residential
Street	An informal arrangement of buildings with a network of streets and lanes opening out onto private drives. The highway design will also respond to the character area through varied carriageway widths and informal footpath treatments.
Public Spaces	A linear area of public open space will be created along the Chilton Hall Edge Character Area.
Density	Low/Medium
Building Heights	Mostly 2 storeys high, with limited use of 2½ storeys subject to existing residential amenity considerations.
Building Types	Mostly detached and semi-detached dwellings.
Building Line	Informal building lines with breaks between buildings.
Parking	Parking set back behind the main building line, on-plot in garages and driveways. Limited use of parking courts.
Landscaping	Green open space corridor penetrating the new residential areas in places. Opportunity for new landscaping to supplement existing belt of landscaping. Informal landscaping to streets and lanes with groups of trees in green pockets.



6.8 Haughley Church View

- 6.8.1 The Haughley Church View Character Area forms two funnels of green space that bisect both the Main Street and Community Focus character areas. The westernmost funnel of green space corresponds with the low point of a shallow depression along which runs an existing public footpath.
- 6.8.2 Enabling views toward Haughley Church, this Character Area respects the close proximity of Shepherds Farmhouse (Listed Building), the Community Centre and the Primary School and incorporates the existing Onehouse FP17 footpath that crosses the area in a north-south direction.
- 6.8.3 Forming a verdant, green 'break' in the otherwise high density character of the Main Street, the Haughley Church View character area will comprise medium density development arranged to enclose an open space area whilst focussing views toward Haughley Church to the north.
- 6.8.4 This character area will create a physical and visual green link to the surrounding countryside and will punctuate the built form in this area.
- 6.8.5 It will also be important to consider the vistas into the view corridors from the existing public footpath that runs along Chilton Leys' north western boundary. For instance, the opportunity may exist to provide new landscape features to mark the end of the vistas. At the detailed design stage, new landscaping will be used to frame views into and out of the Church View corridor.
- 6.8.6 The development of Chilton Leys Farm will ensure that it respects the westernmost view corridor so that its new buildings do not impinge on the views to Haughley Church.

Uses	Medium density housing fronts onto a public open space dissected by a public footpath (Onehouse FP17). Buildings and landscape planting designed to frame views toward Haughley Church.
Street	An informal arrangement of buildings which respond to the various public and private nature of buildings within the local vicinity (Listed Building, Community Centre, Primary School).
Public Spaces	A 'funnel shaped' open space providing vistas toward Haughley Church with footpath FP17 providing direct public access to Chilton Fields playing field to the south.
Density	Medium Density
Building Heights	Generally 2 to 2½ storeys.
Building Types	Mostly detached or semi-detached houses.
Building Line	Informal building line with variations in set back and orientation to frame the funnel shaped open space and respect the setting of Shepherds Farmhouse.
Parking	Parking set back behind building line, on-plot in garages, driveways and via drive-throughs. Some visitor parking on-street.
Landscaping	Structural landscape buffer planting along the boundaries of the Primary School, Community Centre and Shepherds Farmhouse will be enhanced by tree planting along the route of the existing public footpath without compromising views toward Haughley Church.

6.9 Great Finborough Church View

- 6.9.1 The Great Finborough Church View Character Area is formed by a strong line of dwellings which visually frame the view to the church.
- 6.9.2 This corridor follows the main route for a short section, reinforcing the development's sense of place.
- 6.9.3 This character area will cut across several elements such as the Main Street and the western Haughley Church View corridor. The houses will thus be designed in a manner that ensures a continuity of character along the vista.



Uses	Medium density housing form a strong built corridor. Building designed to frame views toward Great Finborough Church.
Street	A strong building line will be used along a more informal street, with the ground level being subservient to the vertical plain formed by the houses. The streets here may take on a mews character.
Public Spaces	A green space crosses this character area, and trees within this space will be positioned with care to frame the views.
Density	Medium Density
Building Heights	Generally 2 to 2 ½ storeys.
Building Types	Mostly detached, semi-detached houses or short terraces.
Building Line	Strong formal building line to frame the view.
Parking	Parking set back behind building line, on-plot in garages, driveways and via drive-throughs. Some visitor parking on-street.
Landscaping	Landscaping to the fronts of houses to soften the strong building line along the ground level. Tree planting will enhance and not obscure the vista.

6.10 Outdoor Sport Facilities

6.10.1 The development of Chilton Leys will include the provision of new playing pitches for team sports. The pitches will include changing facilities, access and dedicated car parking.

6.10.2 The opportunity may exist to locate the Community Centre adjacent to the playing fields so that it can be combined with the changing rooms facility.



Uses	Outdoor sport
Street	N/A
Public Spaces	Area for outdoor sports could include facilities such as formal sports pitches, kickabout areas or a fitness trail.
Density	N/A
Building Heights	Single storey changing rooms pavilion. If combined with Community Centre, up to 2 storeys.
Building Types	Sensitively designed pavilion to reflect its rural edge location. Building design will reflect the Suffolk Vernacular. Pavilion constructed to meet Sport England design guidance note 'Pavilions and Clubhouses'.
Building Line	N/A
Parking	Dedicated parking area for the sports area set within an attractive landscaped framework. Sufficient parking will be provided to avoid parking over-spilling onto adjacent residential streets.
Landscaping	New tree planting will be used to respect the sports area's rural edge location and also provide appropriate shade and shelter. Landscape will also be used to help assimilate a new pavilion into its surroundings.

6.11 Employment Area

6.11.1 The employment area at Chilton Leys will provide a noise and visual buffer from the A14. Due to the size of the employment area, the buildings will be relatively small in scale. The new buildings and ancillary car parking will be set within a very high quality landscape setting, with careful thought given to views towards the employment area from the adjacent countryside and the A14.

Uses	Wide range of potential uses, including A1 (Shops), B1 (Business), B8 (Storage or Distribution), C1 (Hotels), D1 (Non-residential institutions), D2 (Assembly and Leisure), Car showroom. Compatibility with residential uses to be carefully considered.
Street	To be served via Bury Road (former A14 slip road). The first phase of development will provide serviced accesses to the employment area. New road link through employment area connecting with new residential area to south west to form new 'bus loop' to serve the initial phase of development at Chilton Leys.
Public Spaces	Strong links will be created to the nearby public open space of Chilton Leys for lunchtime relaxation.
Density	N/A
Building Heights	Up to 3 storeys, providing this is compatible with adjoining housing.
Building Types	Well-designed buildings. Active elements of the buildings (for instance, doors and windows relating to office element of a building) are to be orientated towards Bury Road and bus loop link.

Building Line	Strong, formal building line softened by new landscaping along Bury Road frontage.
Parking	Parking to be accommodated within individual unit plots and carefully considered to ensure car parking requirements do not 'spill over' onto Bury Road and the bus loop link.
Landscaping	The development needs to consider the impact of the buildings on the wider countryside. Consideration needs to be given to how the new landscaping will help to integrate the buildings into their wider landscape setting. New landscaping to the north western edge of the employment area will form part of the wider advanced planting scheme. Similarly, new planting to the north eastern edge of the employment area will create a landscaped edge to the Bury Road frontage, with careful consideration given to views into the site from the countryside to the north. A new landscape buffer will be planted along the south western boundary of the employment area to provide appropriate screening with the new dwellings.

6.12 Rural Edge including Chilton Leys Farm

- 6.12.1 The Rural Edge Character Area occupies the site's north western, western and southern boundaries. This character area will comprise lower density development. The Character Area has been devised to create a positive interface between Chilton Leys and the open countryside (including the gap with Onehouse), Shepherds Farm and Paupers Graves.
- 6.12.2 Given the location of Chilton Leys Farm on the western boundary, it is important that the development of the land around the farm respects the principles of the Rural Edge Character Area. Therefore, suitable new boundary landscaping will be planted around Chilton Leys Farm to ensure it continues the characteristics of Chilton Leys' rural edge to ensure it respects the gap between Stowmarket and Onehouse. The location of the new homes at Chilton Leys Farm to the south of the existing property should be carefully sited to respect the gap between Chilton Leys and Onehouse.
- 6.12.3 Specific attention will be given to the lighting design along the Rural Edge. Impacts of artificial lighting on bats and other nocturnal wildlife will be reduced by minimising artificial lighting onto these features. Where lighting is considered essential, this will avoid unnecessary light spill through careful positioning and choice of lighting product and use of directional or shielded lighting as appropriate.



Uses	Low density housing fronting new areas of public open space (incorporating existing public rights of way) and structural landscaping. Bespoke homes at Chilton Leys Farm.
Street	An informal arrangement of buildings with a network of streets and lanes opening out onto private drives. The highway design will also respond to the character area through varied carriageway widths and informal footpath treatments.
Public Spaces	A series of informal areas of public open space will accommodate existing public rights of way, new footpaths and cycle routes, children's plays areas and natural areas for wildlife.
Density	Low density.
Building Heights	Predominately 2 storeys.
Building Types	Mostly detached houses.
Building Line	Informal building line with variations in set back and orientation to create a varied and interesting roofscape. Good sized front gardens to allow for generous new tree and hedgerow planting.
Parking	Parking set back behind the main building line, on-plot in garages and driveways. Some visitor parking spaces on street.
Landscaping	New strategic tree belts and areas of woodland planting will be planted along the Rural Edge Character Area. In particular advance planting will be established to properly manage and reinforce the gap between Onehouse and Chilton Leys. Special care will also be given to the new landscape scheme in order to respect the setting of Paupers Graves, which is protected as a Visually Important Open Space and the listed Shepherds Farmhouse. Space for new planting will be provided in the new children's play areas, to reinforce the principles of natural play. Leylandii hedgerow at Chilton Leys Farm will be replaced with indigenous planting in a phased manner.

7 Phasing

7.1 Strategy

- 7.1.1 The development of Chilton Leys will be brought forward in separate phases throughout the Plan Period. This is set out within the SAAP which indicates the amount of housing over the 15 year Plan Period.
- 7.1.2 Figure 7.2 graphically illustrates the preferred approach to the phasing, which is to start from the northernmost part of the site working south westwards to Phase 3.
- 7.1.3 Phase 1 includes the employment land. At the time of writing it is not known who the end-users of the employment land will be. Therefore, as part of Phase 1 the employment land will be laid out to be fully serviced and include the new landscape buffer along its southwestern boundary. As part of the servicing of the employment land, Phase 1 will also provide the new bus loop to serve the initial phase of development.
- 7.1.4 Phase 1 includes a strip of land for advance tree planting running alongside the site's north western and western boundaries. This will allow for the early establishment of planting that will supplement the existing hedgerow, lessen the visual impact of the new development on the adjacent countryside during the future phases and enhance the setting of Chilton Leys overall.
- 7.1.5 Phase 1 will also include the first of two attenuation basins required as part of a comprehensive SuDS strategy for Chilton Leys. The location of the Primary School has been agreed with Suffolk County Council so that it can be constructed as part of Phase 1.
- 7.1.6 The Community Centre could be delivered early on in Phase 2. However, the opportunity may exist to locate the Community Centre adjacent to the playing fields so that it can be combined with a changing rooms facility later on in Phase 2. The Local Centre could be built in Phase 2.
- 7.1.7 Phase 2 will deliver the first element of Chilton Leys' outdoor sports facility provision, together with the second attenuation basin, which is required as part of the SuDS strategy for Phases 2 and 3. Phase 3 will deliver the remaining elements of the outdoor sports areas.
- 7.1.8 Given the availability of independent access, the development of bespoke homes at Chilton Leys Farm could be brought forward in advance and independent of development on the main body of the site.
- 7.1.9 MSDC have decided to retain Chilton Fields Sports Grounds as open space and not to develop the site. Should this position change and Chilton Fields came forward for development at a later stage, the phasing of Chilton Leys will be reviewed.

Phase 1: Years 1 - 5	Housing Primary School Employment Land Public open space (including advance landscaping) Attenuation Basin
Phase 2: Years 6-10	Housing Community Centre Local Centre Sports facilities and public open space Attenuation Basin Community orchard Emergency access (on completion of 300 dwellings)
Phase 3: Years 11-15	Housing Sports facility (including MUGA) and public open space Allotments
Chilton Leys Farm:	Given the availability of independent access, the development of bespoke homes at Chilton Leys Farm could be brought forward in advance of development on the main body of the site.

Figure 7.1: Phasing Timetable

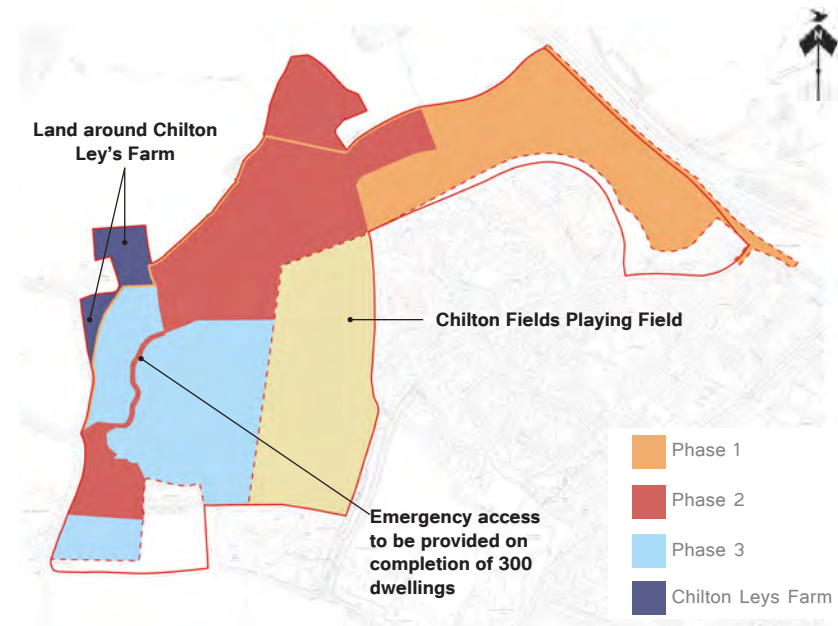


Figure 7.2: Phasing Plan

8 Implementation, Funding and Delivery

8.1 Planning Obligations

8.1.1 This part of the development brief sets out the infrastructure requirements which have been identified through consultation with various stakeholders for Chilton Leys. These requirements will need to be secured by way of formal planning obligations and would be subject to viability testing.

8.1.2 If an application is sought for planning permission for the proposed development of Chilton Leys Farm independently of the remainder of the site, then planning obligations will be required relative to the number and sizes of dwellings proposed to ensure the overall Chilton Leys allocation delivers a sustainable community.

INFRASTRUCTURE	PHASE 1	PHASE 2	PHASE 3	DETAILS
Education				
Primary School				1.6 hectares flat and regular in shape and build costs. 105 place school and site – to be operational by Phase 2. Phase 2 provide school and require contributions for start of expansion (add classrooms (30 place)) of school to 210 place school. Phase 3 remaining contributions to pay for 210 place. Site for school allows the school to be expanded to a 315 place primary school if the total number of dwellings reaches 1,000 as identified in the Stowmarket AAP for this area of Stowmarket. An enlarged school on this basis would not be funded by the Chilton Leys development alone.
Early Years				Build costs and within Primary School site.
Secondary School (11-18)				Mitigate capacity issues. Contributions towards Secondary and Sixth Form education.
Cultural and Community Facilities				
Community Centre				Community Centre to be provided on site (Build costs and land).
Local Centre				To be provided on the site. Likely delivery Phase 2 or 3.
Police Counter or Office Facility				To be provided on the site as office space, within Community or Local Centre.
Libraries				Contribution to Stowmarket Library.
Art				Contribution to suitable art installations with possible connection to on site Roman finds. Phase 1 as a gateway/ focal feature, and remaining phases.
Transport				
Various requirements related to Transport Assessment and Stowmarket IDP.				See Stowmarket AAP page 88 and pages 108–112. Includes Violet Hill Road improvements, cycle and walking improvements, junction improvements, public transport provision including RTP1 bus stops.
Bus Stops				Target distance within 400m of homes. RTP1 bus stops, town edge bus stops, toucan/puffin crossings. Contributions to bus route extension and possible figure of eight public transport bus route.
Travel Plan				National requirement and carries a significant cost which needs to be included in viability.

NOTE: MSDC intends to introduce a Community Infrastructure Levy (CIL). When it does, the above contributions will be revised and the chart amended. When a site is implemented, Section 106 contributions will continue to be collected for on-site requirements whereas wider infrastructure benefits will be collected through the CIL.

8.1.3 If separate planning applications are submitted for phased development, rather than for the development of the allocation land as a whole, then legal planning obligations will be required to safeguard proportional financial contributions as a starting principle based on the infrastructure set out in the Table below. This will be subject to viability testing and prioritisation. The objective will be to ensure the delivery of a sustainable development allocation at Chilton Leys. The Council will expect applicants to agree a methodology necessary to deliver the infrastructure appropriate to their phase through the Councils pre-application process.

TRIGGER

- On-site Construction
- S106 / CIL Contribution

INFRASTRUCTURE	PHASE 1	PHASE 2	PHASE 3	DETAILS
Health and Green Infrastructure				
Public Rights of Way / Access to Countryside				Financial contributions to new links, surface improvements, bridge and upgrades of footpaths and bridleways in the vicinity of the site: off-site provision for footpaths 17/19, 20 16, link between 14 and 16.
Sport				On site sports pitches (including MUGA)
				Contribution to off-site provision.
Open Space				Play areas and informal recreation.
				Contribution to off-site improvements.
Stow Health Improvements				Financial contributions to reconfiguring and expansion of primary care health facility at Violet Hill Road.
Walking and Cycling				Early delivery of footpath and cycle routes to and from the town centre
				Contributions for improvements (consider LTP 3 funding): -Between Onehouse and Chilton Leys NCR51 safety measures -Shared path along Chilton Way from Bury Road (A1308) -Shared use path - Bury Road (A1308) to Lowry Way
Allotments				On site provision of allotments.
Waste				
Household Waste Recycling Centre				Contribution to off-site provision.
Housing				
Affordable Housing				Up to 35% affordable housing and supported housing.
Sustainable Construction				Encourage Code Level 4 and at least 10% renewable energy generation or low carbon technologies. Sustainable building technologies subject to full and rigorous viability testing.
Green Infrastructure				
Tree Planting				Advance tree planting to western boundary of whole site.
Landscaping				On site provision for screening and noise control.

Figure 8.1: Infrastructure Delivery Timetable

9 Triggers for Review of Development Brief

9.1 Undetermined Masterplanning Factors

- 9.1.1 The development of Chilton Leys will be brought forward over a 15 year period and therefore the Development Brief will need to be reviewed and updated during this time frame in order to remain up-to-date and to reflect changing circumstances. The known factors are the 'trigger points' which may require the review of the Chilton Leys Development Brief. However, it is important to note that there may also be other unforeseen circumstances that may trigger the review of the Development Brief. The known trigger points for review are as follows:

Education and Leisure Issues

- 9.1.2 The County Council and the school governors would like to rebuild the Stowmarket High School on a new site, but the capital costs of doing so are significant. Capital funding for schools has been cut by 60% nationally. Suffolk County Council will look for opportunities to bring funding from various sources such as bidding to the Department for Education (DfE) and the use of Section 106/Community Infrastructure Levy funds to enable relocation, but cannot give a timeline to do so.
- 9.1.3 The relocation is not linked to the School Organisational Review, as the timescales are very different. The SAAP includes an illustrative layout option, which indicates the potential development that could take place at Chilton Leys with the relocation of Stowmarket High School and Stowmarket Leisure Centre. The possible relocation of Stowmarket High School and Stowmarket Leisure Centre onto the Chilton Leys site would trigger the need to review the Development Brief.
- 9.1.4 Sport provision in this area is being assessed by the Communities of Mid Suffolk District Council and will be continually reviewed through the Authority's Monitoring Report (AMR).

Identify Locations for Specific Infrastructure

- 9.1.5 The development of Chilton Leys will require supporting uses, such as a Local Centre, Community Centre, police counter or office facility and Multi Use Games Area (MUGA), which will be allocated to specific phases of the Chilton Leys development. The Illustrative Layout contained within the Chilton Leys Development Brief shows where these supporting uses could be located in order to create a development that benefits from a mix of community facilities that serve the new and existing residents alike. Once a decision has been made on the location of these supporting uses the Chilton Leys Development Brief may need to be revised to reflect these changes.

9.2 Reviewing the Development Brief

- 9.2.1 The Development Brief will be reviewed and monitored as part of the Authority's Monitoring Report (AMR), which is prepared annually based on the period 1 April to 31 March. The AMR is required to assess the implementation of the Local Development Scheme (LDS) and the extent to which policies in the Local Plans are being successfully implemented. The AMR will therefore be extended to assess the extent to which the Chilton Leys Development Brief is successfully providing a comprehensive development framework for the Chilton Leys site and whether there are any emerging circumstances, such as those listed above, that require the Development Brief to be reviewed.

10 Public Consultation

10.1 Chilton Leys Engagement Exercise

- 10.1.1 The Chilton Leys Development Brief will be formally consulted upon as a SPD once it has gone through the current master planning process. Discussions with residents and stakeholders on the allocation of Chilton Leys have been on-going for many years through the Stowmarket Area Action Plan. A public exhibition was held at Stowmarket Rugby Club (Chilton Fields) on Wednesday 21st November 2012. The event was attended by over 400 people and over 100 responses were received. In addition, the exhibition boards were available to view in Stowmarket Library and Mid Suffolk Leisure Centre up until 21st December 2012. The exhibition boards displayed during the engagement exercise can be seen in Appendix C of this document.
- 10.1.2 The salient issue raised during the public exhibition was the potential loss of Chilton Fields Playing Field due to the popularity of the facility for both sport and dog walking.
- 10.1.3 The responses received following this initial public consultation exercise have been carefully considered during the production of this Development Brief to ensure they are reflected in the overall vision and development objectives for Chilton Leys. These are:

Recreation and Children's Play

- The new play areas should utilise 'rural style' play equipment (i.e. wooden play equipment). The new play areas should also incorporate new tree planting, low hedgerows, grassed areas and boulders.
- Chilton Leys' open spaces should include areas for wildlife and dog walkers, as well as children's play areas and new sports pitches.
- Exercise stations for adults should be provided (similar to existing Chilton Fields provision).

Heritage

- The proposals need to take into account the setting of Shepherd's Farm.

Environment and Landscape

- The site's existing mature trees and hedgerows should be retained.
- Concerns that open space areas and children's play areas will have potential for anti-social behaviour.

- Chilton Leys provides the opportunity to address the current shortage of allotments in Stowmarket.
- Wetland habitat creation within the proposed Sustainable Drainage Systems (SuDS) is welcomed.
- A community orchard should be provided as part of Chilton Leys' landscape proposals.
- The development of Chilton Leys should be informed by Landscape Character.
- The proposals for Chilton Leys do not work with the topography of the site.

Transport and Movement

- Concerns that locating the Primary School and Local Centre close together will cause traffic congestion problems.
- The proposed layout of Chilton Leys is dominated by a 'south east to north west distributor road'.
- Concerns that Chilton Way will become a rat run.
- The Illustrative Layouts on display at the public exhibition have limited footpath connections.
- Waste refuse – the layout must demonstrate it can accommodate service vehicles.
- The development of Chilton Leys should take into account the '20's Plenty for Stowmarket' campaign.

Community Facilities and Local Centre

- Suggestions for Local Centre: Newsagents, grocery store/small convenience store, one takeaway, bakery, cafe, family pub and dental practice.
- A new cafe catering for light meals and snacks could be provided with outside seating.
- A family pub would be welcomed as there are few places that cater for hot food in the locality.

Employment Land

- The employment land could include a new quality hotel with conference facilities.
- Screening of employment land important.
- The employment land should accommodate 'higher tech' facilities (i.e. small businesses/offices), rather than workshops creating noise and a dirtier environment with lorry/van movements.

General Design Comments

- Lacks a strong sense of place and identity.
- Bungalows should be provided as part of the proposals – Homes for older people.
- Green space should be central to the new development.
- Sustainable design should be a key consideration.
- Passive solar gain – consider aspect of new houses.
- Can driveways be made from permeable materials?
- Why are lower density houses indicated in later phases?
- The detailed design of Chilton Leys should carefully consider storey heights and the new roofscape.
- Allow for self-build homes.
- Use LED street-lights.

Phase 1

- Phase 1 does not include any notable community facilities.
- The new development relates poorly to the existing Chilton Hall estate.
- The proposals at the public exhibition use a 'weak, derivative vernacular pastiche'.
- Proposes a generic layout and a preponderance of garages on frontages.
- No convincing focal point.

10.2 Chilton Leys Place Shaping Group Meetings

10.2.1 Between April and July 2013, five Place Shaping Group Meetings have been held in relation to the preparation of the Chilton Leys Development Brief. These meetings have been attended by Councillors representing Suffolk County Council, MSDC, Stowmarket Town Council, Onehouse Parish Council and Haughley Parish Council, together with Officers from both Suffolk County Council and MSDC and representative from Taylor Wimpey and their consultant team.

10.2.2 The purpose of the Place Shaping Group Meetings has been to allow Taylor Wimpey and the Officers of MSDC to explain how the Development Brief will create a high quality development. Equally, the Place Shaping Group Meetings have allowed the Councillor's to set out a range of issues which they feel should be addressed by the Chilton Leys Development Brief. Key issues which have been discussed at the meetings include the need for safe pedestrian and cycle routes, the requirement for a carefully considered landscape scheme along the site's countryside edges and the importance of creating new SuDS features that are both safe and form integral parts of the development's green infrastructure.

10.2.3 The feedback received during the Place Shaping Group Meetings has been reflected in the preparation of the Chilton Leys Development Brief.

10.3 Adoption of Chilton Leys Development Brief

10.3.1 The draft development brief was given endorsement to proceed to consultation from Mid Suffolk's Executive Committee in September 2013. The public consultation period of six weeks took place between 16th September 2013 and 25th October 2013 in accordance with the Council's Statement of Community Involvement (SCI) and the requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, Part 5 – Supplementary Planning Documents. Local residents, organisations, elected Members and statutory consultees were consulted and we received 50 separate representations from 17 consultees. The Chilton Leys Development Brief was adopted by Mid Suffolk's Executive Committee in December 2013.



Appendices

- A **Glossary of terms**
- B **Development Plan Documents**
- C **Exhibition Display Boards**

Appendices

Appendix A - Glossary of terms

Accessibility: The design concept which aims to create a built environment, which is easily and equally accessed by everyone, regardless of age or mobility.

Advance Planting: Landscape planting made, protected and maintained prior to commencement of later phase of development. Allows for early establishment of planting and lessens the impact of development on the neighbouring landscape.

Affordable Housing: Housing accessible to households who cannot afford to rent or buy homes generally available on the open market. It includes social rented housing and intermediate housing. Intermediate housing is housing at prices or rents above those of social rent but below market prices or rents.

Alignment: Offsetting the angle of streets whose axes focus on landmark buildings or focal points to create visual interest, to build a sense of place and help users navigate through spaces as opposed to more symmetrical alignments.

Amenity: A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

BREEAM: It is an Environmental Assessment Method (EAM) that is a voluntary measurement rating for green buildings. It was established in the UK by the British Research Establishment (BRE), hence, BREEAM.

Character Areas: Refers to the 'look and feel of an area' and is often synonymous with local character, residential character, urban character and place identity.

Code for Sustainable Homes: This is an environmental impact rating system for housing in England, setting new standards for energy efficiency (above those in current building regulations) and sustainability, which are not mandatory under current building regulations but represent important developments towards limiting the environmental impact of housing.

Core Strategy for Mid Suffolk: Part of Mid Suffolk's Development Plan, which sets out the vision and strategic spatial objectives for the development of the District. The Core Strategy was adopted on 4th September 2008 after it was found 'sound' by an independent Inspector appointed by the Secretary of State.

Density: In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Development Brief: A document prepared by a Local Planning Authority, or a developer; or jointly, that seek to positively shape future development. A planning brief can include site-specific development briefs, design briefs, development frameworks and masterplans.

Development Plan: Includes adopted Local Plans and Neighbourhood Plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Hectare: A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.

Height: The height of a building can be expressed in terms of a maximum number of floors; a maximum height of parapet or ridge; a maximum overall height; any of these maximum heights in combination with a maximum number of floors; a ratio of building height to street or space width; height relative to particular landmarks or background buildings; or strategic views.

Illustrative Layout: An illustration displaying the proposed layout of development which may include: the development proposal boundary, proposed land uses, access, main vehicular routes, landscape planting, pedestrian and cycleways.

Infrastructure: A collective term for services such as roads, electricity, sewerage, water, children's services, health facilities and recycling and refuse facilities.

Landscape: Landscape is about the relationship between people and place. It provides the setting for our day-to-day lives. The term does not mean just special or designated landscapes and it does not only apply to the countryside. It results from the way that different components of our environment both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, enclosure and other human interventions) interact together and are perceived by us. People's perceptions turn land into the concept of landscape. This is not just about visual perception, or how we see the land, but also how we hear, smell and feel our surroundings, and the feelings, memories or associations that they evoke.

Legibility: A legible area is one with a strong sense of local identity. Locations, streets, open spaces and places that have a clear image and are easy to understand. For example, a location that is easy to find your way around.

Listed Building: A building of special architectural or historic interest as designated by English Heritage on behalf of the Department for Culture, Media and Sport.

Local Area for Play (LAP): A small area of open space specifically designated and primarily laid out for very young children.

Local Centre: A range of small shops and limited services of a local nature, serving a small catchment (sometimes referred to as a local neighbourhood centre).

Local Equipped Area for Play (LEAP): An area of open space specifically designated and laid out with features including play equipment for children who are beginning to go out and play independently close to where they live.

Local Plan: Mid Suffolk's Local Plan was adopted in 1998 and will be replaced by Mid Suffolk's new style Local Plan.

Massing: The three dimensional arrangement of the volume of building to achieve specific effects, e.g. simple forms, fragmented or symmetrical forms, etc.

Material Consideration: A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Multi Use Games Area (MUGA): A fenced, non-turf surfaced area, marked out, and an adequate size for, at least two of the following sports: tennis, netball, basketball and five-a-side football

Mixed Use: Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

National Planning Policy Framework: The NPPF was published on 27 March 2012 and replaces Planning Policy Statements and Planning Policy Guidance as well as a number of ministerial circulars. It is a key part of the Government's reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

Neighbourhood Equipped Area for Play (NEAP): An area of open space specifically designated, laid out and equipped mainly for older children, but with play opportunities for younger children as well.

Appendix A - Glossary of terms continued

Permeability: The degree to which a residential development can be penetrated by routes by foot and vehicle and the connectivity of the development to adjacent developments.

Planning Obligation: A legally enforceable obligation entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. The Section 106 Developers Guide to Infrastructure Contributions in Suffolk has been produced to provide consistent guidelines on the types of planning obligations which may be sought. The Developers Guide is not a Development Plan Document or a Supplementary Planning Document.

Proposals Map: An adopted proposals map illustrates on a base map (reproduced from, or based upon a map base to a registered scale) all the policies contained in Mid Suffolk's Development Plan. It must be revised as each new Local Plan is adopted, and it should always reflect the up-to-date planning strategy for the area.

Section 106 Agreement: See Planning Obligation.

Sense of place: Is the feeling or perception of attachment an individual has towards a place. A place that is recognisably unique and simultaneously strengthens local identity.

Settlement Hierarchy: Settlements are categorised in a hierarchy, based on the services and facilities in the settlement. See Mid Suffolk's Core Strategy (2008) for further details.

Scale: The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is sense of scale: at other times it is the size of elements and the way they are combined. The concept is a difficult and ambiguous one: often the word is used simply as synonym for 'size'.

Stakeholders: Groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

Strategic Housing Land Availability Assessment (SHLAA): Evidence document that provides a list of potential housing sites that may be suitable and available for housing development over a 15 year period.

Strategic Housing Market Assessment (SHMA): A study of housing needs and demand across a market area, both affordable and market housing, which reflects the strength of the housing market in an area.

Strategic Landscaping: Landscaping of the site as part of the overall development. Includes planting of new blocks of trees and thicket planting, individual trees and hedgerows.

Supplementary Planning Document (SPD): Provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

Sustainable Development: International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Sustainable Drainage Systems (SuDS): An approach to managing surface water runoff that takes account of water quantity (flooding), water quality (pollution) and amenity issues.

Vernacular: The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.

Visually Important Open Space: Areas designated for protection in the Mid Suffolk Local Plan (1998) because of their importance to the local community for their visual or amenity value, may include village greens, garden land, playing fields or allotments. Their undeveloped form, which may be characterised by 'openness' as grassed areas, village greens or gardens or the presence of natural features such as trees, hedges, shrubs or ponds, make them an important part of the local scene. A saved Local Plan (1998) proposal which is compliant with the NPPF (paragraph 77).

Appendix B - Supporting Documents

Stowmarket Area Action Plan (Adopted February 2013)

The Stowmarket Area Action Plan is a formal planning policy document allocating sites and setting out relevant planning policies to guide future development in Stowmarket and its immediate surrounding villages. The formal SAAP process started in 2008. There have been many rounds of formal consultation during this time, including: the initial 'Issues and Options' stage (December 2008); the 'Proposed Submission' stage (October 2009); first 'Submission' (April 2010); and the final 'Submission' stage (December 2010). Plus, there have been several additional informal consultation events in order to fully engage with the public and stakeholders, such as the 'Planning for Stowmarket' open day event held on Saturday 6th June 2009.

The SAAP has been subject to a significant amount of public engagement. The Council has also amassed a considerable amount of local evidence on which to base its policies and allocations. The technical Evidence Base also includes: Housing Assessments; Landscape, Visual, and Environmental Assessments; Sustainability Appraisal Work; Ecology; Employment Surveys; Transport Work; Retail Monitoring; and Flood Risk. It is complimentary to adopted local and national policy, and other material considerations such as national guidance and best practice.

Core Strategy Focused Review (Adopted December 2012)

This document reviewed and updated certain sections of the Council's previously adopted Core Strategy (2008). It takes account of important changes to national planning policy (National Planning Policy Framework - NPPF), further detailed research and analysis, new evidence, and the progress of the Stowmarket Area Action Plan. It includes a review of its sustainability policies, the provision and distribution of housing, and an update on its employment land.

Core Strategy (Adopted 2008)

From 2005 the Council started the preparation of its Core Strategy. After several formal rounds of consultation the document was finally adopted in September 2008. It included Chilton Leys as an allocation for "broad location for main green field housing". It was concluded that the Council's next LDF document will be an area action plan for its principal town - the Stowmarket Area Action Plan.

Stowmarket Masterplan Phase 1 (2008)

Towards the end of the Core Strategy process, MSDC commissioned a Stowmarket Masterplan to be prepared as a central piece of evidence to inform the SAAP. This undertook a series of formal consultation and engagement processes with the public and stakeholders, including: leaflets; flyers; press adverts; response forms; emails; stakeholder events; exhibitions; and specially created blogs in order to capture as many comments as possible. The document was then formally adopted by the Council in June 2008. Within this document Chilton Leys was identified as a key area for mixed use development, including housing, employment, a school and a large amount of open space.

Stowmarket Masterplan Phase 2 Concept Statement Chilton Fields (May 2009)

As a result of the original Stowmarket Masterplan, a Draft Development Brief was prepared to cover, in part the Chilton Leys site. It outlined the opportunities and constraints and provided guidance on landscape, access, drainage and open space requirement for the site.

Stowmarket North and North-West – Land at Chilton Leys, Concept Statement (March 2010)

This Concept Statement set out two possible development options for bringing the Chilton Leys site forward. These options involved slight differences in the site boundary and land involved. Option A set out possible development that follows the Taylor Wimpey and MSDC land ownership, which shows the same red line site boundary that is in this current Development Brief document. Option B also included the development scenario of relocating Stowmarket High School and Mid Suffolk's Leisure Centre onto Chilton Leys, with the red line boundary extending to reflect these areas. The site and concept from Option A has been taken forward and has evolved for the purposes of this Development Brief.

Appendix C - Exhibition Display Boards

Board 1 Land at Chilton Leys, Stowmarket

Welcome

Purpose of Exhibition

Without a law, most employment development on the emerging proposals for a new high quality, mixed-use development on land at Chilton Leys, Stowmarket. This board has been prepared by the Suffolk County Council (MDC) and Taylor Wimpey as the exhibition. It is an opportunity for you to be part of the process and to influence the proposals for the site.

The Chilton Leys site has been identified for approximately 1,000 new homes, together with employment, a new primary school, a new centre and public open space. We are committed to the creation of a new Chilton Leys Masterplan, or similar document, describing how the site will be developed to create a high quality development. In the next few weeks, Taylor Wimpey will develop an area plan, together with a related Planning Application to a local outline of the site used for the 2011 audit and will submit an application to the Council in the next few weeks, including the employment area.

Your Chance to Influence the Site

This exhibition provides the emerging plans for the site as follows:

- Sheets 1 - 3 - Introduction
- Sheets 4 - 6 - Overview
- Sheets 7 - 14 - Phase 1 Planning Application

Please take your time to visit each exhibition panel and feel free to ask one of the representatives any questions you may have. As you visit the panels you will see a number of questions, change for us to consider only what it would be helpful if you could answer these questions, together with any further comments you may have, using the feedback form provided.

Overview of Planning Policy

This board has been prepared in conjunction with other information to assist you in the process of preparing the Chilton Leys Masterplan, or similar document, describing how the site will be developed to create a high quality development. In the next few weeks, Taylor Wimpey will develop an area plan, together with a related Planning Application to a local outline of the site used for the 2011 audit and will submit an application to the Council in the next few weeks, including the employment area.

- Core Strategy (Approved 2008) - Established the need for a new residential housing development in the North West side of Stowmarket.
- Stowmarket Masterplan (2008) - Chilton Leys has been identified as key area for mixed-use development.
- Stowmarket Masterplan Phase II (2009) - Detailed proposals and associated land parcels.
- Core Strategy Review (Examined for Publication 2012 and subsequently approved by the Inspector) - Revised the Stowmarket Strategy and the associated land parcels.
- Stowmarket Area Action Plan (Examined for Publication 2012) - Proposed for release later in approximately 2012, but subject to ongoing work.

Taylor Wimpey and Amis Saffells logos at the bottom.

Board 2 Land at Chilton Leys, Stowmarket

Welcome

Site Ownership

As the plan to the left shows, the majority of the Chilton Leys site is under the ownership of Taylor Wimpey and Mid Suffolk District Council.

The remainder of the exhibition site (indicated here on an existing plan) consists of a small amount of land directly to the south and to the east of Chilton Leys Farm.

Our proposals for the site Chilton Leys allocation will relate primarily to the land around Chilton Leys Farm and include sufficient space for new landscaping.

Proposed Phasing and Time Frame

Due to the size of the Chilton Leys site, developments will be brought forward and constructed in separate, but related, phases over the next 10 years. The plan opposite significantly illustrates the proposed phasing.

As you will see, the shape of the Phase 1 Application area includes a long strip of land running along the site's eastern boundary down to the corner of Stowhouse Lane and Forest Road. This strip of land will allow for advanced landscaping, which will consist of new trees and imaginative planting. This has been put in place in order to reinforce the gap between Onehouse and Stowmarket and to create an attractive landscaped edge to the development.

Taylor Wimpey and Amis Saffells logos at the bottom.

Board 3 Land at Chilton Leys, Stowmarket

Chilton Leys Masterplan

The Site

The Chilton Leys site lies to the North West of the existing built edge of Stowmarket and encompasses land from Chilton Road and up to the A14. It is bounded by Stowhouse Lane to the west and also includes the existing Chilton Fields sports pitches. The majority of the site consists of open scale farmland with occasional hedgerows interspersed with individual mature and semi-mature trees.

1 Stowmarket Recreation Ground ("The Field")	4 New Veterinary Centre	7 Mid Suffolk Leisure Centre	10 Chilton Meadows Recreation and Playing Field	13 Northfield Road
2 New House	5 Stowmarket Football Club	8 Wood Lay Community Primary School	11 Peaslers Graves	14 Steppens Farm
3 L&P Supermarket	6 Stowmarket High School	9 Chilton Usability Brake Injury Rehabilitation Centre	12 Stowhouse Farm	15 Chilton Leys Farm

Legend:
 PHASE 1 (Red)
 PHASE 2 (Orange)
 PHASE 3 (Green)
 PHASE 4 (Blue)
 PHASE 5 (Yellow)
 ADDITIONAL LAND AT CHILTON LEYS FARM: OUTSIDE CP CONTROL OF TAYLOR WIMPEY / MDC (Green outline)
 Existing Public Rights of Way (Dashed line)
 SUFFOLKAM Cycle Route #1 (Dotted line)
 Cycle Route (Red dashed line)
 Public Boundaries (Green dashed line)

Taylor Wimpey and Amis Saffells logos at the bottom.

Board 4 Land at Chilton Leys, Stowmarket

Chilton Leys Masterplan

Opportunities and Constraints



This site for the site is to create a sustainable mixed use development, including 1,000 new homes, an employment area, sports and play provision and new areas of public open space. The new houses will be served by a regular bus service running through the heart of the development to provide a direct and convenient link with the town centre. New footpaths and cycle routes will run through other areas of open space. These new footpaths and cycle routes will link with existing public rights of way and the existing bus stop outside the town.

Mid Suffolk Council and Taylor Wimpey will work together to ensure the provision of additional footpaths and cycle routes across the site, including a new walking and cycle route.

Q1. Are there any other important features of the site that need to be considered?



Board 5 Land at Chilton Leys, Stowmarket

Chilton Leys Masterplan

Illustrative Layout - Option 1: The Vision for Chilton Leys



This site for the site is to create a sustainable mixed use development, including 1,000 new homes, an employment area, sports and play provision and new areas of public open space. The new houses will be served by a regular bus service running through the heart of the development to provide a direct and convenient link with the town centre. New footpaths and cycle routes will run through other areas of open space. These new footpaths and cycle routes will link with existing public rights of way and the existing bus stop outside the town.

Mid Suffolk Council and Taylor Wimpey will work together to ensure the provision of additional footpaths and cycle routes across the site, including a new walking and cycle route.

Q2. Are there any issues that should be considered in future reviews of the Illustrative Layout?



Board 6 Land at Chilton Leys, Stowmarket

Chilton Leys Masterplan

Undetermined Masterplanning Factors

The proposed planning of the development will be dependent upon the resolution of these issues, whether arising from the Suffolk Development Framework or other sources.

Education and Leisure Issues

Figure 10 reports the results of a survey of the local community. The survey indicates that the majority of the local community would like to see a new primary school and a new leisure centre. The survey also indicates that the majority of the local community would like to see a new leisure centre and a new primary school.

Playing Fields

All set out in Board 7, the consultation for the development of the playing fields includes a plan for the playing fields and a plan for the playing fields.

Land Around Chilton Leys Farm House

The Masterplan includes an area of land around the farm house. This area is to be used for a new primary school and a new leisure centre.

Identify Locations for Specific Infrastructure

The Masterplan includes an area of land for a new primary school and a new leisure centre. This area is to be used for a new primary school and a new leisure centre.

Suffolk County Council Position Statement - The Possible Relocation of Stowmarket High School

The County Council and the school governors would like to see the Stowmarket High School on a new site, but the capital costs of doing so are significant. Capital funding for schools has been cut by 50% nationally. Suffolk County Council will look for opportunities to bring funding from various sources such as selling to the Department for Education (DfE) and the use of Suffolk County Community Infrastructure Levy funds to enable relocation, but capital cost is a barrier to do so. The intention is not to move the school during the lifetime of the project to ensure the proposals address the concerns and aspirations of the local community.

Q3. Are there any other factors that may need to be reviewed?



Illustrative Layout - Option 2: The Vision for Chilton Leys



Mid Suffolk District Council Position Statement - Stowmarket Leisure Centre

The Leisure Centre of Stowmarket provides an important service to the people of Stowmarket and the surrounding area. The Council are keen to ensure that the provision of leisure facilities continues to meet the needs of the local population. In order to make this happen the Council is committed to understanding the changing demands and future needs of our community and do everything within its power to meet those needs. If circumstances and funding allowed, the Council may consider a new leisure facility on the site, but a decision is some years off.

Appendix C - Exhibition Boards continued

Board 7 Land at Chilton Leys, Stowmarket

Chilton Leys Masterplan

Playing Field Suggestions

The proposed location of the Chilton Leys site includes the potential development of recreational sports pitches at Chilton Fields. Sport England requires that Mid Suffolk District Council must facilitate the provision of equivalent or better provision in terms of quantity and quality to a suitable location.

National Planning Policy Framework Para 74:
Existing open spaces, sports and recreational buildings and land, including playing fields, should not be built on unless loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

Mid Suffolk District Council
Position Statement - Chilton Fields

The Council understands and recognises the value of sports and leisure facilities and open spaces. We are committed to balancing the need for homes with need for facilities that come from provided leisure. In making that balance the Council is committed to understanding the uses and value of existing facilities, assessing future need and working with our communities to meet those needs.

Mid Suffolk District Council has a duty to comply with all statutory and legal requirements affecting the use of amenity provision and the Council is committed to doing this.

Options in relation to the recreational playing fields have been the subject of consultation as to the location of the facility a number of new playing fields are being provided within the Chilton Leys site. The fields have been designed to provide equivalent to the existing playing fields and to be located in a suitable location in terms of quantity and quality to a suitable location in terms of quantity and quality to a suitable location.

Suggestion 1:

Suggestion 2:

Suggestion 3:

Q4. Do you have a preference on any of the above three suggestions?

Q4a. If yes, which one and why?

Q4b. What are the pros and cons of these suggestions in your view?

Taylor Wimpey

Board 8 Land at Chilton Leys, Stowmarket

Chilton Leys Masterplan

Community Benefits

The Masterplan Layout on Board 7 shows the potential of creating a new primary school, public playing fields and local centre together to create a 'community hub'. This area will form a focal point for the development and could include a new community centre, a foodstore or a market.

Q5. Do you think this is the correct location for the Community Hub?

Q6. Should a Local Centre be located close to the new Primary School?

Q7. What would you like to see within the Local Centre?

Possible Primary School Location
The Masterplan Layout shows a possible location for the primary school. The location of the Primary School is shown in yellow. The location of the Local Centre is shown in red. The location of the Primary School is shown in yellow.

Q8. Where do you think the Primary School should be located?

Children's Play Areas
The new play areas will be located in open, accessible positions and designed to provide disabled children the same play opportunities as other children. The children's play areas will be designed to be a stimulating area accessible to providing for varied activities such as climbing, sliding, swinging, imaginative play and social play. We feel the opportunity exists to design the play areas using the principles of 'natural play'. Natural play areas make use of natural materials, connecting children with the natural world and biodiversity of the local environment.

Q9. How do you feel the play areas could be designed to relate to the local area?

Q10. Do you have any preference for the location of the play areas?

Taylor Wimpey

Board 9 Land at Chilton Leys, Stowmarket

Chilton Leys Masterplan

Traffic and Access

Highway Network
The Suffragan Five to Edwards (SUFFRAGAN) route will be used to provide a direct route to the site. The Suffragan route will be used to provide a direct route to the site. The Suffragan route will be used to provide a direct route to the site.

Public Transport
The Suffragan Five to Edwards (SUFFRAGAN) route will be used to provide a direct route to the site. The Suffragan route will be used to provide a direct route to the site. The Suffragan route will be used to provide a direct route to the site.

Pedestrians and Cyclists
The Suffragan Five to Edwards (SUFFRAGAN) route will be used to provide a direct route to the site. The Suffragan route will be used to provide a direct route to the site. The Suffragan route will be used to provide a direct route to the site.

Q11. Are there any highway or transport issues which should be considered further?

Taylor Wimpey

Board 10 Land at Chilton Leys, Stowmarket

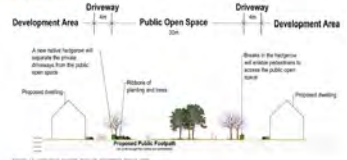
Chilton Leys Masterplan

Landscape and Sustainability

Section A:



Section B:



New Open Space
The new development will benefit from a range of new open spaces and landscaping to provide an attractive and well-serviced environment. The new open spaces will be well-serviced with trees, shrubs and grasses. The new open spaces will be well-serviced with trees, shrubs and grasses. The new open spaces will be well-serviced with trees, shrubs and grasses.

Energy Efficient Homes
The new development will benefit from a range of new open spaces and landscaping to provide an attractive and well-serviced environment. The new open spaces will be well-serviced with trees, shrubs and grasses. The new open spaces will be well-serviced with trees, shrubs and grasses.



Management of Wastewater
Landscape with Anglian Water has concluded that a new sewer will need to be constructed from this site to the Bury Road pumping station, in order to connect to the existing system. The purpose of the Bury Road pumping station will also be required to manage the increased wastewater flow. Anglian Water have confirmed that Stowmarket Wastewater Treatment Works will have available capacity for this increased flow.

Management of Surface Water Runoff
A Sustainable Drainage System (SuDS) is to form part of the development proposal. SuDS aims to mimic the natural drainage regime and are over the ground system in reducing runoff from hard surfaces. The implementation of planning policy in this region has stressed the need to design sustainable drainage systems (SuDS) to manage surface water runoff. SuDS generally involve natural underground systems and have a number of benefits for the local residents as well as creating new habitats to wildlife. SuDS also play an important role in reducing pollution as well as improving the quality of the development water environment, most notably the River Gipping and Thetford River.



Board 11 Land at Chilton Leys, Stowmarket

Phase 1 Planning Application

Emerging Proposals

An initial proposal of the Phase 1 application is shown in the illustration below. The Phase 1 will address the majority of Taylor Wimpey's site. The outline application will be supported by a detailed planning application for Phase 1, in summer.

LOCATION OF PHASE 1 PLANNING APPLICATION



Key elements of our initial proposals for Phase 1

- Approximately 200 new homes (Detailed planning application).
- A network of sustainable drainage (including natural drainage and water tanks).
- A 1.5m high (2.4m) stone or masonry wall (Detailed planning application).
- New access from Chilton Street (Bury Road), including 'the dog'.
- A 1.5m high (2.4m) stone or masonry wall (Detailed planning application).
- Maximum building height of 20m plus 2 stories.
- Accessible and parking resources on site, including 'the dog'.



Board 12 Land at Chilton Leys, Stowmarket

Phase 1 Planning Application

Design Principles

The proposal for Phase 1 is based on the understanding of the requirements and the opportunities to create a sustainable project for the existing development and the new site.

Considerations that have influenced the design and layout have included: highway infrastructure, external infrastructure, existing highway, noise, landscaping, strategic greenways and impact on existing roads.

An assessment has been carried out to ensure that the proposed development will be integrated with the existing site and the surrounding area.

The proposal will have a number of benefits which include: a new residential development within the site and more activity within the local community locally. The proposal will be integrated with the surrounding area and the surrounding area.

Q12. Are there any other issues you feel Taylor Wimpey should consider when preparing their phase 1 planning application on their land?



Employment Land
The proposed development will be within the site of the new site in order to provide a high level of service to the site and the surrounding area. The employment area will be integrated with the surrounding area and the surrounding area.

Q13. Do you have any thoughts on possible uses for the employment land?





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